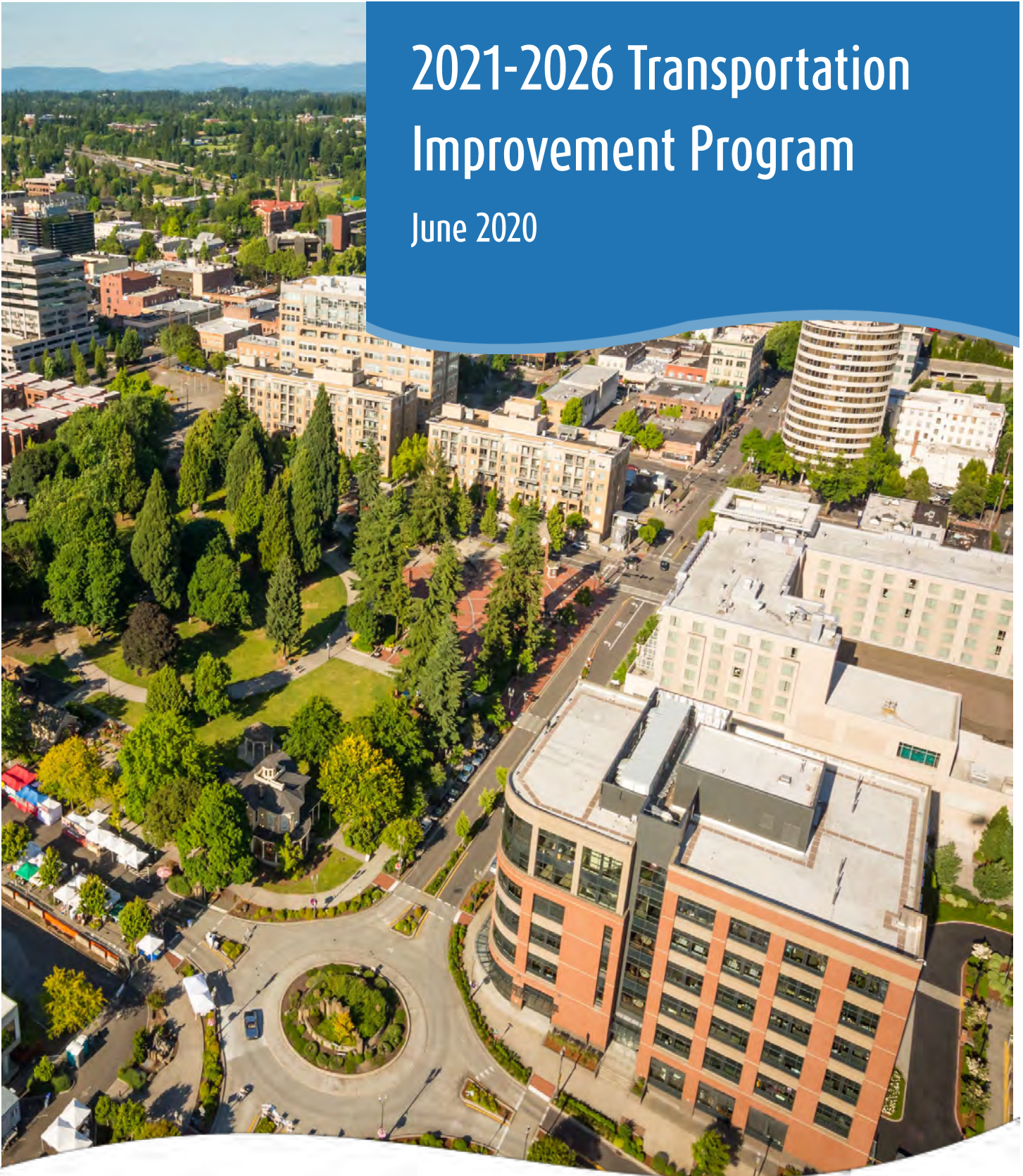




2021-2026 Transportation Improvement Program

June 2020

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Resolution Page 1 here

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TRANSPORTATION IMPROVEMENT PROGRAM OVERVIEW

The City of Vancouver 2021-2026 Transportation Improvement Program (TIP) is an update of the City's 2020 - 2025 TIP. The TIP is a technical document for transportation improvements over a six-year period. For more information about the City of Vancouver street system, how it is funded, and how money is spent go to:

www.cityofvancouver.us/betterstreets

The State of Washington law (RCW 35.77.010) requires the City to prepare a TIP annually that is consistent with and implements the city's adopted comprehensive growth management plan. The TIP identifies capital transportation system improvement projects and includes a policy to work with affected property owners to preserve railroad right-of-way in the event a railroad ceases to operate.

For information about the City's Comprehensive Plan, contact Vancouver Planning at 360-487-7950. For questions or more information about specific transportation projects, please contact Vancouver Public Works at 360-487-7130, or visit the City's website:

www.cityofvancouver.us

Projects are added to the TIP each year as needed based on input from citizens, staff, the development community, adopted subarea plans, other agencies, advocacy groups, and as new grant opportunities arise. Projects are removed from the TIP each year once they are constructed. In some cases, a project is removed because the project is no longer needed although this is rare. Citizens can request to have a project added or removed by clicking on the link on the City's TIP web page:

<https://www.cityofvancouver.us/tip>

A City of Vancouver Arterial Street System and Classification Map which designates roadways functionally classified as Arterials pursuant to VMC 11.80.040 and VMC 9.02.040 is adopted and attached hereto.



2021-2026 Transportation Improvement Program (TIP)

Letter from the Public Works Director

Transportation is an essential part of how Vancouver moves. Each year, the City of Vancouver prepares a Six-Year Transportation Improvement Program (TIP), which serves as a detailed work program of all future projects. Projects listed in the TIP include planning studies and major street, bicycle, pedestrian and traffic signal improvements. In accordance with Washington law, the annual TIP document is updated annually, with final City Council approval required before July 1 of each year. To be eligible for state or federal grants, projects must be listed in the TIP. The TIP is posted on the City's website, along with ability for the public to submit project suggestions or questions, in keeping with community transparency and accountability.

Since its adoption by the Council in 2015, Vancouver's Street Funding Strategy, has dedicated additional revenue sources to help fund TIP projects and improve travel and safety throughout the community. This year's TIP takes into account recent impacts to that strategic effort.

In November 2019, voters approved statewide Initiative 976 (I-976), which capped vehicle license fees at \$30 and eliminated TBD license fees adopted by local jurisdictions, including the City of Vancouver. The City's Transportation Benefit District (TBD) fee generates approximately \$5 million in annual revenues, comprising more than half of the City's Street Funding Strategy revenues. TBD funds are dedicated to improving the City's transportation system, partially funding both the City's capital improvement program and the pavement management program.

Loss of the TBD revenue will require the City to delay indefinitely many transportation projects needed to upgrade travel corridors, reduce congestion and improve safety for all – pedestrians, bicyclists and motorists. One of the most visible effects of I-976 is likely to be a reduction in the City's Pavement Management Program, which has been steadily improving pavement conditions throughout the City in the years since the adoption of the Street Funding Strategy. The loss of TBD funds also eliminates the local match dollars used by the City to leverage State and Federal grant revenue. For example, in 2019 the City used TBD funds to secure \$6.6 million in grant funding for a variety of transportation projects. Furthermore, if replacement revenue is not implemented, the City may need to forfeit approximately \$4 million in grants already awarded for major capital street projects. The TBD Board and City Council will be considering replacement revenue options in

2020-21. More information about the Street Funding Strategy and TBD can be found in the 2019 Street Funding Strategy Annual Report located at www.cityofvancouver/tbd.

In addition, due to the recent COVID-19 pandemic, many revenue sources that directly support transportation infrastructure will be negatively impacted in 2020 and beyond. These revenue sources include: Business License Surcharge fees, utility tax, motor vehicle fuel tax, and real estate excise tax. Additionally, other revenue sources that indirectly support transportation infrastructure via the City's General Fund will be negatively impacted in 2020 and beyond. These other revenue sources include: sales tax and property tax. The near term impacts will be less transportation capital projects and pavement management work. The long term impacts won't be known until the pandemic is over.

Going forward, the City of Vancouver's 2021-2026 Six-Year Transportation Improvement Program (TIP) takes into account remaining revenues from the Street Funding Strategy. Vancouver's TIP continues to exceed the state statutory requirements by providing a comprehensive look at communitywide projects and programs, reflecting our commitment to transparency in projects and funding.

Our future, in part, depends upon our ability to invest in public infrastructure in a way that both preserves our community's neighborhoods and supports its economic well-being. Through responsible funding and systematic planning, design, construction, maintenance, operations, and improvements, the City of Vancouver is committed to continued efficient and cost-effective management of its public assets to provide the highest, most sustainable service possible for all users. Highlights for the 2021-2026 TIP are shown on the next page.

Dan Swensen, P.E.

Interim Director of Vancouver Public Works

Ryan Lopossa, P.E.

Streets and Transportation Manager

UPDATE THIS FOR 2021-2026 Transportation Improvement Program Highlights:

Transportation System Plan (TSP) Update: Work began in 2020 on the plan, which helps guide all aspects of the transportation system. The update will include an in-depth review of multiple sub plans, such as bicycle, pedestrian, arterial streets, neighborhood streets, freight, signals, and transit plans. Complete Streets policies and an upcoming citywide collision study will be reflected in the plan and help guide identified future transportation needs.

Neighborhood Traffic Calming Program: Funded at \$170,000 annually, this program works with the Neighborhood Traffic Safety Alliance (NTSA) to enhance neighborhood livability.

Multimodal Safety and Accessibility Program: The city's focus for 2019 was on ADA ramps. For 2020, the focus is on sidewalk infill projects.

Grant Efforts: In 2021, the City will be applying for a BUILD grant for the 1st Street project, but due to I-976 and the COVID-19 pandemic probably not any other grants.

Street Lights: Work began in 2019 to upgrade 13,000 of the estimated 18,000 city street lights to Light Emitting Diode (LED) bulbs. The project is funded by a nearly \$5 million low-interest loan from the state Public Works Trust Fund, to be repaid with energy cost savings.

Other Major Projects: The 2021-2026 TIP identifies funding for many projects, which require several years for planning, design, right-of-way, and construction phases. These include:

- Southeast 1st Street, from Southeast 164th Avenue to Southeast 177th Avenue: This segment is currently anticipated to begin construction in 2020. Staff is also working with private developers on plans to complete the eastern section of the corridor from 177th Avenue to 192nd Avenue.

- Northeast 137th Ave, from Northeast 49th Street to Northeast Fourth Plain Boulevard: Federal environmental approval was received in 2018. Right-of-way acquisition is beginning. The city will be applying this year for a federal grant for the construction phase, utilizing Street Funding Strategy revenues as local contribution.

- Jefferson/Kauffman Connection from West Evergreen Boulevard to West Mill Plain Boulevard: A preliminary conceptual plan has been established and design/right-of-way work is beginning. This work continues in 2020.

- Northeast 18th Street, from Northeast 97th Avenue to Northeast 107th Avenue, will continue design and right-of-way acquisition in 2020 for the westerly connection to the new WSDOT I-205/18th Street interchange.

- Planning began in 2018 on extension of Northwest 32nd Avenue and Fruit Valley Road from Lower River Road (SR 501) to Northwest 78th Street in unincorporated Clark County. This project includes replacement of the city's Fruit Valley Road Bridge over the BNSF Mainline Railroad and will require significant partnerships and grant funding to move forward. Originally initiated in 2006 in cooperation with the Port of Vancouver, the project was renewed with the 2016 Council-adopted Westside Mobility Strategy, which seeks to balance freight mobility and livability.

TRANSPORTATION RELATED POLICIES

("Vancouver Comprehensive Plan 2011-2030", Chapter 5 – Public Facilities and Services)

1. PFS-4 - TRANSPORTATION SYSTEM: Develop and maintain an interconnected and overlapping transportation system grid of pedestrian walkways, bicycle facilities, roadways for automobiles and freight, transit service, and high capacity transit service. Include support programs such as traffic operations, transportation demand management, neighborhood traffic management, and the regional trails program. Work towards completing and sustaining individual components and programs to ensure success of the entire system.
2. PFS-5 - SYSTEM BALANCE: Allocate resources to balance transportation choices. Promote development of a broader range of transportation options including pedestrian, bike, and transit systems, rather than focusing all resources on satisfying peak commuting demand with roadway capacity alone.
3. PFS-6 - TRANSPORTATION SAFETY: Ensure high safety standards for motorists, pedestrians, and bicyclists through the development and capital improvement processes. Allocate city capital resources to high risk and collision location for motorists, bicyclists, and pedestrians.
4. PFS-7 - TRANSPORTATION FINANCE: Develop recurring and dedicated funding for a complete transportation program, including system operation and maintenance. Leverage local funding with innovative and aggressive finance strategies including partnerships, grant development, efficient debt, and fee-based funding sources.
5. PFS-8 - TRANSPORTATION CIRCULATION AND SYSTEM CONNECTIVITY: Develop a transportation grid that provides good connections to surrounding land uses and activity centers and allows for multiple circulation routes to/from each location. Close gaps and complete system connections through the development and capital improvement processes.
6. PFS-9 - LAND USE AND TRANSPORTATION INTEGRATION: Develop and implement innovative transportation investment, design, and program incentives to achieve the urban environment envisioned in the Comprehensive Plan.
7. PFS-10 - LIVABLE STREETS: Design streets and sidewalks and manage vehicular traffic to encourage livability, interaction, and sense of neighborhood or district ownership in linkage with adjacent land uses. Encourage multi-modal travel, and provide accessible, human scale opportunities for transferring between travel modes.
8. PFS-11 - TRANSPORTATION ACCESSIBILITY: Build an accessible transportation system focused on inter-modal connectivity and removing barriers to personal physical mobility.
9. PFS-12 - TRANSPORTATION SYSTEM EFFICIENCY: Invest in and improve efficiency of the transportation system with multi-modal design, advanced traffic management and operations technology, demand management strategies and high-frequency transit service.
10. PFS-13 - NEIGHBORHOOD TRAFFIC: Protect and enhance neighborhoods with an active program that focuses on safety, safe routes to school, traffic calming, education, and enforcement.
11. PFS-14 - TRANSPORTATION REGIONAL AND METROPOLITAN COORDINATION: Coordinate Vancouver's transportation plans, policies, and programs with those of other jurisdictions serving the greater Metropolitan area to ensure a seamless transportation system. Focus particularly on cooperation with the Southwest Washington Regional Transportation Council, Washington State Department of Transportation, Clark County and C-TRAN.
12. PFS-16 - ECONOMIC DEVELOPMENT: In order to support the continued economic vitality of Vancouver, major transportation system investments should facilitate freight mobility, job creation, regional competitive position, and revenue growth.
13. PFS-17 - VEHICLE MILES TRAVELED: Use transportation and land use measures to maintain or reduce single occupant motor vehicle miles traveled per capita to increase system efficiency and lower overall environmental impacts.
14. PFS-18 - STREET DESIGN: Design city streets to achieve safety and accessibility for all modes. Arterial streets shall provide facilities for automobile, bike, pedestrian and transit mobility, and shall include landscaping and adequate lighting.
15. PFS-19 - PARKING STANDARDS: Adopt coordinated parking standards which maintain neighborhood integrity, promote the use of a multi-modal transportation system, and efficient utilization of limited land, and encourage desired economic development and growth throughout the entire urban area.

ASSET MANAGEMENT COMPREHENSIVE PLAN POLICY

("Vancouver Comprehensive Plan 2011-2030", Chapter 5 – Public Facilities and Services)

(Adopted 12/16/2013)

16. PFS-35 - City transportation, water, sewer, and surface water facility assets shall be systematically managed to balance full life cycle costs, performance, risk, and service levels, using best management practices and data.

CAPITAL PLANNING AND ASSET MANAGEMENT FINANCIAL POLICIES
(City of Vancouver Financial Policies as revised 11/19/2018)

17. #32 - Asset management best practice involves managing the performance, risk and expenditures on infrastructure assets in an optimal and sustainable manner throughout their lifecycle covering planning, design, construction, operation, maintenance, and disposal. The City shall integrate the principles and best practices of asset management such as those embodied in the *International Infrastructure Management Manual* in the management of its assets.
18. #33 - **Asset Inventory** will be maintained with maintenance, repair and deferred maintenance costs identified and updated on an annual basis.
19. #34 - **Maintenance** of city assets shall be addressed on a current need, rather than deferred into the future.
20. #35 - In 2015, Council adopted a **New Street Funding Program** in response to formal recommendations from a citizen-led effort. Revenues from this program were established to supplement without supplanting street funding resources identified in the 2015-2016 Adopted Biennial Budget. Annual reporting to the Council and the residents of outcomes achieved through the Streets Funding Initiative Program has been initiated in 2017 and shall continue into the future. The City will maintain funding of the **Pavement Management Program** at no less than that in the 2015-2016 Biennial Adopted Budget level increased by an appropriate inflationary factor, if necessary. To ensure accountability and transparency, the increase in program level funded by the new Street Funding Program revenue sources will be fully costed, budgeted for and spent from special funds created to track direct operation, capital and administrative expenses. Annual reporting of the outcomes will be published for the residents and the City Council prior to the end of the first quarter of each year for the prior year beginning for fiscal year 2016.
21. #36 - The City will redirect to the new Street Funding Program expiring debt service budget from pre-2015 debt issues for Transportation projects, beginning with debt expiring in 2016.
22. #37 - **A six-year City-Wide Capital Improvement Program** shall be developed annually and shall provide a prioritized list of reasonably funded projects and those in process of securing funding. Capital Improvement Plans for utility assets shall be updated no less frequently than every two years. The comprehensive plan will identify longer-term capital needs by program area.
23. #38 - Funding for capital projects, including major facilities maintenance projects, will be allocated in a manner that balances community needs with City priorities, the potential for attracting matching funds, and the ability to reduce or limit expenses in future years.
24. #39 - The City's objective is to incorporate a "**pay-as-you-go**" approach (using available cash and current resources) in the Capital Improvement program. Proceeds from the sale of city capital assets no longer utilized in operations will be deposited consistent with the initial ownership of the asset and invested in the highest priority capital projects.
25. #40 - The capital budget will be adopted at the same time the City operating budget is adopted. The capital budget will only include fully funded projects. The capital budget will only contain projects identified in the Capital Improvement Program.
26. #41 - A **capital repair appropriation** will be maintained for unanticipated major repairs of general operating facilities and for emergency replacement of general fund equipment. Additions to the capital repair contingency reserve will be made based on council directions.
27. #42 - **Impacts on net annual operating and maintenance costs** will be identified as part of the funding considerations for new capital projects such as buildings, parks and street enhancements. This includes identifying potential reductions in maintenance costs if Improvements are funded. The necessary funds to operate the capital facility will be identified at the time the capital budget is adopted.

DEBT MANAGEMENT POLICIES
City of Vancouver Financial Policies as revised 11/19/2018)

28. #50 - The City will attempt to pay for capital projects on a "pay-as-you-go" basis. However, if debt is required, the City will follow debt policies as detailed in Exhibit B-Debt Management Policy.

City of Vancouver Title VI Plan

The City Manager is responsible for ensuring implementation of the City of Vancouver's Title VI Plan. The Public Works Director, on behalf of the City Manager, is responsible for the overall management of the Title VI Plan as outlined herein. The Public Works Director does not hereby assume responsibility for Title VI compliance outside the scope of this report. The day to day administration of the Title VI Plan lies with the Title VI Coordinator under the direct supervision of the Public Works Director.

In addition to the Title VI Coordinator, Title VI Specialists will be named in the following program areas:

- Transportation Design and Engineering
- Transportation Right of Way
- Transportation Environmental Services
- Transportation Administration, Public Information and Outreach
- Human Resources
- Procurement

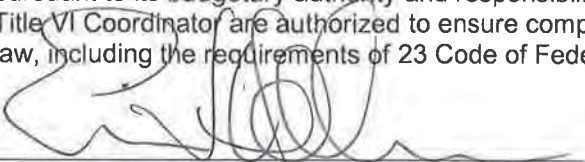
Policy Statement, Authorities and Citations

A. Policy of Nondiscrimination

The City of Vancouver (City) assures that no person shall on the grounds of race, color, national origin, or sex as provided by Title VI of the Civil Rights Act of 1964, and the Civil Rights Restoration Act of 1987 (P.L. 100.259) be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any City sponsored transportation program or activity. The City further assures every effort will be made to ensure nondiscrimination in all of its federally funded transportation programs and activities.

In the event that the City distributes federal transportation funds to another entity, it will include Title VI language in all written agreements and will monitor for compliance.

Title VI compliance is a condition of receipt for federal funds, including funds from the Federal Highway Administration. Assurance of compliance falls under the proper authority of the City pursuant to its budgetary authority and responsibility. The Public Works Director and Transportation Title VI Coordinator are authorized to ensure compliance with provisions of this policy and with the law, including the requirements of 23 Code of Federal Regulation (CFR) 200 and 49 CFR 21.



Eric Holmes, City Manager

4.12.19
Date



Funding Overview

Recent Events

Due to the recent COVID-19 pandemic, many revenue sources that directly support transportation infrastructure will be negatively impacted in 2020 and beyond. These revenue sources include: Business License Surcharge fees, utility tax, motor vehicle fuel tax, and real estate excise tax. Additionally, many revenue sources that indirectly support transportation infrastructure via the City's General Fund will be negatively impacted in 2020 and beyond. These revenue sources include: sales tax and property tax. The near term impacts are less transportation capital projects and pavement management work. The long term impacts won't be known until the pandemic is over. For additional information about each revenue source, see the Local Funding Sources section below.

Due to the recent passage of State initiative 976 (I-976), which caps vehicle license renewal fees at \$30, The Vancouver Transportation Benefit District (TBD) will lose approximately \$5 million annually. The TBD revenues were used to fund the City's transportation capital program as well as a portion of the City's pavement management program. Due to the loss of the TBD revenues, the City will have to indefinitely delay many of our capital projects and reduce our pavement management program. If replacement revenue is not found, the City may need to forfeit approximately \$4 million in grants recently awarded. The TBD and City of Vancouver will be pursuing replacement revenue options in 2020 and 2021.

Street Funding Strategy

Beginning in 1995, the City of Vancouver began a street funding strategy for local revenue to use for transportation capital improvements. This strategy involved identifying a revenue source and then committing that revenue source for debt service on bonds. Proceeds from the bond sale were then leveraged with grant revenues to the maximum extent possible for transportation improvements. Coupled with impact fees and developer contributions, this strategy netted hundreds of millions worth of capital improvements but resulted in a cyclical search for new revenues to address the continued need for capital improvements. Over the past several years, City Council searched for a reasonable mix of new revenue sources that could be used on a "pay-as-you-go" basis to fund capital improvements as well as halt the gradual decline in our system pavement condition index. Early in 2015, City Council established a goal to complete, by year-end *"an adopted street funding program that provides reliable, dedicated, long-term funding for streets, including pedestrian, bike and accessible infrastructure."* In late 2015, City Council enacted a number of revenue sources for streets including:

- Creation of a Transportation Benefit District (TBD) and with the District enacting a new revenue source; a \$20 Vehicle License Fee (raised to \$40 in 2018).
- Increased the existing Business License Surcharge (BLS) by \$10/employee in 2016 and an additional \$10/per employee starting on January 1, 2018.
- Increased the Utility Tax on City Owned utilities dedicating the additional revenue for streets.
- Dedicated that revenue sources used to pay debt service on bonds (as described above) would continue to be dedicated for street purposes on a pay-as-you-go basis as debt is retired.
- Dedicated that revenue from the increased gas tax resulting from the 2015 state gas tax increase would be used for median maintenance and street sweeping to accomplish service level increases for esthetic purposes.

The 2019 annual street funding strategy report to the community and more information about the TBD can be found here:

<http://www.cityofvancouver.us/tbdb/page/vancouver-transportation-benefit-district>

Local Funding Sources

Public Sources:

Vehicle License Fee: Authority for the TBD to implement fee has been removed due to I-976, resulting in estimated annual revenue loss of \$5M.

Motor Vehicle Fuel Tax aka State Gas Tax: Typically about \$3.5 million per year. Due to COVID-19, revenues are expected to be 25% to 50% less for 2020.

REET: Real estate excise tax, varies per year, depending on real estate transactions. Due to COVID-19, revenues are expected to be approximately 50% less for 2020.

Bonds (debt): Periodically the City sells bonds for transportation construction projects. Revenues to pay those debts come from several sources including gas tax, general fund, REET, and business license surcharge.

Business License Surcharge (BLS): Surcharge paid at the time of initial or renewal of business licenses. First \$50/employee generates around \$2.0 million annually to pay bond debt. An additional \$20 starting in 2018 will be used for street improvements on a pay as you go basis. City Council temporarily suspended collection of the BLS fee between Mar, 31, 2020 to April 1, 2021 to support businesses negatively impacted by the COVID-19 crises. Therefore, BLS revenues are expected to be approximately 75% less for 2020.

Utility Tax: 1.5% Utility Tax on gross receipts for city-owned utilities including water, sewer, drainage and garbage. This tax raises \$1.5M annually. Due to COVID-19, utility tax revenues are expected to be approximately 10% less for 2020.

Private Sources:

Direct Construction: Private developers are required to build or improve on-site roadways and may also be required to make off-site improvements to comply with concurrency or SEPA impacts.

Traffic Impact Fees (TIF): The City maintains a TIF program (fees paid by a developer per new trip) which historically covers about 10% of the annual construction program.

Proportionate Share Contributions: Developer contributions toward an improvement project to meet concurrency or safety requirements.

Grant Programs

Federal Grant Programs:

BUILD: Better Utilizing Investments to Leverage Development—competitive, discretionary grant awarded by U.S. Department of Transportation to local agencies; focus is on large scale transportation projects that catalyze economic development

CMAQ: Congestion Mitigation and Air Quality Program funds are administered like STBG funds.

CDBG: Community Development Block Grant—periodically available for public street infrastructure (typically used for small sidewalk and ADA ramp improvements).

STBG: Surface Transportation Block Grant funds are allocated by the SW Washington Regional Transportation Council and then, through a competitive grant process, to jurisdictions in the region.

TAP: Transportation Alternatives Program—provides funding for alternative modes of transportation projects (i.e. modes other than vehicles).

State Grant Programs:

Transportation Improvement Board (TIB): Funded with a small portion of the state gas tax, TIB is the main source for state grant funds to state agencies. Vancouver competes with other urban

jurisdictions in Washington State for funds from several TIB grant programs. For example: urban arterial; urban sidewalk; and complete street programs.

Pedestrian and Bicycle & Safe Routes to School Grant Program. These programs provide resources to make strategic investments that support pedestrian and bicycle improvements and improve walking/bicycle routes to schools.

Washington Traffic Safety Commission Grant Program. Grants awarded on an annual cycle, focusing on projects that address one or more of the top Target Zero priorities including impaired driving, speeding, young drivers, seat belts and occupant protection, distracted driving and traffic records.

WSDOT City Safety: Federal Highway Safety Improvement Program funds are allocated by the Washington State Department of Transportation (WSDOT) on a competitive basis to reduce fatal and serious injury crashes on city streets using engineering improvements/countermeasures

The table and graphs on the next few pages show the historical and forecasted revenues and expenses for streets in the City of Vancouver.

Transportation Financial Data (including Street Funding Strategy funds*)

	2014	2015	2016	2017	2018	2019**
STREET MAINTENANCE						
Expenses						
<u>Street Maintenance (funds 102 & 103)</u>						
Pavement Management	7,120,088	8,350,840	6,674,672	10,422,494	11,753,010	11,206,729
Signs and Striping	1,211,337	1,437,178	1,085,164	1,253,462	1,388,663	
Signals	1,239,687	1,433,429	1,453,476	1,673,480	1,659,464	
Street Lights	1,811,064	1,755,073	1,824,082	1,777,258	1,950,805	
Street Maintenance	699,225	1,569,052	1,893,058	2,300,036	1,877,934	6,988,994
Administration	2,774,369	2,402,651	3,133,094	3,661,398	3,531,296	695,618
Traffic Engineering	609,148	1,327,937	820,960	1,031,519	962,404	4,721,312
Additional Right-of-Way maintenance			714,407	555,426	518,692	649,725
Sidewalk Maintenance				51,068	127,382	609,942
Subtotal Street Maintenance Expenses	15,464,918	18,276,160	17,598,913	22,726,141	23,769,650	24,872,321
Transportation Debt Service Payments	632,219	636,378	638,981	651,144	648,930	-
Transfers to Transportation Capital	301,361	1,039,349	369,532	344,274	471,845	363,163
Total Street Maintenance Expenses	16,398,498	19,951,887	18,607,426	23,721,559	24,890,425	25,235,484
Revenues						
<u>Street Maintenance</u>						
Property Taxes	-	-	-	451,919	204	
REET 1 & 2	2,418,940	3,246,532	3,577,691	3,762,613	3,740,188	4,749,199
Motor Vehicle Fuel Tax	3,405,241	3,506,747	3,556,557	3,675,935	4,238,774	3,191,177
General Fund	9,845,456	11,763,428	11,763,428	10,988,176	9,307,926	10,500,739
Grants						1,668,000
SFS Revenues for O&M *			1,750,000	4,730,170	5,331,848	5,812,881
Miscellaneous	1,027,435	1,467,393	1,467,032	1,491,578	2,110,271	1,618,285
Total Street Maintenance Revenues	16,697,072	19,984,100	22,114,708	25,100,391	24,729,211	27,540,281

TRANSPORTATION DEBT						
Expenses						
Yearly Debt Service	5,154,058	5,166,410	4,634,217	4,582,824	4,579,280	3,929,685
Revenues						
<u>Debt Service Revenues</u>						
General Fund	2,076,537	2,085,119	1,554,012	1,487,122	1,485,171	1,485,760
Employee Surcharge	1,940,679	1,943,271	1,938,739	1,944,407	1,943,324	1,944,342
Motor Vehicle Fuel Tax	632,219	636,378	638,981	651,144	648,930	-
REET	504,624	501,642	502,485	500,151	501,855	499,583
Total Debt Service Revenues	5,154,059	5,166,410	4,634,217	4,582,824	4,579,280	3,929,685

TRANSPORTATION ENGINEERING						
Expenses						
<u>Transportation Engineering</u>						
Administration	46,722	13,289	12,756	51,050	21,662	
Street Design	333,772	424,785	561,563	492,702	550,170	
Transportation Planning	41,419	59,121	67,746	25,752	1,208	
Development Review	208,425	269,060	286,298	251,821	291,135	
Totals Transportation Engineering Expenses	630,338	766,255	928,363	821,325	864,175	***
Revenues						
<u>Transportation Engineering</u>						
General Fund	630,338	766,255	928,363	821,325	864,175	***

TRANSPORTATION CAPITAL						
Expenses (funds 330 & 331)						
<u>Transportation Capital Expenses</u>						
Capital Expenses	6,568,516	11,746,438	4,918,878	17,019,355	6,636,538	7,556,686
Revenues						
<u>Transportation Capital Revenues</u>						
REET	145,136	130,000	147,395	150,490	167,620	161,672
Grants	5,408,605	6,441,881	1,567,536	12,612,119	1,289,167	1,208,674
Developer Participation	736,692	76,212	63,504	27,544	6,000	479,686
Intergovernmental Loan Proceeds						
General Fund	526,037	222,737	21,867	220,862	34,468	37,431
Street Maintenance Fund	421,361	1,039,349	369,532	344,274	460,013	344,462
Transportation Special Revenue	67,256	23,584	72,444	337,237	76,656	906,982
TIF Funds	1,738,219	1,476,234	2,082,380	678,257	1,623,486	420,003
Bond Capital Fund	498,961	134,284	313,075	715,757	1,684,090	1,766,098
SFS Revenues for Capital *			-	821,308	1,811,832	1,818,701
Sale of land						848,000
Miscellaneous Revenue	444,287	964,301	520,549	240,146	201,287	596,523
Total Capital Revenues	9,986,554	10,508,582	5,158,282	16,147,994	7,354,619	8,588,231

* See SFS tabular sheet for further breakdown of SFS expenses and revenues.

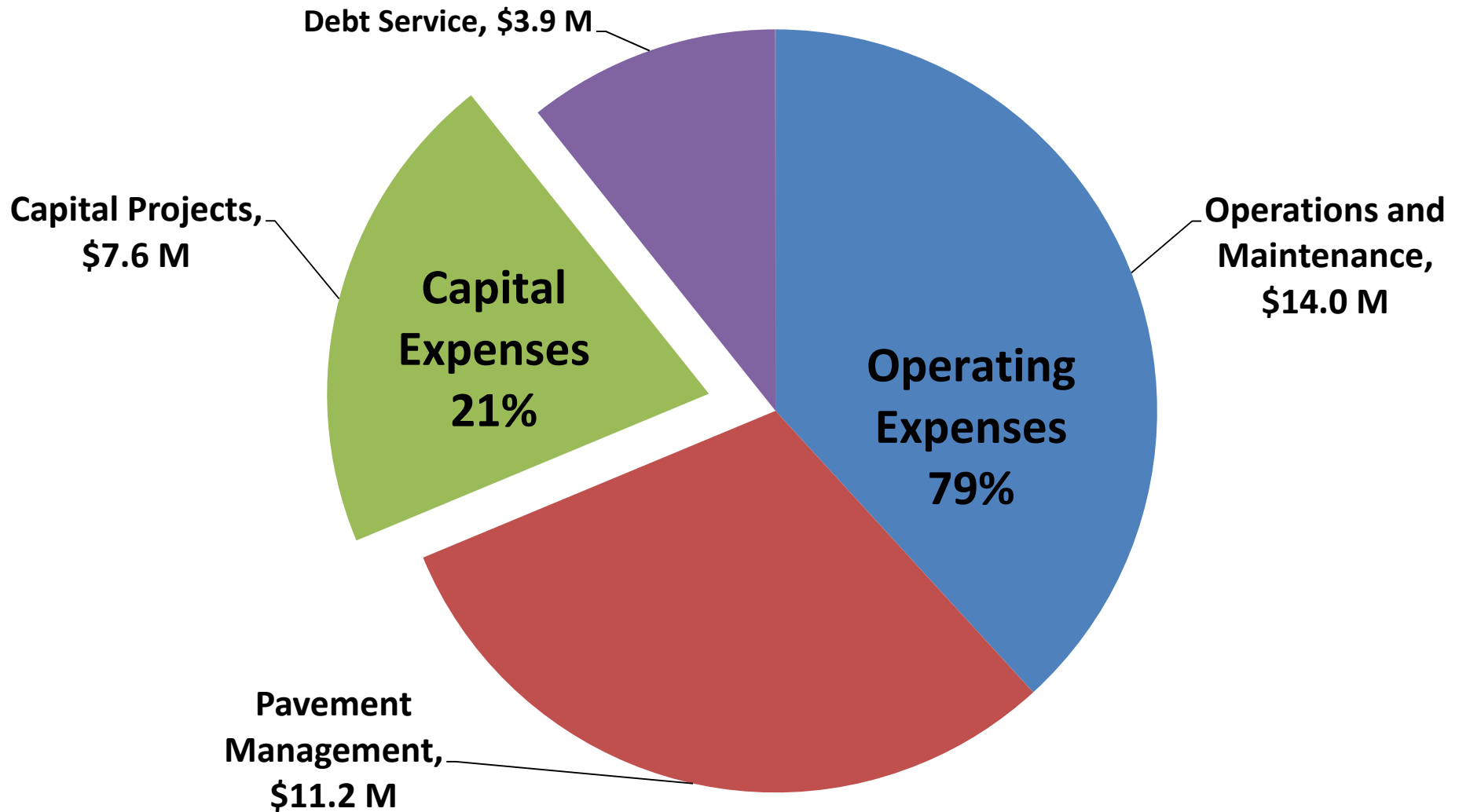
**In 2019 the City switch to a new financial system. Therefore, the categories for cost tracking are different.

