CITY OF Vancouver WASHINGTON

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

June 7, 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 Fox absent from workshops.

4:00-4:30 p.m. Clark County Commission on Aging: 2020 Annual Report

Jenna Kay, Clark County Planner III; Chuck Green, Chair, Clark County Commission on Aging

Summary
Clark County staff and members from the Clark County Commission on Aging provided a summary of the Commission's 2020 Annual Report.

4:30-5:15 p.m. 2021 First Supplemental Budget

Natasha Ramras, Chief Financial Officer, 360-487-8484; Lisa Brandl, Deputy Finance Manager, 360-487-8445

Summary
Staff provided an overview of the proposed 2021 First Supplemental Budget.

5:15-6:00 p.m. American Rescue Plan Act (ARPA) Funds Update & Policy Framework

Eric Holmes, City Manager; Natasha Ramras, Chief Financial Officer, 360-487-8484

Summary
Staff provided Council with an overview of a proposed framework for how the City will deploy anticipated funding to be received as part of the American Recovery Plan Act.

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 were 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; Brian Carlson, Deputy City Manager; Jonathan Young, City Attorney; Chris Christofferson, Traffic Engineering Manager; Amanda Delapena, Assistant to the City Council; Chad Eiken, Community and Economic Development Director; Michelle Henry, Senior Civil Engineer; Rebecca Kennedy, Long Range Planning Manager; Carrie Lewellen, City Treasurer; Ryan Lopossa, Streets and Transportation Manager; Dean Perez, HR Deputy Director; Peggy Sheehan, Community Development Programs Manager; Natasha Ramras, Chief Financial Officer; Cara Rene, Communications Director; Bryan Snodgrass, Principal Planner; Terry Snyder, Senior Park Developer; and members of the public.

Approval of Minutes

Minutes - May 10, 2021

Motion by Councilmember Fox, seconded by Councilmember Stober, and carried unanimously to approve the meeting minutes of May 10, 2021. Councilmember Lebowsky abstained.

Minutes - May 17, 2021

Motion by Councilmember Lebowsky, seconded by Councilmember Fox, and carried unanimously to approve the meeting minutes of May 17, 2021. Councilmember Glover abstained.

Proclamations

- Pride Month

Mayor McEnerny-Ogle read a proclamation proclaiming June 2021 as Pride Month in Vancouver.

- Dementia Friends

Mayor McEnerny-Ogle read and presented a proclamation to Mike Reardon, Executive Director of the Agency on Aging & Disabilities of Southwest Washington, recognizing Dementia Friends.

Community Communication (Items 1-8)

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

- Glen Yung, Vancouver, stated he was generally supportive of items 6 and 7 regarding impact fee waivers, but expressed concerns that the waived fees are not accounted for from another City account. He stated this either creates a further deficit on the Park Impact Fees or places the burden of making up the waived amounts on other smaller developers.

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

Consent Agenda (Items 1-8)

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

1. **Water Station 5 Transmission Main project - Final Construction Acceptance/Release of Retainage (BID 20-22)**

Staff Report 076-21

Summary

Tapani, Incorporated of Battle Ground, Washington, has completed construction of 10,203 linear feet of 30-inch diameter water main in East Mill Plain Boulevard, Garrison Road, and Northeast 12th Street. The new water transmission main provides for water conveyance between the west side of the City's service area and the east side. An increased water capacity is provided to meet increasing water demands within the city's water service area. The pipeline was engineered with the future Water Station 5 site upgrades in mind to provide for energy efficiency. Coordination with Pavement Management for additional pavement restoration improved road surfaces after the utility construction.

The work was completed satisfactorily in accordance with the plans and specifications. Contract costs are summarized below:

TOTAL CONTRACT COSTS	
Labor, Equipment and Material	*$3,873,596.27*
Sales Tax	*$272,130.36*
Total	*$4,145,726.63*
Retainage	*$193,679.81*

The original bid amount was $4,245,395.94 and the actual project cost came in at 2% less than the bid amount. This is because actual quantities of materials used were slightly less than what was estimated for bid quantities.

The contractor met the 5% apprenticeship utilization goal for this project with 5.3% in apprenticeship hours. The contractor delivered 587 apprenticeship hours.

Request: On June 7, 2021, accept the Water Station 5 Transmission Main project as constructed by Tapani, Incorporated, of Battle Ground, Washington, and authorize release of retainage in the amount of $193,679.81, subject to receipt of all documentation required by law.