***Starting in 2019 these costs are included in administration category of street maintenance above.

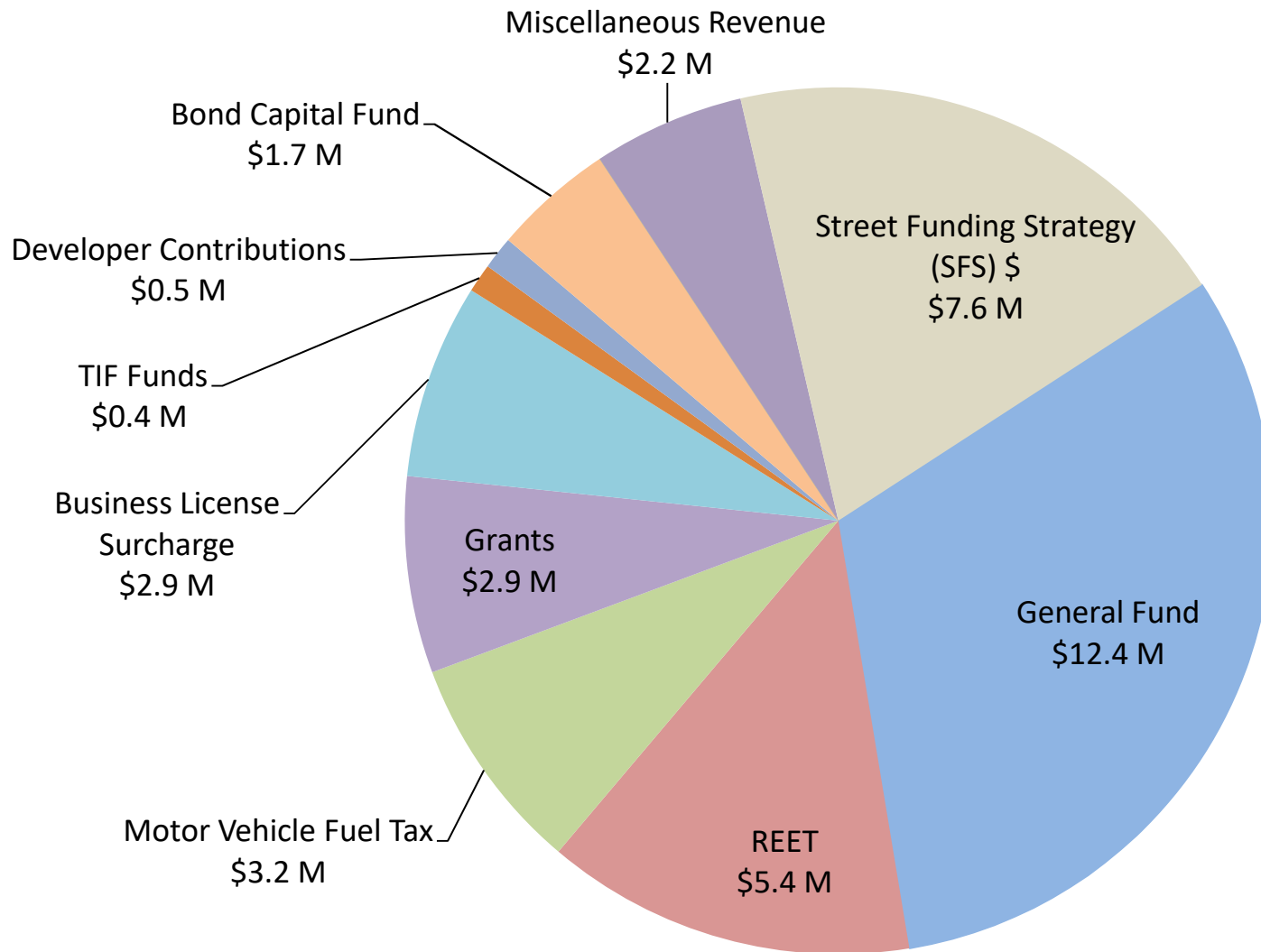
Street Funding Strategy Tabular Financial Data				
	Actuals 2016	Actuals 2017	Actuals 2018	Actuals 2019
SFS STREET MAINTENANCE				
Expenses				
Street Maintenance Fund 103				
Right of Way Maintenance	714,407	555,426	518,692	649,725
Pavement Management	2,881	3,259,688	9,267,579	9,489,632
Sidewalk Repair	-	51,068	127,382	503,685
Total Street Maintenance Fund 103 Expenses	717,288	3,866,182	9,913,653	10,643,042
Revenues				
Street Maintenance Fund 103				
Motor Vehicle Fuel Tax (additional)	488,771	345,738	480,005	476,312
Business License Surcharge (additional)	11,535	459,980	931,620	965,694
Retirement of Debt Service	1,000,000	1,000,000	1,000,000	1,400,000
TBD (Vehicle License Fee)		931,165	1,055,539	1,024,843
1.5% Utility Tax	-	1,722,822	1,864,684	1,946,031
Subtotal SFS revenues for Fund 103	1,500,306	4,459,705	5,331,848	5,812,881
General Fund				1,892,811
Grants			600,000	1,668,000
Transfer from fund 102			1,893,561	
REET 2			3,740,188	4,272,887
Miscellaneous (interest, interfund, etc.)	2,132	270,465	376,692	91,334
Total Fund 103 All Revenues	1,502,438	4,730,170	11,942,289	13,737,914
SFS TRANSPORTATION CAPITAL				
Expenses				
Fund 331 Transportation Capital				
Pavement Management	999,039	-		
Capital Projects	-	768,094	1,086,246	1,821,734
Total Fund 331 Expenses	999,039	768,094	1,086,246	1,821,734
Revenues				
Fund 331				
Business License Surcharge	460,936			266,324
1.5% Utility Tax	1,593,064			
Transfer from fund 103		21,308	11,832	18,701
TBD (Vehicle License Fee)	-	800,000	800,000	800,000
Subtotal SFS revenues for Fund 331	2,053,999	821,308	811,832	1,085,025
Transfer from fund 102		287,798	460,013	344,462
Transportation Impact Fees			126,046	84,550
Real Estate Excise Tax		150,490	156,811	161,672
Grants		13,820	202,861	749,502
Developer Participation				83,853
Miscellaneous (i.e. interest, interfund, etc.)	(1,425)	12,373	35,706	101,973
Total Fund 331 All Revenues	2,052,575	1,285,789	1,793,269	2,611,036
Transportation Benefit District Fund (TBD) Fund 634				
Expenses				
Fund 634 Expenses	None			
Transfer to fund 103 (Streets Maintenance)		931,165	1,055,539	1,049,336
Transfer to fund 330 (Capital Projects)			1,000,000	1,000,000
Transfer to fund 331 (Capital Projects)		800,000	800,000	800,000
Total Fund 634 Expenses		1,731,165	2,855,539	2,849,336
Revenues				
Fund 634 Revenues				
TBD (Vehicle License Fee)*	1,238,204	2,425,136	3,790,905	4,808,585
Miscellaneous (i.e. interest, interfund, etc.)	1,828	9,934	30,231	56,620
Total Fund 634 Expenses	1,240,032	2,435,070	3,821,136	4,865,205

*does not include approximately \$135k in 2019 revenues put into a separate account for refunds associated with I-976. I-976 eliminated any future vehicle license fee revenue for TBD.

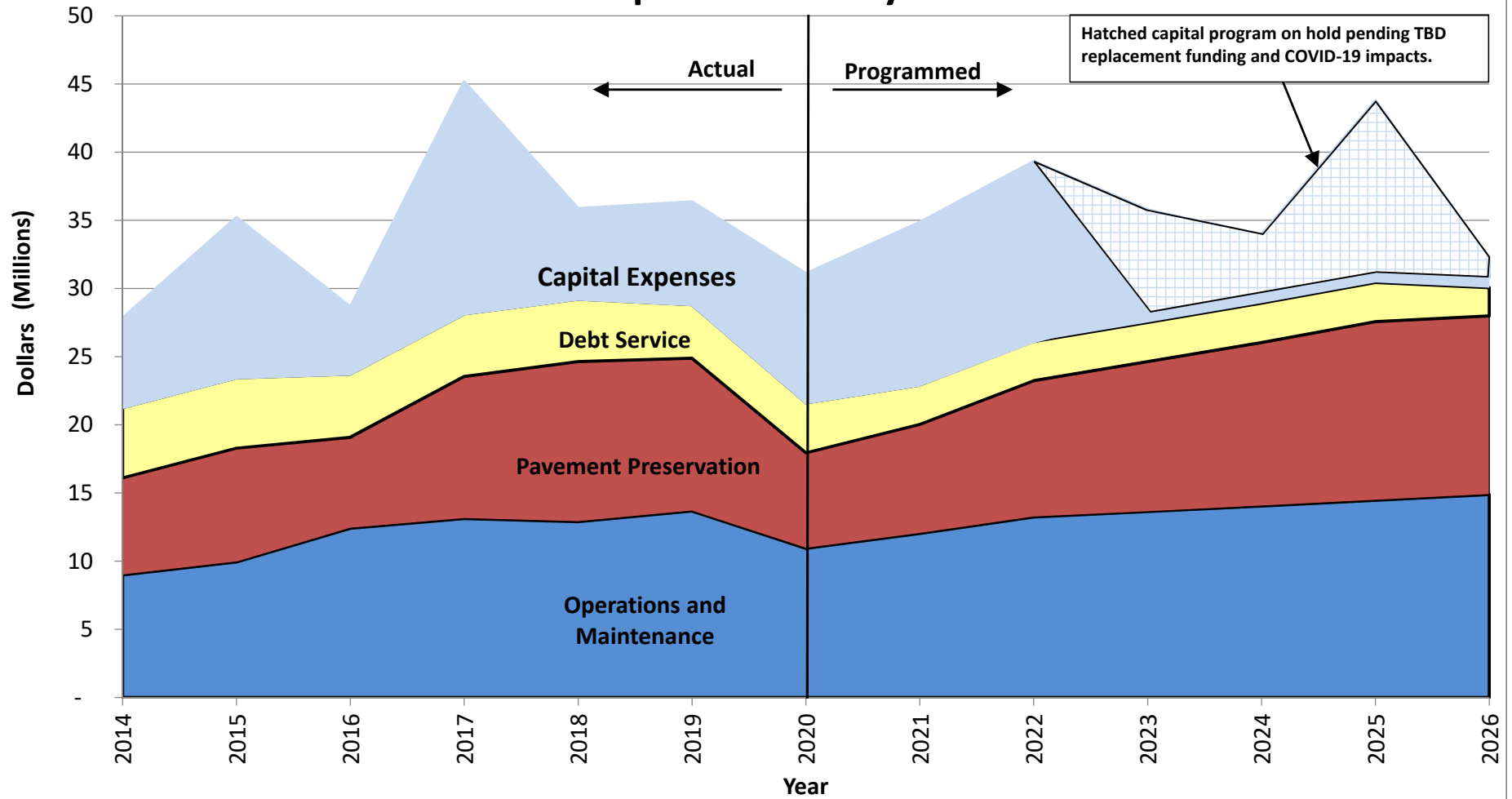
**2019 Streets Expenses Operating and Capital
\$36.7 Million**



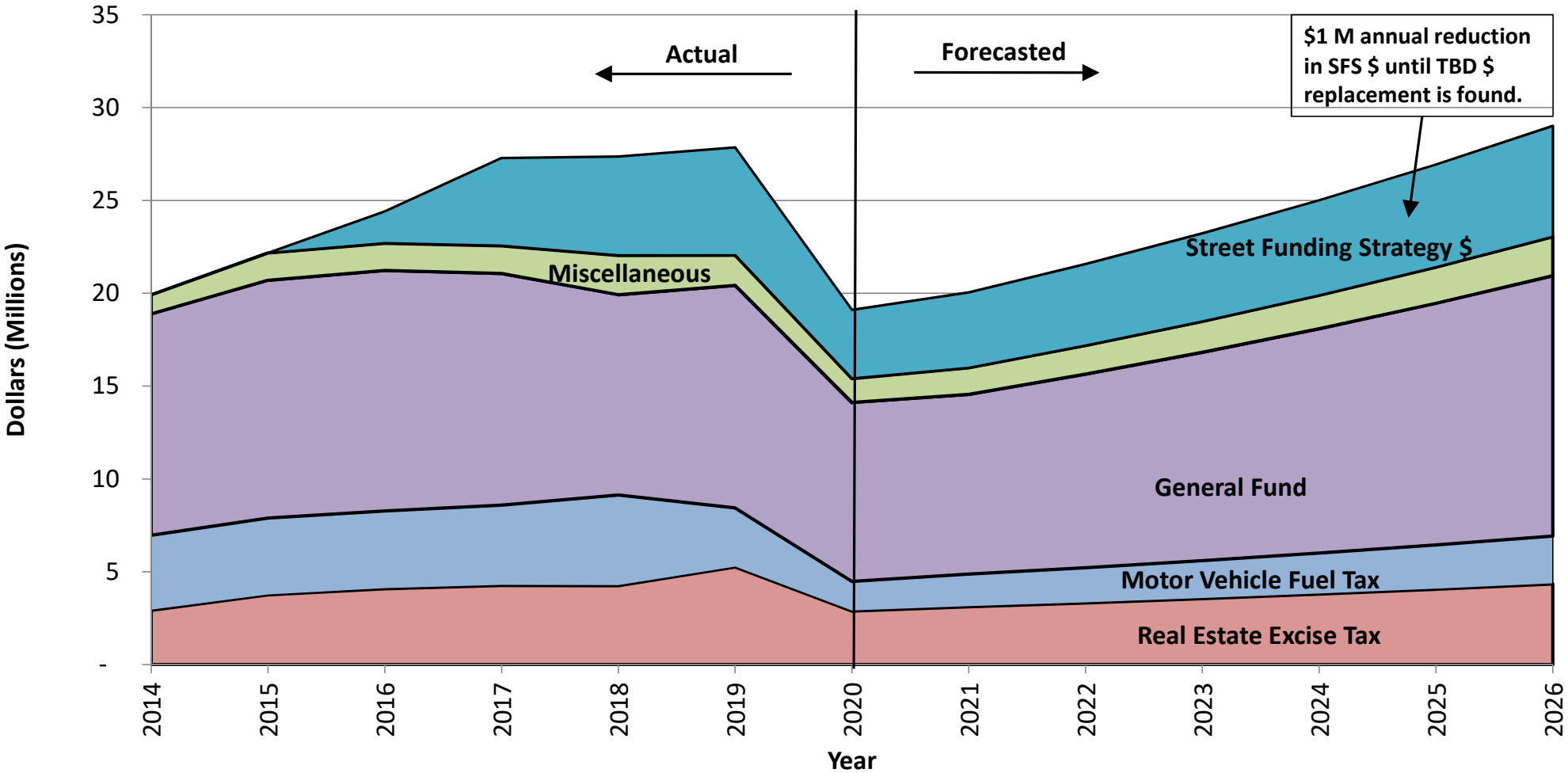
2019 Streets Revenue Operating and Capital \$39.2 Million



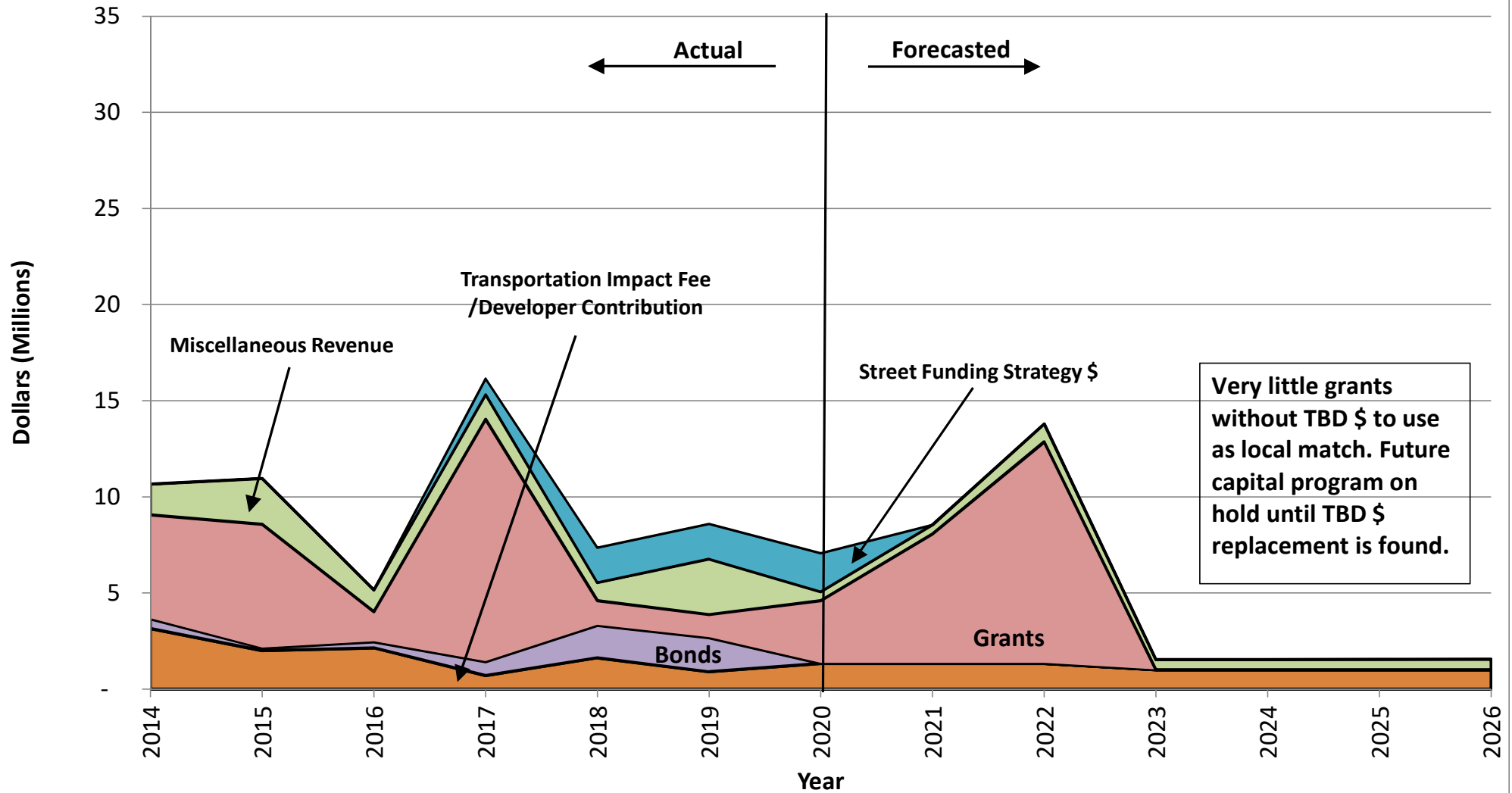
Total Streets Expenses History and Forecasts



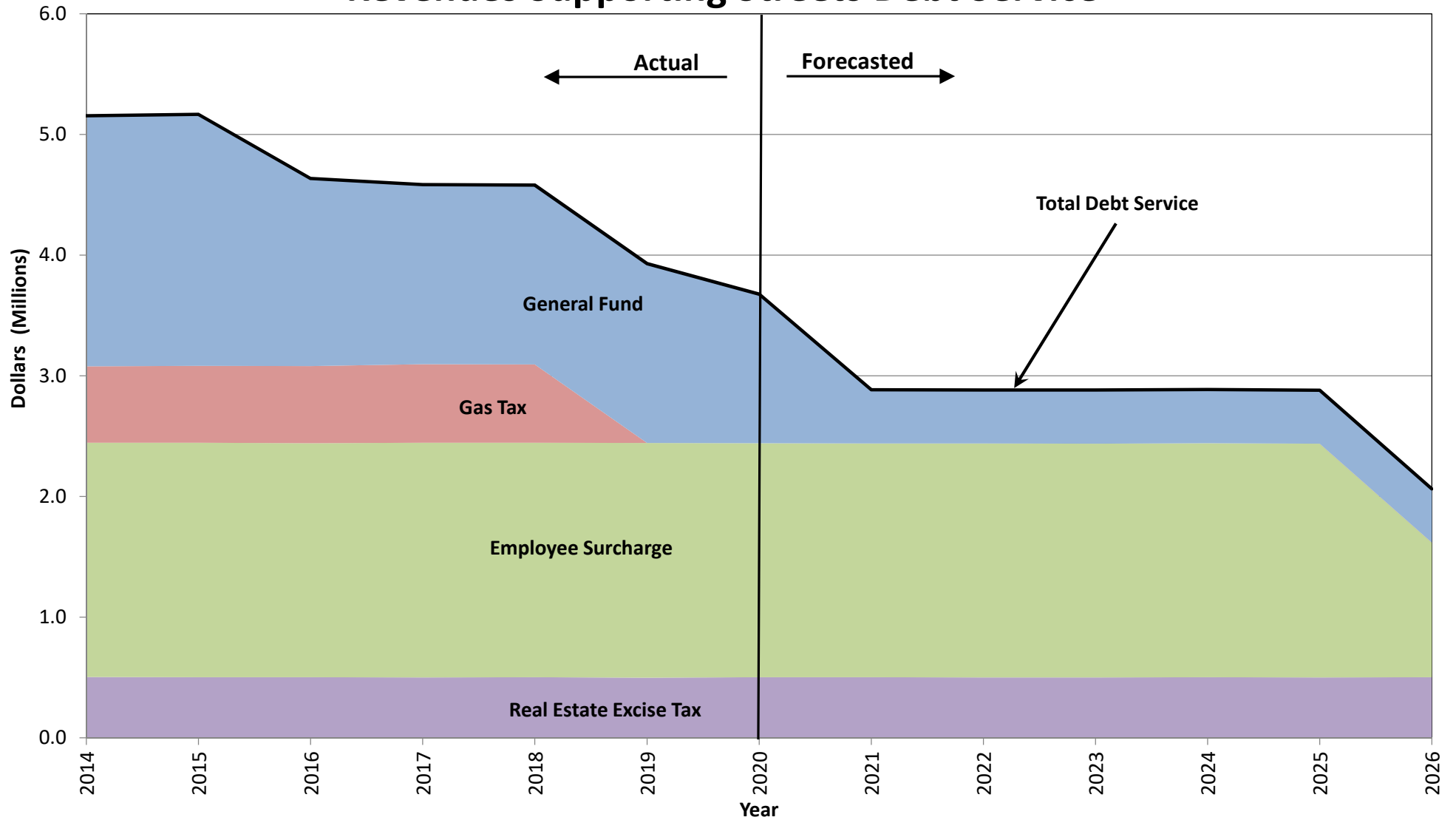
Revenue Supporting Street Operations, Pavement Preservation, and Debt Service



Revenues Supporting Streets Capital Projects & Programs



Revenues Supporting Streets Debt Service



2021-2026 Transportation Improvement Program

Recommended Allocation of Additional Street Funding Revenues (\$ in Millions)											
	2016 (actuals)	2017 (actuals)	2018 (actuals)	2019 (actuals)	2020 (planned)	2021 (planned)	2022 (planned)	2023 (planned)	2024 (planned)	2025 (planned)	2026 (planned)
Pavement Preservation	Starting in 2020 pavement preservation being reduced by \$500k/year until TBD revenue is replaced.										
Pavement Preservation Program (See Trans-A-241)	\$1.00	\$3.20	\$3.60	\$3.50	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
Pavement Reconstruction	Starting in 2020 no SFS money being allocated for pavement reconstruction until TBD revenue is replaced.										
Pavement Reconstruction Program (See TRANS A-421)				\$0.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Asset Replacement	Starting in 2020 no SFS money being allocated for asset replacement until TBD revenue is replaced.										
Traffic Signal and Lighting Sustainability (See Trans-A-237)		\$0.20	\$0.20	\$0.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mobility, Accessibility, Safety, Neighborhood Improvements	Starting in 2020 no SFS money being allocated for multimodal projects until TBD revenue is replaced.										
Neighborhood Traffic Calming Program (See TRANS-A-240)		\$0.10	\$0.10	\$0.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Multimodal Safety and Accessibility (See TRANS-A-844)		\$0.50	\$0.50	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sidewalk Management											
Sidewalk Management Program (TRANS-A-859)		\$0.05	\$0.13	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25
Grant Funded Projects	TBD allocated \$2 million towards 1st Street project in 2020. No other SFS money being allocated for grant projects until TBD revenue is replaced.										
Fourth Plain and Caples Pedestrian Improvements (see TRANS-844)		\$0.16									
Devine Pedestrian Improvements - Mill Plain to 18th St (see TRANS-871)			\$0.33								
NE 112th Ave Sidewalk - Chkalov to 9th St (see TRANS-852)			\$0.30								
NE 18th St NE 97th Ave to NE 107th Ave (See Trans 527)			\$1.00								
Evergreen Hwy Trail -- Image to Chelsea (See TRANS-740)			\$0.15								
NE 137th Ave - NE 49th St to NE Fourth Plain Blvd (See TRANS-275)			\$0.05	\$1.00							
NE 68th St Sidewalk Improvements (See TRANS-878)				\$0.10							
Mill Plain Blvd. - 104th Ave to Chkalov (See TRANS-678)				\$0.60							
SE 1st St. - SE 164th Ave. to SE 177th Ave. (See TRANS-268)				\$1.00	\$2.00						
Total Grant Funded	\$0.00	\$0.16	\$1.83	\$2.70	\$2.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Operations Activities Not Included in TIP but Included in Street Funding Recommendations

	2016 (actuals)	2017 (actuals)	2018 (actuals)	2019 (planned)	2020 (planned)	2021 (planned)	2022 (planned)	2023 (planned)	2024 (planned)	2025 (planned)	2026 (planned)
Maintain Right of Way and Increased Arterial Sweeping	\$0.72	\$0.55	\$0.52	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75	\$0.75

Six-Year Project List



Transportation Program TIP Changes

This section provides an overview of the changes from the previous 6 year project list (2020-2025) to this year's 6 year project list (2021-2026). The changes are segmented by: projects removed; projects added; and other changes.

<u>Projects Removed:</u>	<u>TIP ID:</u>	<u>Project Type:</u>	<u>Comments:</u>
Fruit Valley Rd – NW 61 st to NW 78 th	TRANS-536	Capacity	Project cancelled – replaced by TRANS 885
E. Mill Plain –104 th to Chaklov	TRANS-678	Capacity	Project completed in 2020
NW 32 nd Ave – SR 501 to Whitney	TRANS-816	Capacity	Project superseded by five projects TRANS-883 to TRANS-887
NE 9 th St. –Broadway to “C”	TRANS-834	Capacity	Project suspended – removed from list
SE 164 th Ave. and Mill Plain Intersection Improvements	TRANS-847	Traffic	Project completed
NE 112 th Ave – Chaklov to NE 9 th St	TRANS-852	Multimodal	Project completed in 2020
McLoughlin Complete Street – Reserve to Mill Plain	TRANS-862	Multimodal	Project completed
Fourth Plain and St. Johns Signal Improvement Project	TRANS-863	Traffic	Project completed
St. James and 42 nd St. Signal Improvement Project	TRANS-864	Traffic	Project completed
SE Tech Center Dr. Safety Imp. Project	TRANS-881	Multimodal	Project completed

<u>Projects Added:</u>	<u>TIP ID:</u>	<u>Project Type:</u>	<u>Comments:</u>
SR 501 and NW 32 nd Ave. Intersection	TRANS-883	Capacity	Project segment of former TRANS-816- NW 32 nd Ave Extension – shown on Unfunded list
Fruit Valley Rd. - NW 61 st Street to Burnt Bridge Creek	TRANS-884	Capacity	Project segment of former TRANS-816- NW 32 nd Ave Extension – shown on Unfunded list
Fruit Valley Rd. - NW 61 st Street to Burnt Bridge Creek	TRANS-885	Capacity	Project segment of former TRANS-816- NW 32 nd Ave Extension – shown on Unfunded list
Fruit Valley Rd. - Burnt Bridge Creek to NW Lakeshore Ave.	TRANS-886	Capacity	Project segment of former TRANS-816- NW 32 nd Ave Extension – shown on Unfunded list
NW Lakeshore Avenue and NW 78 th Street Intersection	TRANS-887	Capacity	Project segment of former TRANS-816- NW 32 nd Ave Extension – shown on Unfunded list
SE 192 nd Ave at SR 14 Interchange- Traffic Improvements	TRANS-888	Traffic	Roadway improvements for SE 192 nd at SR14 interchange - shown on Unfunded list
NE 18 th St. and N. Devine Rd. ADA Improvements	TRANS-889	Multimodal	To complete sidewalk along Devine - shown on Unfunded list
NE Fourth Plain Blvd. and Grand Blvd. - Pedestrian Improvement SW Corner	TRANS-890	Multimodal	Unfunded -Roadway improvements for SW Corner of Fourth Plain and Grand Ave.
E. Mill Plain Boulevard, Boise Ave. to Andresen	TRANS-891	Capacity	Roadway improvements for Heights - shown on Unfunded list
MacArthur Boulevard, E Mill Plain Blvd. to N. Andresen Rd.	TRANS-892	Capacity	Roadway improvements for Heights - shown on Unfunded list
N. Devine Rd – E. Mill Plain Blvd. to MacArthur Blvd.	TRANS-893	Capacity	Roadway improvements for Heights - shown on Unfunded list
Andresen Rd – E. Mill Plain Blvd. to Highland Dr.	TRANS-894	Capacity	Roadway improvements for Heights - shown on Unfunded list
MacArthur Blvd. at N. Devine Rd. Roundabout	TRANS-895	Traffic	Roadway improvements for Heights - shown on Unfunded list
MacArthur Blvd. at Andresen Rd. Roundabout	TRANS-896	Traffic	Roadway improvements for Heights - shown on Unfunded list

Mill Plain Fiber Network Downtown to SE 192nd Ave	TRANS-897	Enhancement	C-Tran proposal for coordinated project -fiber network from Downtown to SE 192 nd Ave
NE 115 th St. – NE 16 th St. to NE 18 th St.	TRANS-898	Capacity	Partially Funded street connection for two dead end streets – Developer funding \$250K
NE Fourth Plain Blvd. – Enhanced Pedestrian Crossings	TRANS-899	Multimodal	Unfunded pedestrian hybrid beacons and pedestrian refuges on E. Fourth Plain Blvd. between Fort Vancouver Way and Z St., at Neals Ln., and at Todd Rd./Rossiter Ln.
NE Fourth Plain Blvd. and Stapleton Rd. Intersection Improvements	TRANS-900	Multimodal	Unfunded enhanced pedestrian crossing to improve pedestrian safety and transit access at NE Fourth Plain Blvd. and Stapleton Rd.
NE Fourth Plain Blvd./SR 500 and NE 166 th Ave HAWK Signal	TRANS-901	Multimodal	Unfunded enhanced pedestrian crossing to improve pedestrian safety, and school and transit access
NE 112 th Ave. Sidewalk Completion – Sidewalk Infill vic. of NE 23 rd St.	TRANS-902	Multimodal	Unfunded project to infill sidewalk along this high pedestrian demand corridor

<u>Other Changes:</u>	<u>TIP ID:</u>	<u>Project Type:</u>	<u>Comments:</u>
Traffic Signal & Lighting Sustainability	TRANS-237	Traffic - Ongoing	I-976 impacts reduce 2021-2026 program funding by \$400k/yr.
Neighborhood Traffic Calming Program	TRANS-240	Ongoing-Traffic	I-976 impacts reduce 2021-2026 program funding by \$100K/yr.
Pavement Preservation Program	TRANS-241	Ongoing	I-976 impacts reduce 2021-2026 program funding by \$1M/yr., and COVID-19 pandemic further reduces SFS funding by \$2.4 M in 2020.
Bridge Inspection Program	TRANS-245	Ongoing	Now performed by professional services; budget increases from \$10k to \$50K/yr. for 2021-2023, and to \$30k/yr. 2023-2026
NE 137 th Ave. - NE 49 th St. to NE Fourth Plain Blvd.	TRANS-275	Capacity	Construction delayed indefinitely until TBD replacement revenue found.
Pavement Reconstruction Program	TRANS-421	Ongoing	I-976 impacts SFS revenues, and removes program funding until replacement revenue found – Moved to Unfunded List
NE 18 th St. - NE 164 th Ave. to NE 192 nd Ave.	TRANS-444	Capacity	Design delayed indefinitely until TBD replacement revenue found.
NE 18 th St – NE 97 th Ave to NE 107 th Ave	TRANS-527	Capacity	Construction delayed indefinitely until TBD replacement revenue found.
Jefferson St – W. Evergreen to W. Mill Plain Blvd	TRANS-531	Capacity	Construction delayed indefinitely until TBD replacement revenue found.
Evergreen Hwy. Pathway - Image Rd. to Chelsea	TRANS-740	Multimodal	Construction delayed indefinitely until TBD replacement revenue found.
Multimodal Safety and Accessibility	TRANS-844	Ongoing	I-976 impacts SFS revenues, and removes program funding until replacement revenue found – Moved to Unfunded List
Citywide Transportation Demand Management Program	TRANS-858	Multimodal	Project name revised from “Clark College TDM Pilots” to “Citywide Transportation Demand Management Program”
Westside Bike Mobility – Phase 1	TRANS-861	Multimodal	Project delayed to 2021 due to COVID-19.
SE 1 st St – SE 177 th Ave to SE 192 nd Ave	TRANS-870	Capacity	Moved out one year to 2022.

N. Devine Sidewalk Improvements –Idaho to NE 18 th St	TRANS-871	Multimodal	Sidewalk infill project. Grant now awarded & fully funded; schedule moved to 2021.
NE Fourth Plain Blvd. Safety Improvement Project – F St to Ft Vancouver Way	TRANS-872	Multimodal	Project scope now between F. St. and Ft. Vancouver Way. Project moved from Funded to Unfunded list.
Main Street Safety Improvement Project – Fourth Plain to 39 th St	TRANS-873	Multimodal	Moved to 2022 and from Partially Funded to Unfunded List.
5 th Street Pedestrian Improvements – Fort Vancouver to Reserve	TRANS-874	Multimodal	Grant awarded for design phase. Joint effort with NPS. Moved out one year to 2021
MacArthur Blvd and Mill Plain Multimodal Improvements	TRANS-882	Multimodal	Revised project name and moved out one year to 2021.

<u>Other:</u>	<u>Project Type:</u>	<u>Comments:</u>
Non-City Projects Added		
Non-City Projects Removed		
I-5 Ramp Metering	Capacity	WSDOT – Project Completed
Bus on Shoulder (I-5 and I-205)	Capacity	WSDOT – Project Completed
SR-500 Safety Improvements	Access Management	WSDOT Access management at Falk and Stapleton. – Project Completed



SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM
(2021-2026)

Note: All costs are in 2020 dollars. 2020 shown for reference only (6-year plan is for 2021-2026).

FUNDED PROJECTS/PROGRAMS

RANK	Project ID	Project Name	Project Type	Funding Type	Spent to Date (March-2020)	2020	2021	2022	2023	2024	2025	2026	6-Year Total	TIF Area old/new
						Planned Expenditures	Planned Expenditures	Planned Expenditures	Planned Expenditures	Planned Expenditures	Planned Expenditures	Planned Expenditures		
FUNDED PROJECTS/PROGRAMS														
			Capacity											
	TRANS-268	SE 1st St. - SE 164th Ave. to SE 177th Ave. Design Phase - Funded & started - from 164th to 177th Right-of-Way Phase - Funded & started - from 164th to 177th Construction Phase - Funded from 164th to 177th	Capacity	EXST \$			\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000	East City/Cascade
				SFS \$		\$1,250,000	\$0						\$0	
				GRANT \$		\$750,000	\$4,050,000						\$4,050,000	
				TOTAL \$	\$2,600,842	\$2,000,000	\$5,050,000	\$0	\$0	\$0	\$0	\$0	\$5,050,000	
			Traffic											
	TRANS-853	LED Street Light Retrofit Design Phase - Funded - Started Right-of-Way Phase - Not applicable Construction Phase - Funded - Started	Traffic	EXST \$		\$2,815,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Vancouver/Columbia
				SFS \$									\$0	
				GRANT \$									\$0	
				TOTAL \$	\$1,663,080	\$2,815,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	TRANS-877	Mill Plain Arrival on Green - I-205 to 164th Ave Design Phase - Funded - Not started Right-of-Way Phase - Not applicable Construction Phase - Funded - Not started	Traffic	EXST \$		\$20,000							\$0	Vancouver/Columbia
				SFS \$									\$0	
				GRANT \$		\$72,000							\$0	
				TOTAL \$	\$0	\$92,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
			Multimodal											
	TRANS-451	Destination Downtown TDM Design Phase - Funded - Started Right-of-Way Phase - Not applicable Construction Phase - Funded - Not started	Multimodal	EXST \$		\$8,000	\$8,000	\$0	\$0	\$0	\$0	\$0	\$8,000	Vancouver/Columbia
				SFS \$									\$0	
				GRANT \$		\$40,000	\$40,000						\$40,000	
				TOTAL \$		\$48,000	\$48,000	\$0	\$0	\$0	\$0	\$0	\$48,000	
	TRANS-854	Transportation System Plan (TSP) Update Design Phase - Funded - Started Right-of-Way Phase - Not applicable Construction Phase - Not applicable	Multimodal	EXST \$		\$250,000	\$750,000	\$0	\$0	\$0	\$0	\$0	\$750,000	City-Wide
				SFS \$									\$0	
				GRANT \$									\$0	
				TOTAL \$	\$13,072	\$250,000	\$750,000	\$0	\$0	\$0	\$0	\$0	\$750,000	
	TRANS-871	N. Devine Sidewalk Improvements – N. Idaho to NE 18th St. Design Phase - Funded - Started Right-of-Way Phase - Not applicable Construction Phase - Funded	Multimodal	EXST \$		\$0							\$0	Vancouver/Columbia
				SFS \$		\$0	\$0						\$0	
				GRANT \$		\$175,000	\$814,000						\$814,000	
				TOTAL \$	\$56,420	\$175,000	\$814,000	\$0	\$0	\$0	\$0	\$0	\$814,000	
	Trans-874	E. 5th Street Improvements - Fort Vancouver to Reserve (FLAP grant) Design Phase - Funded - FLAP Grant Right-of-Way Phase - Not applicable Construction Phase - Unfunded - Not started	Multimodal	PAVING \$		\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000	Vancouver/Columbia
				SFS \$		\$0							\$0	
				GRANT \$		\$0	\$500,000	\$500,000					\$1,000,000	
				TOTAL \$	\$892	\$0	\$600,000	\$500,000					\$1,100,000	
	Trans-882	MacArthur Blvd and Mill Plain Multimodal Improvements Design Phase - Funded -TIB Complete Streets Grant Right-of-Way Phase - Unfunded - Not started Construction Phase - Unfunded - Not started	Multimodal	EXST \$		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Vancouver/Columbia
				SFS \$		\$0							\$0	
				GRANT \$		\$0	\$300,000						\$300,000	
				TOTAL \$	\$156	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$300,000	
			Ongoing			2020	2021	2022	2023	2024	2025	2025	6 yr. total	
	TRANS-237	Traffic Signal and Lighting Sustainability	Ongoing	EXST \$		\$0	\$215,000	\$215,000	\$215,000	\$215,000	\$215,000	\$215,000	\$1,290,000	City-wide
				SFS \$		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
				GRANT \$									\$0	
				TOTAL \$	ongoing	\$0	\$215,000	\$215,000	\$215,000	\$215,000	\$215,000	\$215,000	\$1,290,000	



SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM
(2021-2026)

Note: All costs are in 2020 dollars. 2020 shown for reference only (6-year plan is for 2021-2026).

FUNDED PROJECTS/PROGRAMS

R A N K	Project ID	Project Name	Project Type	Funding Type	Spent to Date (March-2020)	2020	2021	2022	2023	2024	2025	2026	6-Year Total	TIF Area old/new	
						Planned Expenditures	Planned Expenditures	Planned Expenditures	Planned Expenditures	Planned Expenditures	Planned Expenditures	Planned Expenditures			
FUNDED PROJECTS/PROGRAMS															
	TRANS-865	Columbia Street and W. 13th Street Intersection Improvement (*funded by TRANS-237) Design Phase - Funded - Started Right-of-Way Phase - Funded - Not started Construction Phase - Funded - Not started	Traffic	EXST \$			\$0	\$0	\$0	\$0	\$0	\$0	\$0	Vancouver/Columbia	
				SFS \$									\$0		
				GRANT \$									\$0		
				TOTAL \$	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	TRANS-240	Neighborhood Traffic Calming Program Sub project carried over from 2018 includes: Enhanced pedestrian improvements at NW Lincoln Ave. at NW 43rd/44th St. Sub projects carried over from 2019 include: Crosswalk and related improvements at SE McGillivray Blvd. and SE 136th Ave., and speed radar feedback signs on NE Hearthwood Blvd. between NE 7th Way and SE 1st St.	Ongoing	EXST \$		\$0	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$1,020,000	City-wide	
				SFS \$		\$0							\$0		
				GRANT \$									\$0		
				TOTAL \$	ongoing	\$0	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$1,020,000		
	TRANS-241	Pavement Preservation Program 2020 projects will preserve over 48 lane miles, and include: Microsurfacing on Mill Plain from NE 177th Avenue to NE 184th Avenue, and chip seal on NE Fourth Plain Blvd. from I-205 to NE 117th Ave.	Ongoing	EXST \$		\$1,212,000	\$7,386,736	\$7,534,470	\$7,685,159	\$7,838,862	\$7,838,862	\$7,838,862	\$46,122,951	City-wide	
				SFS \$		\$3,950,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$9,000,000		
				GRANT \$									\$0		
				TOTAL \$	ongoing	\$5,162,000	\$8,886,736	\$9,034,470	\$9,185,159	\$9,338,862	\$9,338,862	\$9,338,862	\$55,122,951		
	TRANS-245	Bridge Inspection Program	Ongoing	EXST \$		\$10,000	\$50,000	\$50,000	\$50,000	\$30,000	\$30,000	\$30,000	\$240,000	City-wide	
				SFS \$									\$0		
				GRANT \$									\$0		
				TOTAL \$	ongoing	\$10,000	\$50,000	\$50,000	\$50,000	\$30,000	\$30,000	\$30,000	\$240,000		
														6-year Totals	
				EXST \$	Annually =	\$4,315,000	\$9,579,736	\$7,969,470	\$8,120,159	\$8,253,862	\$8,253,862	\$8,253,862	EXST \$	\$50,430,951	
				SFS \$	Annually =	\$5,200,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	SFS \$	\$9,000,000	
				GRANT \$	Annually =	\$1,037,000	\$5,704,000	\$500,000	\$0	\$0	\$0	\$0	GRANT \$	\$6,204,000	
				TOTAL \$	Annually =	\$10,552,000	\$16,883,736	\$9,969,470	\$9,620,159	\$9,753,862	\$9,753,862	\$9,753,862	TOTAL \$	\$65,734,951	
			Non-City												
		I-5 Interstate Bridge Replacement (unfunded)	Multi-agency												
		I-5 Interstate Bridge Trunnion Project	ODOT												
		I-5 Advance Travel Notification	WSDOT												
		SR 500 Pedestrian Safety Improvements	WSDOT												
		SR-14 (I-205 to 164th Ave) Widening (funded)	WSDOT												
		Mill Plain & I-5 Interchange Improvements (2022-2025)	WSDOT												
		Mill Plain (Port of Vancouver to I-5) Improvements (2018-2020)	WSDOT												
		Mill Plain BRT (funded)	C-Tran												
		VEHOPS (I-205)	WSDOT												
		Regional Origin-Destination Study	RTC												
		Lower River Road Trail Improvement (unfunded)	Port of Vancouver												



SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM
(2021-2026)

Note: All costs are in 2020 dollars. 2020 shown for reference only (6-year plan is for 2021-2026).

PARTIALLY FUNDED PROJECTS/PROGRAMS

RANK	Project ID	Project Name	Project Type	Funding Type	Spent to Date (March-2020)	2020	2021	2022	2023	2024	2025	2026	6-Year Total	TIF Area old/new
						Planned Expenditures	Planned Expenditures	Planned Expenditures	Planned Expenditures	Planned Expenditures	Planned Expenditures	Planned Expenditures		
PARTIALLY FUNDED PROJECTS/PROGRAMS														
			Capacity											
	TRANS-275	NE 137th Ave. - NE 49th St. to NE Fourth Plain Blvd. Design Phase - Funded - Started Right-of-Way Phase - Funded - Started Construction Phase - Partially Funded - Not started	Capacity	EXST \$		\$1,450,000			\$1,000,000				\$1,000,000	Evergreen/Pacific
				SFS \$		\$0	\$0		\$0	\$0		\$0		
				GRANT \$		\$970,000	\$1,000,000		\$5,820,000	\$2,100,000		\$8,920,000		
				TOTAL \$	\$2,356,603	\$2,420,000	\$1,000,000	\$0	\$6,820,000	\$2,100,000	\$0	\$0	\$9,920,000	
	TRANS-444	NE 18th St. - NE 142nd Ave. to NE 162nd Ave. Design Phase - Funded - Not started Right-of-Way Phase - Funded - Not started Construction Phase - Funding uncertain - Not started	Capacity	EXST \$		\$0						\$0	\$0	Evergreen & E. City/ Pacific & Cascade
				SFS \$		\$0		\$0				\$0	\$0	
				GRANT \$		\$0						\$750,000	\$750,000	
				TOTAL \$	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750,000	\$750,000	
	TRANS-527	NE 18th St. - NE 97th Ave. to NE 107th Avenue Design Phase - Funded - Started Right-of-Way Phase - Funded - Started Construction Phase - Funding uncertain - Not started	Capacity	EXST \$		\$1,000,000	\$500,000				\$1,000,000		\$1,500,000	Evergreen & E. City/ Pacific & Cascade
				SFS \$		\$0	\$0			\$0	\$0	\$0		
				GRANT \$		\$0	\$385,000	\$250,000		\$7,000,000		\$7,635,000		
				TOTAL \$	\$794,252	\$1,000,000	\$885,000	\$250,000	\$0	\$0	\$8,000,000	\$0	\$9,135,000	
	TRANS-531	Jefferson St. - W. Evergreen to W. Mill Plain Blvd Design Phase - Funded - Started Right-of-Way Phase - Funded - Not started Construction Phase - Funding uncertain - Not started	Capacity	EXST \$		\$250,000	\$500,000						\$500,000	Vancouver/Columbia
				SFS \$		\$0	\$0			\$0	\$0		\$0	
				GRANT \$		\$0				\$1,500,000	\$3,900,000		\$5,400,000	
				TOTAL \$	\$231,183	\$250,000	\$500,000	\$0	\$0	\$1,500,000	\$3,900,000	\$0	\$5,900,000	
	TRANS-870	SE 1st St. - SE 177th Ave. to SE 192nd Ave. Design Phase - funded by developer Right-of-Way Phase - Funded by developer Construction Phase - Unfunded - Not started	Capacity	EXST \$	Developer \$	\$0		\$1,000,000					\$1,000,000	East City/Cascade
				SFS \$		\$0		\$0					\$0	
				GRANT \$		\$0		\$10,000,000					\$10,000,000	
				TOTAL \$	\$9,020	\$0	\$0	\$11,000,000	\$0	\$0	\$0	\$0	\$11,000,000	
NEW	TRANS-898	NE 115th Ave. - NE 16th St. to NE 18th St. Design Phase - not funded Right-of-Way Phase - Funded by developer Construction Phase - Unfunded - Not started	Capacity	EXST \$	Developer \$	\$0	\$250,000						\$250,000	East City/Cascade
				SFS \$		\$0							\$0	
				GRANT \$		\$0							\$0	
				TOTAL \$	\$3,667	\$0	\$250,000	\$0	\$0	\$0	\$0	\$0	\$250,000	
			Traffic											
	TRANS-724	Hearthwood at SE 1st St. Design Phase - Funded - Started Right-of-Way Phase - Funded - Started Construction Phase - Funding uncertain - Not started	Traffic	EXST \$		\$150,000	\$150,000						\$150,000	East City/Cascade
				SFS \$								\$0		
				GRANT \$								\$0		
				TOTAL \$	\$73,690	\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$0	\$150,000	
			Multimodal											
	TRANS-740	Evergreen Hwy. Pathway - Image Rd. to Chelsea Design Phase - Funded - Started Right-of-Way Phase - Funded - Started Construction Phase - Unfunded - Not started	Multimodal	EXST \$		\$0							\$0	East City/Cascade
				SFS \$		\$0		\$0				\$0		
				GRANT \$		\$0		\$675,000				\$675,000		
				TOTAL \$	\$395,526	\$0	\$0	\$675,000	\$0	\$0	\$0	\$0	\$675,000	
	Trans-741	Evergreen Hwy. Pathway - Columbia Springs to SE 164th Ave. Design Phase - Partially funded by citizen group - Started Right-of-Way Phase - Unfunded - Not started Construction Phase - Unfunded - Not started	Multimodal	EXST \$		\$0							\$0	East City/Cascade
				SFS \$		\$0						\$0		
				GRANT \$		\$0						\$0		
				TOTAL \$	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	TRANS-843	Evergreen Hwy Pathway - Weber Arboretum to 100th Court Design Phase - Funded - Started Right-of-Way Phase - Funded -Started Construction Phase - Unfunded - Not started	Multimodal	EXST \$		\$50,000							\$0	East City/Cascade
				SFS \$		\$0						\$0		
				GRANT \$		\$0						\$0		
				TOTAL \$	\$48,355	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Trans-850	NW Neighborhood Connectivity Improvements - Franklin Elementary Design Phase - Partially Funded - Started Right-of-Way Phase - Funded- Started Construction Phase - Partially Funded - Not started	Multimodal	EXST \$		\$0							\$0	Vancouver/Columbia
				SFS \$		\$0	\$0					\$0		
				GRANT \$		\$50,000	\$500,000					\$500,000		
				TOTAL \$	\$180,685	\$50,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	
	Trans-861	Westside Bike Mobility Design Phase - Partially Funded Right-of-Way Phase - Unfunded - Not started Construction Phase - Unfunded - Not started	Multimodal	EXST \$		\$0	\$1,000,000						\$1,000,000	Vancouver/Columbia
				SFS \$		\$0						\$0		
				GRANT \$		\$0						\$0		
				TOTAL \$	\$117,491	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000	



SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM
(2021-2026)

Note: All costs are in 2020 dollars. 2020 shown for reference only (6-year plan is for 2021-2026).

PARTIALLY FUNDED PROJECTS/PROGRAMS

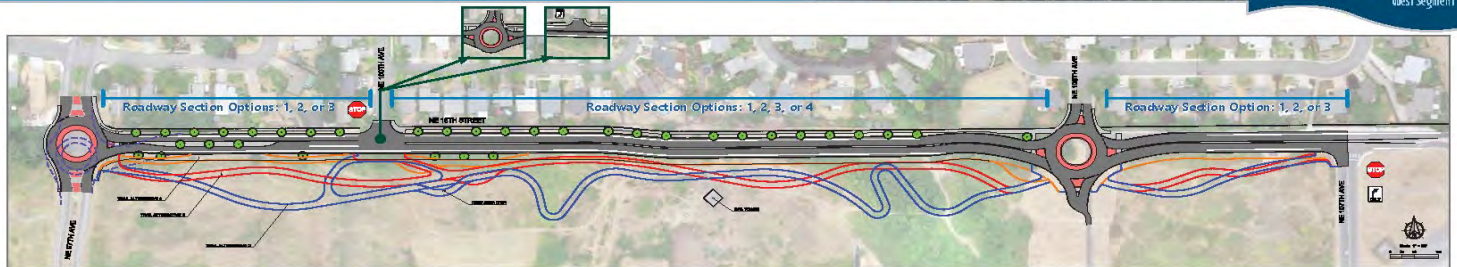
						2020	2021	2022	2023	2024	2025	2026		
RANK	Project ID	Project Name	Project Type	Funding Type	Spent to Date (March-2020)	Planned Expenditures	Planned Expenditures	Planned Expenditures	Planned Expenditures	Planned Expenditures	Planned Expenditures	Planned Expenditures	6-Year Total	TIF Area old/new
PARTIALLY FUNDED PROJECTS/PROGRAMS														
	Trans-878	NE 68th St. Sidewalk Design Phase - Funded - Started Right-of-Way Phase - Not Applicable Construction Phase - Partially Funded	Multimodal	EXST \$		\$0							\$0	Vancouver/Columbia
				SFS \$		\$0						\$0		
				GRANT \$		\$0	\$400,000	\$100,000				\$500,000		
				TOTAL \$	\$127,286	\$0	\$400,000	\$100,000	\$0	\$0	\$0	\$0	\$500,000	
			Ongoing											
	TRANS-859	Sidewalk Management Program	Ongoing	EXST \$		\$0							\$0	City-wide
				SFS \$		\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,500,000	
				GRANT \$		\$0							\$0	
				TOTAL \$	ongoing	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,500,000	
														6-year Totals
				EXST \$	Annually =	\$2,900,000	\$2,400,000	\$1,000,000	\$1,000,000	\$0	\$1,000,000	\$0	EXST \$	\$5,400,000
				SFS \$	Annually =	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	SFS \$	\$1,500,000
				GRANT \$	Annually =	\$1,020,000	\$2,285,000	\$11,025,000	\$5,820,000	\$3,600,000	\$10,900,000	\$750,000	GRANT \$	\$34,380,000
				TOTAL \$	Annually =	\$4,170,000	\$4,935,000	\$12,275,000	\$7,070,000	\$3,850,000	\$12,150,000	\$1,000,000	TOTAL \$	\$41,280,000

RANK						2021	↔	2026		
	Project ID	Project Name	Project Type	Phase	Spent to Date (March, 2020)				Scoping Level Estimate	TIF Area old/new
UNFUNDED PROJECTS/PROGRAMS										
			Capacity							
	TRANS-274	NE 28th St. - NE 142nd Ave. to NE 162nd Ave.	Capacity						\$10-12 mill	Evergreen/Pacific
			Total		\$0	←	No Funding	→		
	TRANS-279	NE 49th St. - NE 122nd Ave. to NE 137th Ave.	Capacity						\$9-11 mill	Evergreen/Pacific
			Total		\$0	←	No Funding	→		
	TRANS-281	NE 18th St. - NE 87th Ave. to NE 97th Ave.	Capacity						\$14-16 mill	Evergreen & East City/ Pacific & Cascade
			Total		\$0	←	No Funding	→		
	TRANS-349	NE 18th St. - NE 164th Ave. to NE 192nd Ave.	Capacity						\$18-20 mill	Evergreen & East City/ Pacific & Cascade
			Total		\$0	←	No Funding	→		
	TRANS-583	NE 87th Ave./ Lieser Rd. Realignment	Capacity						\$5-6 mill	Vancouver/Cascade
			Total		\$0	←	No Funding	→		
	TRANS-607	NE 192nd Ave. - SE 1st St. to NE 18th St.	Capacity						\$20 mill	East City/Cascade
			Total		\$0	←	No Funding	→		
	TRANS-680	Columbia Shores Blvd. at Columbia Way - BNSF Undercrossing Widening	Capacity						\$25-30 mill	Vancouver/Columbia
			Total		\$0	←	No Funding	→		
	TRANS-712	NE 59th St. - NE 147th Ave. to NE 162nd Ave.	Capacity						\$7-9 mill	Evergreen/Pacific
			Total		\$0	←	No Funding	→		
	TRANS-716	NE 9th St. - NE 172nd Ave. to NE 192nd Ave.	Capacity						\$10-12 mill	East City/Cascade
			Total		\$0	←	No Funding	→		
	TRANS-717	NE 182nd Ave. - SE 1st St. to NE 18th St.	Capacity						\$12-14 mill	East City/Cascade
			Total		\$0	←	No Funding	→		
	TRANS-718	NE 162nd Ave. - SE 1st St. to NE 9th St.	Capacity						\$11-13 mill	East City/Cascade
			Total		\$0	←	No Funding	→		
	TRANS-719	NE 112th Ave. - E. Mill Plain Blvd. to NE 28th St.	Capacity						\$2-3 mill	East City/Cascade
			Total		\$0	←	No Funding	→		
	TRANS-825	NE 54th Street - NE 15th Ave. to NE Saint James Rd.	Capacity						\$14 mill	Vancouver/Columbia
			Total		\$0	←	No Funding	→		
	TRANS-826	NE 104th Avenue - Mill Plain Blvd. to 14th Street	Capacity						\$10-12 mill	East City/Cascade
			Total		\$0	←	No Funding	→		
	TRANS-827	NE 104th Avenue - 14th Street to NE 18th St	Capacity						\$10-12 mill	East City/Cascade
			Total		\$0	←	No Funding	→		
	TRANS-847	SE 164th Avenue and Mill Plain Intersection Improvements	Capacity						\$.5 mill	East City/Cascade
			Total		\$0	←	No Funding	→		
NEW	TRANS-883	NW 32nd Avenue and SR 501 Intersection	Capacity	PSE	\$0				\$2 mil	Vancouver/Columbia
			Total		\$0	←	No Funding	→		
NEW	TRANS-884	NW 38 th Circle to NW 61 st Street	Capacity	PSE	\$0				\$64 mil	Vancouver/Columbia
			Total		\$0	←	No Funding	→		
NEW	TRANS-885	Fruit Valley Rd. - NW 61st St. to Burnt Bridge Creek	Capacity	PSE	\$0				\$49 mil	Vancouver/Columbia
			Total		\$0	←	No Funding	→		
NEW	TRANS-886	Fruit Valley Rd. - Burnt Bridge Creek to NW Lakeshore Ave	Capacity	PSE	\$0				\$10 mil	Vancouver/Columbia
			Total		\$0	←	No Funding	→		
NEW	TRANS-887	NW Lakeshore Avenue and NW 78 th Street Intersection	Capacity	PSE	\$0				\$2 mil	Vancouver/Columbia
			Total		\$0	←	No Funding	→		
NEW	TRANS-891	E. Mill Plain - Boise to Andresen	Capacity	PSE	\$0				\$10 mil	Vancouver/Columbia/Cascade
			Total		\$0	←	No Funding	→		
NEW	TRANS-892	MacArthur Boulevard - E Mill Plain Blvd. to N. Andresen Road	Capacity	PSE	\$0				\$15 mil	Vancouver/Columbia/Cascade
			Total		\$0	←	No Funding	→		
NEW	TRANS-893	N. Devine Rd. - E. Mill Plain Blvd. to MacArthur Blvd.	Capacity	PSE	\$0				\$4 mil	Vancouver/Columbia/Cascade
			Total		\$0	←	No Funding	→		
NEW	TRANS-894	N Andresen Rd. - E. Mill Plain Blvd. to Highland Dr.	Capacity	PSE	\$0				\$10 mil	Vancouver/Columbia/Cascade
			Total		\$0	←	No Funding	→		
			Traffic							
	TRANS-363	SE 136th Ave. at SE 7th St.	Traffic	PSE	\$0				\$0.2-0.5 mill	East City/Cascade
			Total		\$0	←	No Funding	→		
	TRANS-603	MacArthur Blvd., S. Lieser Rd. and St. Helens Ave. Intersection	Traffic	PSE	\$0				\$3.5 mill	Vancouver/Columbia
			Total		\$0	←	No Funding	→		
	TRANS-722	St Johns Blvd. and NE 68th St	Traffic	PSE	\$0				\$0.5-1 mill	Vancouver/Columbia
			Total		\$0	←	No Funding	→		
	TRANS-723	SE 20th St. and SE 176th Ave.	Traffic	PSE	\$0				\$0.5-1 mill	East City/Cascade
			Total		\$0	←	No Funding	→		
	TRANS-746	SE McGillivray Blvd. and SE 166th Ave.	Traffic	PSE	\$0				\$.1M	East City/Cascade
			Total		\$0	←	No Funding	→		
	TRANS-818	NE Burton/28th Street - NE Andresen Rd. to NE 138th Ave.	Traffic	PSE	\$0				\$1-2 mill	Evergreen/Pacific
			Total		\$0	←	No Funding	→		
	TRANS-819	NW Fruit Valley Rd. at La Frambois Rd.	Traffic	PSE	\$0				\$0.5-1 mill	Vancouver/Columbia
			Total		\$0	←	No Funding	→		
	TRANS-839	NE 152nd Ave. and Fourth Plain Blvd. Signal	Traffic	PSE	\$0				\$0.5-1 mill	Evergreen/Pacific
			Total		\$0	←	No Funding	→		
	TRANS-848	SE 164th Avenue and SE 12th Street Intersection Improvements	Traffic	PSE	\$0				\$0.5-1 mill	East City/Cascade
			Total		\$0	←	No Funding	→		
	TRANS-851	NE 192nd Avenue and NE 13th Street intersection improvements	Traffic	PSE	\$0				\$0.3-0.5 mill	East City/Cascade
			Total		\$0	←	No Funding	→		
	TRANS-856	NE 18th Street and NE 172nd Avenue Intersection Improvements	Traffic	PSE	\$0				\$0.3-0.5 mill	East City/Cascade
			Total		\$0	←	No Funding	→		
	TRANS-866	W. Fourth Plain Boulevard and Franklin Street Intersection Improvements	Traffic	PSE	\$0				\$0.3-0.5 mill	Citywide
			Total		\$0	←	No Funding	→		
	TRANS-867	NE 162nd and NE 34th Signal	Traffic	PSE	\$0				\$0.3-0.5 mill	Citywide
			Total		\$0	←	No Funding	→		
	TRANS-868	St. Johns Blvd. and Fort Vancouver Way Intersection Improvements	Traffic	PSE	\$0				\$0.3-0.5 mill	Citywide
			Total		\$0	←	No Funding	→		
	TRANS-869	Annual Arterial Street Light Program	Traffic	PSE	\$0					Citywide
			Total		\$0	←	No Funding	→		
	TRANS-879	Columbia House Blvd and Grove St. Signal Upgrade	Traffic	PSE	\$0				\$0.3-0.5 mill	Vancouver/Columbia
			Total		\$0	←	No Funding	→		

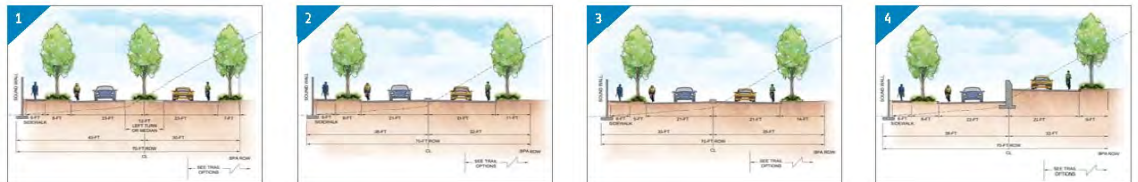
						2021	↔	2026		
RANK	Project ID	Project Name	Project Type	Phase	Spent to Date (March, 2020)				Scoping Level Estimate	TIF Area old/new
UNFUNDED PROJECTS/PROGRAMS										
	TRANS-880	McGillivray and Village Loop Drive -	Traffic	PSE	\$0				\$0.3-0.5 mil	East City/Cascade
				Total	\$0	←	No Funding	→		
NEW	TRANS-888	SE 192nd Ave at SR 14 Interchange - Traffic Improvements	Traffic	PSE	\$0				\$2-5 mil	East City/Cascade
				Total	\$0	←	No Funding	→		
NEW	TRANS-895	MacArthur Blvd. at N. Devine Rd. Roundabout	Traffic	PSE	\$0				\$1 - 1.5 mil	Vancouver/Columbia/Cascade
				Total	\$0	←	No Funding	→		
NEW	TRANS-896	MacArthur Blvd. at Andresen Rd. Roundabout	Traffic	PSE	\$0				\$1 - 1.5 mil	Vancouver/Columbia/Cascade
				Total	\$0	←	No Funding	→		
			Multimodal							
	TRANS-258	E. Fourth Plain Blvd. - Ft. Vancouver Way to NE Andresen Rd.	Multimodal	PSE	\$0				\$2-3 mil	Vancouver/Columbia
				Total	\$0	←	No Funding	→		
	TRANS-495	Main St. Reconstruction - 5th St. to 15th Street	Multimodal	PSE	\$0				\$11-13 mil	Vancouver/Columbia
				Total	\$0	←	No Funding	→		
	TRANS-742	Evergreen Hwy. Pathway - SE 164th Ave. to east City Limits	Multimodal	PSE	\$0				\$7 mil	East City/Cascade
				Total	\$0	←	No Funding	→		
	TRANS-857	SE 10th Street Sidewalks - SE 98th Avenue to Ellsworth Road	Multimodal	PSE	\$0				\$1-2 mil	Evergreen/Pacific
				Total	\$0	←	No Funding	→		
	TRANS-858	Citywide Transportation Demand Management Program	Multimodal	PSE	\$0				\$.5 mil	Vancouver/Columbia
				Total	\$0	←	No Funding	→		
	TRANS-872	NE Fourth Plain Blvd. Safety Improvement Project - F St to Ft Vancouver Way	Multimodal	PSE	\$0				\$0.9 mil	Vancouver/Columbia
				Total	\$0	←	No Funding	→		
	TRANS-873	Main Street Safety Improvement Project - Fourth Plain Blvd to 39th St	Multimodal	PSE	\$0				\$0.5-1 mil	Vancouver/Columbia
				Total	\$0	←	No Funding	→		
NEW	TRANS-889	NE 18th St. and N. Devine Rd. ADA Improvements	Multimodal	PSE	\$0				\$.5 mil	Vancouver/Columbia
				Total	\$0	←	No Funding	→		
NEW	TRANS-890	NE Fourth Plain Blvd. and Grand Blvd. - Pedestrian Improvement SW Corner	Multimodal	PSE	\$0				\$.7 mil	Vancouver/Columbia
				Total	\$0	←	No Funding	→		
NEW	TRANS-899	NE Fourth Plain Blvd. - Enhanced Pedestrian Crossings	Multimodal	PSE	\$0				\$.75 mil	Vancouver/Columbia
				Total	\$0	←	No Funding	→		
NEW	TRANS-900	NE Fourth Plain Blvd. and Stapleton Rd. Intersection Improvements	Multimodal	PSE	\$0				\$.15 mil	Vancouver/Columbia
				Total	\$0	←	No Funding	→		
NEW	TRANS-901	NE Fourth Plain Blvd./SR 500 and NE 166th Ave. HAWK Signal	Multimodal	PSE	\$0				\$.41 mil	Vancouver/Columbia
				Total	\$0	←	No Funding	→		
NEW	TRANS-902	NE 112th Ave Sidewalk Completion – Sidewalk Infill vicinity of NE 23rd St.	Multimodal	PSE	\$0				\$.36 mil	Vancouver/Columbia
				Total	\$0	←	No Funding	→		
			Other							
	TRANS-421	Pavement Reconstruction Program	Ongoing	Total	\$0				\$500K to \$1M annually	Citywide
						←	No Funding	→		
	TRANS-836	Evergreen Blvd. Bridge over Blandford	Safety	PSE	\$0				\$15-20 mil	Vancouver/Columbia
				Total	\$0	←	No Funding	→		
	TRANS-838	Evergreen Highway Pavement Project (Scope and extent of this project is under review)	Reconstruction	PSE	\$0				\$40-50 mil	East City/Cascade
				Total	\$0	←	No Funding	→		
	TRANS-844	Multimodal Safety and Accessibility	Ongoing	PSE	\$0				\$3.0 mil	Vancouver/Columbia
				Total	\$0	←	No Funding	→		
NEW	TRANS-897	Mill Plain Fiber Network - Downtown to SE 192nd Ave. (Scope and extent of this project is under review)	Reconstruction	PSE	\$0				\$22 mil	East City/Cascade
				Total	\$0	←	No Funding	→		

Roundabout Intersections Concept

Improving NE 18th Street
West Segment

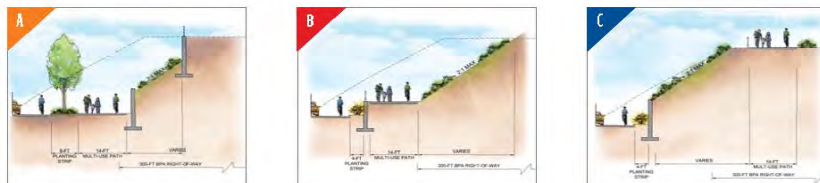


Roadway Section Options



Multi-Use Trail Options

Colors correspond with trail layouts above.



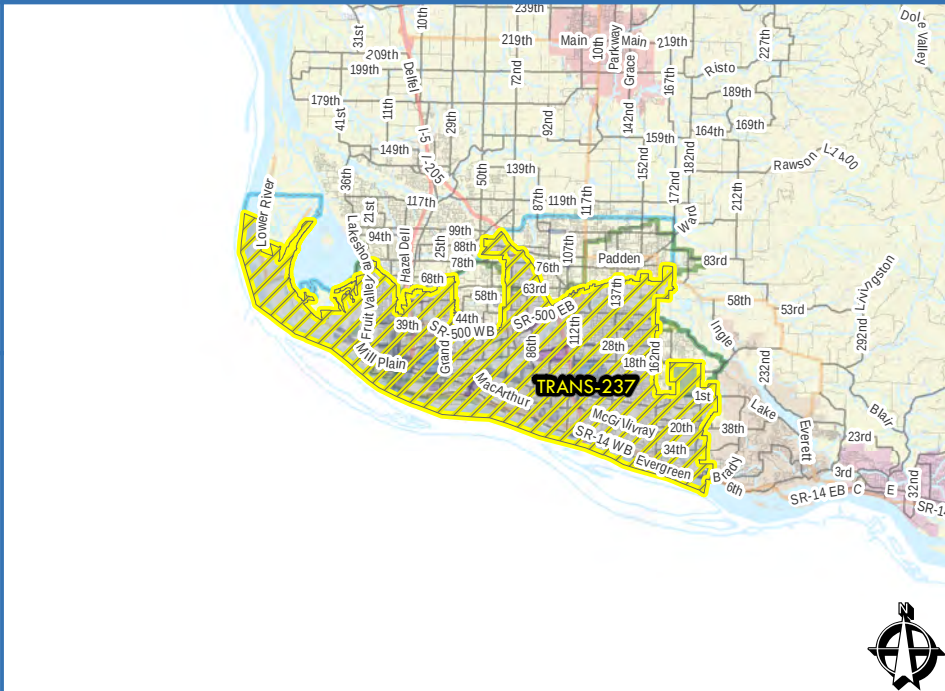


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **TRAFFIC SIGNAL SUSTAINABILITY**

PROJECT EXTENT: **CITYWIDE**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Ongoing
Project Status:	Ongoing
Funding Status:	Funded

PROJECT DESCRIPTION

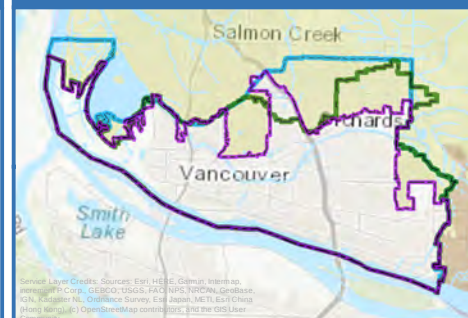
Project Description / Comments

Ongoing updating of traffic signals at locations throughout the City. Updates may include but are not limited to adding left-turn phasing, signal heads, pedestrian push-button and detectors, as well as removing a type of operation, changing detector setup or making other improvements. Sub projects for 2020/21 include : TRANS-865 - Columbia and W. 13th St Signal Improvement Project for \$350,000. I-976 impacts SFS revenue, reducing this program's funding by \$200,000/year until replacement revenue is found. Current budget is now \$215,000/yr.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Funded
Existing Funds:	Yes
SFS Funds:	Yes
Grant Funds:	No
Total Proj. Cost:	
*Start of Construction (Year):	Ongoing

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

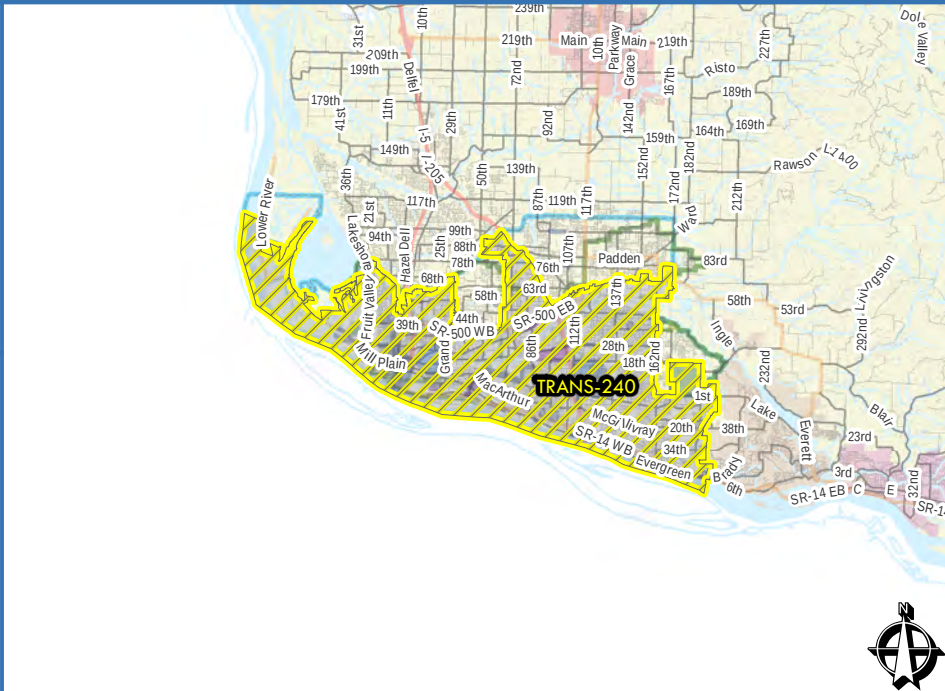


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NEIGHBORHOOD TRAFFIC CALMING PROGRAM**

PROJECT EXTENT: **CITYWIDE**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Ongoing
Project Status:	Ongoing
Funding Status:	Funded

PROJECT DESCRIPTION

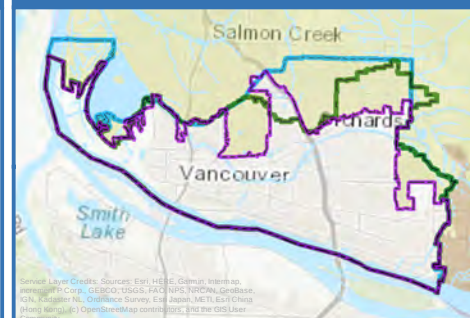
Project Description / Comments

Projects implemented as part of the ongoing Neighborhood Traffic Calming Program help slow neighborhood traffic and enhance livability. These projects may address education and awareness on reducing speeds, pedestrian and bicyclist safety, and other strategies to improve neighborhood mobility. At time of publication, 2019 projects are now on hold, with no projects planned for 2020. Projects on hold include those carried forward from previous years: NW Lincoln Avenue at NW 43rd/44th streets crosswalk enhancements (2018), NE Hearthwood Boulevard radar feedback signs (between NE 7th Way and SE 1st Street, 2019), and SE McGillivray Boulevard at SE 136th Avenue crosswalk enhancements (2019). Program budget is eliminated for 2020, with proposed annual 2021 -2026 budget of \$170,000/yr.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Funded
Existing Funds:	Yes
SFS Funds:	Yes
Grant Funds:	No
Total Proj. Cost:	
*Start of Construction (Year):	Ongoing

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

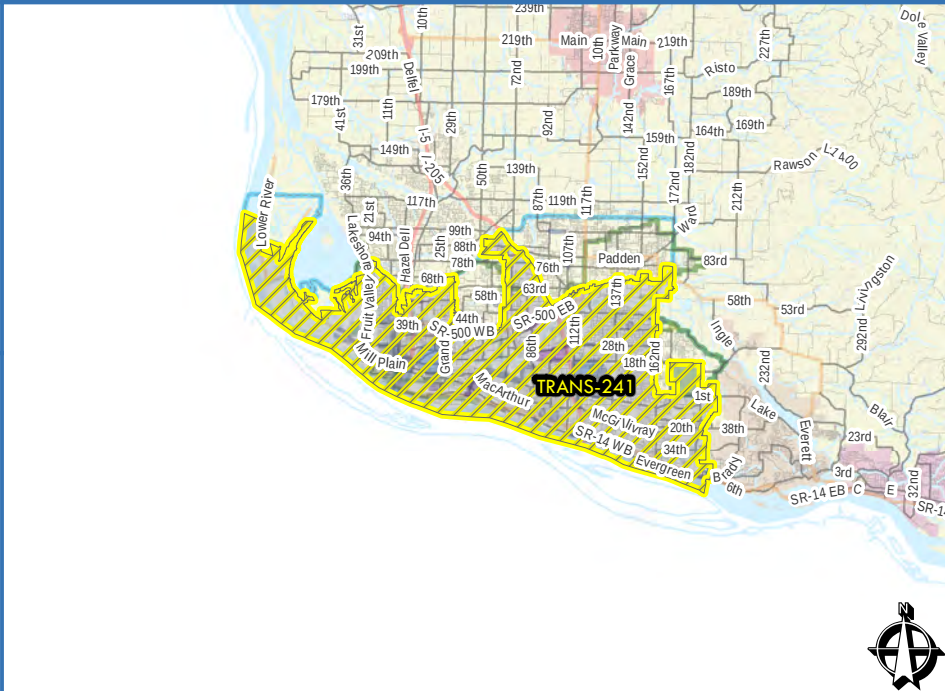


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **PAVEMENT PRESERVATION PROGRAM**

PROJECT EXTENT: **CITYWIDE**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Ongoing
Project Status:	Ongoing
Funding Status:	Funded

PROJECT DESCRIPTION

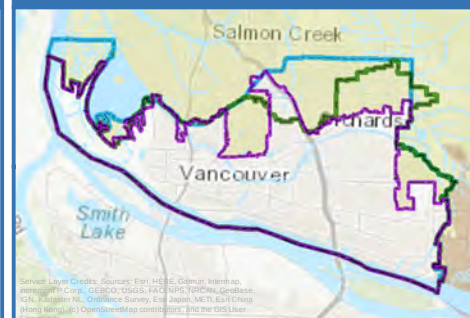
Project Description / Comments

Ongoing program to improve and maintain pavement surfaces through surface overlay, microsurfacing and slurry treatments at multiple locations citywide. Upgrades may include new ADA ramps, traffic striping and markings. The City of Vancouver's more than 1,900 lane miles of streets are carefully inspected and evaluated to determine most cost-effective means to preserve pavement and manage resources. 2020 program targets pavement preservation for over 48 lane miles, including: microsurfacing on Mill Plain, from NE 177th Ave. to NE 184th Ave.; and asphalt rubber seal on NE Fourth Plain from I-205 to NE 117th Ave. I-976 impacts reduce program funding by \$1 M/year; temporarily further reduced in 2020 due to COVID-19 pandemic.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Funded
Existing Funds:	Yes
SFS Funds:	Yes
Grant Funds:	No
Total Proj. Cost:	
*Start of Construction (Year):	Ongoing

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

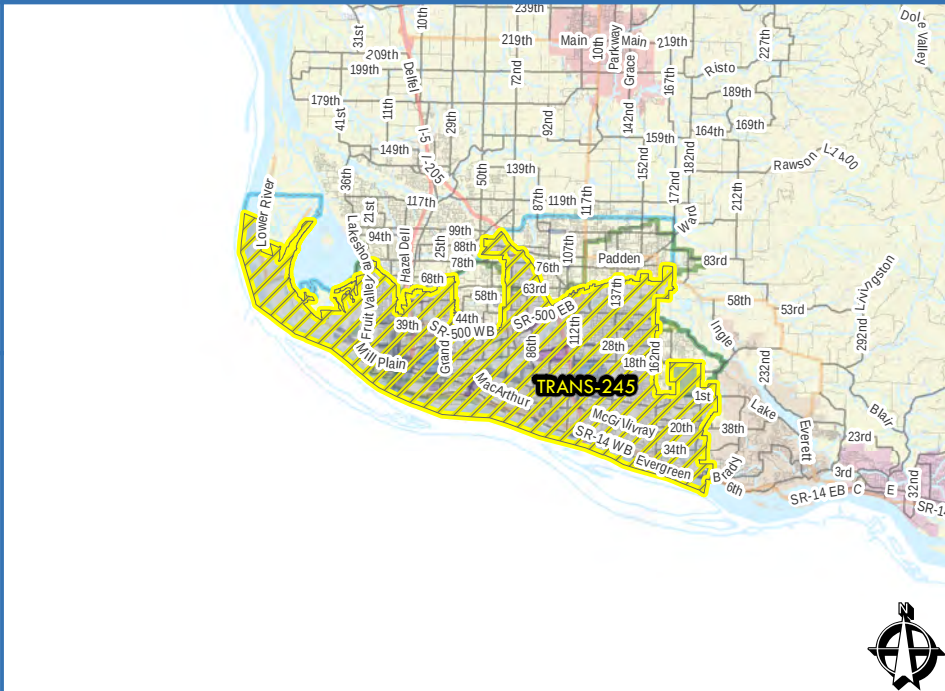


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **BRIDGE INSPECTION PROGRAM**