Michelle Henry, Senior Civil Engineer, 360-487-7155

Motion approved the request.

2. **Daniels (W 27th St - 34th St) Water Main Replacement project - Final Construction Acceptance/Release of Retainage (BID 21-03)**

Staff Report 077-21

Summary

Halme Excavating, Incorporated of Battle Ground, Washington, has completed construction of approximately 2,400 feet of new ductile iron water main and installed new fire hydrants in Daniels Street from West 27th Street to West 34th Street. The new main replaced 100-year-old, high maintenance pipelines that were undersized when compared to current standards. Pavement restoration was completed to restore the roadway where utility work occurred.

The work was completed satisfactorily in accordance with the plans and specifications. Contract cost are summarized below.

TOTAL CONTRACT COSTS	
Labor, Equipment and Material	*$315,605.14*
Sales Tax (8.5%)	*$26,576.40*
Total	*$342,181.54*
Retainage	*$15,780.26*

The original bid amount was $357,369.86 compared to the final amount of $342,181.54, a 4% cost decrease. The decrease is attributed to the need for less pavement repair than was originally estimated to complete the street restoration work. The project had no apprenticeship requirement due to the awarded contract amount falling under the $500,000 threshold.

Request: On June 7, 2021, accept the Daniels St. (W 27th St. – 34th St.) Water Main Replacement project as constructed by Halme Excavating, Inc. of Battle Ground, Washington, and authorize release of retainage in the amount of $15,780.26, subject to receipt of all documentation required by law.

Michelle Henry, Senior Civil Engineer, 360-487-7155

Motion approved the request.

3. **NW 41st St & NW 43rd St Water Main Replacement project - Final Construction Acceptance/Release of Retainage (BID 20-29)**

Staff Report 078-21

Summary

Halme Excavating, Inc. of Battle Ground, Washington, has completed construction of approximately 2,800 linear feet of 8-inch ductile iron water main to replace undersized pipelines in Northwest 41st Street and Northwest 43rd Street from Northwest Lincoln Avenue to Northwest Daniels Street. The increased pipeline improves an area identified in the 2015 Comprehensive Water System Plan as having pressure and fire flow deficiencies. The majority of the roadways were fully restored from curb-to-curb with new asphalt after the utility installation. The City's Transportation and Water Departments are partnering to share the roadway improvement costs associated with the project in order to improve the final project restoration for this project.

The work was completed satisfactorily in accordance with the plans and specifications. Contract costs are summarized below:

TOTAL CONTRACT COSTS	
Labor, Equipment and Material	*$568,754.86*
Sales Tax	*$26,905.14*
Total	*$595,660.00*
Retainage	*$28,437.74*

The original bid amount was $534,939.12 compared to a final amount of $595,660.00, which is a $60,720.88 or 12% increase. The additional expense is mostly attributed to additional pavement improvements completed with the project.

The contractor fell short of meeting the Apprenticeship utilization goals of 3%, and a penalty of $359.25 was assessed. This project was bid in 2020 prior to changes to the Apprenticeship Utilization program.

Request: On June 7, 2021, accept the NW 41st St. and NW 43rd St. Water Main Replacement project as constructed by Halme Excavating, Inc., of Battle Ground, WA, and authorize release of retainage in the amount of $28,437.74, subject to receipt of all documentation required by law.

Michelle Henry, Senior Civil Engineer, 360-487-7155

Motion approved the request.

4. Bid Award for Street Light Materials, per ITB#21-09

Staff Report 079-21

Summary

The City received 1 bid for street lighting components in the amount of $2,063,942.34. The low bidder was responsive. It is the City's intent to award a contract for a maximum of five (5) years. The bids received are as follow:

SUMMARY OF BIDS	
BIDDER	***AMOUNT***
C.E.D. Vancouver, Vancouver, WA	*$ 2,063,942.34*

The required annual quantity of materials specified in the bid represents a worst case scenario and is conservative. The unpredictable nature of lighting repair requires that items be purchased on an as-needed basis. Therefore, while the contract appears to result in a projected annual cost that exceeds the annual budget allocation of $255,000, the City will only order items needed to maintain adequate inventory levels. City staff will limit purchases to the amount of funds allocated in the annual budget.

Request: On June 7, 2021, award a materials contract for public street lighting components to the lowest responsive and responsible bidder, C.E.D. Vancouver, Vancouver, WA, for a maximum of $2,063,942.34 over the five-year life of this contract.