PROJECT EXTENT: **CITY-OWNED BRIDGES CITYWIDE**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Ongoing
Project Status:	Ongoing
Funding Status:	Funded

PROJECT DESCRIPTION

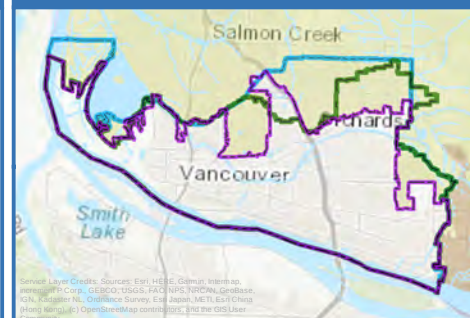
Project Description / Comments

Ongoing citywide inspection and maintenance of the City's bridges, as required to meet state and federal regulations. This program, formerly contracted with Clark County, is being dropped by the county and now requires hiring professional services to complete federally mandated bridge inspections and load ratings. Formerly budgeted at \$10,000/yr, costs are now budgeted at \$50,000/yr for 2021 - 2023, then \$30,000/yr for 2024 - 2026.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Funded
Existing Funds:	Yes
SFS Funds:	No
Grant Funds:	No
Total Proj. Cost:	
*Start of Construction (Year):	Ongoing

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



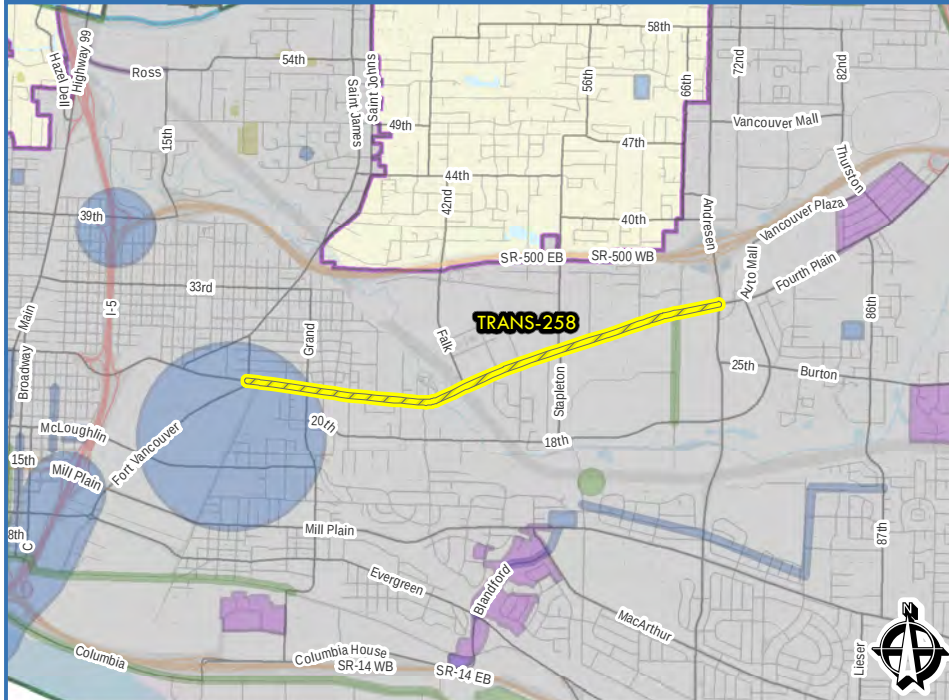
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **E. FOURTH PLAIN BLVD. - FT. VANCOUVER WAY TO NE ANDRESEN RD.**

PROJECT EXTENT: **FT VANCOUVER WAY**

TO: NE ANDRESEN RD

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

Project Description / Comments

This project will improve safety and aesthetics by upgrading sidewalks and street lights in Fourth Plain Sub-Area Plan. Improvements identified as safety priority include wider sidewalks, upgraded street lights and street trees.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$2,000,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



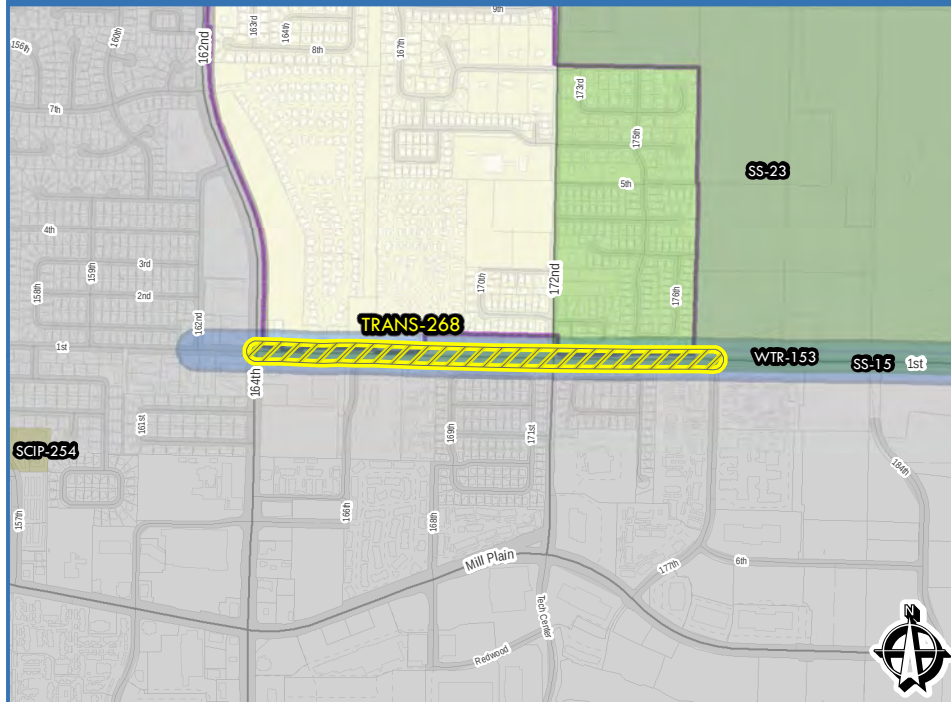
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **SE 1ST ST. - SE 164TH AVE. TO SE 177TH AVE.**

PROJECT EXTENT: **SE 164TH AVE.**

TO: SE 177TH AVE.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	In Design
Funding Status:	Funded

PROJECT DESCRIPTION

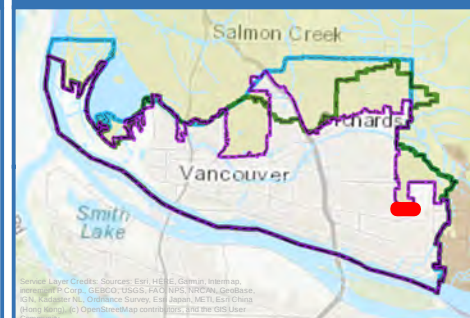
Project Description / Comments

Urban arterial upgrade of existing 2-lane rural road, to increase safety, mobility and livability, and meet future subarea needs. New cross section to be 3 lanes wide with improvements to include sidewalks, ADA Ramps, bike facilities, stormwater, streetlights and where required, sound walls. Anticipated funding by SFS, state Transportation Improvement Board (TIB), and federal Surface Transportation Block Grants (STBG). Design/ROW planned for 2020 and construction in 2021. See TRANS-870 for eastern segment (SE 1st St -SE 177th Ave. to SE 192nd Ave.).

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Funded
Existing Funds:	Yes
SFS Funds:	Yes
Grant Funds:	Yes
Total Proj. Cost:	\$14,100,000.00
*Start of Construction (Year):	2021

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



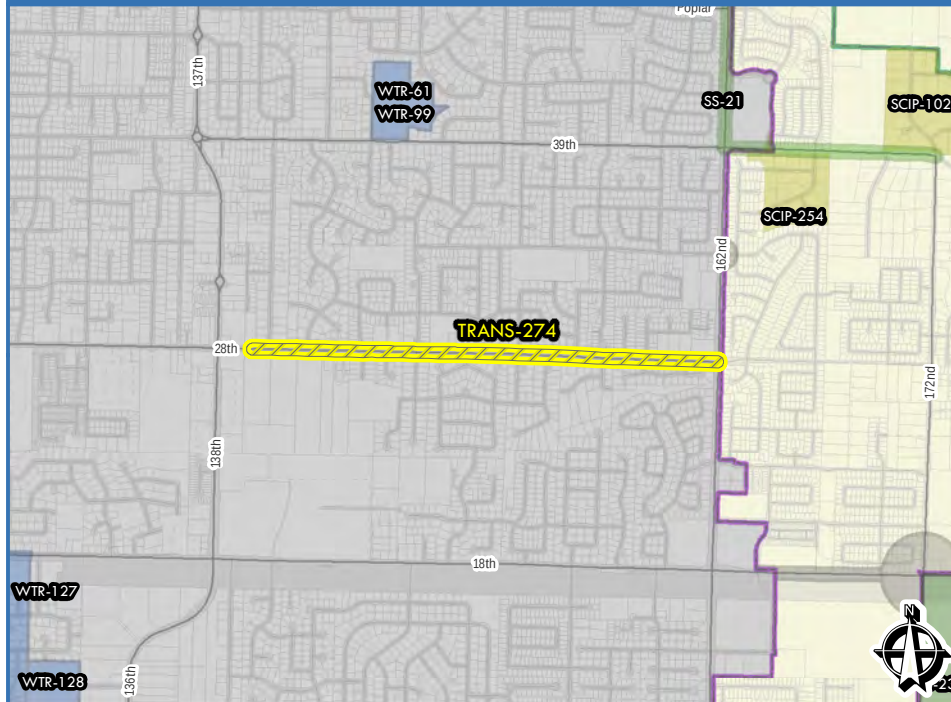
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 28TH ST. - NE 142ND AVE. TO NE 162ND AVE.**

PROJECT EXTENT: **NE 142ND AVE.**

TO: NE 162ND AVE.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

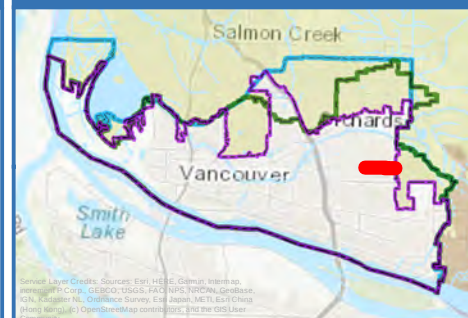
Project Description / Comments

Upgrade of existing 2-lane former rural road to urban 3-lane minor arterial (1 lane each direction plus center turn lane) with sidewalks, bike facilities, streetlights, signals, school crossings, stormwater and sound walls where required. Project addresses capacity and improves pavement and safety conditions.

LEGEND

Project Area	Water Project Areas	Battle Ground
Transportation Project Areas	SCIP Project Areas	Camas
Sanitary Sewer Project Areas	Vancouver City Limits	Washougal
Surface Water Project Areas	Clark County	

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$10,000,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



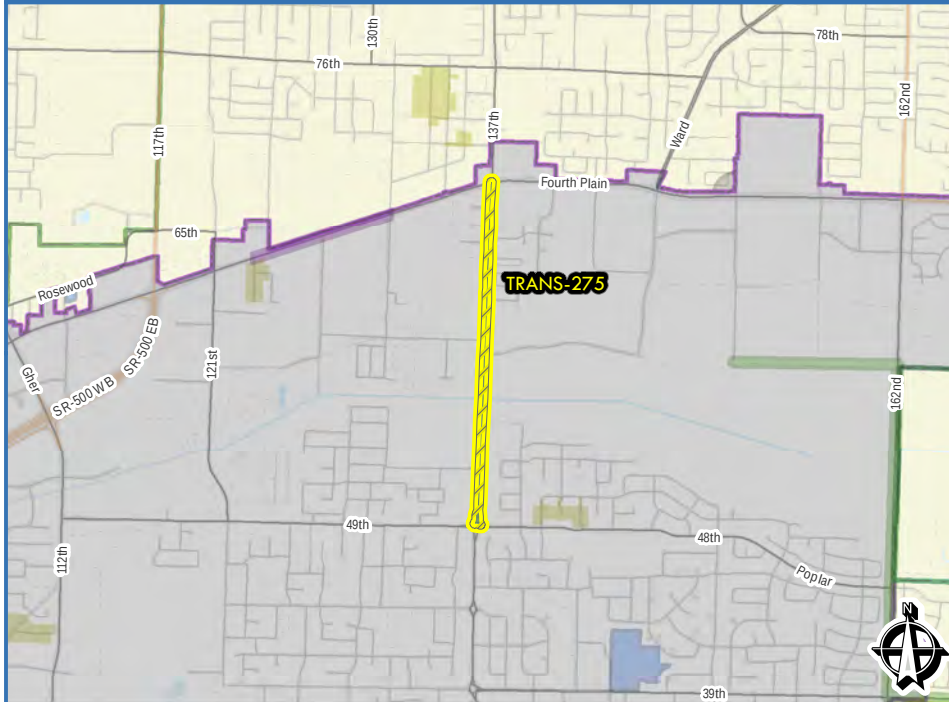
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 137TH AVE. - NE 49TH ST. TO NE FOURTH PLAIN BLVD.**

PROJECT EXTENT: **NE 49TH ST.**

TO: NE FOURTH PLAIN BLVD.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	In Design
Funding Status:	Partially Funded

PROJECT DESCRIPTION

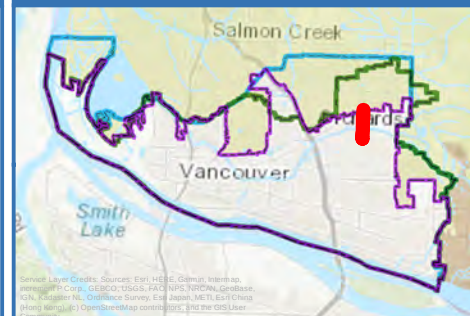
Project Description / Comments

Urban upgrade of existing 2-lane (narrow) rural road. Corridor upgrades to include: one lane each direction with turn lane or median divider with roundabouts, sidewalks, ADA Ramps, bike facilities, stormwater facilities and streetlights. Improvements will enhance safety, manage access and minimize delays now caused by turning vehicles. Design/ROW phases are continuing. Construction phase delayed due to I-976. May lose \$2 M in grants if replacement revenue not found.

LEGEND

Project Area	Water Project Areas	Battle Ground
Transportation Project Areas	SCIP Project Areas	Camas
Sanitary Sewer Project Areas	Vancouver City Limits	Washougal
Surface Water Project Areas	Clark County	

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Partially Funded
Existing Funds:	Yes
SFS Funds:	Yes
Grant Funds:	Yes
Total Proj. Cost:	\$22,500,000.00
*Start of Construction (Year):	2023

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



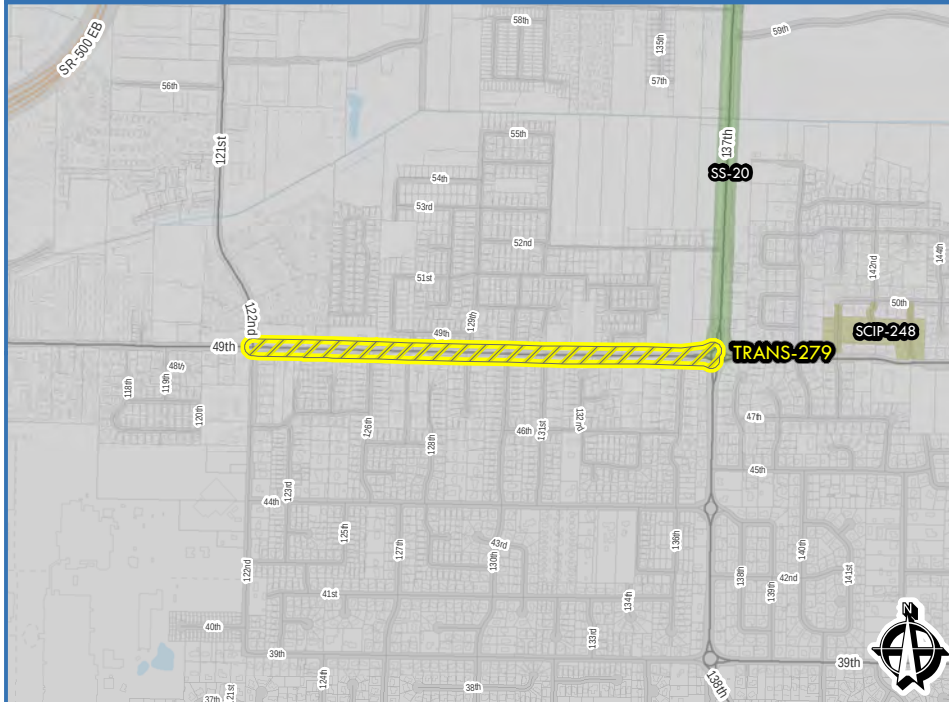
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 49TH ST. - NE 122ND AVE. TO NE 137TH AVE.**

PROJECT EXTENT: **NE 122ND AVE.**

TO: NE 137TH AVE.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

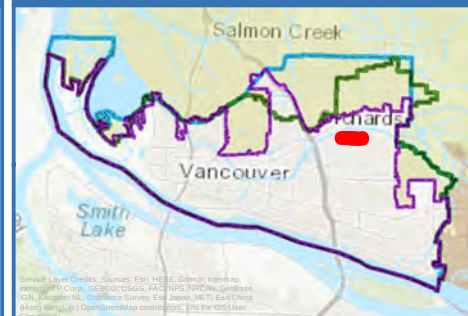
Project Description / Comments

Upgrade of existing 2-lane street to 3-lane urban minor arterial (1 lane each direction and turn lane) with sidewalks, ADA Ramps, bike facilities and streetlights.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$10,000,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



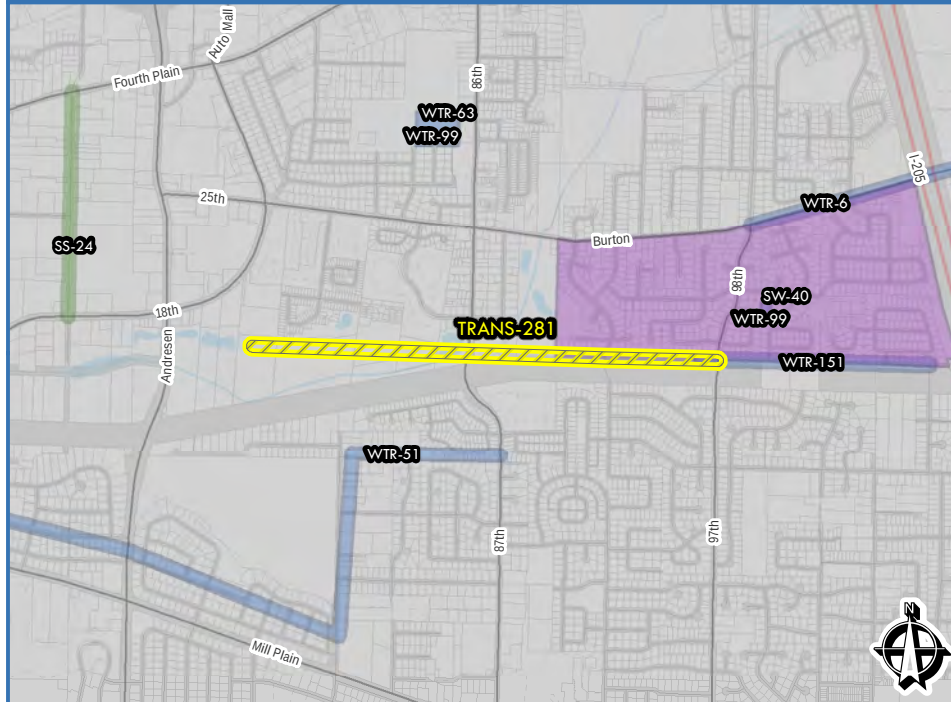
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 18TH ST. - NE 87TH AVE. TO NE 97TH AVE.**

PROJECT EXTENT: **NE 87TH AVE.**

TO: NE 97TH AVE.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

Project Description / Comments

Long-planned construction of new minor arterial street (1 lane each direction plus turn lane) with bike facilities, streetlights, sound walls (where required), a sidewalk on north side and shared use pathway on south side of street. Project provides planned east-west circulation.

LEGEND

Project Area	Water Project Areas	Battle Ground
Transportation Project Areas	SCIP Project Areas	Camas
Sanitary Sewer Project Areas	Vancouver City Limits	Washougal
Surface Water Project Areas	Clark County	

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$14,200,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



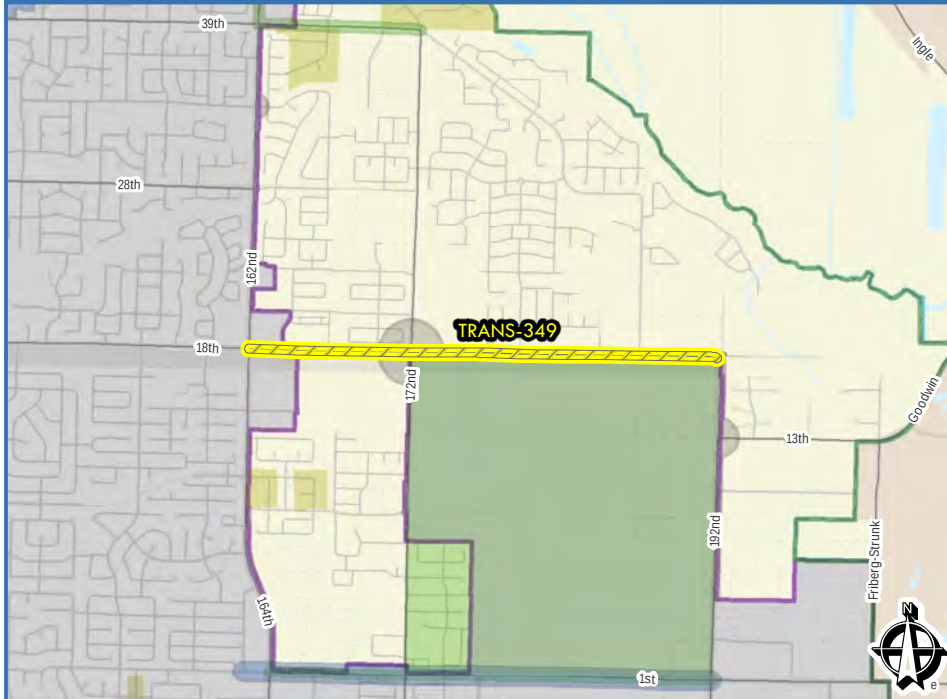
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 18TH ST. - NE 164TH AVE. TO NE 192ND AVE.**

PROJECT EXTENT: **NE 164TH AVE.**

TO: NE 192ND AVE.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

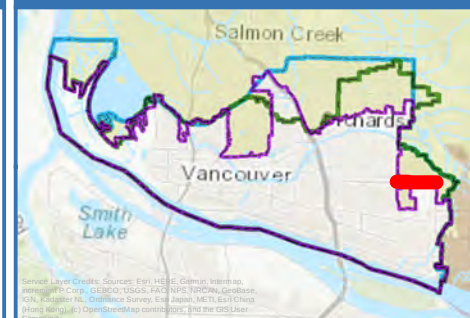
Project Description / Comments

Long-planned upgrade of 2-lane principal arterial, originally at rural standards, to increase safety and improve service levels. Improvements include additional travel lanes, bike facilities, streetlights, sound walls, sidewalk on north side and shared use pathway on south side of street.

LEGEND

Project Area	Water Project Areas	Battle Ground
Transportation Project Areas	SCIP Project Areas	Camas
Sanitary Sewer Project Areas	Vancouver City Limits	Washougal
Surface Water Project Areas	Clark County	

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$18,750,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



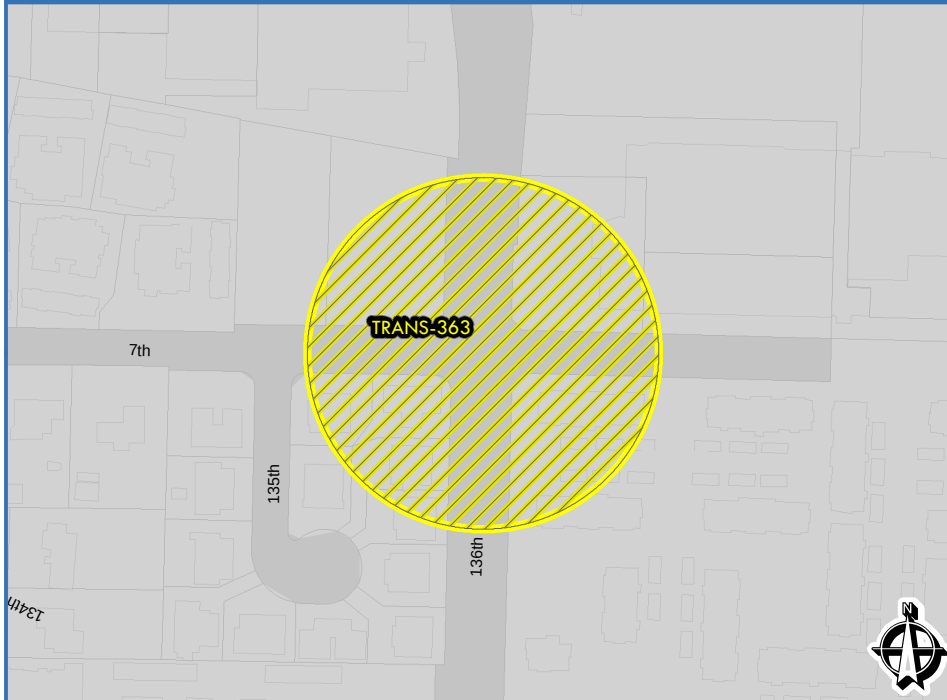
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **SE 136TH AVE. AT SE 7TH ST.**

PROJECT EXTENT: **SE 136TH AVE.**

TO: **SE 7TH ST.**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	On Hold
Funding Status:	Unfunded

PROJECT DESCRIPTION

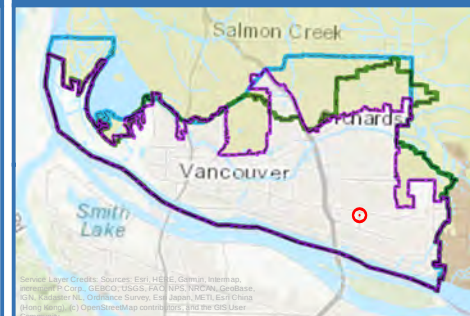
Project Description / Comments

Installation of new traffic signal to improve service and multimodal safety. Includes ADA ramps and streetlights and provides potential high safety benefits. Design and ROW are fully funded, and city is seeking grants for construction.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$500,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

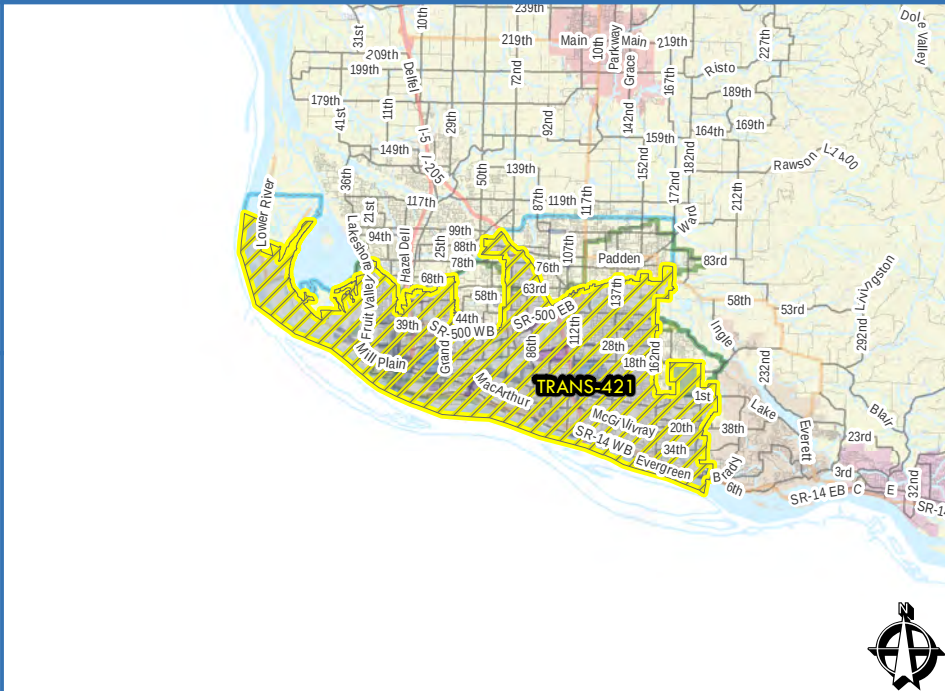


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **PAVEMENT RECONSTRUCTION PROGRAM**

PROJECT EXTENT: **CITYWIDE**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Ongoing
Project Status:	In Design
Funding Status:	Unfunded

PROJECT DESCRIPTION

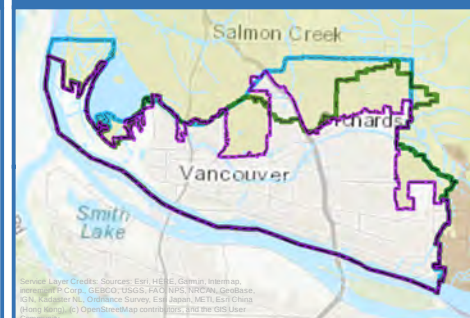
Project Description / Comments

Major pavement and roadway reconstruction of failed pavement on existing streets at various locations citywide. Of the City of Vancouver's 1,900 lane miles, approx. 140 lane miles were rated 'failed' in 2018. SFS funding currently suspended. I-976 eliminated all programed funding for 2021-2026. No annual funds currently budgeted.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	No
SFS Funds:	Yes
Grant Funds:	No
Total Proj. Cost:	
*Start of Construction (Year):	2019

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



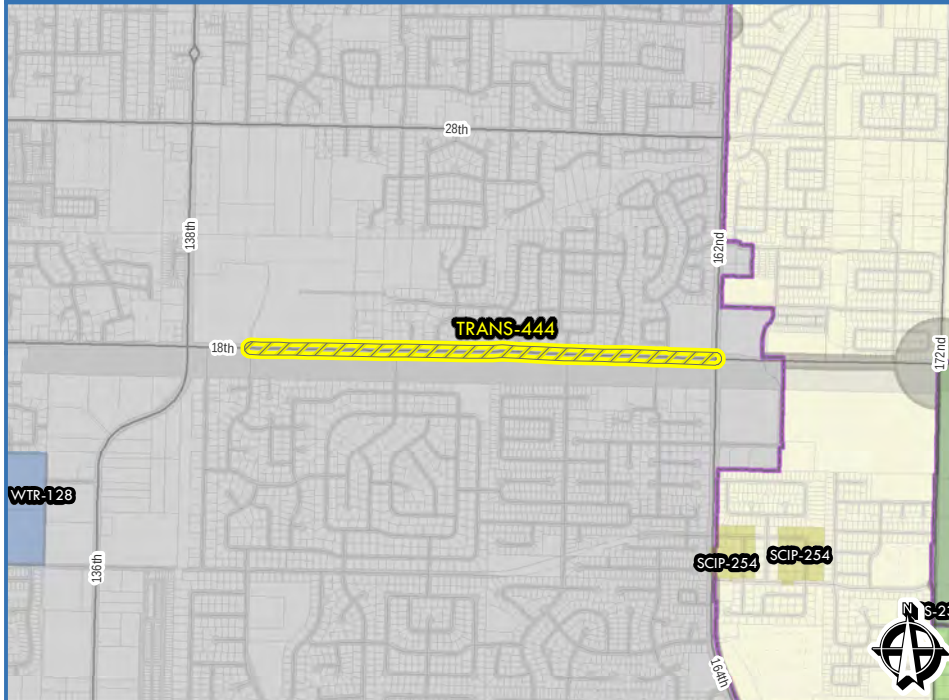
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 18TH ST. - NE 142ND AVE. TO NE 162ND AVE.**

PROJECT EXTENT: **NE 142ND AVE.**

TO: NE 162ND AVE.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Partially Funded

PROJECT DESCRIPTION

Project Description / Comments

Long-planned urban upgrade of 2-lane road to principal arterial standards. originally built at rural standards to improve service and safety. Improvements include 5-lane principal arterial (2 lanes each direction plus turn lane) with bike facilities, streetlights, sound walls (where required), sidewalk and ADA ramps, and shared use pathway on south side of street. Design phase delayed until replacement revenue is found due to impacts of I-976.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Partially Funded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$19,600,000.00
*Start of Construction (Year):	

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

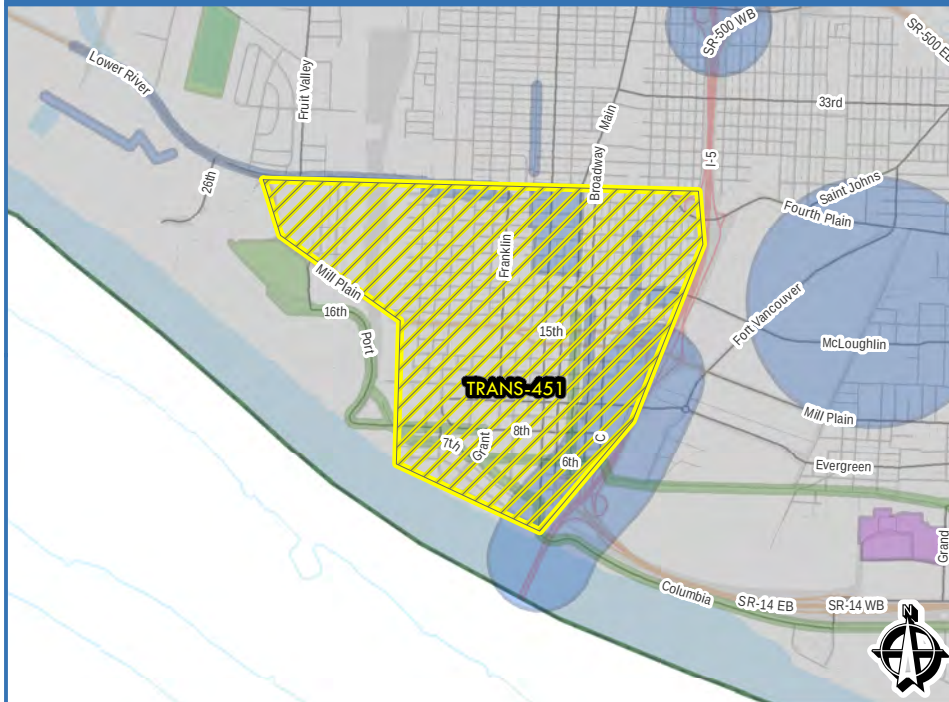


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **DESTINATION DOWNTOWN TDM**

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Ongoing
Funding Status:	Funded

PROJECT DESCRIPTION

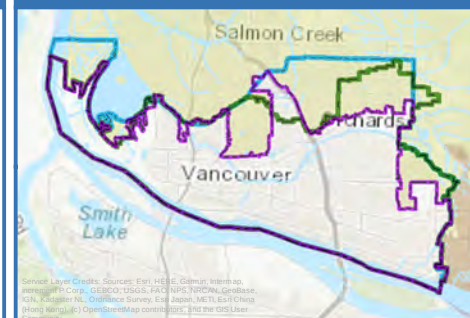
Project Description / Comments

Downtown-focused transportation demand management program, supporting City Center Vision, commute trip reduction and transportation efficiency. Includes employer outreach, commuter training, bike, sidewalk and ADA facilities and program incentives.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Funded
Existing Funds:	Yes
SFS Funds:	No
Grant Funds:	Yes
Total Proj. Cost:	\$459,000.00
*Start of Construction (Year):	2016

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **MAIN ST. RECONSTRUCTION - 5TH ST. TO 15TH STREET**

PROJECT EXTENT: **5TH ST.**

TO: 15TH ST.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

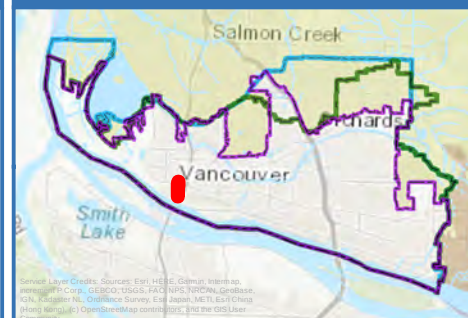
Project Description / Comments

Improve safety with complete reconstruction of pavement and sidewalks, a priority of City Center Vision. Project includes upgraded streetlights and pedestrian amenities. Preliminary design done in 2010 under project # 071601.