Chris Christofferson, Traffic Engineering Manager, 360-487-7716

Motion approved the request.

Motion approved the request.

5. Northwest Staffing Resources Agreement C-100478, Contract Increase

Staff Report 080-21

Summary

The City of Vancouver, through the Human Resources Department, currently contracts with Northwest Staffing Resources to provide staff augmentation services on an on-call, as-needed, and occasionally on-going basis. The services required may include, but are not limited to, clerical, light industrial, technical, and professional level staffing. The contract with Northwest Staffing Resources began on November 20, 2020, and ends November 19, 2025. It is anticipated the contract not-to-exceed amount (C-100478) of $300,000 will be exhausted by the end of June if not

increased. Staff requests an increase to the authorized amount of the contract.

Request: Approve an increase to the authorized not-to-exceed amount of the contract with Northwest Staffing Resources from $300,000 to $800,000.

Dean Perez, Human Resources Deputy Director, 360-487-8406

Motion approved the request.

6. Community Roots - Impact fee waiver request

Staff Report 081-21

A RESOLUTION of the City Council of the City of Vancouver, Washington, approving a partial exemption of the collection of Traffic Impact fees in the amount of $2.692.80.00 and Park Impact Fees in the amount of $27,535.20 for the Community Roots Collaborative low-income housing development.

Summary

In 2016 Council approved Ordinance M-4154 allowing a partial exemption or full waiver of transportation and parks impact fees to spur affordable housing projects. A waiver of the school district impact fees is only available upon approval by school district in which the project is located.

For residential developments of four or more units Council may, by resolution, partially exempt up to 80% of the transportation and park impact fees or fully waive 100% of the impact fees. If Council only partially exempts the development, up to 80% of the impact fee, there is no requirement to pay the exempted portion of the fee from public funds. If Council fully waives the development from impact fees, the remaining 20% of the waived fee must be paid from public funds other than impact fee accounts.

<u>Community Roots Housing</u>

The proposal is to build 21 new income-restricted housing units in separate buildings. The units will all be 1 bedroom and restricted for very low-income individuals trying to exit homelessness. The project site is located at 1901 NW 69th Circle east Vancouver Lake at the intersection of NW 69th Circle and Fruit Valley Road.

This request is for an 80% partial impact fee exemption. The standard transportation impact fees, based on the vehicle trips and designated fee *subarea, are $3,366 (Exhibit A). After an 80% reduction of $2,692.80 the remaining required transportation impact fee would be $673.20.*

Park impact fees are based on the number of residential units and the park district subarea. The site is located within Park District A, which has a rate of $1,639 per unit. The total park impact fee is $34,419 (Exhibit A). After an 80% reduction of $27,535.20, the remaining required park impact fee would be $6,883.80. The project site is located within the Vancouver School District which requires $2,381.93 per multi-family unit. The Vancouver School District has declined to waive impact fees in this case. All impact fees are due prior to the issuance of building permits.

Request: Adopt a resolution to exempt 80% of Transportation and Park impact fees for the Community Roots low-income housing development.

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

Motion approved the request.

7. **Mercy Housing NW- Impact Fee Waiver Request**

Staff Report 082-21

A RESOLUTION of the City Council of the City of Vancouver, Washington, approving a partial exemption of the collection of Traffic Impact fees in the amount of $61,523 and Park Impact Fees in the amount of $113,712 for the Mercy Peaceheath Family Housing Apartments development.

Summary

In 2016 Council approved Ordinance M-4154 allowing a partial exemption or full waiver of transportation and parks impact fees to support affordable housing projects. The waiver of any school district impact fees is determined by the school district in which the project is located.

For residential developments of four or more units Council may, by resolution, partially exempt up to 80% of the transportation and park impact fees or fully waive 100% of the transportation and park impact fees. If Council only partially exempts the impact fee there is no requirement to pay the exempted portion of the fee from public funds. If Council fully waives the development from impact fees, 20% of the waived fee must be paid through anotherpublic funding source other than impact fee accounts.

Mercy Peacehealth Family Housing

The proposal is to build 69 new income-restricted housing units in 5 buildings. The units will consist of one, two, and three bedrooms for low-income individuals and families. Thirty-five units will be restricted at 30% AMI. The remaining 34 units will be restricted at 50% AMI. The project site is located one block east of the SW Washington Medical Center generally at the intersection of NE 5th Street and NE 93rd Avenue.

This request is for an 80% partial impact fee exemption. The standard transportation impact fees, based on the vehicle trips and designated fee subarea are $76,903.75 (Exhibit A). After an 80% reduction of $61,523, the remaining required transportation impact fee would be $15,380.75. Park impact fees are based on the number of residential units and the park district subarea. The site is located within Park District B, which has a rate of $2,060 per unit. The total park impact fee is $142,140 (Exhibit A). After an 80% reduction of $113,712, the remaining required park impact fee would be $24,428.

The project site is located within the Vancouver School District, which requires $2,381.93 per multi-family unit. The Vancouver School District has declined to waive impact fees in this case. All impact fees are due prior to the issuance of building permits.

Request: Adopt a resolution exempting 80% of Transportation and Park impact fees for the Mercy Peacehealth low-income housing development.

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

Motion approved the request.

8. Approval of Claim Vouchers

Request: Approve claim vouchers for June 7, 2021.

Motion approved claim vouchers for June 7, 2021, in the amount of $14,574,560.06.

Public Hearings (Items 9-10)

9. 2021B Limited Tax General Obligation (LTGO) Refunding Bonds

Staff Report 075-21

AN ORDINANCE of the City of Vancouver, Washington, providing for the issuance and sale of an up to $10,100,000 Limited Tax General Obligation refunding bond of the City and delegating authority to approve the final terms of said bond.

Summary

In 2003, the City issued $18.5 million in Limited Tax General Obligation (LTGO) bonds at an interest rate of 4.43% for construction of the Firstenburg Community Center. The callable maturities of the 2003 bond issue totaling $15.0 million were partially refunded in 2012.The 2012A bond issue had an interest rate of 3.26%. The City now has the opportunity to refinance the remaining $9.8 million of the callable maturities of the 2012A Refunding bonds, which can be called in September 2021. Their final maturity date is 12/1/2029.

The new refunding bond issue will be named the 2021B LTGO Refunding bond. A total of up to $10.1 million is anticipated to be issued to refund the $9.8 million of the callable maturities of the 2012A LTGO Refunding bond issue. The bond ordinance allows flexibility to issue up to $10.1 million in refunding bonds in case of market fluctuations. The cost of issuance, including agent's and bond counsel fees, is estimated to be approximately $50,000.

The 2021B LTGO Refunding bond is anticipated to have an interest rate of approximately 1.35%. By refunding this bond issue the City will realize approximately $980,000 in future debt service savings, estimated at approximately $120,000 per year. Debt service payments are currently supported by revenue received by the Real Estate Excise Tax (REET) 1 fund 133.

The ordinance allows for the not-to-exceed amount to be greater than the actual amount estimated to be issued, simply to provide flexibility for the bond sale.

Due to the explicit regulations regarding municipal finance, the City is unable to specify local preference on this debt offering; however, based on City Council discussion on first reading of this ordinance, the City's underwriter/placement agent and bond counsel have been directed to market the offering to financial institutions with a local presence in Vancouver.

Request: On Monday, June 7, 2021, subject to second reading and public hearing, approve the ordinance.

Carrie Lewellen, City Treasurer, 360-487-8482

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

Carrie Lewellen, City Treasurer, provided background on the bond refunding ordinance.

Justin Monwai, bond agent from Piper Sandler, provided a presentation on the current interest rates compared to those at the time the bonds were originally issued, as well as an overview of the refunding results, schedule of events, and a summary of the banking institutions that will be sent the term sheet for the refunding bond.

Mayor McEnerny-Ogle opened the public hearing and, receiving no testimony, closed the public hearing.

Motion by Councilmember Fox, seconded by Councilmember Stober, and carried unanimously to approve Ord. M-4336.

10. Renaissance Boardwalk Development Agreement

Staff Report 083-21

A RESOLUTION approving a development agreement with Kirkland Development, LLC for an approximately two-acre parcel located east of Interstate 5 and south of SE Columbia fronting along the Columbia River.

Summary

Kirkland Development has an option to purchase a 2.03-acre parcel on the Columbia Waterfront immediately east of the I-5 Bridge and is proposing to redevelop the property for a high density mixed use project.

The subject property is located south of SE Columbia Way and existing improvements include two restaurant buildings (Who Song and Larry's and former Joe's Crab Shack) and two surface parking lots with two driveways onto SE Columbia Way. The property has approximately 430 feet of frontage along the Columbia River and a tall concrete bulkhead wall extends along most of the shoreline frontage.