LEGEND

Project Area	Water Project Areas	Battle Ground
Transportation Project Areas	SCIP Project Areas	Camas
Sanitary Sewer Project Areas	Vancouver City Limits	Washougal
Surface Water Project Areas	Clark County	

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$11,150,000.00
*Start of Construction (Year):	2022

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



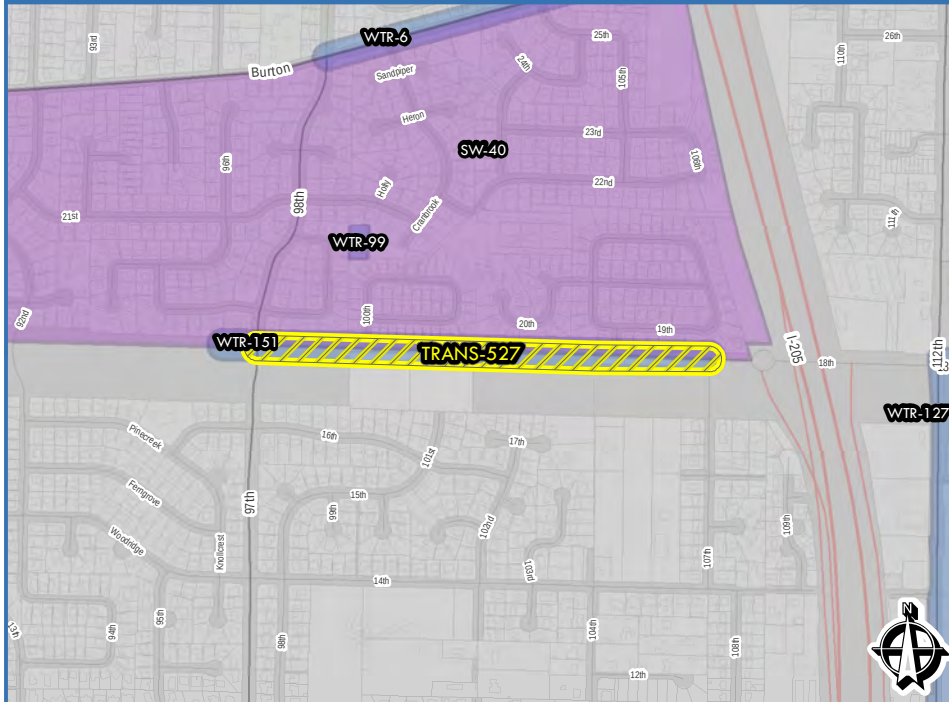
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 18TH ST. - NE 97TH AVE. TO NE 107TH AVENUE**

PROJECT EXTENT: **NE 97TH AVE.**

TO: NE 107TH AVE.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	In Design
Funding Status:	Partially Funded

PROJECT DESCRIPTION

Project Description / Comments

Long-planned new urban arterial and upgrade of existing segments to current arterial standards. The improvement will be a multimodal facility including travel lanes, evaluation of roundabouts at intersections, bike facilities, streetlights, accessible pedestrian ramps, sound walls (where required), sidewalk, and a multi-use pathway. The east end of the project will connect to the recently constructed WSDOT/I-205 on ramp and roundabout. Design/ROW phases are continuing. Construction phase delayed until replacement revenue is found due to I-976.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Partially Funded
Existing Funds:	Yes
SFS Funds:	Yes
Grant Funds:	Potential
Total Proj. Cost:	\$18,500,000.00
*Start of Construction (Year):	2025

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



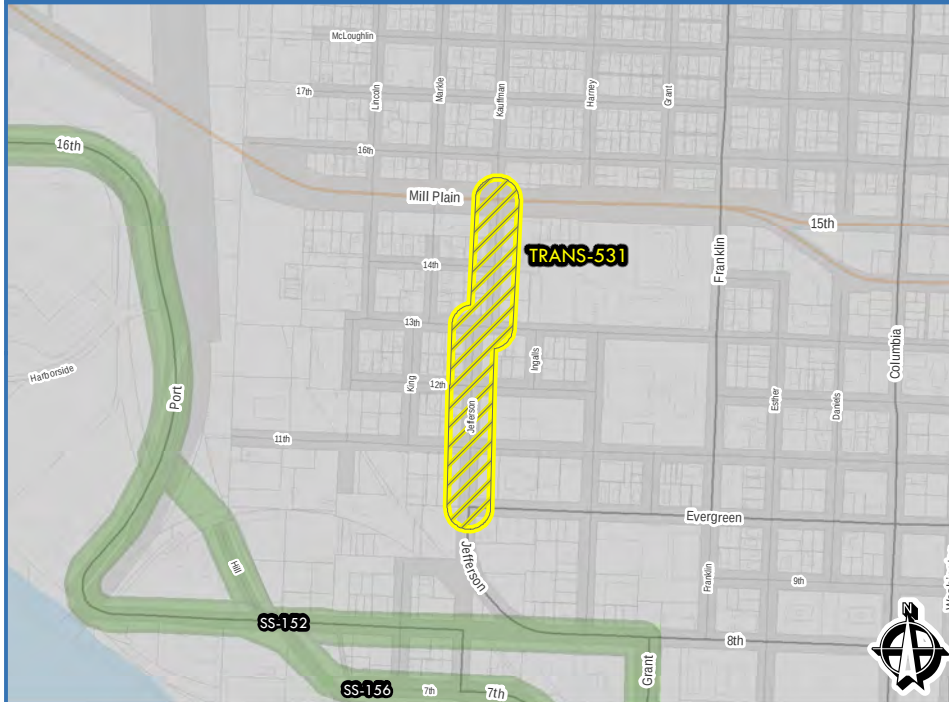
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **JEFFERSON ST. - W. EVERGREEN TO W. MILL PLAIN BLVD**

PROJECT EXTENT: **8TH ST**

TO: 13TH ST

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	In Design
Funding Status:	Partially Funded

PROJECT DESCRIPTION

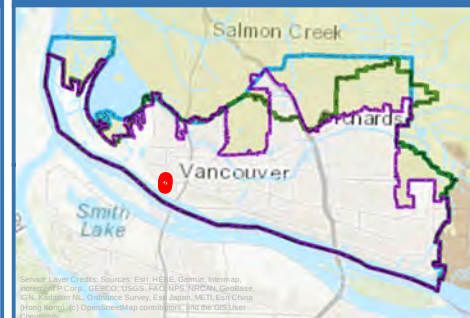
Project Description / Comments

Upgrade of a priority westside urban arterial circulation route with realignment of Jefferson/Kauffman at W. 13th St. Projects include 2 lanes (1 lane each direction), ADA ramps, sidewalk infill, bike facilities and streetlights, with potential for high safety benefits. Design phase and right-of-way phases are funded. Construction phase partially funded via grant. Construction phase delayed due to impacts of I-976. May lose \$2 M grant if replacement revenue not found.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Partially Funded
Existing Funds:	Yes
SFS Funds:	Yes
Grant Funds:	Potential
Total Proj. Cost:	\$11,000,000.00
*Start of Construction (Year):	2024

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



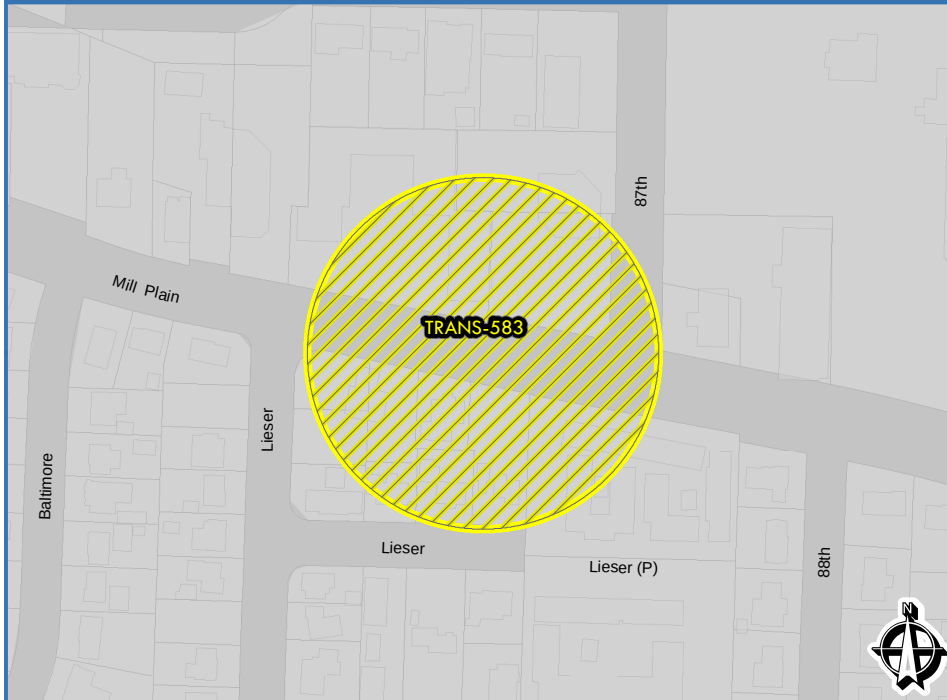
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 87TH AVE./ LIESER RD. REALIGNMENT**

PROJECT EXTENT: **LIESER RD.**

TO: **EAST 5TH ST.**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

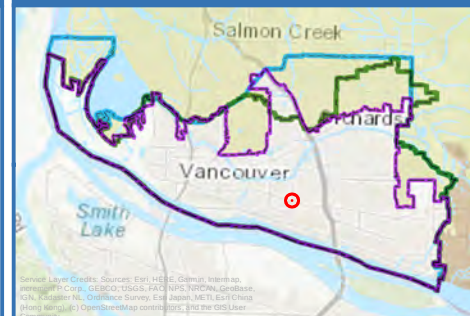
Project Description / Comments

Intersection modifications along E. Mill Plain Blvd. at NE 87th Ave. and Lieser Rd to improve capacity and safety at these offset intersections. Scope of project is undefined.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$5,000,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

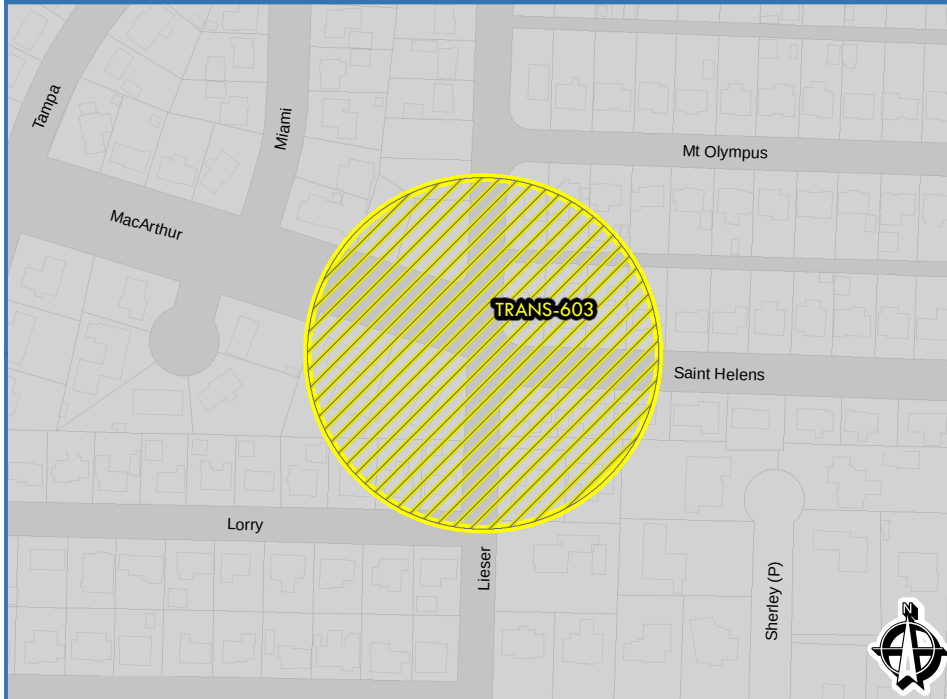


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **MACARTHUR BLVD., S. LIESER RD. AND ST. HELENS AVE. INTERSECTION**

PROJECT EXTENT: **MACARTHUR ST. INTERSECTION**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

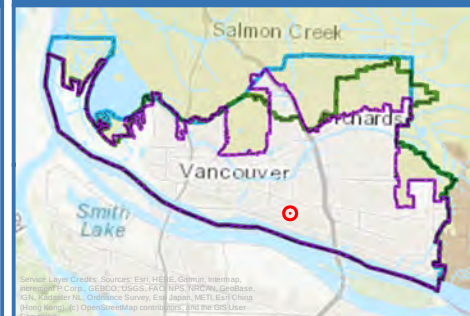
Project Description / Comments

Intersection project to modify an existing 4-way-stop intersection that is operating at near maximum capacity. Improvements include new traffic signal or roundabout, upgraded sidewalks, ADA ramps and streetlights to improve traffic system, safety, mobility and accessibility

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$3,500,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



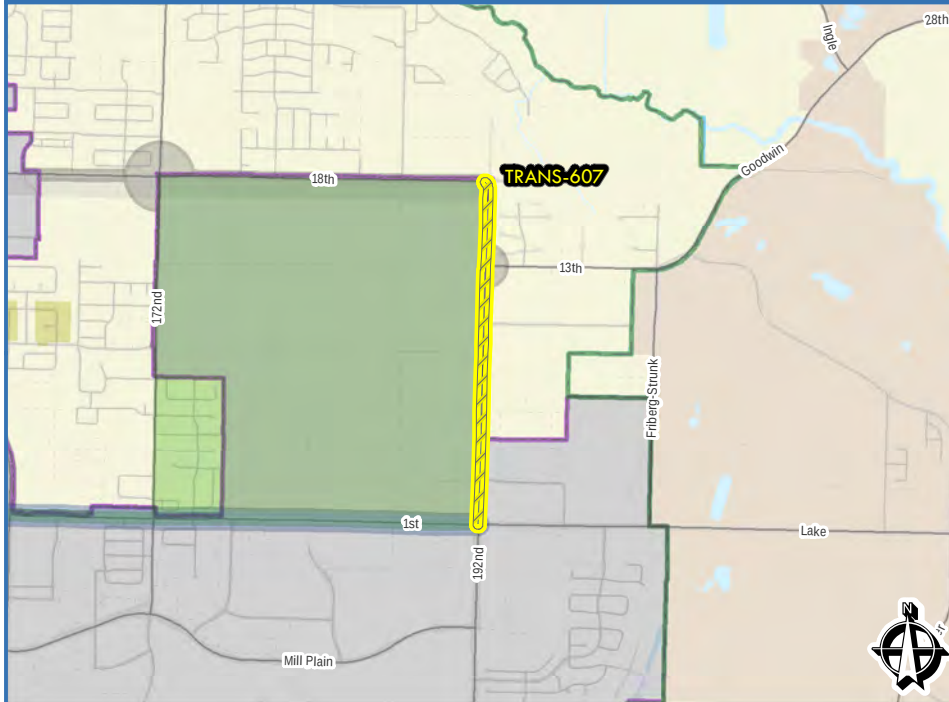
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 192ND AVE. - SE 1ST ST. TO NE 18TH ST.**

PROJECT EXTENT: **SE 1ST ST.**

TO: NE 18TH ST.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

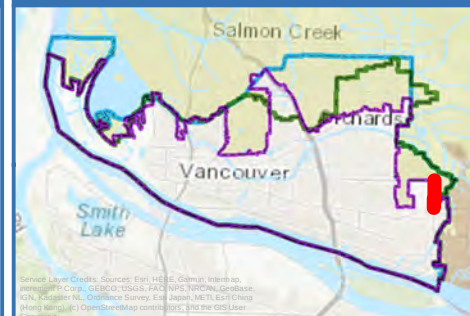
Project Description / Comments

Urban upgrade of existing 2-lane street. Improvements include additional travel lanes, sidewalks, bike facilities, ADA ramps and streetlights to improve system, safety, mobility and accessibility.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$20,000,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

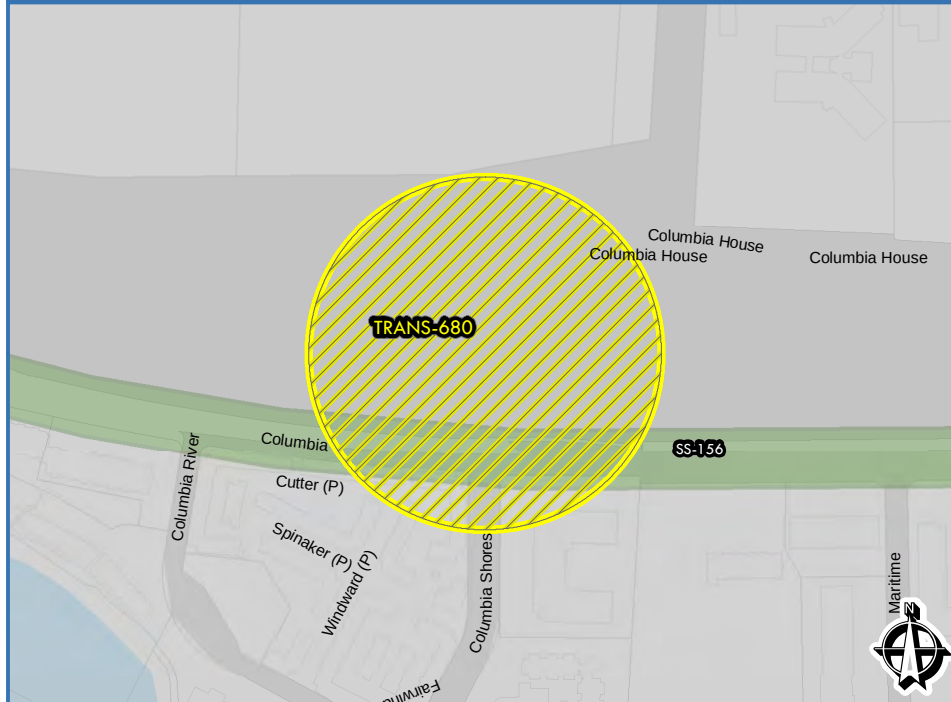


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **COLUMBIA SHORES BLVD. AT COLUMBIA WAY - BNSF UNDERCROSSING WIDENING**

PROJECT EXTENT: **RR UNDERCROSSING PORTAL**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

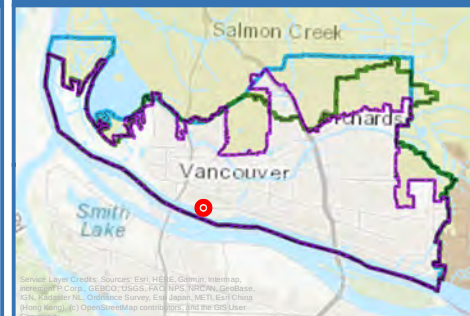
Project Description / Comments

Project to widen existing railroad undercrossing portal and improve Columbia Shores/Columbia Way intersection to address service levels and increase pedestrian and bike access. Total scope of project is undefined.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$25,000,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



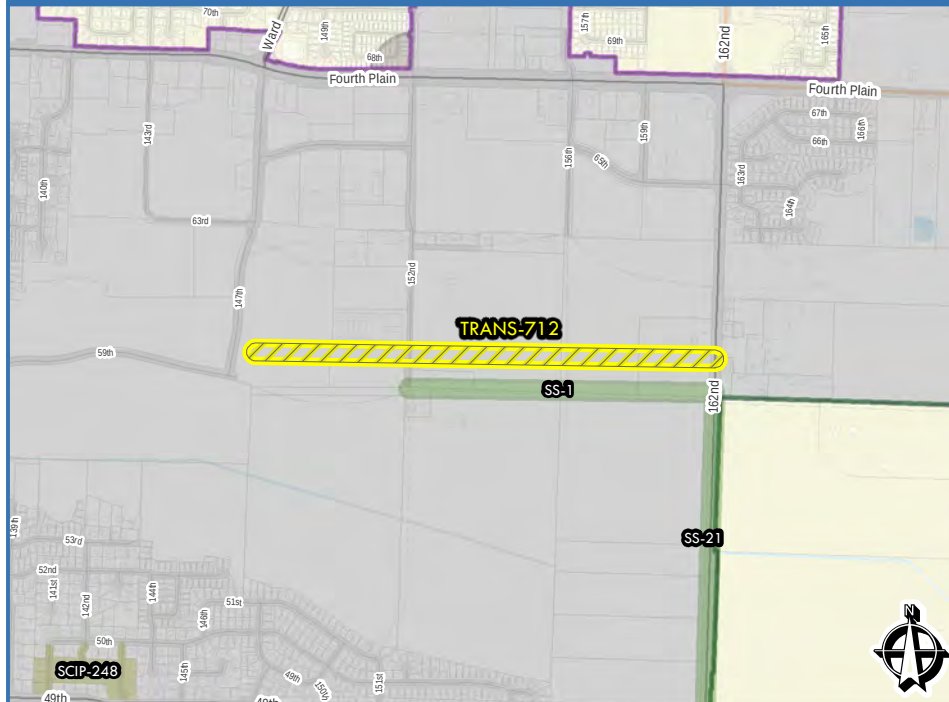
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 59TH ST. - NE 147TH AVE. TO NE 162ND AVE.**

PROJECT EXTENT: **NE 147TH AVE**

TO: NE 162ND AVE

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

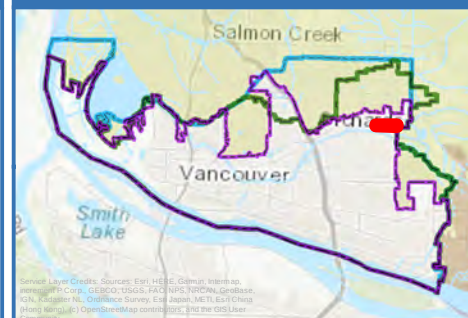
Project Description / Comments

New minor arterial street (1 lane each direction plus turn lane) with sidewalks, bike facilities, streetlights and surface water treatment. Project will address circulation needs, improve safety, mobility, accessibility and stormwater management.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$7,900,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



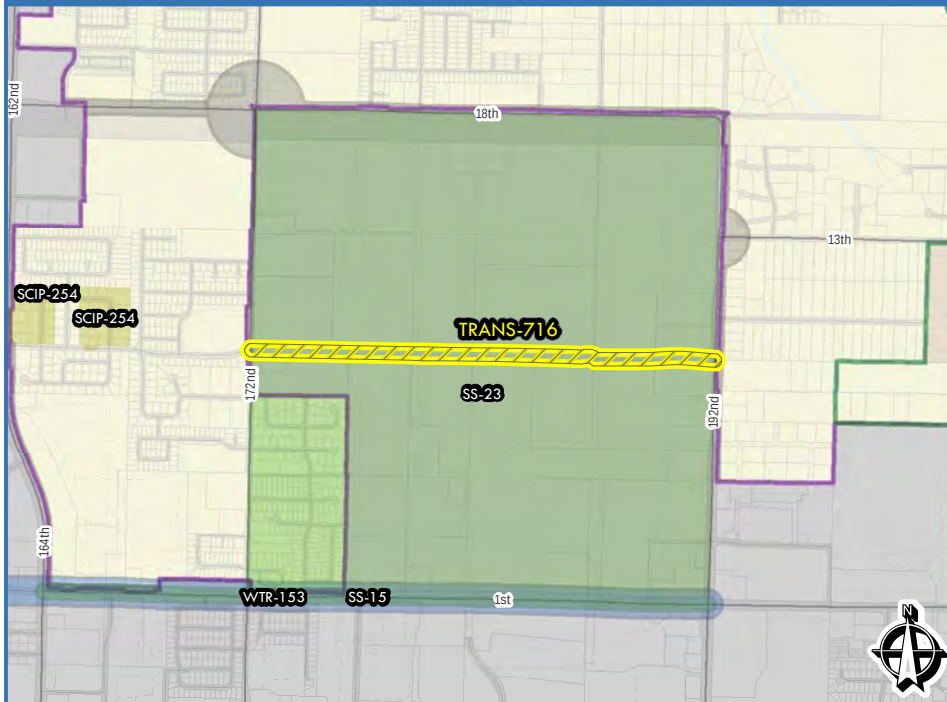
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 9TH ST. - NE 172ND AVE. TO NE 192ND AVE.**

PROJECT EXTENT: **NE 172ND AVE.**

TO: NE 192ND AVE.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

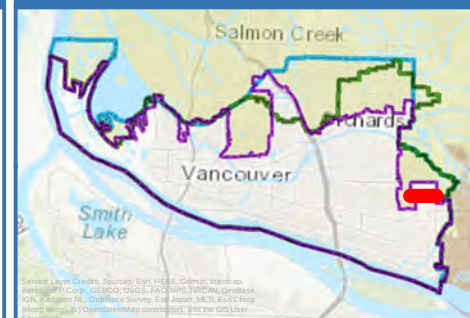
Project Description / Comments

New urban collector street (1 lane each direction plus turn lane), including sidewalks, bike facilities, streetlights. This priority east-west circulation route is part of Section 30 Sub Area Plan concept.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$10,000,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



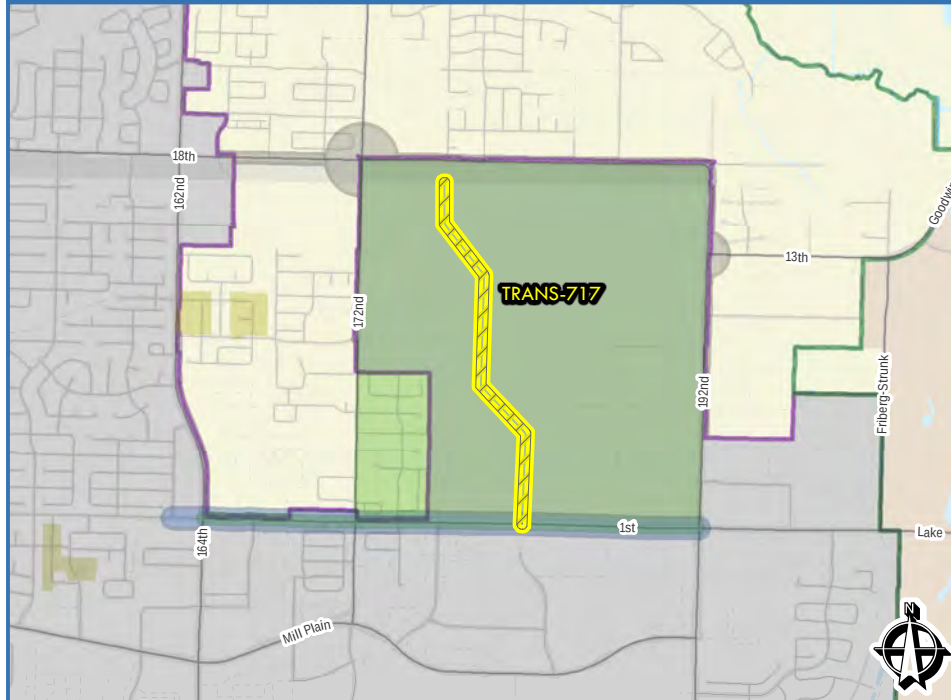
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 182ND AVE. - SE 1ST ST. TO NE 18TH ST.**

PROJECT EXTENT: **SE 1ST ST**

TO: **NE 18TH ST**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

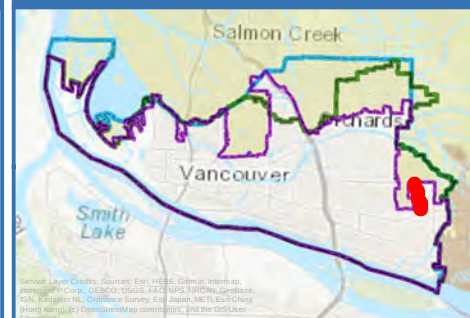
Project Description / Comments

New urban collector street (1 lane each direction plus turn lane), including sidewalks, bike facilities and streetlights. This priority N-S circulation route is part of Section 30 Sub Area Plan concept.

LEGEND

Project Area	Water Project Areas	Battle Ground
Transportation Project Areas	SCIP Project Areas	Camas
Sanitary Sewer Project Areas	Vancouver City Limits	Washougal
Surface Water Project Areas	Clark County	

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$12,000,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



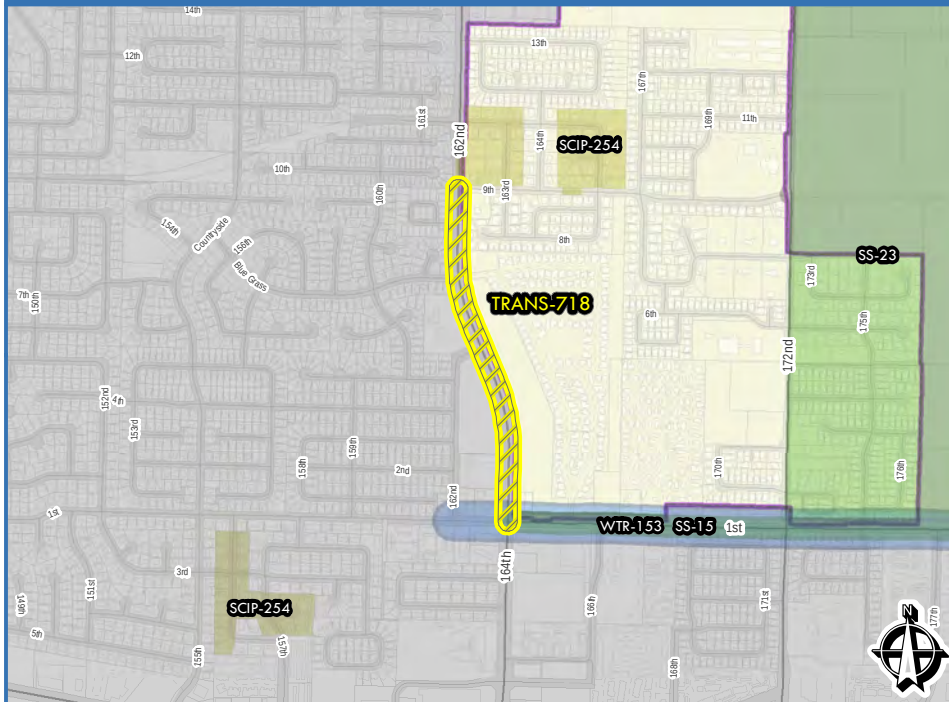
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 162ND AVE. - SE 1ST ST. TO NE 9TH ST.**

PROJECT EXTENT: **SE 1ST ST.**

TO: **NE 9TH ST.**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

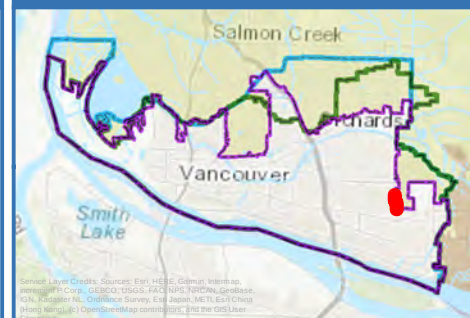
Project Description / Comments

Upgrade of 5-lane road to 7-lane principal arterial street (3 lanes each direction plus turn lane), including sidewalks, bike facilities and streetlights. Roadway cross section will match 162nd Avenue to the north and south.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$11,250,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



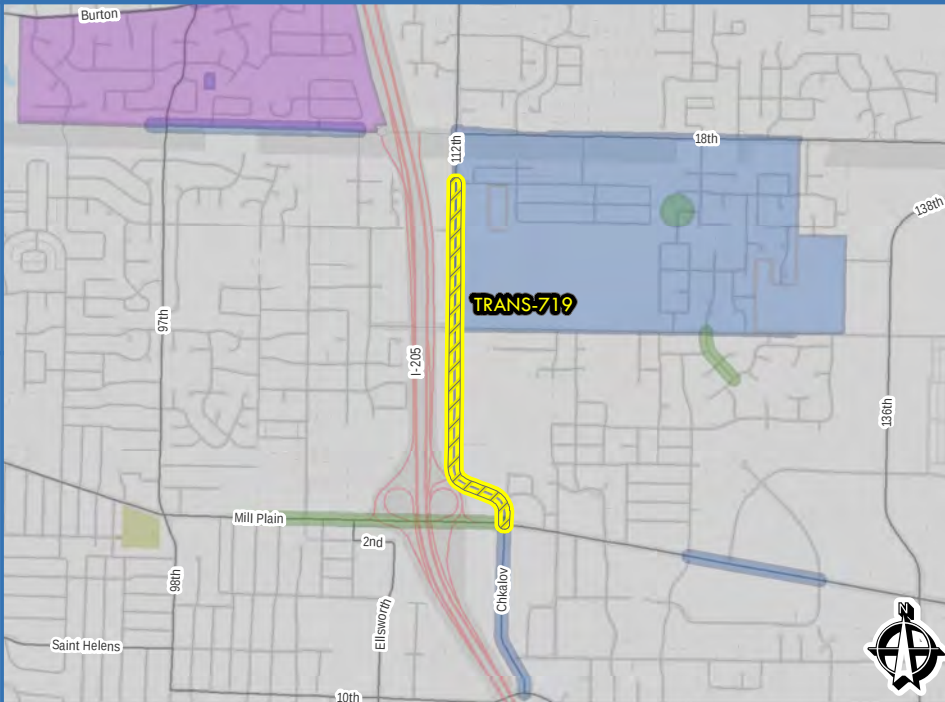
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 112TH AVE. - E. MILL PLAIN BLVD. TO NE 28TH ST.**

PROJECT EXTENT: **E MILL PLAIN BLVD.**

TO: NE 15TH ST.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

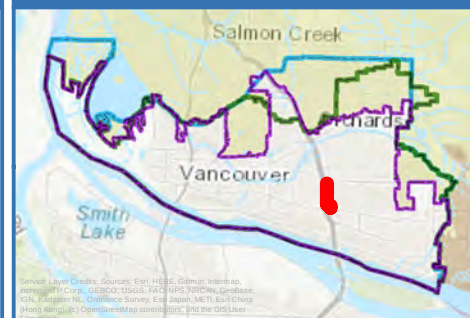
Project Description / Comments

Corridor improvements to bring NE 112th Ave. up to urban arterial standards, and address safety and accessibility issues for all modes of travel.

LEGEND

Project Area	Water Project Areas	Battle Ground
Transportation Project Areas	SCIP Project Areas	Camas
Sanitary Sewer Project Areas	Vancouver City Limits	Washougal
Surface Water Project Areas	Clark County	

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$2,000,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

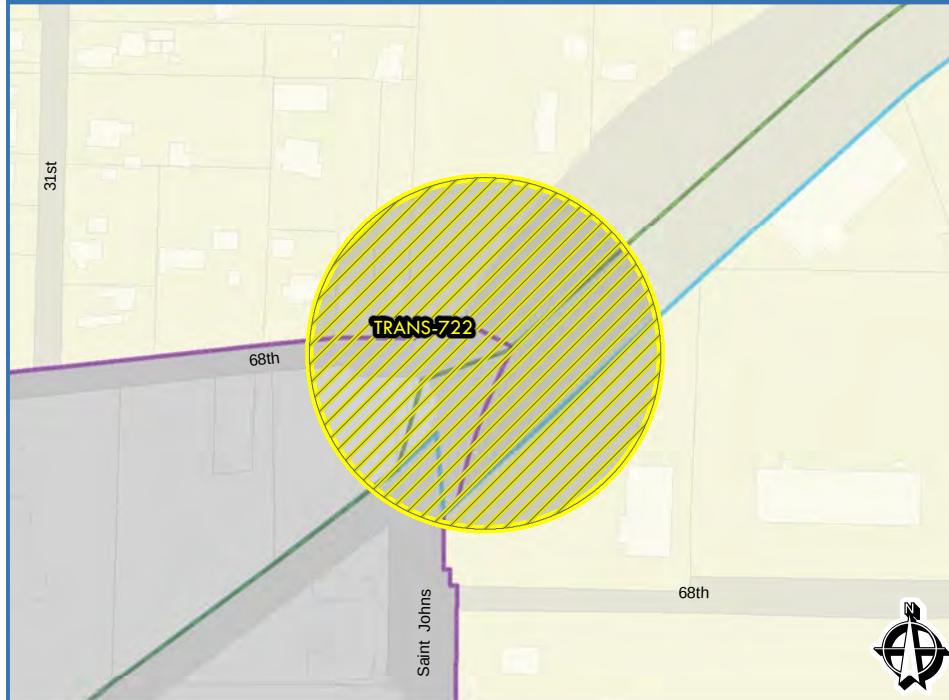


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **ST. JOHNS BLVD. AND NE 68TH ST.**

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	On Hold
Funding Status:	Unfunded

PROJECT DESCRIPTION

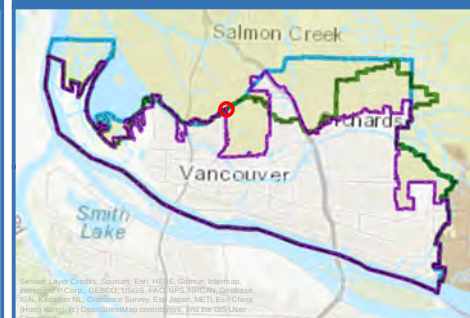
Project Description / Comments

Modify existing intersection to improve traffic safety and level of service.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$1,000,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

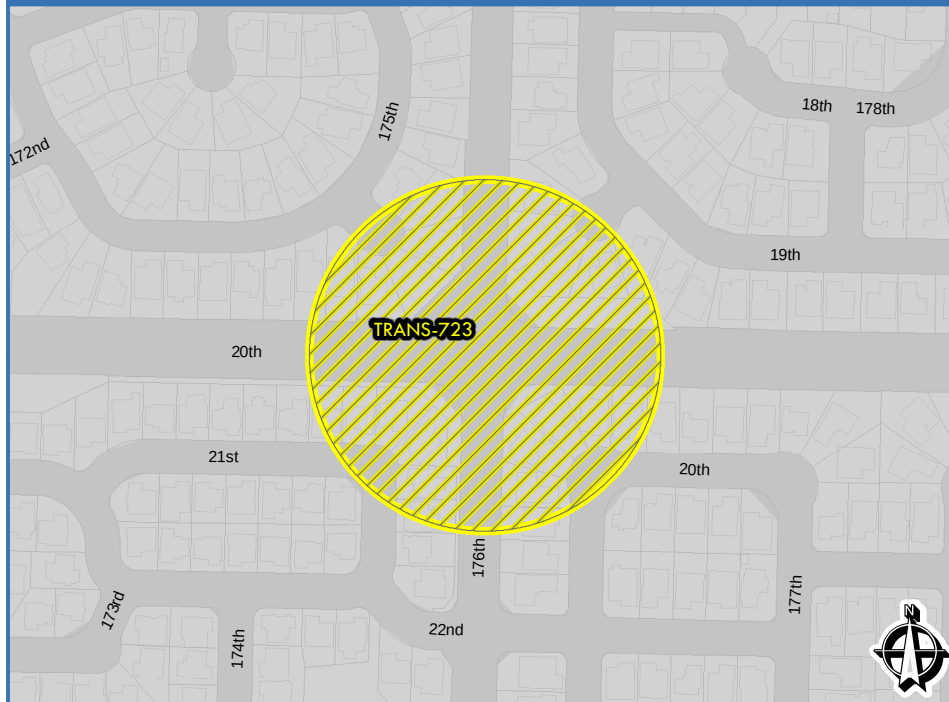


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **SE 20TH ST. AND SE 176TH AVE.**

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	On Hold
Funding Status:	Unfunded

PROJECT DESCRIPTION

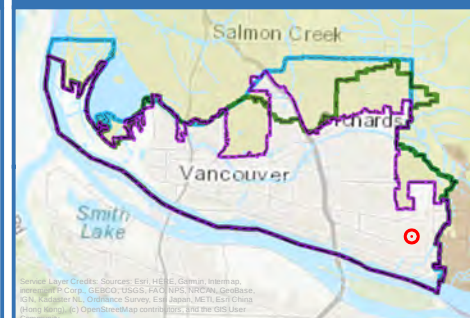
Project Description / Comments

Modify existing intersection to improve traffic safety, operations and level of service.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$500,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

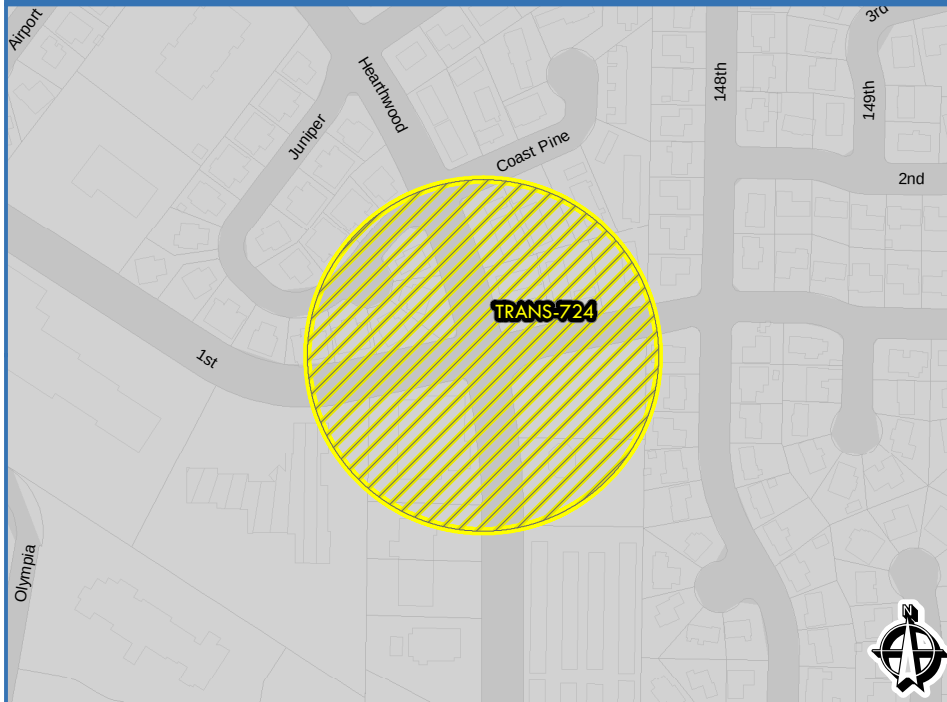


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **HEARTHWOOD AND SE 1ST ST.**