The City owns a wooden "fishing pier" structure along the west 130 feet of property but this structure has fallen into disrepair and has been fenced off by the City due to safety concerns. A narrow pedestrian path exists along the top of the shoreline wall south of the restaurants but access to the pathway has been restricted from the west due to the closure of the pier structure. The City's Waterfront Renaissance Trail is located north of the property along Columbia Way. A pedestrian crossing exists at the northeast *corner of the property to the Old Apple Tree Park. The property to the east of the project site is owned by the National Park Service and has a small surface parking lot, pedestrian pathways, and lawn area.*

Kirkland intends to redevelop the site following removal of the two restaurant buildings for a large mixed use project, with an 8-story residential tower above four retail and restaurant buildings, with underground parking and outdoor eating areas and reconstruction of a 15-foot wide public pedestrian boardwalk from along the top of the existing shoreline wall.

The proposed development agreement provides certainty to the Developer that certain development standards will apply to the project, certain system development charge credits and transportation impact fee credits will be made available to the project. The development agreement provides the City with certainty that the project will be constructed as proposed, the public walkway along the shoreline will be reconstructed, the wooden fishing pier, which has been closed, will be removed by the Developer, and sustainable design features will be incorporated.

City Council has been briefed on the project at two previous workshops, and recently extended the boundaries of the City's Multi-Family Tax Exemption Program to include the subject property. The Developer intends to utilize the 8-year Market Rate Tax Exemption option under a separate request, and subject to a requirement to provide one or more substantial public benefits.

The City Center Redevelopment Authority reviewed the proposed development agreement on April 15, 2021, and unanimously recommended that City Council approve the agreement as drafted.

Request: Subject to public hearing, adopt a resolution approving the development agreement between the City and Kirkland Development LLC for the Renaissance Boardwalk project.

Chad Eiken, Community and Economic Development Director, 360-487-7882

Chad Eiken, Community and Economic Development Director, provided a summary of the proposed development agreement and background information on the project.

Brian Fleener, architect for the project, provided an overview of project details and conceptual renderings.

Councilmember Stober expressed concerns regarding a proposed provision to install physical barriers between the public walkways and the private businesses on the ground floors of the proposed buildings. He stated other cities have managed this type of transition without utilizing fencing. Mr. Eiken explained this feature is intended to serve as a demarcation between where the private property ends and public property begins to ensure the seating and other elements of the ground floor businesses do not encroach on the public space.

Jonathan Young, City Attorney, explained state liquor and cannabis regulations require licensed premises for alcohol sales be under the control of the land owner, which may contribute to the legal rationale for why the City may want to have some of these areas around restaurant patios fenced off from the public space. Councilmember Lebowsky requested the City's lobbyist work on this state regulation to allow more flexibility in such spaces. Councilmember Glover concurred, stating a more open environment would be more inviting.

Councilmember Fox asked how public versus private parking would be handled and how much will be available to the public. She cautioned that, given how busy this area is now and will become once developed, the City should be sensitive to the need for potential public overflow parking and where to situate that to ensure safe pedestrian access. Mr. Eiken stated the parking requirements will be handled more specifically at the master plan and site plan approval points in the process for the project, and the project will have minimum parking requirements regardless of what is in the development agreement.

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

- Dean Kirkland, applicant for the project, stated it has taken many years to get this project to this point, and the developers know the site very well. He stated they are very excited to be able to develop it.

Councilmember Hansen asked what the commercial square footage of the site is now compared to what it would be with the build out of the development. Mr. Kirkland stated it is about 16,000 square feet now, and it would be about 122,000 square feet once developed.

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

Councilmember Paulsen stated he appreciates all of the public amenities proposed for the project, but he was underwhelmed by the proposed LEED Silver sustainability standards. He stated he thinks a LEED Gold standard would be a reasonable goal given the public investment going into the project. He stated he could not support the development agreement with the sustainability standards as proposed.

City Manager Eric Holmes asked for clarification as to whether the Council could consider passage of the development agreement with conditions without having to hold another hearing at a future date. Mr. Young stated the City code contemplates the Council having a fully finalized development agreement for consideration before ratification. Staff would need to go back and make the preferred changes to the documentation and then bring it back before Council in its final form. He confirmed that if Council gave direction for amendments to the development agreement, the public hearing could be continued to a date certain for consideration of that version of the development agreement.