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	In Design
Funding Status:	Partially Funded

PROJECT DESCRIPTION

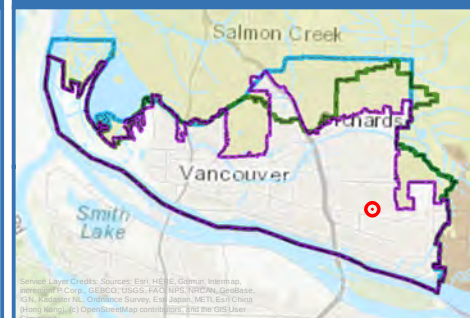
Project Description / Comments

Install new traffic signal to improve traffic safety, operations, and LOS.
Developer funded planned for construction in 2020.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Partially Funded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$300,000.00
*Start of Construction (Year):	2020

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



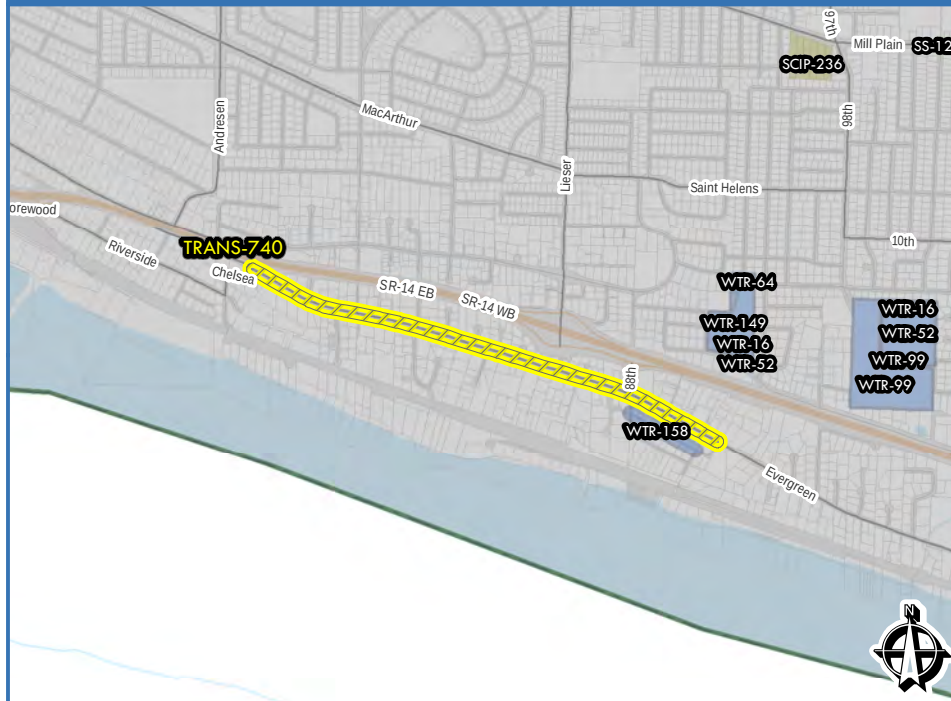
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **EVERGREEN HWY. PATHWAY - IMAGE RD. TO CHELSEA**

PROJECT EXTENT: **IMAGE RD**

TO: **CHELSEA**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	In Design
Funding Status:	Partially Funded

PROJECT DESCRIPTION

Project Description / Comments

Upgrade roadway with 6-10 foot pedestrian pathway on south side, a priority east-west pedestrian and bicycle corridor. Design and ROW funded. No funding for construction.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Partially Funded
Existing Funds:	Yes
SFS Funds:	Yes
Grant Funds:	Potential
Total Proj. Cost:	\$2,400,000.00
*Start of Construction (Year):	Uncertain

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



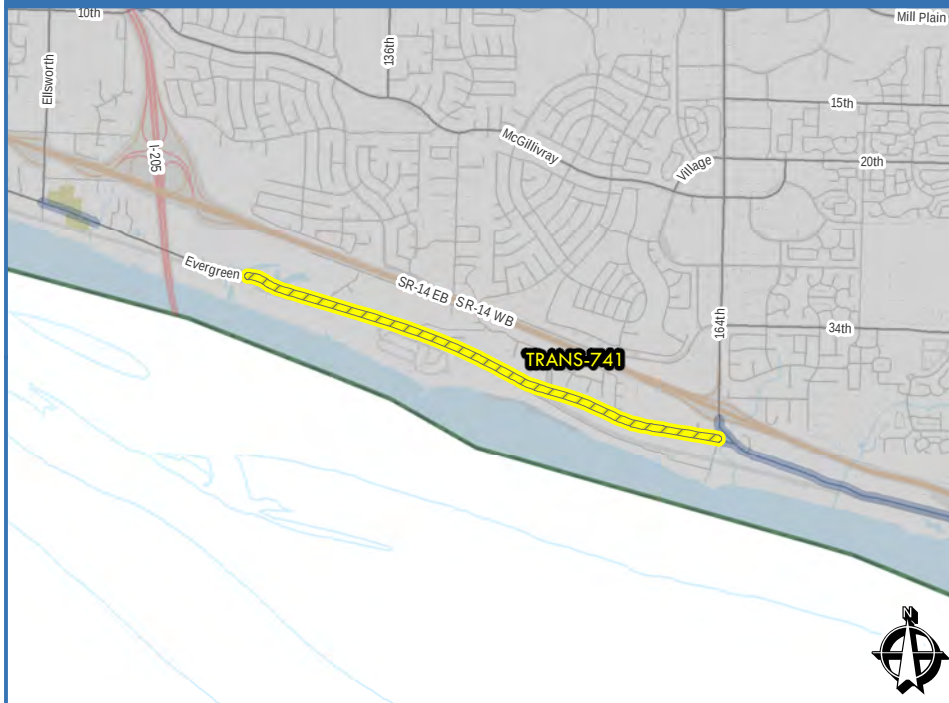
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **EVERGREEN HWY. PATHWAY - COLUMBIA SPRINGS TO SE 164TH AVE.**

PROJECT EXTENT: **SE SILVER SPRINGS DR.**

TO: SE 164TH AVE.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	In Design
Funding Status:	Partially Funded

PROJECT DESCRIPTION

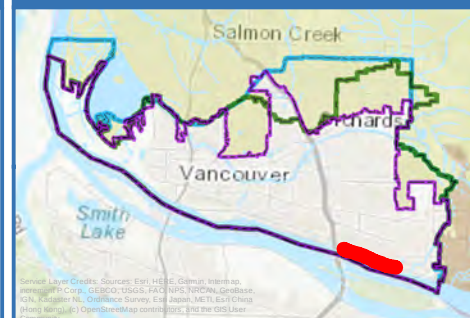
Project Description / Comments

Upgrade roadway with 6-10 foot pedestrian pathway, a priority east-west pedestrian and bicycle corridor. Design partially funded by citizen efforts.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Partially Funded
Existing Funds:	Yes
SFS Funds:	No
Grant Funds:	Potential
Total Proj. Cost:	\$5,100,000.00
*Start of Construction (Year):	Uncertain

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



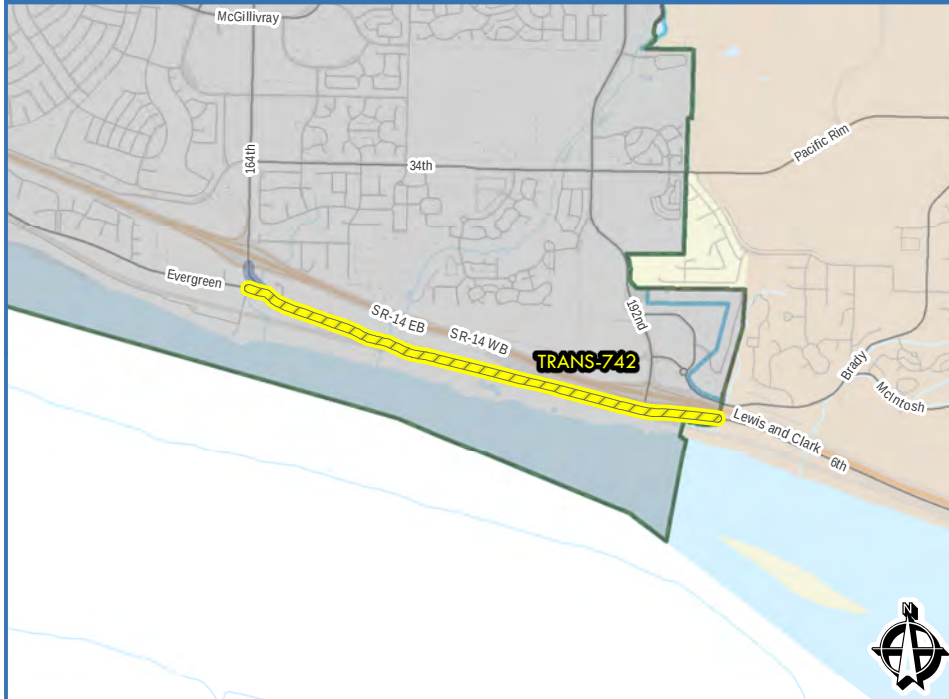
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **EVERGREEN HWY. PATHWAY - SE 164TH AVE. TO EAST CITY LIMITS**

PROJECT EXTENT: **SE 164TH AVE.**

TO: EAST CITY LIMITS

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

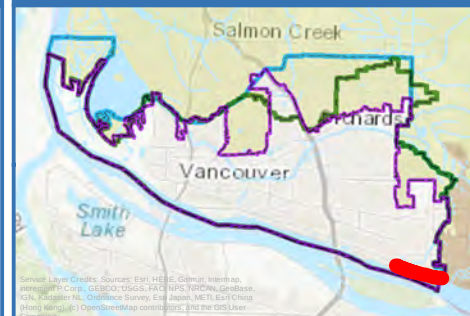
Project Description / Comments

Upgrade roadway with 6-10 foot pedestrian pathway on south side, a priority east-west pedestrian and bicycle corridor.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$7,000,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



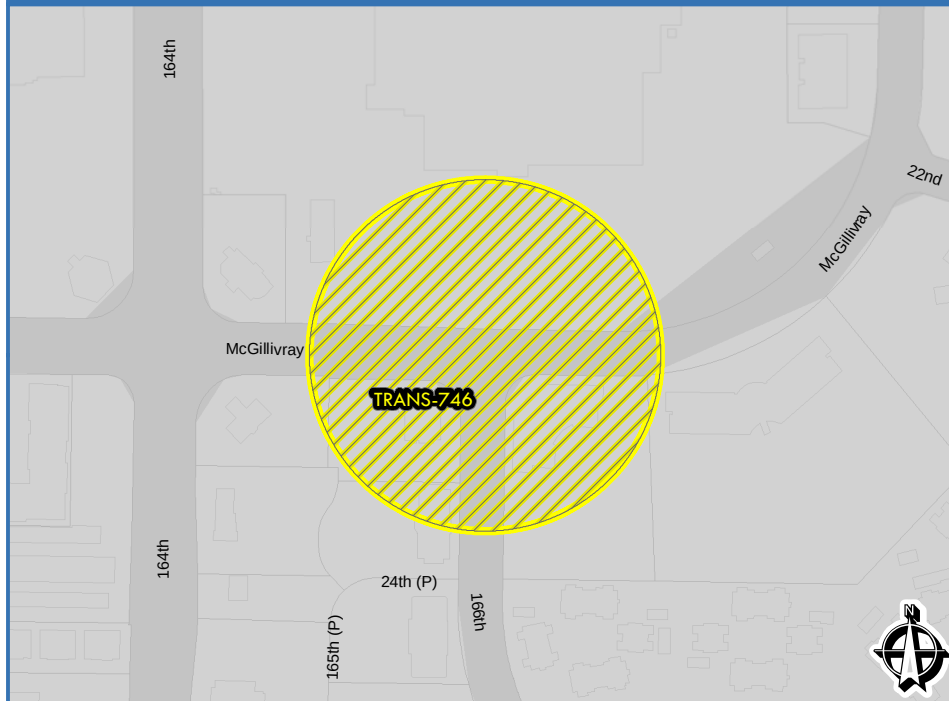
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **SE MCGILLIVRAY BLVD. AND SE 166TH AVE.**

PROJECT EXTENT: **SE 164TH AVE.**

TO: **SE 166TH AVE.**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	On Hold
Funding Status:	Unfunded

PROJECT DESCRIPTION

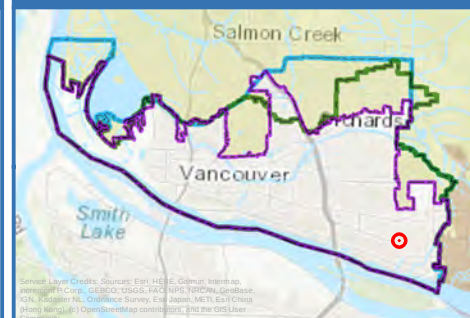
Project Description / Comments

Improve intersection with urban roundabout, including upgrades to ADA ramps and streetlights.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	Yes
SFS Funds:	No
Grant Funds:	No
Total Proj. Cost:	\$600,000.00
*Start of Construction (Year):	

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



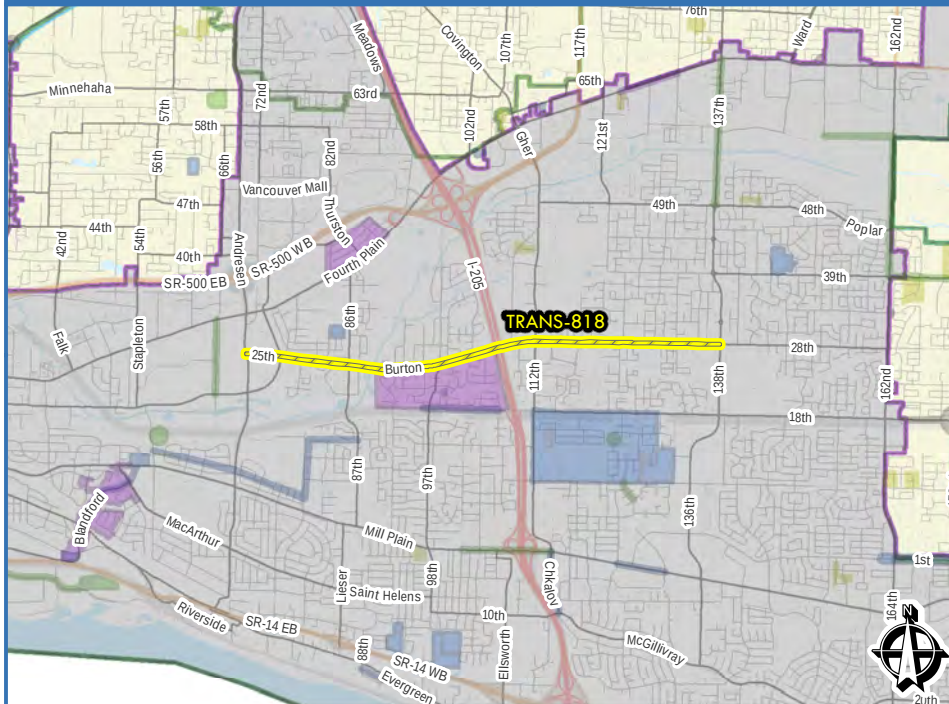
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE BURTON/28TH STREET - NE ANDRESEN RD. TO NE 138TH AVE.**

PROJECT EXTENT: **NE ANDRESEN RD.**

TO: NE 138TH AVE.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

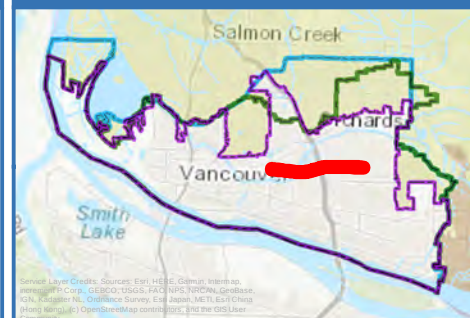
Project Description / Comments

Installation of fiber and connections between fiber optic cables to traffic signal controllers to improve signal operations along the corridor.

LEGEND

Project Area	Water Project Areas	Battle Ground
Transportation Project Areas	SCIP Project Areas	Camas
Sanitary Sewer Project Areas	Vancouver City Limits	Washougal
Surface Water Project Areas	Clark County	

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$1,000,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

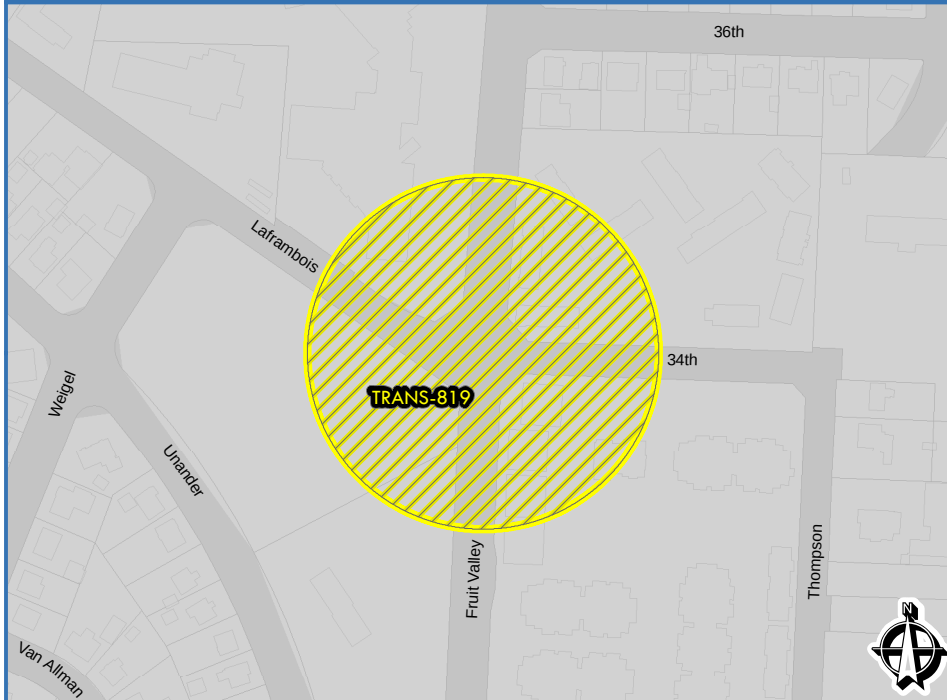


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NW FRUIT VALLEY RD. AT LA FRAMBOIS RD.**

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

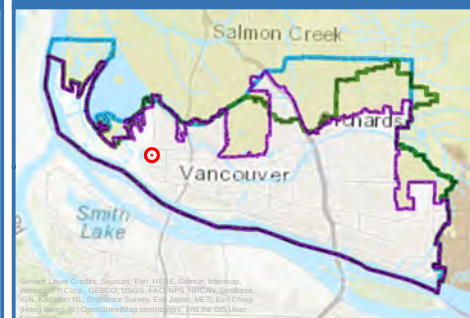
Project Description / Comments

Upgrade existing signal to current standards.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$500,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



TO: NE SAINT JAMES RD.



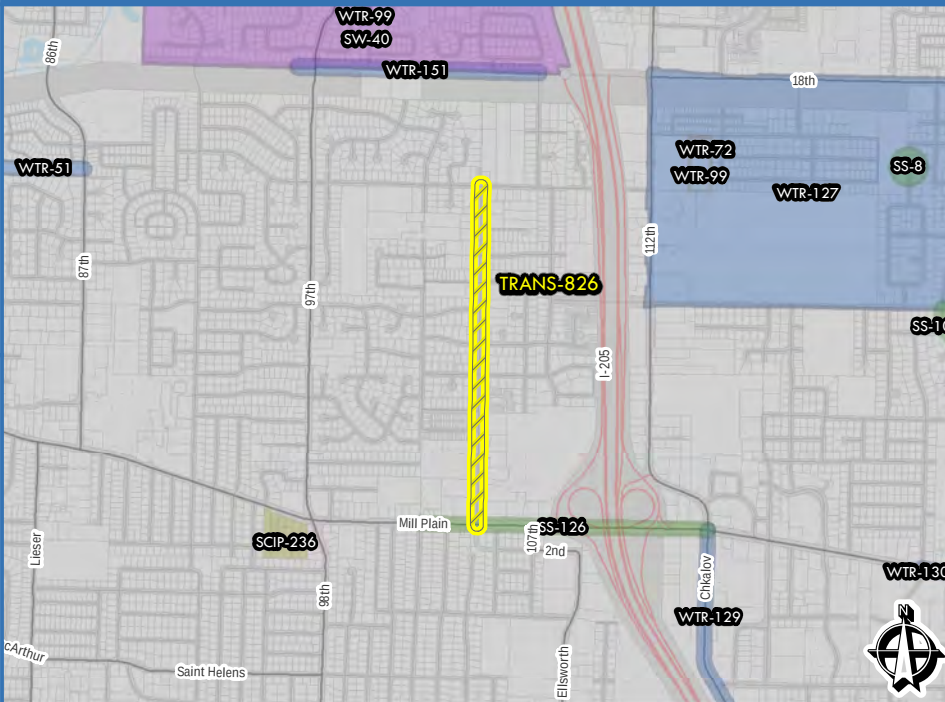
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 104TH AVENUE - SE MILL PLAIN BLVD TO NE 14TH STREET**

PROJECT EXTENT: **SE MILL PLAIN BLVD.**

TO: NE 14TH ST.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

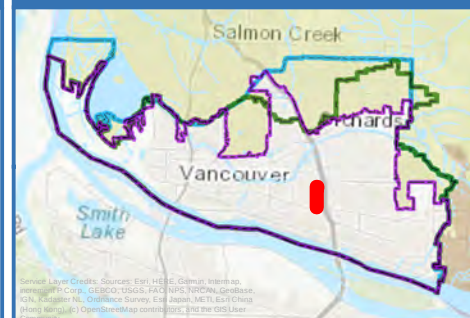
Project Description / Comments

Upgrade of existing 2-lane road to urban arterial (1 lane each direction plus turn lane), including sidewalks, ADA ramps, bike facilities and streetlights.

LEGEND

Project Area	Water Project Areas	Battle Ground
Transportation Project Areas	SCIP Project Areas	Camas
Sanitary Sewer Project Areas	Vancouver City Limits	Washougal
Surface Water Project Areas	Clark County	

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$10,000,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



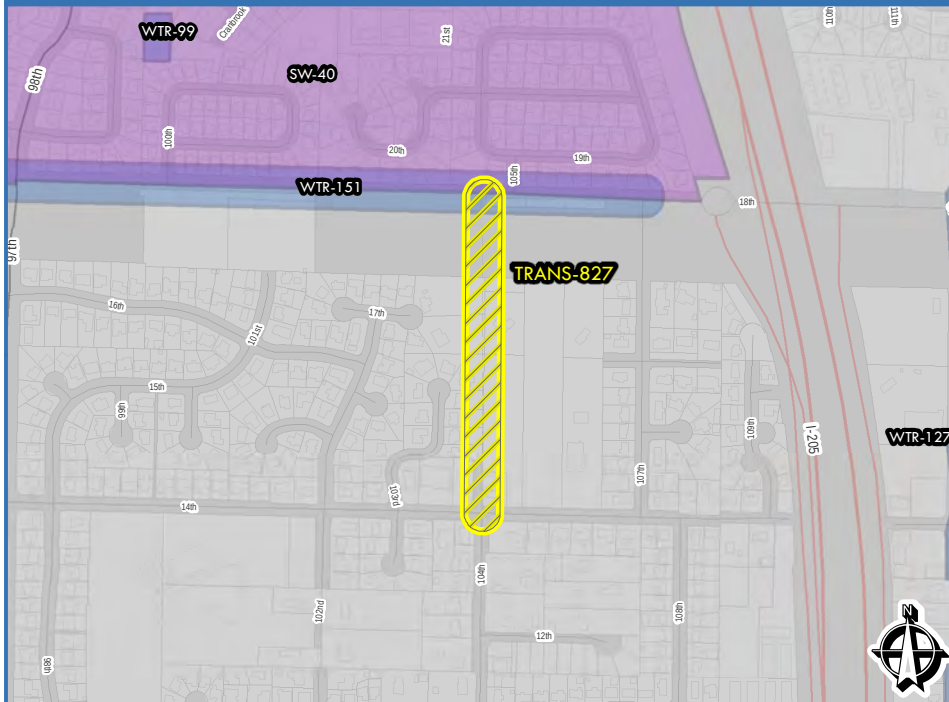
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 104TH AVENUE - NE 14TH STREET TO NE 18TH STREET**

PROJECT EXTENT: **NE 14TH ST.**

TO: NE 18TH ST.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

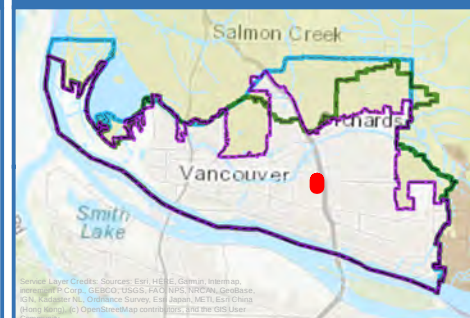
Project Description / Comments

New arterial street (1 lane each direction plus turn lane), with sidewalks, ADA ramps, bike facilities and streetlights, to increase safety, mobility, accessibility and level of service.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$10,000,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

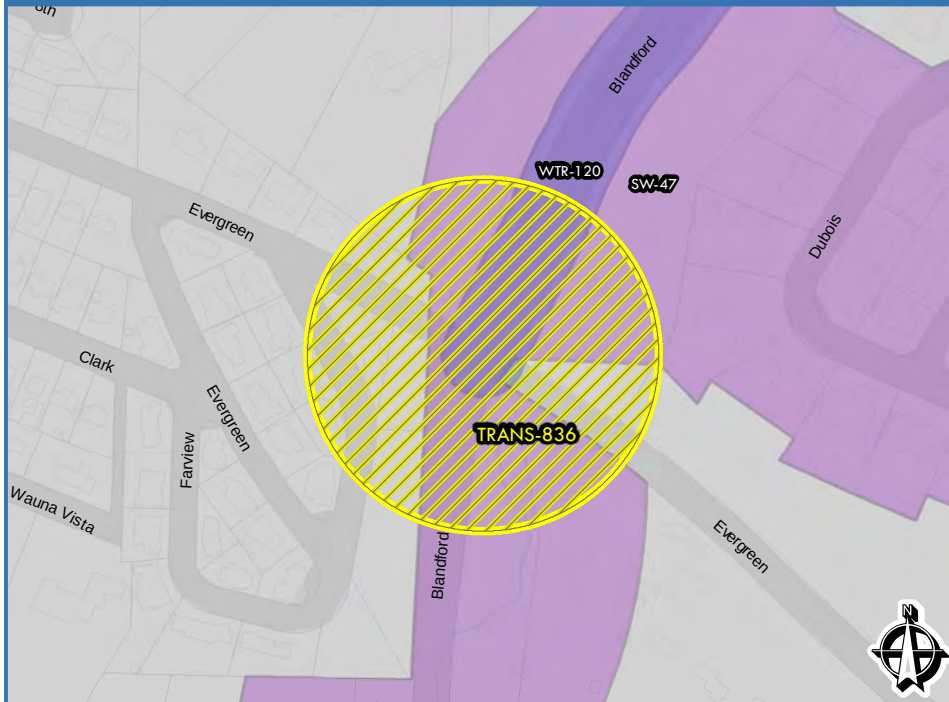


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **EVERGREEN BLVD. BRIDGE OVER BLANDFORD**

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Safety
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

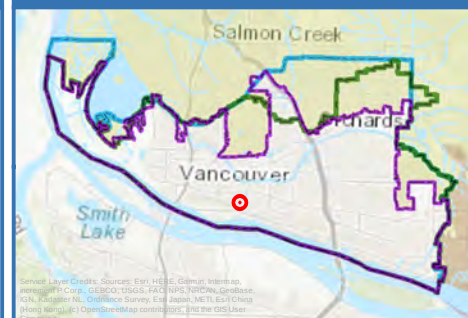
Project Description / Comments

Replace existing bridge along Evergreen Blvd. at Blandford with new structure. Project will address safety and accessibility for all modes of travel.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

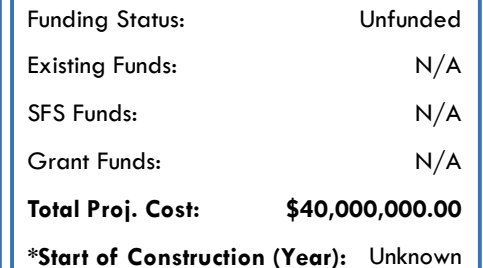
Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$15,000,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



TO: 164TH AVE



76



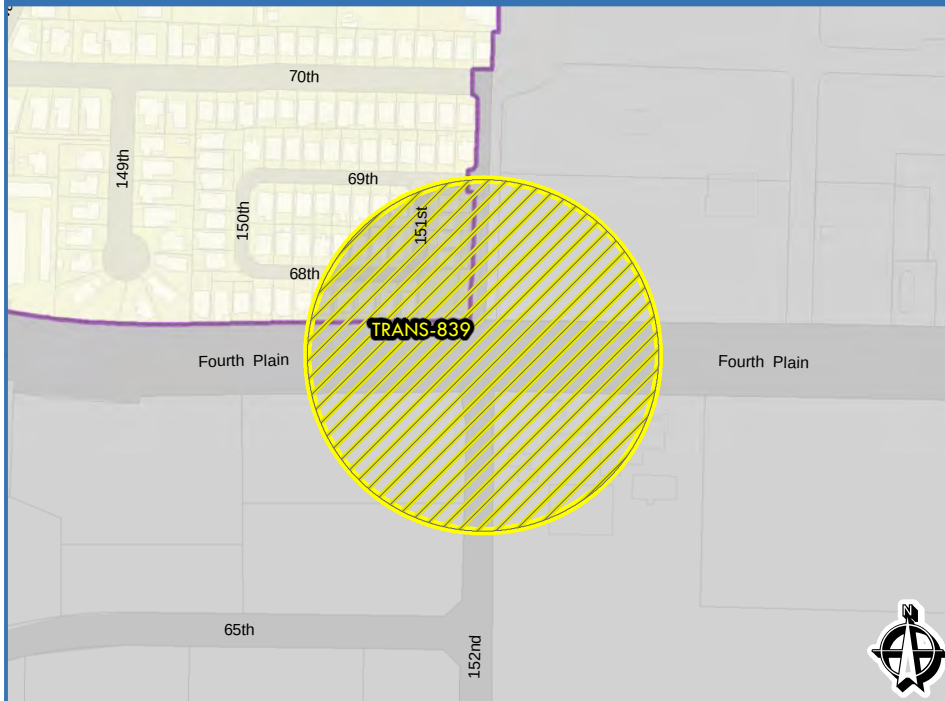
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 152ND AVE. AND FOURTH PLAIN BLVD. SIGNAL**

PROJECT EXTENT: **152ND AVENUE**

TO: **4TH PLAIN BOULEVARD**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

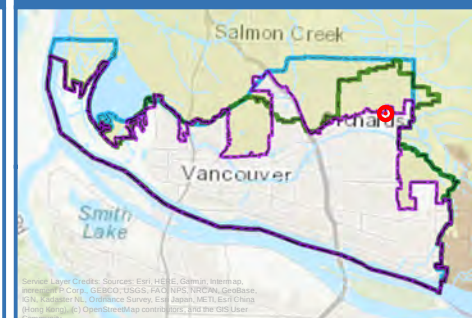
Project Description / Comments

Install new signal to accommodate future growth.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$500,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



TO: 100TH COURT

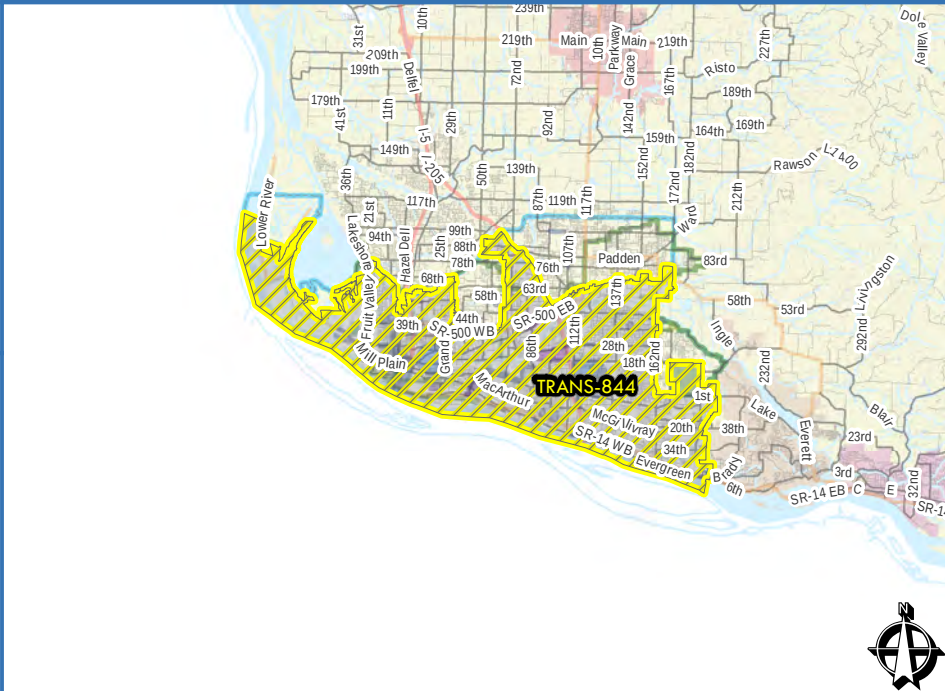


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **MULTIMODAL SAFETY AND ACCESSIBILITY**

PROJECT EXTENT: **CITYWIDE**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Ongoing
Project Status:	Ongoing
Funding Status:	Partially Funded

PROJECT DESCRIPTION

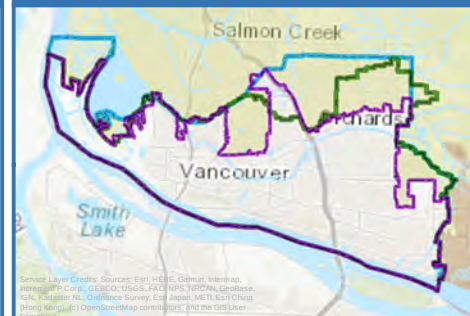
Project Description / Comments

Ongoing program to address safety and accessibility for people walking, biking, and rolling. Funding for this program removed due to impacts of I-976 therefore no new projects are identified for 2020. Projects carried forward from 2019 to be implemented in 2020 include: TRANS-852 - NE 112th Avenue Sidewalk; TRANS 871 - N. Devine Sidewalk Improvements - Idaho to NE 18th St.; and TRANS-882 - MacArthur Blvd. and Mill Plain Multimodal Improvements.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Partially Funded
Existing Funds:	No
SFS Funds:	Yes
Grant Funds:	No
Total Proj. Cost:	
*Start of Construction (Year):	Ongoing

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

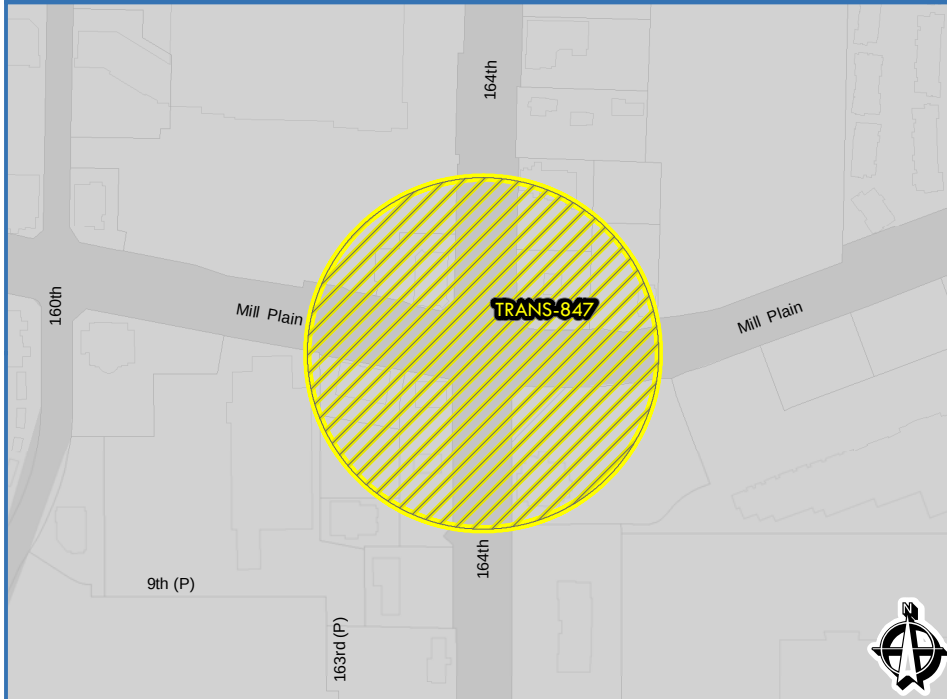


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **SE 164TH AVENUE AND MILL PLAIN INTERSECTION IMPROVEMENTS**

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

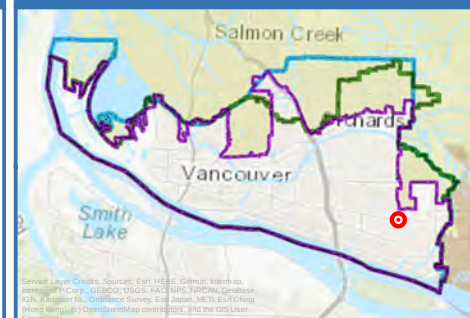
Project Description / Comments

Increase left-turn movement capacity at intersection of 164th Ave/Mill Plain Blvd to improve overall LOS.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$500,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