Councilmember Glover stated she can agree with Councilmember Paulsen's concerns, but it does not seem right to change the rules in the middle of the process because the Council now has better knowledge and expectations regarding sustainability standards. She stated she thinks the Council should keep the expectations that were in place at the start of the process.

Councilmember Stober stated he is very excited for this project, as it will vastly expand the retail utilization of the site, but he also agrees that the proposed sustainability standards are disappointing, and he shares Councilmember Paulsen's concerns. He noted this project comes before the Council at an awkward time, as they are considering new climate action goals but have not finalized those standards yet; however, this will be ten-year development agreement.

Councilmember Fox stated she appreciates that the applicant has agreed to not vest to current building standards, but she is also concerned about the list of specific sustainability standards included in the proposed development agreement. She stated the development agreement is intended to provide assurances to both parties moving forward. She stated that if she voted against the development agreement at this time, it is not because she is not necessarily on board with a particular set of goals, but that she would like to see a better articulation of that section within the development agreement.

Mayor McEnerny-Ogle asked for clarification about how the proposed sustainability standards were arrived at and the differences in the LEED levels. Mr. Eiken stated he believes the applicant thought that by itemizing what is included in the LEED Silver level, which would be an expensive undertaking, they would show what goes into that level and be able to address the concerns Council expressed at the March workshop. They agreed to not vest at current building standards but rather wait and vest to whatever standards are in place at the time of site plan approval.

Mr. Fleener explained a project can accumulate LEED points for specific project features at higher efficiency levels, such as HVAC and insulating glass. He noted these come at significant costs to the project. He stated that if Council needs the project to meet a certain level of sustainability, the developer would like to understand what those goals are and determine what it would take to meet them for the project.

Mayor McEnerny-Ogle noted this project sits at one of the noisiest spots in the community, with ambient noise coming from Pearson Airfield and PDX, the railroad, and noise from the river and Interstate 5. She stated she thinks more could be done to protect future residents at the site from this. Mr. Eiken stated the project will be located in a noise impact overlay district, which requires specific standards the buildings would need to be built to in regard to sound impacts. He stated these standards would be outside of the LEED standards, and would be applied at the site plan and building review steps of the process.

Councilmember Stober stated the area of most concern would be increasing the HVAC efficiency of this project.

Councilmember Hansen stated this project will bring a significant increase of commercial space and community access to the waterfront in this area. He stated he is supportive of the project and wants to see it move forward.

Councilmember Glover stated the improvements to the boardwalk and the trail along this site are something the City has wanted for a long time and this project presents a huge opportunity to make those improvements. She stated it will be an outstanding development and provide more waterfront access.

Councilmember Paulsen stated he agrees with Councilmembers Hansen and Glover, and he appreciates the concerns regarding changing rules in the middle of a process, but he stated this is a different situation because the City is in the process of negotiating a development agreement and it is appropriate to bring into the conversation issues that are important to the City, such as climate sustainability. He stated he wants to see a more aspirational project than what has been described in the LEED Silver standards. He stated he does not believe much has changed in the proposal since it came before Council in workshop.

Mr. Kirkland stated both sides have worked diligently on the development agreement and he feels like this project is being held to a higher standard than the projects on the western waterfront. He noted this site has sat undeveloped for years with a dangerous pier and under-maintained parks and they want to clean it up. He stated he believes his company builds projects to a higher standard, but if there is something more the Council wants to see, they want to know what that would be and evaluate it to determine if it is reasonable.

Motion by Councilmember Paulsen, seconded by Councilmember Fox to continue the public hearing to a date certain and direct staff and the applicant to confer on what may be viable regarding increased sustainability standards and clarifying whether any movement can be made on the issue of demarcation between ground floor restaurants and the public space.

Mr. Holmes suggested the hearing could be continued to July 12.

Motion approved unanimously to continue the hearing to July 12, 2021.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

a. Housing Code Changes Update

Bryan Snodgrass, Principal Planner, provided Council with an update on the previously confirmed scope of the Housing Code Changes project, next steps and public engagement.

b. Clark County Vacant & Buildable Lands Model

Mr. Snodgrass provided Council with an update on Clark County's vacant and buildable lands model and confirmed direction to City staff in advance of an upcoming County public hearing on the matter.

Adjournment

8:40 p.m.

DocuSigned by:
Anne McEnerny-Ogle
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Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:
Natasha Ramras
BCF6734E40E94AE...
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.