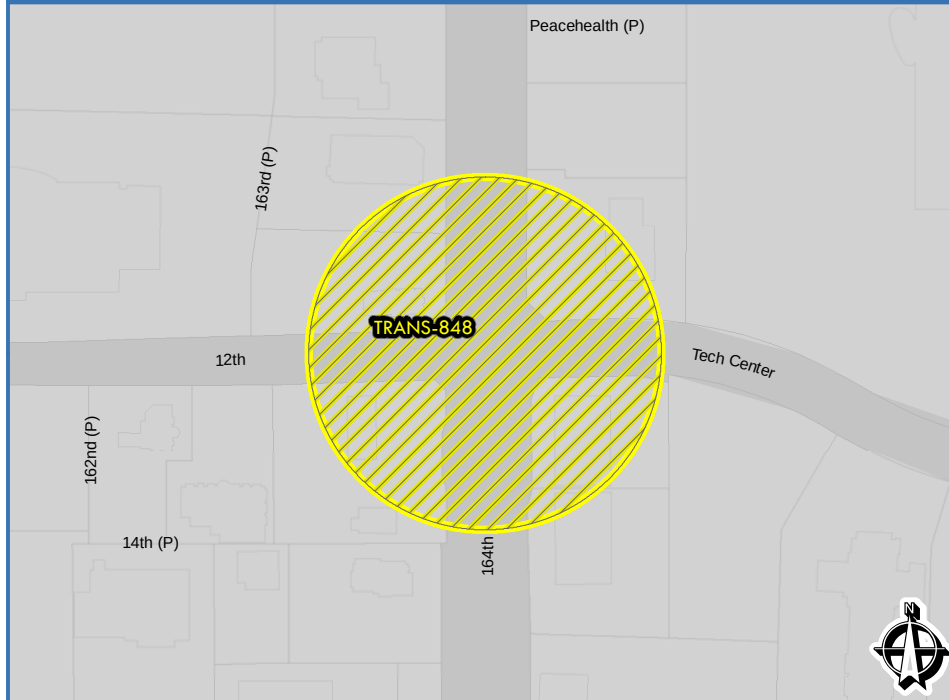
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **SE 164TH AVENUE AND SE 12TH STREET INTERSECTION IMPROVEMENTS**

PROJECT EXTENT: **SE 164TH AVE.**

TO: **SE 12TH ST.**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

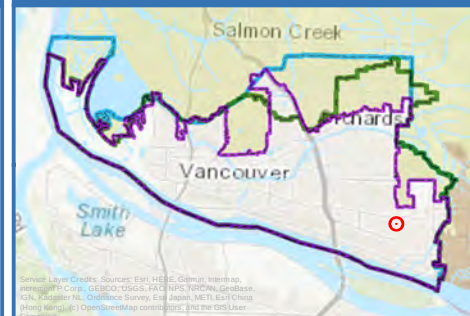
Project Description / Comments

Increase left-turn movement capacity at intersection of SE 164th Ave. and SE 12th St to improve overall LOS.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	N/A
SFS Funds:	N/A
Grant Funds:	N/A
Total Proj. Cost:	\$500,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



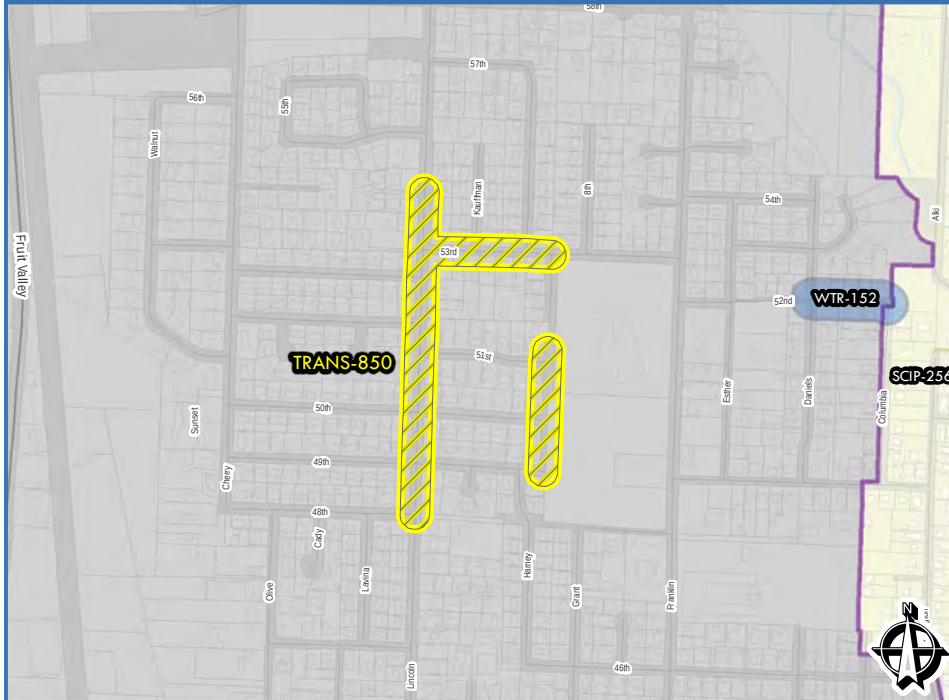
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NW NEIGHBORHOOD CONNECTIVITY IMPROVEMENTS - FRANKLIN ELEMENTARY**

PROJECT EXTENT: **LINCOLN & 48TH ST.**

TO: **53RD & HARNEY**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Future
Funding Status:	Partially Funded

PROJECT DESCRIPTION

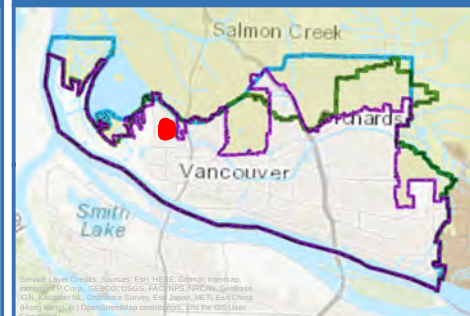
Project Description / Comments

Install sidewalks and enhanced pedestrian crossings at key locations at NW 53rd St. and NW Lincoln Ave., near Franklin Elementary School. Project to improve pedestrian safety and accessibility in the area. Design and ROW are underway in 2020, with construction scheduled for 2021 pending additional funding.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Partially Funded
Existing Funds:	Yes
SFS Funds:	No
Grant Funds:	Potential
Total Proj. Cost:	\$1,400,000.00
*Start of Construction (Year):	2021

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 192ND AVENUE AND NE 13TH STREET INTERSECTION IMPROVEMENTS**

PROJECT EXTENT: **192ND AVENUE**

TO: **NE 13TH STREET**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

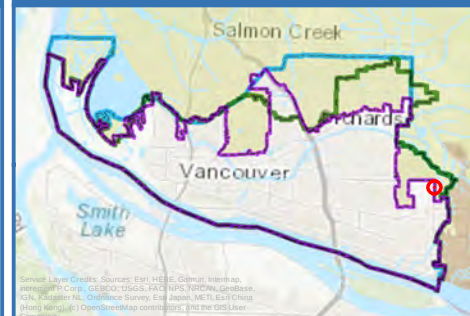
Project Description / Comments

Improve intersection to current standards to accommodate future growth and improve intersection safety and LOS.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	Yes
SFS Funds:	No
Grant Funds:	No
Total Proj. Cost:	\$400,000.00
*Start of Construction (Year):	Unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

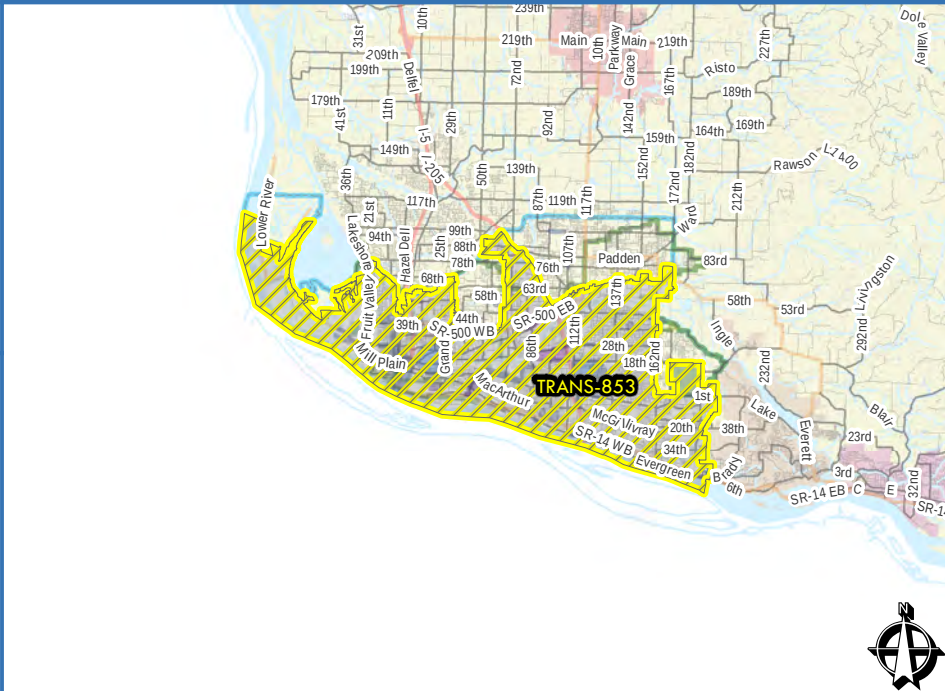


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **LED STREET LIGHT RETROFIT**

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	Future
Funding Status:	Funded

PROJECT DESCRIPTION

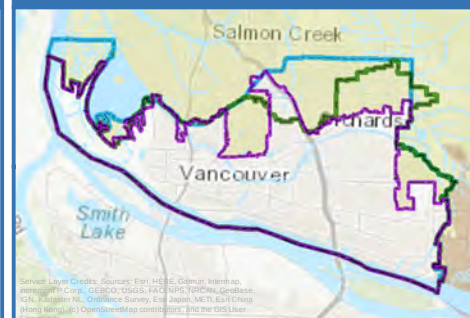
Project Description / Comments

Replace existing cobra head style street light bulbs with current energy efficient LED bulbs. Paid for using low interest Public Trust Fund Loan. This program is different than TRANS-869 which is intended to replace outdated streetlights or install new streetlights. Carried forward into 2020.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Funded
Existing Funds:	Yes
SFS Funds:	No
Grant Funds:	No
Total Proj. Cost:	\$4,815,000.00
*Start of Construction (Year):	2019

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

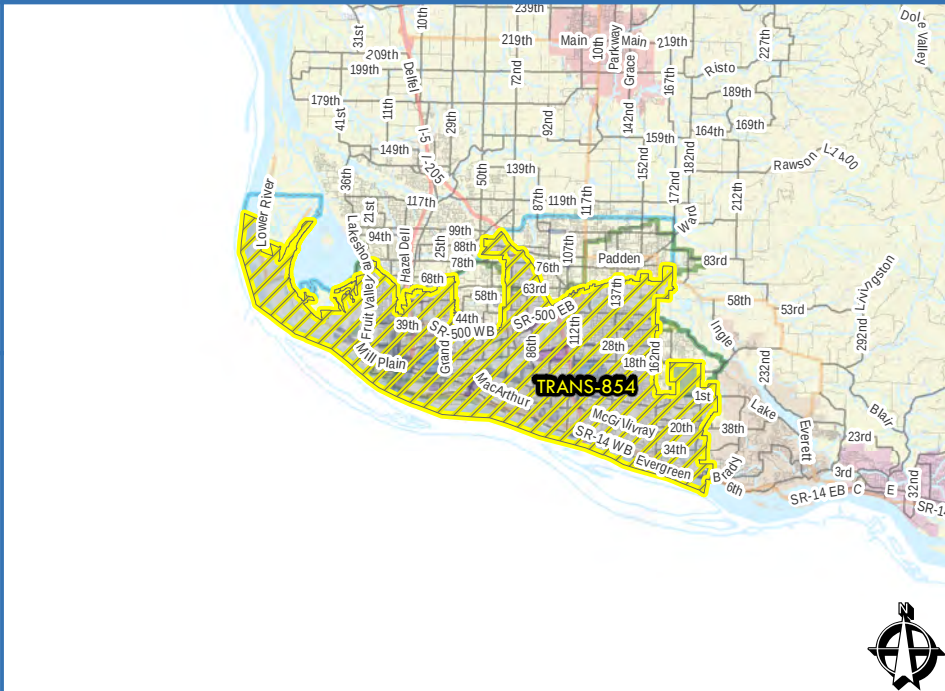


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **TRANSPORTATION SYSTEM PLAN (TSP) UPDATE**

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	In Design
Funding Status:	Funded

PROJECT DESCRIPTION

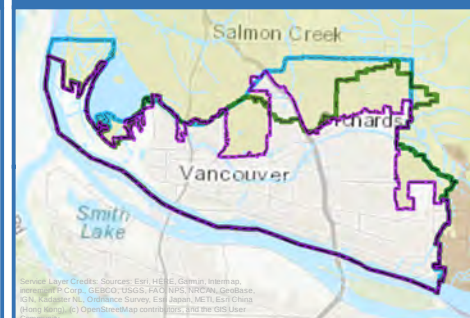
Project Description / Comments

Comprehensive update to the Transportation System Plan (TSP). Last update was 2004.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Funded
Existing Funds:	Yes
SFS Funds:	Yes
Grant Funds:	No
Total Proj. Cost:	\$1,000,000.00
*Start of Construction (Year):	2020

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

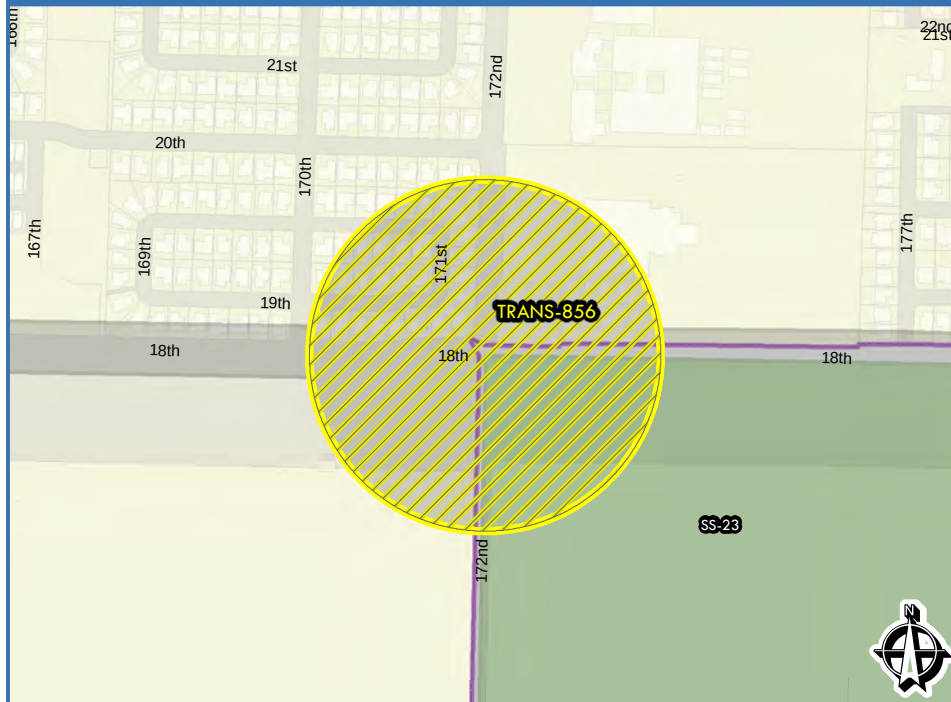


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 18TH STREET AND NE 172ND AVENUE INTERSECTION IMPROVEMENTS**

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

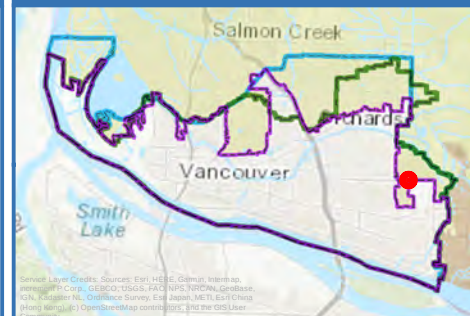
Project Description / Comments

Install additional turn lanes and other signal improvements at the intersection of 18th Street and 172nd Avenue.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$500,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

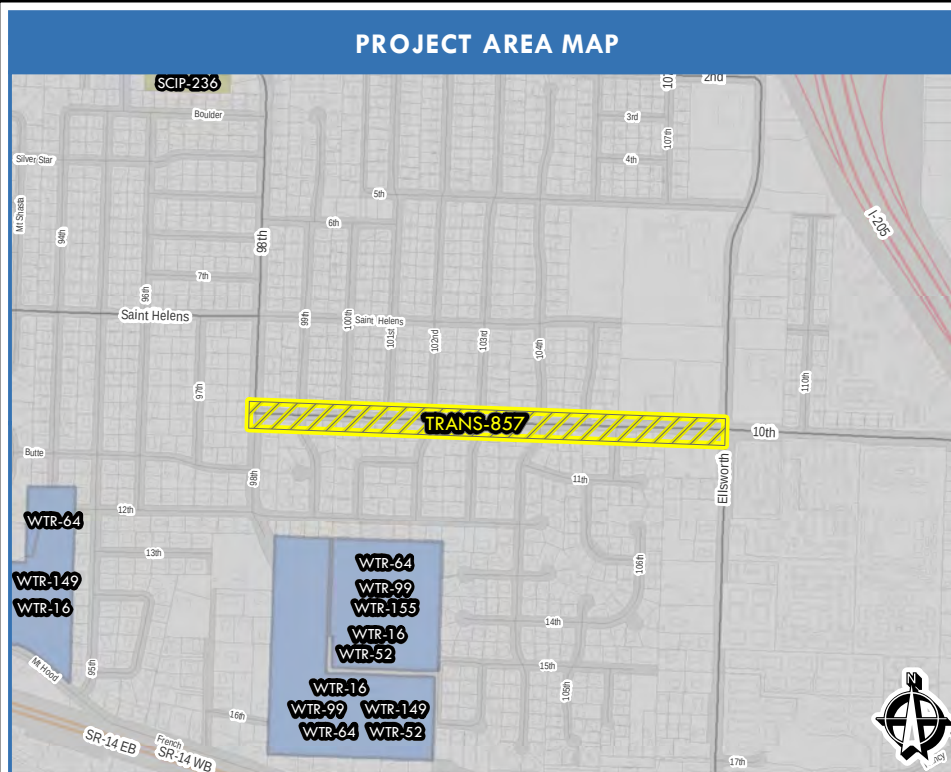


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: SE 10TH STREET SIDEWALKS - SE 98TH AVENUE TO ELLSWORTH ROAD

PROJECT EXTENT: **98TH AVENUE**

TO: ELLSWORTH ROAD



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

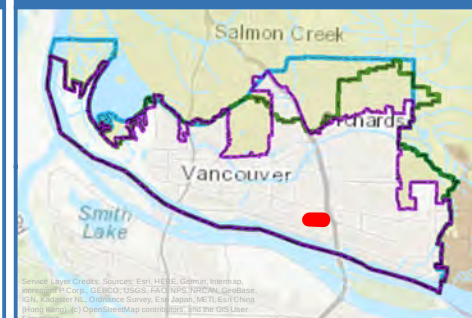
Project Description / Comments

Install sidewalks and ADA ramps along SE 10th Street from SE 98th Avenue to Ellsworth Road.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$1,500,000.00
*Start of Construction (Year):	unknown

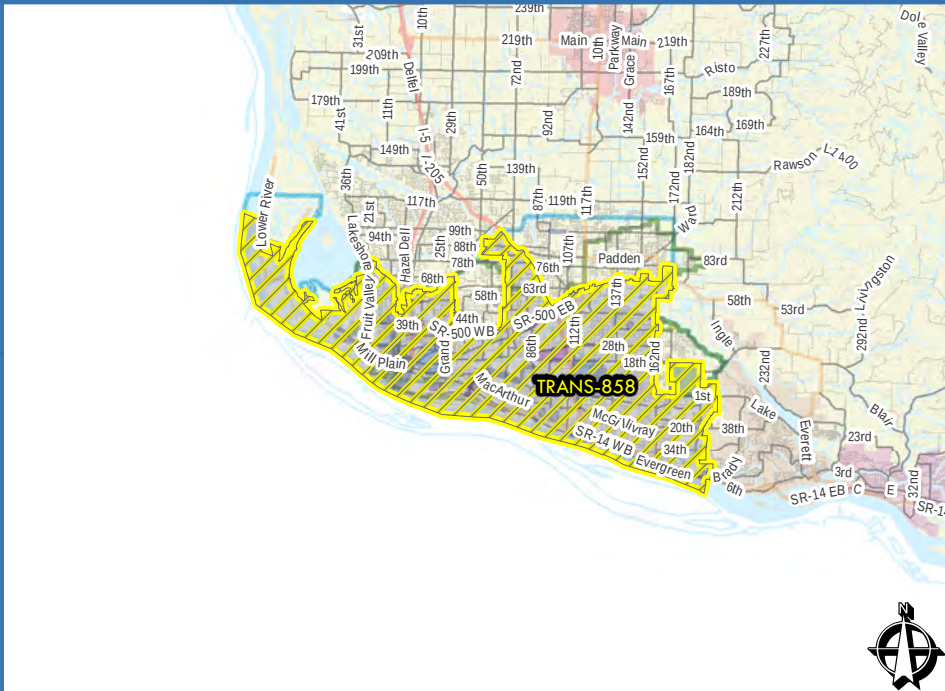


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **CITYWIDE TRANSPORTATION DEMAND MANAGEMENT PROGRAM**

PROJECT EXTENT: **CITY WIDE**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	On Hold
Funding Status:	Unfunded

PROJECT DESCRIPTION

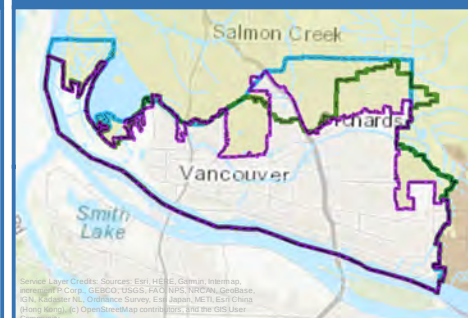
Project Description / Comments

New program to be implemented City-wide that encourages modes of travel other than single occupant vehicles. This includes: bicycle, pedestrian, transit, carpool, rideshare, etc.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	Potential
Grant Funds:	Potential
Total Proj. Cost:	\$290,000.00
*Start of Construction (Year):	

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

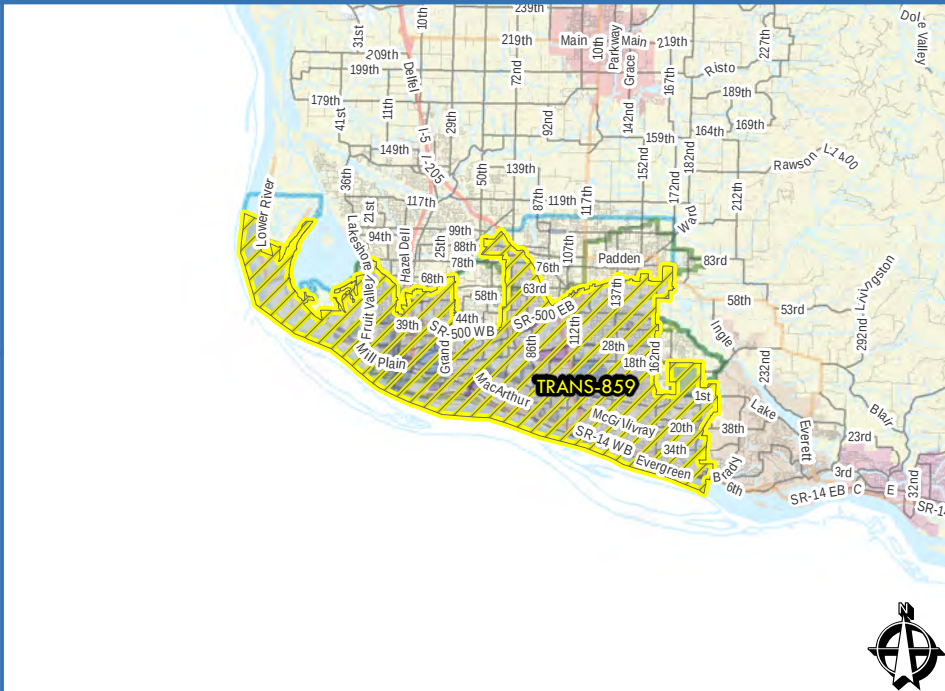


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **SIDEWALK MANAGEMENT PROGRAM**

PROJECT EXTENT: **CITYWIDE**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Ongoing
Funding Status:	Partially Funded

PROJECT DESCRIPTION

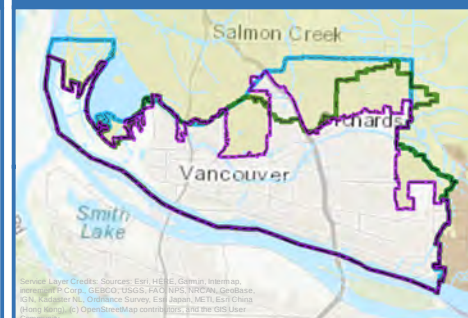
Project Description / Comments

Program manages all sidewalks/curb ramps within the City limits. Includes notification and assistance to land owners to correct sidewalk/curb ramp deficiencies along their property frontage. Program accomplishments for 2019 included: Worked on 215 complaint cases; Working with residential and businesses to fix defects in sidewalk; Construction work zone compliance; Developed outdoor seating/sidewalk café standards; Finalized code changes and home owner assistance program. Program is budgeted for \$250,000 annually.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Partially Funded
Existing Funds:	No
SFS Funds:	Yes
Grant Funds:	No
Total Proj. Cost:	\$250,000.00
*Start of Construction (Year):	2017

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

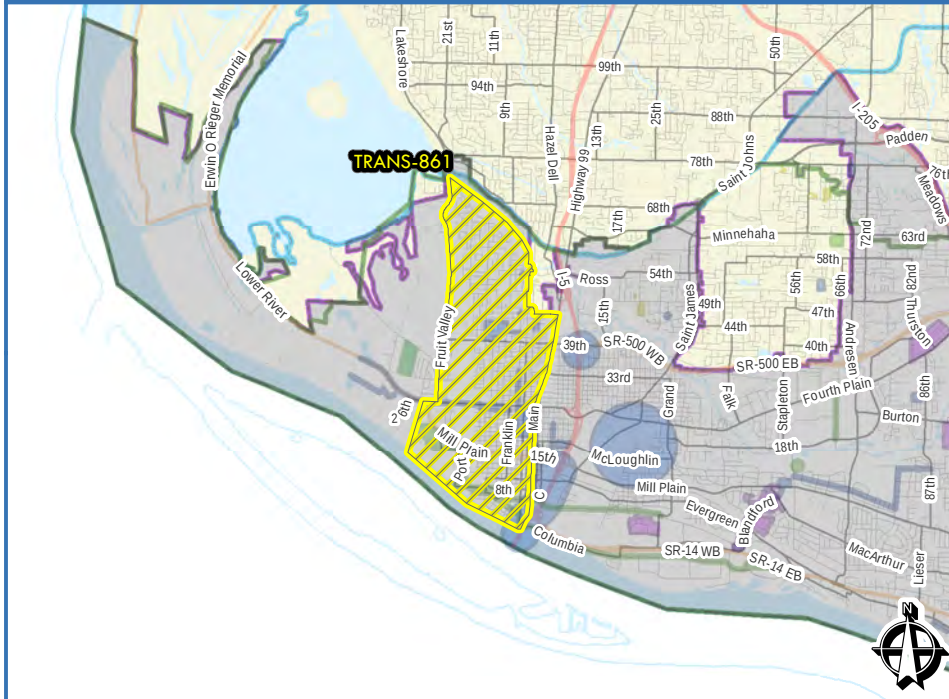


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **WESTSIDE BIKE MOBILITY - PHASE I**

PROJECT EXTENT: **DOWNTOWN**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Pending Funding
Funding Status:	Partially Funded

PROJECT DESCRIPTION

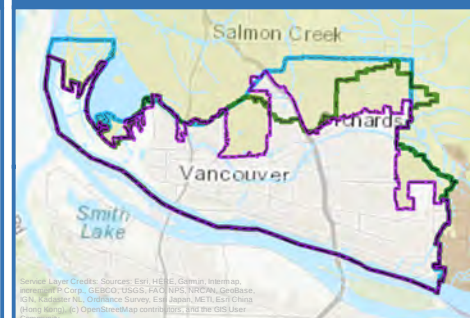
Project Description / Comments

First phase of implementation will be focused on the Columbia corridor, with the implementation of other routes occurring in later years. Project to also include traffic calming, bicycle and pedestrian improvements. Project delayed to 2021.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Partially Funded
Existing Funds:	Potential
SFS Funds:	Potential
Grant Funds:	Potential
Total Proj. Cost:	\$1,000,000.00
*Start of Construction (Year):	2021

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



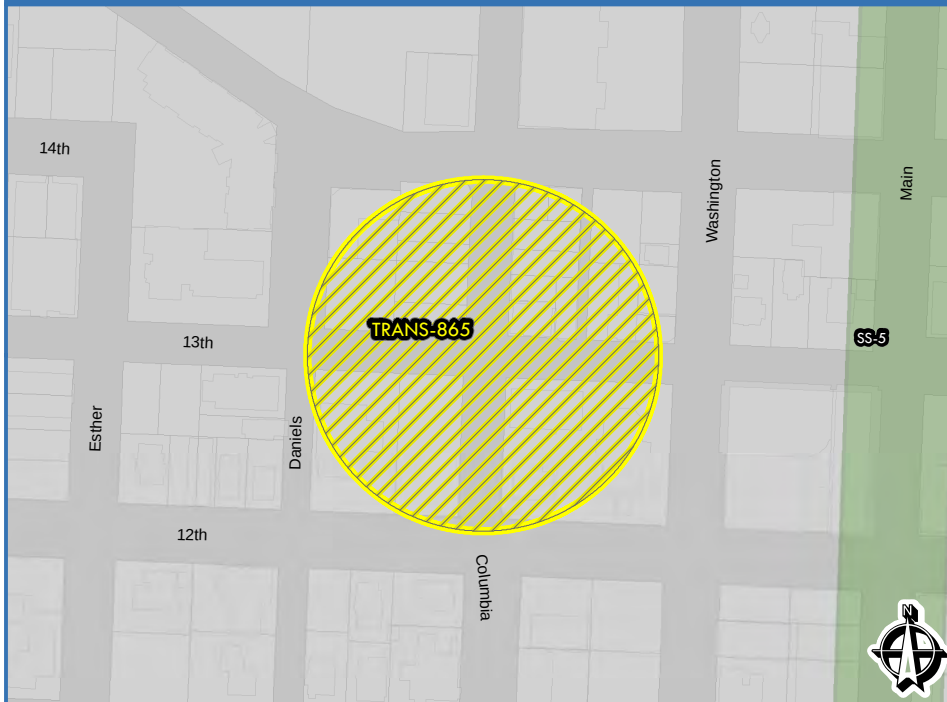
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **COLUMBIA STREET AND W. 13TH STREET INTERSECTION IMPROVEMENT**

PROJECT EXTENT: **COLUMBIA STREET**

TO: **W. 13TH STREET**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	Active
Funding Status:	Funded

PROJECT DESCRIPTION

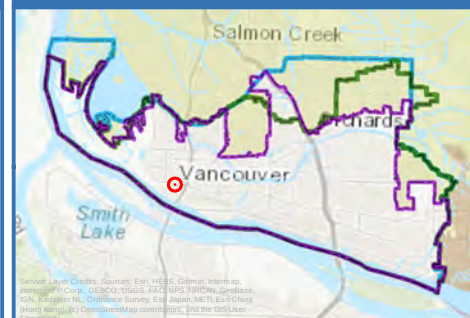
Project Description / Comments

Upgrade the signal at Columbia Street and 13th Street as well as associated civil improvements. Funded under TRANS-237.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Funded
Existing Funds:	Yes
SFS Funds:	Yes
Grant Funds:	No
Total Proj. Cost:	\$35,000.00
*Start of Construction (Year):	2019

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



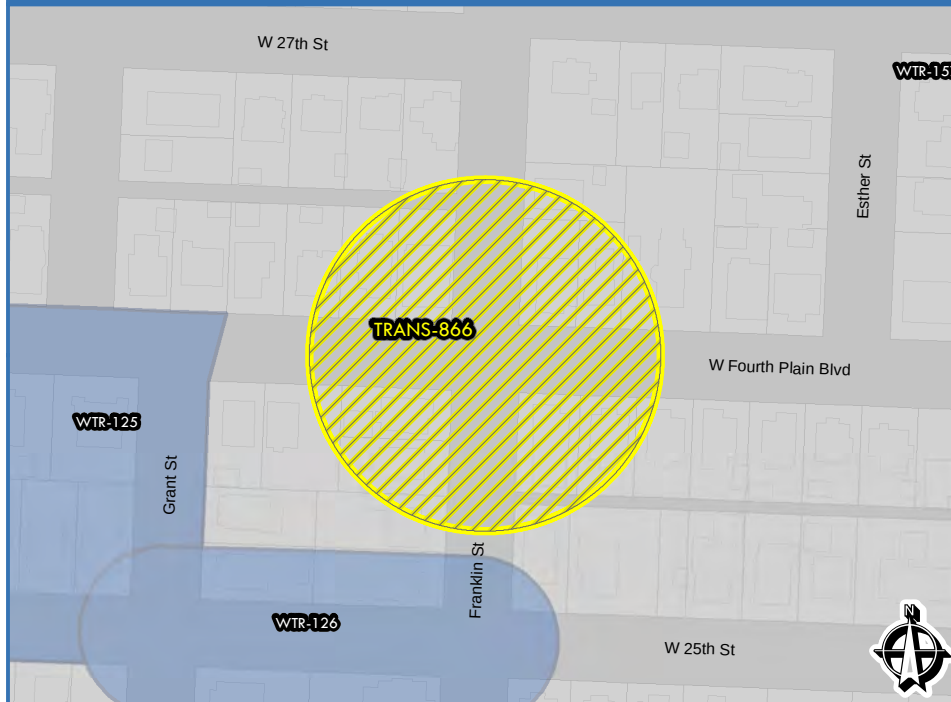
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **W. FOURTH PLAIN BOULEVARD AND FRANKLIN STREET INTERSECTION IMPROVEMENTS**

PROJECT EXTENT: **W. FOURTH PLAIN BOULEVARD**

TO: FRANKLIN STREET

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	On Hold
Funding Status:	Unfunded

PROJECT DESCRIPTION

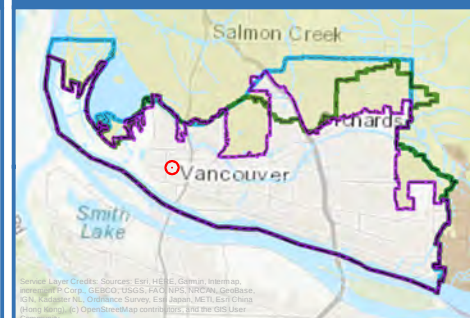
Project Description / Comments

Install a signal at Fourth Plain and Franklin as well as associated civil roadway improvements.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	Potential
SFS Funds:	Potential
Grant Funds:	No
Total Proj. Cost:	\$350,000.00
*Start of Construction (Year):	

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



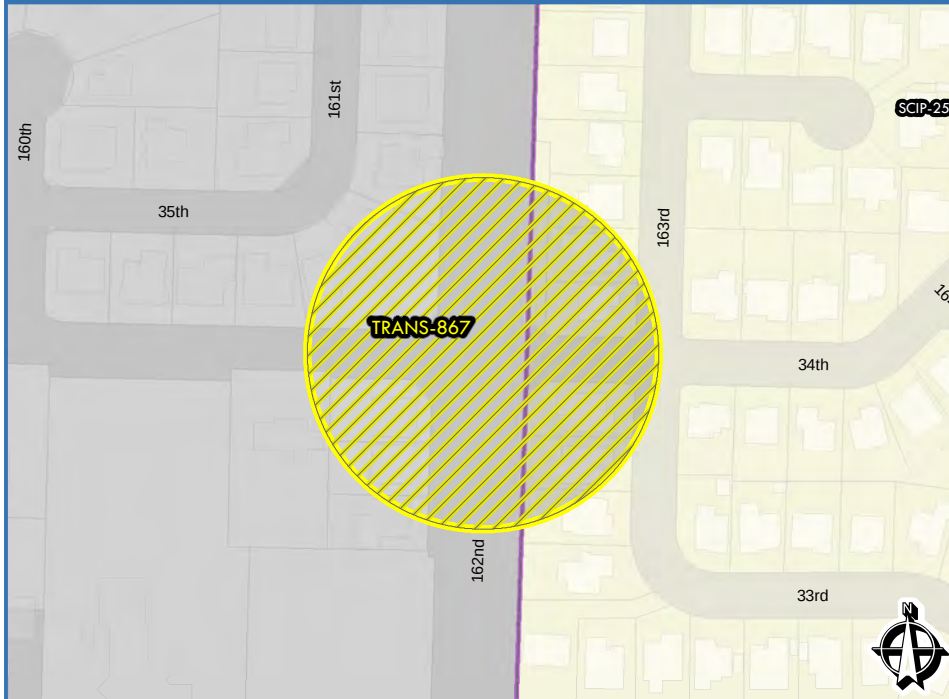
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 164TH AVENUE AND NE 34TH STREET INTERSECTION IMPROVEMENTS**

PROJECT EXTENT: **164TH AVENUE**

TO: **NE 34TH STREET**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	On Hold
Funding Status:	Unfunded

PROJECT DESCRIPTION

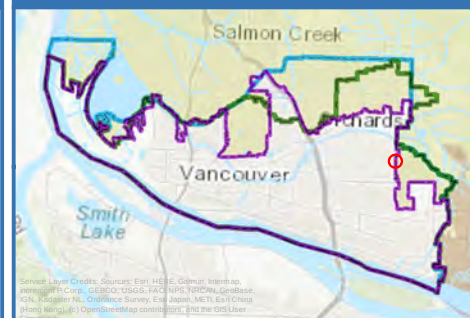
Project Description / Comments

Install a signal at 164th Avenue and NE 34th Street as well as associated civil roadway improvements.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	Potential
SFS Funds:	Potential
Grant Funds:	No
Total Proj. Cost:	\$350,000.00
*Start of Construction (Year):	

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



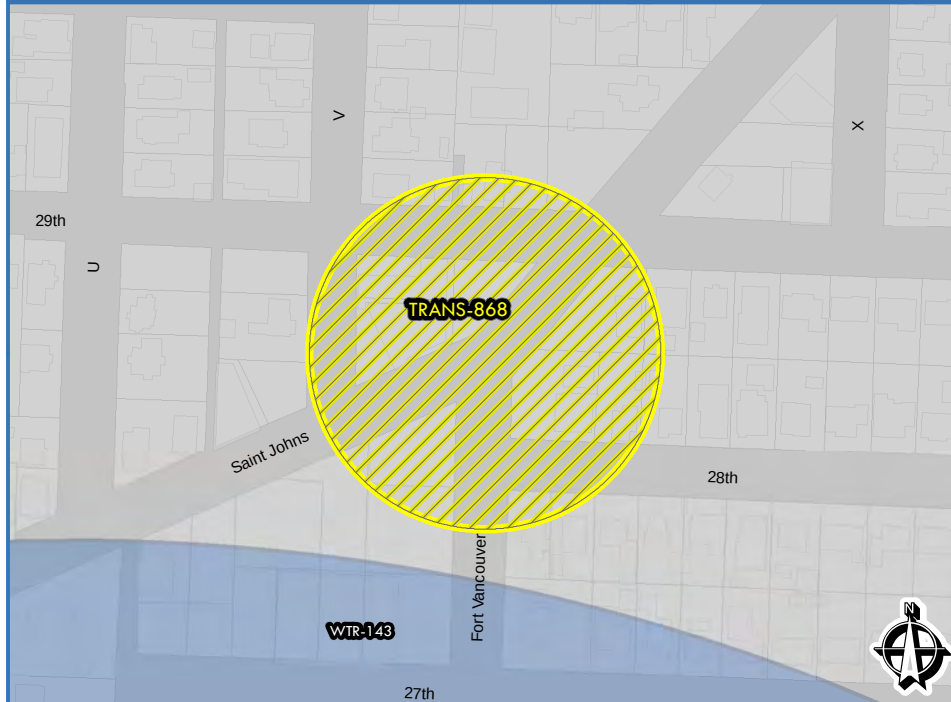
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **ST. JOHNS BLVD. AND FORT VANCOUVER WAY INTERSECTION IMPROVEMENTS**

PROJECT EXTENT: **ST. JOHNS BOULEVARD**

TO: **FORT VANCOUVER WAY**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	On Hold
Funding Status:	Unfunded

PROJECT DESCRIPTION

Project Description / Comments

Install a signal at St. Johns Boulevard and Fort Vancouver Way as well as associated civil roadway improvements.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	Potential
SFS Funds:	Potential
Grant Funds:	No
Total Proj. Cost:	\$350,000.00
*Start of Construction (Year):	

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

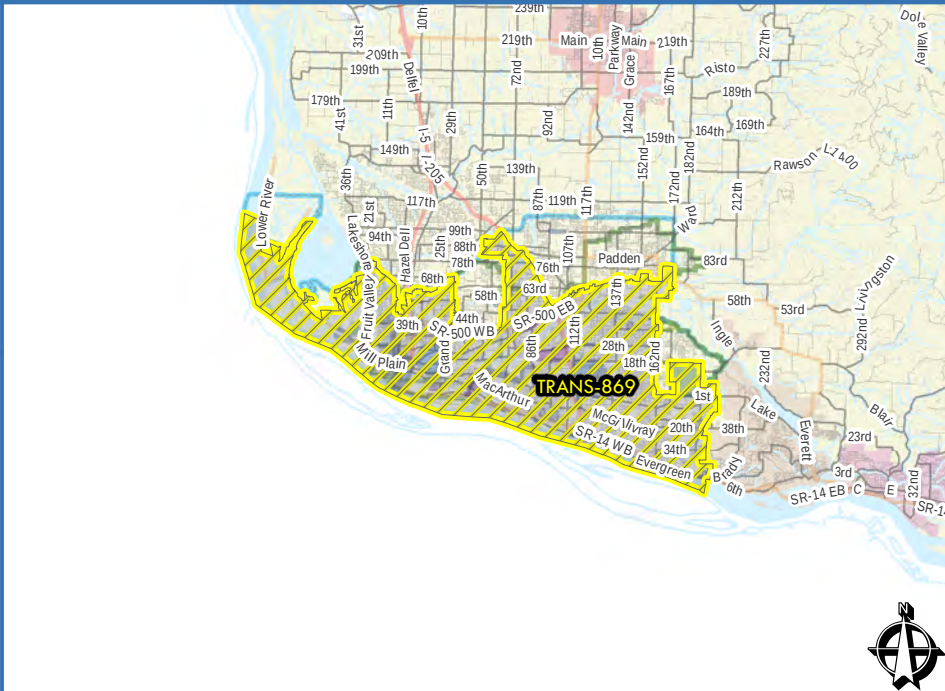


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **ANNUAL ARTERIAL STREET LIGHT PROGRAM**

PROJECT EXTENT: **CITYWIDE**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	On Hold
Funding Status:	Unfunded

PROJECT DESCRIPTION

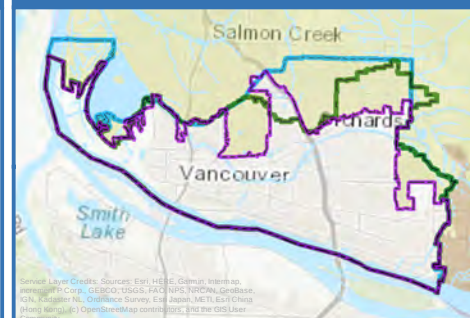
Project Description / Comments

Unfunded program to install new street lights and replace old street lights citywide. For example, 172nd Avenue from NE 8th Street to NE 18th Street. This program is different than TRANS-853 which is intended to upgrade bulbs only.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	
*Start of Construction (Year):	

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



TO: **SE 192ND AVENUE**



Partially Funded

Urban arterial upgrade of existing 2-lane rural road to increase safety, mobility and livability, and meet future subarea needs. Roadway cross section includes roundabouts and transition to a 5-lane section. Improvements include sidewalks, bike facilities, stormwater, and streetlights. Cost estimates shown here are only for this east section of SE 1st St. Anticipated funding of east portion (SE 177th Ave. to SE 192nd Ave.) by developer contributions, local funds and potential grants. Existing cost estimate to construct is \$10M, with utility relocation costs still to be determined. For details on the west section (SE 1st St. - SE 164th Ave. to SE 177th Ave.) see TRANS-268. City portion of Total Project Cost is \$10 Million. Developer contributions for ROW total \$2 million.

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

A map of the Greater Vancouver area, including parts of British Columbia and Washington state. The map shows the coastline, major water bodies like Smith Lake and the Fraser River, and several cities including Salmon Creek, Richmond, and Vancouver. A red rectangle highlights a specific area in the southeast, near the border of the two provinces, which is the study area for the research.

Funding Status:	Partially Funded
Existing Funds:	Potential
SFS Funds:	Potential
Grant Funds:	Potential
Total Proj. Cost:	\$11,000,000.00
*Start of Construction (Year):	2022



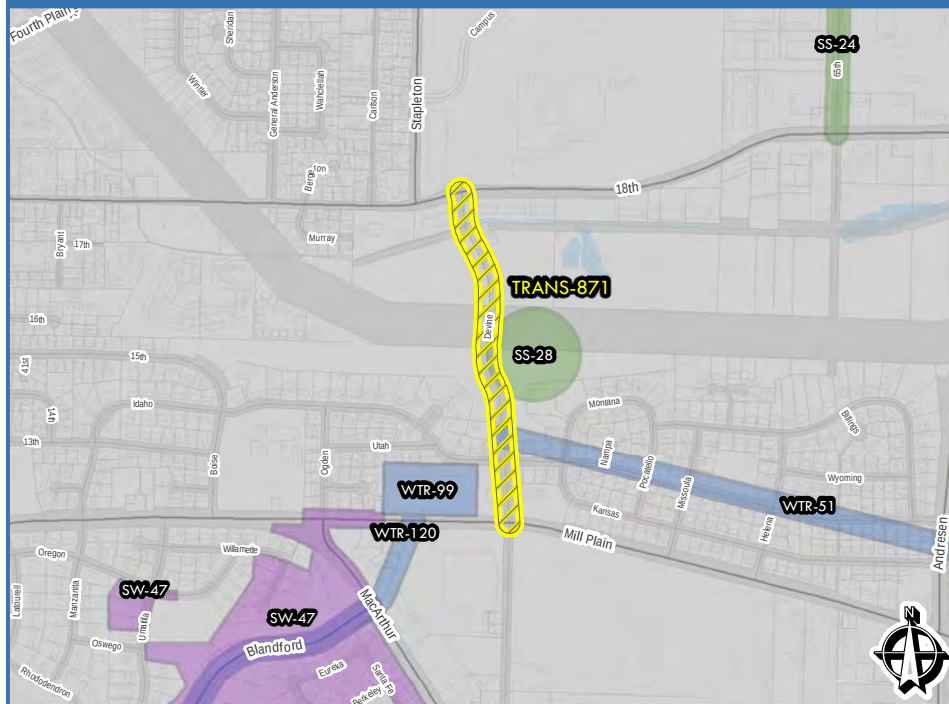
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **N. DEVINE SIDEWALK IMPROVEMENTS – N. IDAHO TO NE 18TH ST**

PROJECT EXTENT: **MILL PLAIN BOULEVARD**

TO: E 18TH STREET

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Active
Funding Status:	Funded

PROJECT DESCRIPTION

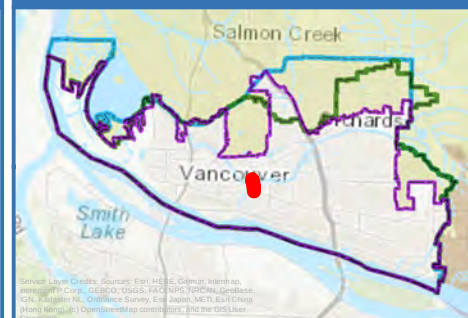
Project Description / Comments

Install a safe and continuous pedestrian facility on N Devine Rd. between N Idaho St. and E 18th St. Install a new rapid flashing beacon, curb ramps, and lighting improvements at Devine and Idaho in 2020. Remaining improvements to be constructed in 2021. Devine/Idaho improvements are funded by a grant from the Washington Traffic Safety Commission. The Devine/Idaho improvements are part of the larger Devine Road Safety Improvement project. The larger Devine Road Safety Improvement project is scheduled to be installed in 2021, and funded through grants from the State of Washington bicycle and pedestrian safety program, and the State Transportation Improvement Board (TIB) sidewalk program).

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Funded
Existing Funds:	Potential
SFS Funds:	Potential
Grant Funds:	Yes
Total Proj. Cost:	\$1,100,000.00
*Start of Construction (Year):	2021

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



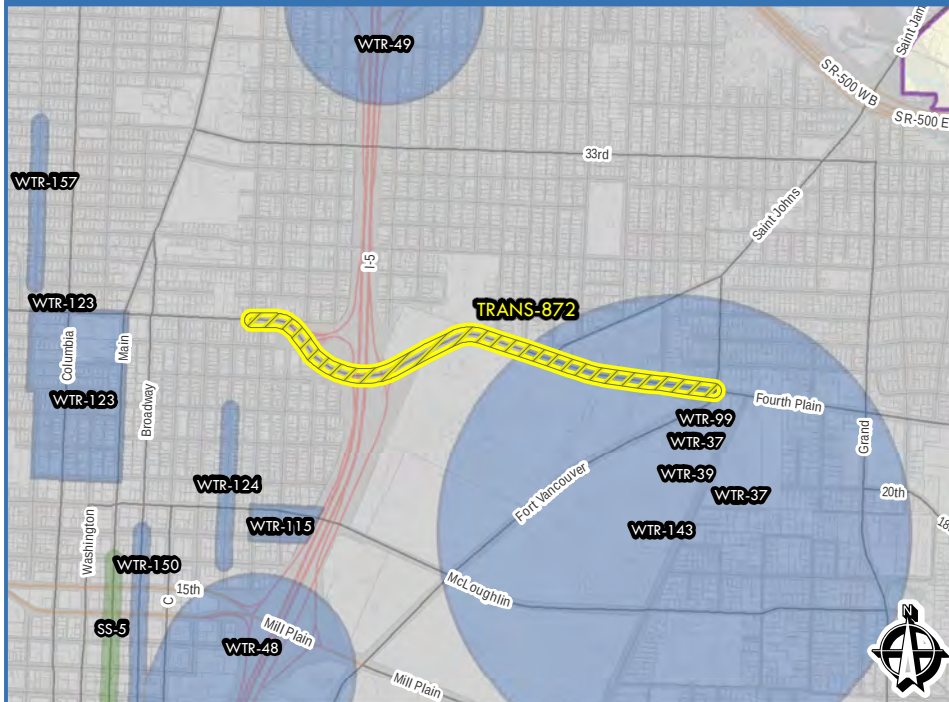
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE FOURTH PLAIN BLVD. SAFETY IMPROVEMENTS - F ST. TO FT. VANCOUVER WAY**

PROJECT EXTENT: **F ST.**

TO: FT. VANCOUVER WAY

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Active
Funding Status:	Unfunded

PROJECT DESCRIPTION

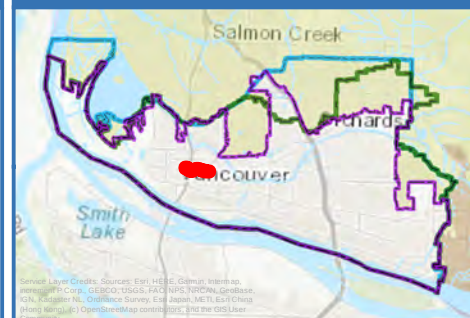
Project Description / Comments

Project to improve safety by narrowing Fourth Plain. Install pedestrian and bicycle enhancements along the corridor. Goal is to improve safety and mobility along the corridor for all users.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	No
SFS Funds:	Yes
Grant Funds:	Yes
Total Proj. Cost:	\$900,000.00
*Start of Construction (Year):	

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



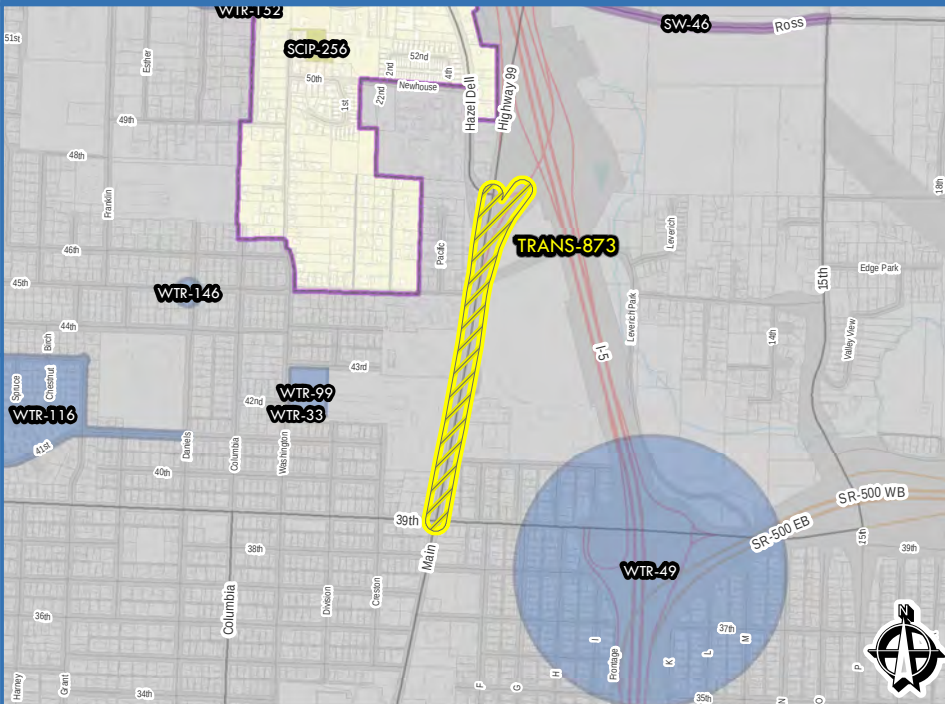
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **MAIN STREET SAFETY IMPROVEMENTS FROM 39TH STREET TO HAZEL DELL AVE**

PROJECT EXTENT: **39TH ST**

TO: HAZEL DELL AVE

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Active
Funding Status:	Unfunded

PROJECT DESCRIPTION

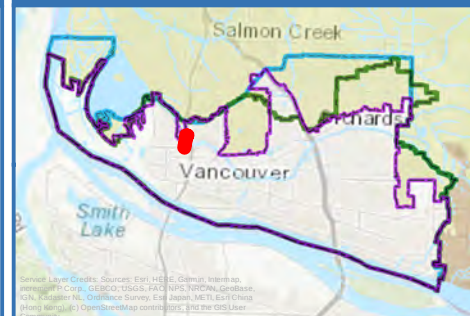
Project Description / Comments

In conjunction with a pavement preservation project, restripe Main Street from a four lane facility to a two-lane facility with center turn lane and bicycle and pedestrian facility improvements. I-976 impacts grant match -Moved back to 2022 and from Partially Funded to Unfunded List.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	Potential
SFS Funds:	Potential
Grant Funds:	Potential
Total Proj. Cost:	\$300,000.00
*Start of Construction (Year):	2022

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



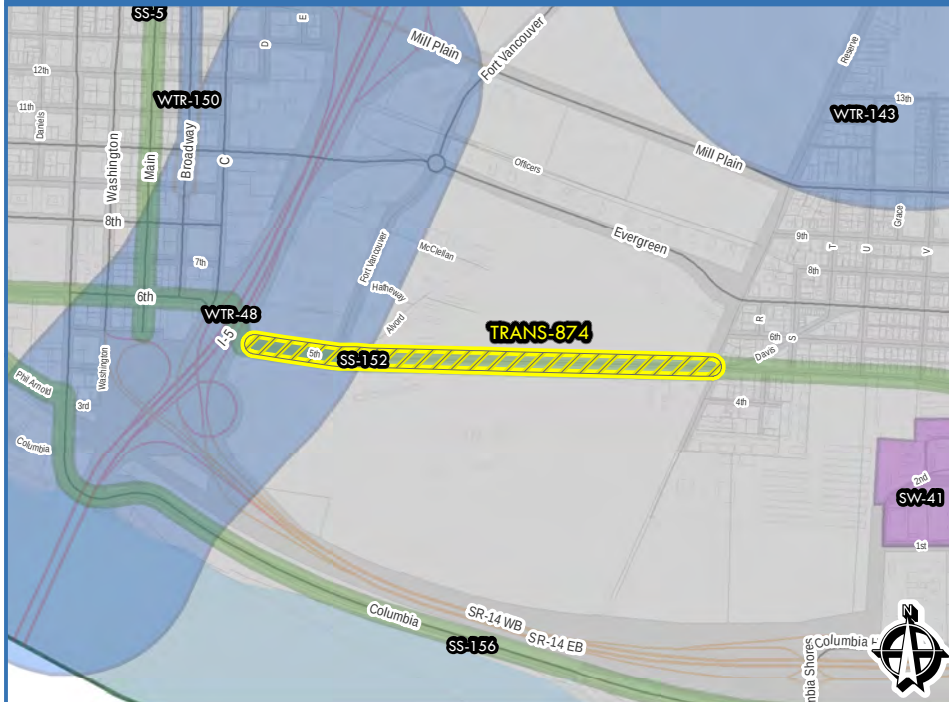
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **E. 5TH STREET IMPROVEMENTS - FORT VANCOUVER TO RESERVE (FLAP GRANT)**

PROJECT EXTENT: **FORT VANCOUVER WAY**

TO: RESERVE STREET

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Active
Funding Status:	Funded

PROJECT DESCRIPTION

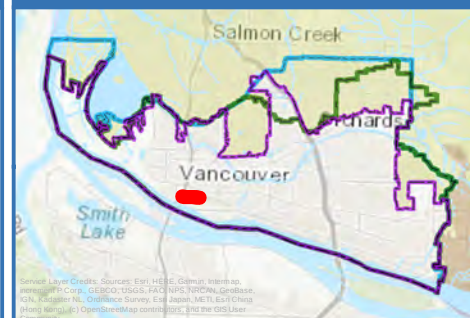
Project Description / Comments

Improve pavement, parking, and multiuse path (south side) along 5th Street between Fort Vancouver Way and E. Reserve. This is a joint project governed by an Interlocal Agreement between the National Park Service, Federal Highways Administration and City of Vancouver. Vancouver is contributing \$100K of in kind work from the 2021 Pavement Preservation Program.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Funded
Existing Funds:	No
SFS Funds:	Yes
Grant Funds:	Yes
Total Proj. Cost:	\$2,800,000.00
*Start of Construction (Year):	2021

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



TO: 164TH AVENUE



Funded

Install signal equipment to monitor how well Transit Signal Priority (TSP) is working along Mill Plain and to see how TSP is impacting other users along the corridor.

Clark County

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBas, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, and the GIS User Community.

2020

101

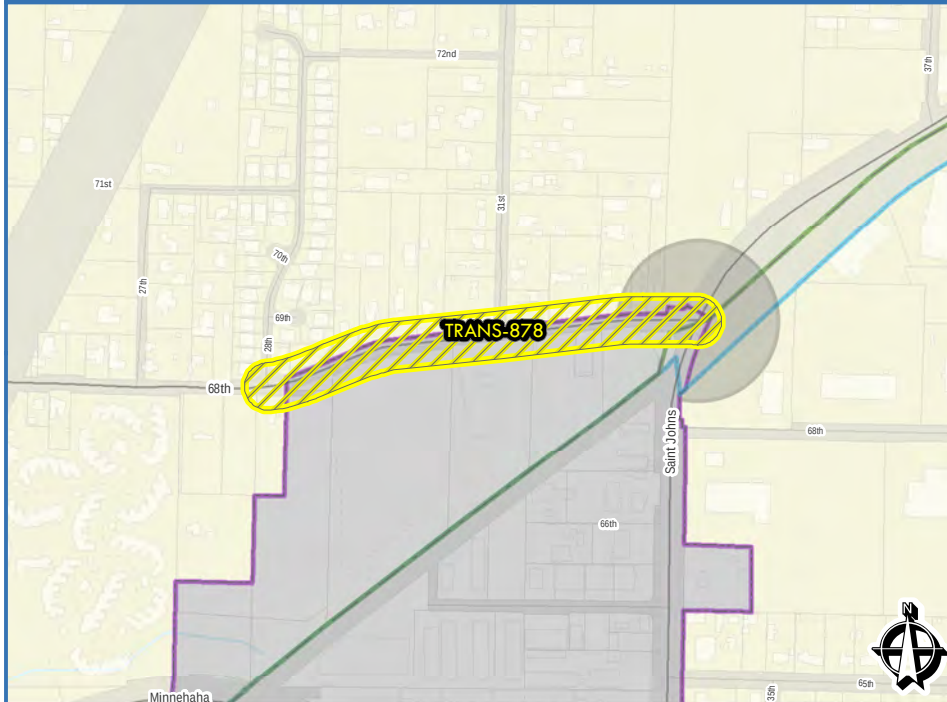


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 68TH ST. SIDEWALK**

PROJECT EXTENT: **NE ST. JOHNS RD**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	In Design
Funding Status:	Funded

PROJECT DESCRIPTION

Project Description / Comments

Install sidewalk, bike lane and other enhancements within city limits along NE 68th St, to improve safety for pedestrians and bicyclists. The entire project runs from NE Hwy 99 to St. Johns Blvd. This project is partially funded by a Congestion Mitigation and Air Quality grant for \$700K, which is jointly awarded to Clark County and City of Vancouver.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Funded
Existing Funds:	No
SFS Funds:	Yes
Grant Funds:	Potential
Total Proj. Cost:	\$1,700,000.00
*Start of Construction (Year):	2021

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

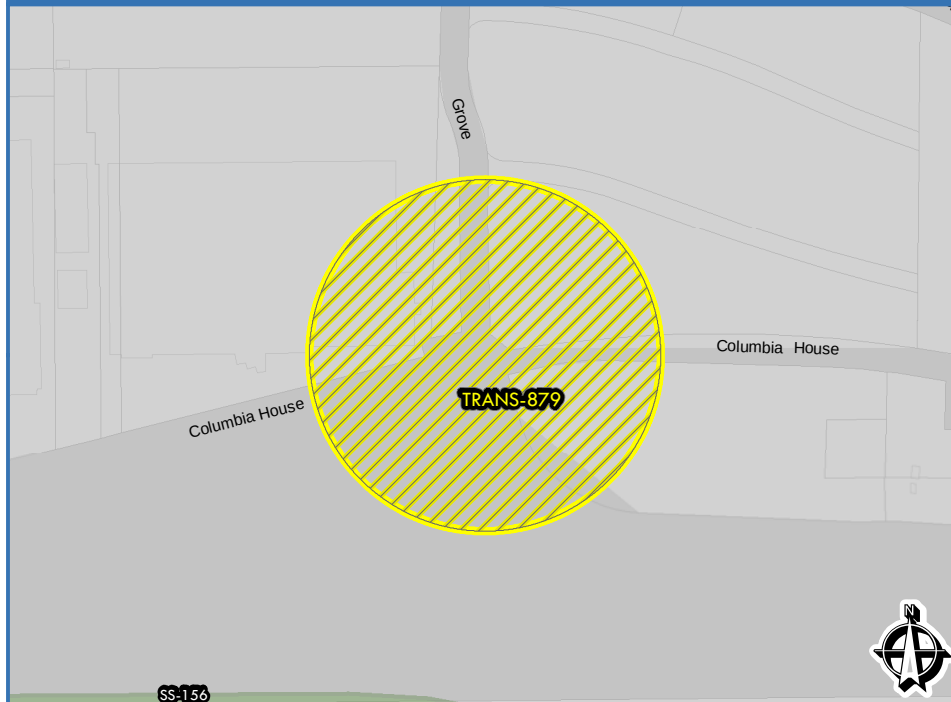


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: COLUMBIA HOUSE BLVD. AND GROVE ST. SIGNAL UPGRADE

PROJECT EXTENT: INTERSECTION OF GROVE ST. COLUMBIA HOUSE BLVD.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	On Hold
Funding Status:	Unfunded

PROJECT DESCRIPTION

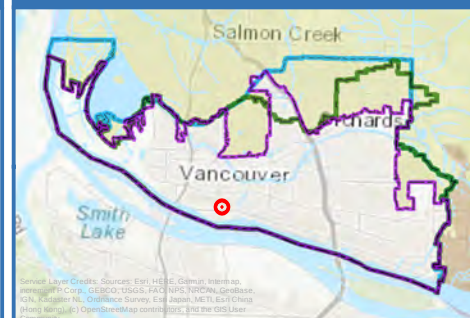
Project Description / Comments

This project will add a dedicated northbound right-turn lane on the westbound off-ramp; and add a second westbound through lane.
 -Reconstruct handicap ramps and move signal poles as necessary.
 -Striping and signalization changes as necessary.
 -Funded by proportionate share program.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	No
SFS Funds:	No
Grant Funds:	No
Total Proj. Cost:	\$400,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



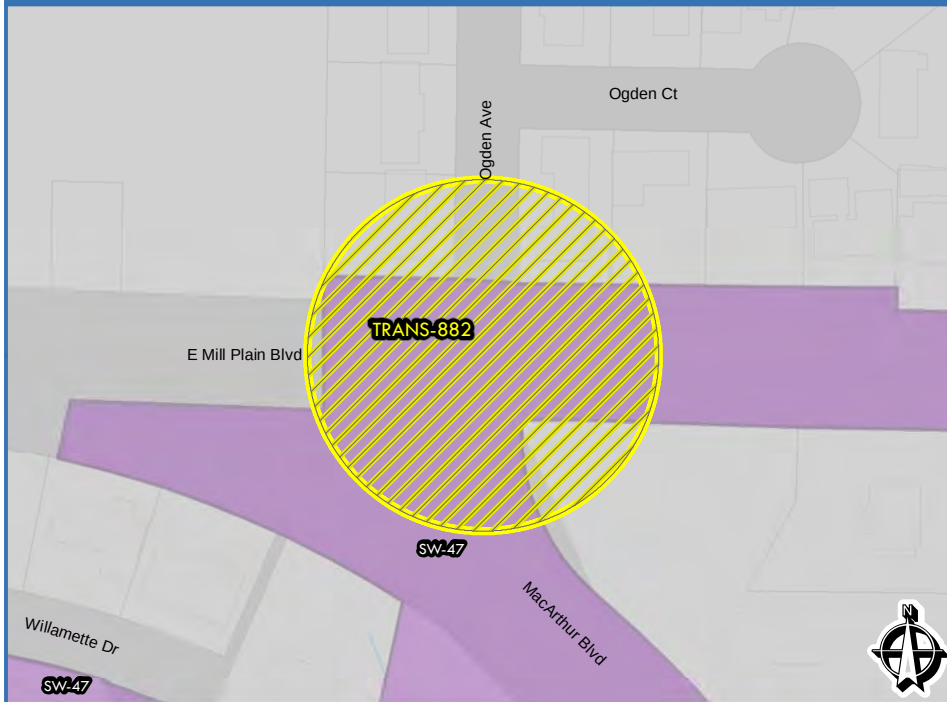
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **MACARTHUR BLVD AND MILL PLAIN MULTIMODAL IMPROVEMENTS**

PROJECT EXTENT: **MACARTHUR/MILLPLAIN INTERSECTION**

TO: **INCLUDING MACARTHUR SLIPLANE**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Active
Funding Status:	Funded

PROJECT DESCRIPTION

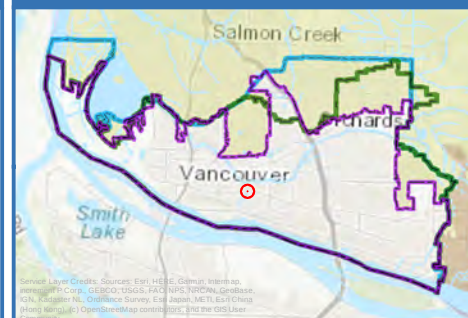
Project Description / Comments

Project will close the right hand slip lane to make bike access only. Project will also widens southwest corner of Mill Plain Blvd. and MacArthur Blvd. to accommodate driver right turns and associated signal modifications. Funded via a Complete Streets Grant from the Transportation Improvement Board.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Funded
Existing Funds:	
SFS Funds:	
Grant Funds:	Yes
Total Proj. Cost:	\$300,000.00
*Start of Construction (Year):	2021

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

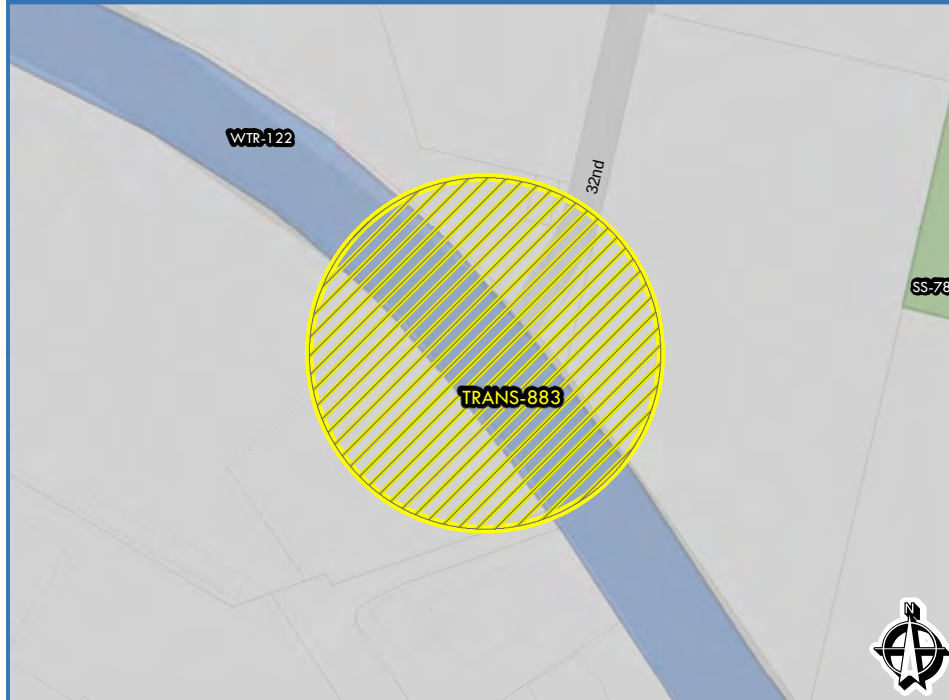


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: NW 32ND AVENUE AND SR 501 INTERSECTION

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

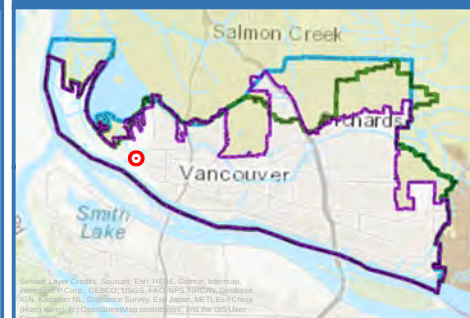
Project Description / Comments

Project proposes a roundabout at the intersection of SR 501 and NW 32nd Ave. to improve traffic operations.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	No
SFS Funds:	No
Grant Funds:	Potential
Total Proj. Cost:	\$2,000,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



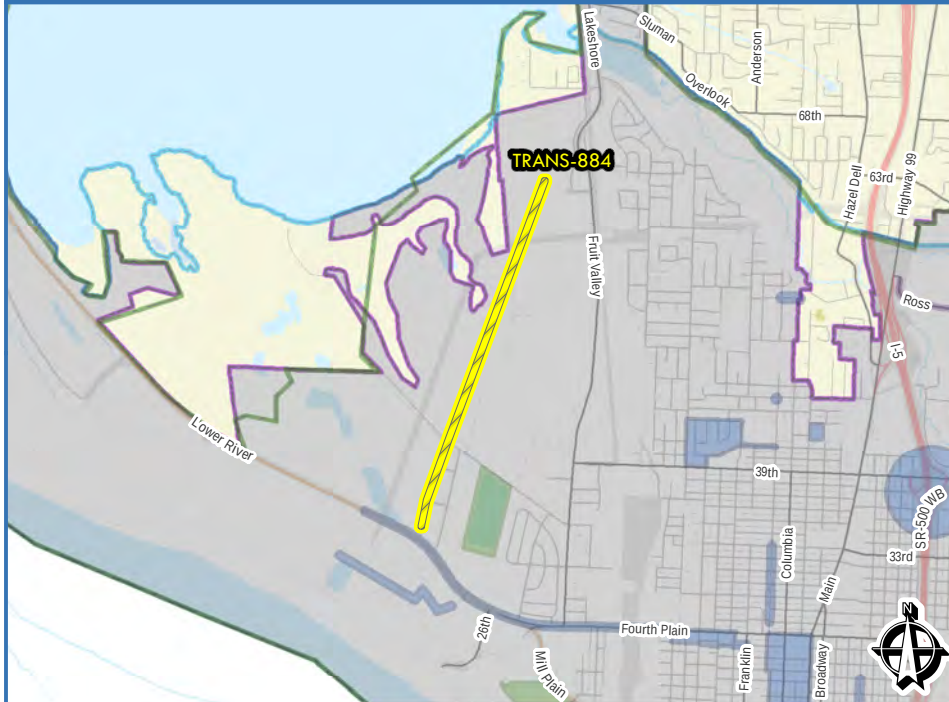
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: NW 32ND AVENUE - SR501 TO NW 61ST STREET

PROJECT EXTENT: SR501

TO: NW 61ST ST

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

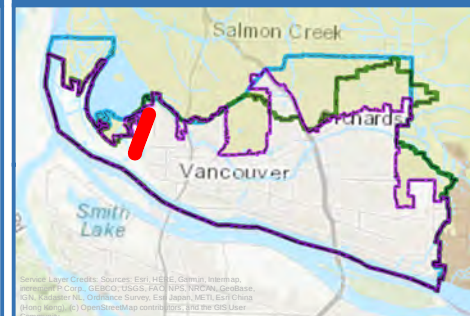
Project Description / Comments

Build a new segment of NW 32nd Ave. that will consist of three travel lanes, bike lanes, planter strips and sidewalks. The sidewalk along the west side of the roadway is 10 feet wide to accommodate a multi-use path facility.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	No
SFS Funds:	No
Grant Funds:	Potential
Total Proj. Cost:	\$64,000,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



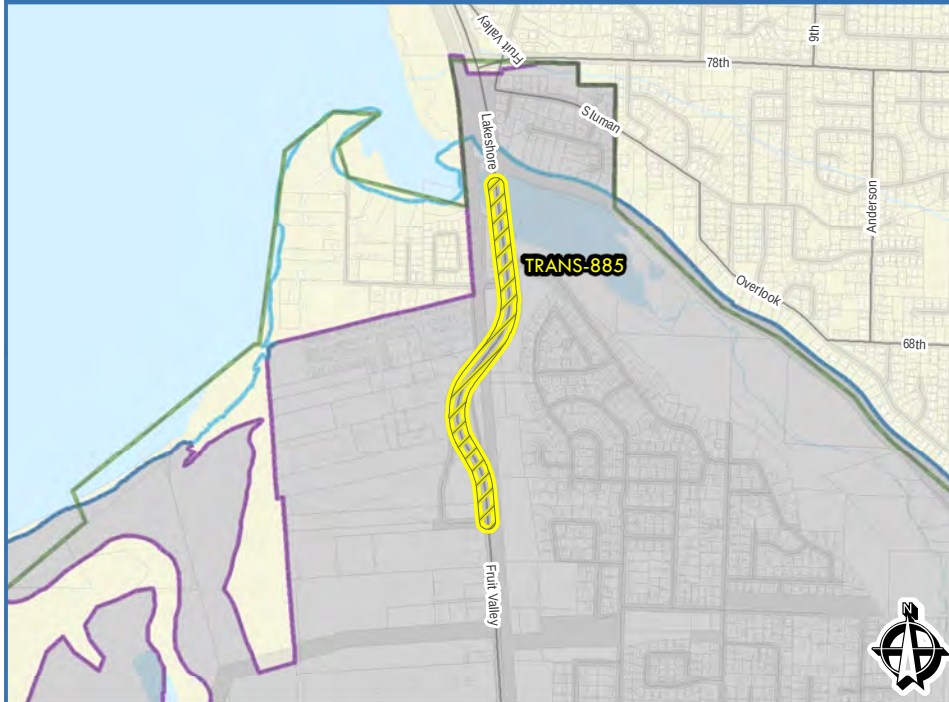
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **FRUIT VALLEY RD. - NW 61ST STREET TO BURNT BRIDGE CREEK**

PROJECT EXTENT: **NW 61ST STREET**

TO: BURNT BRIDGE CREEK

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

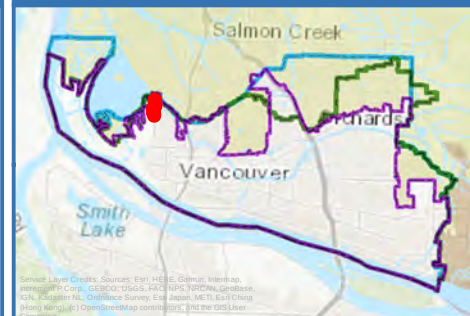
Project Description / Comments

Rebuild Lakeshore Ave./Fruit Valley Rd. and the existing bridge over the BNSF right-of-way. The cross section will consist of three travel lanes, bike lanes, planter strips and sidewalks. The sidewalk along the west side of the roadway is 10 feet wide to accommodate a multi-use path facility.

LEGEND

Project Area	Water Project Areas	Battle Ground
Transportation Project Areas	SCIP Project Areas	Camas
Sanitary Sewer Project Areas	Vancouver City Limits	Washougal
Surface Water Project Areas	Clark County	

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$49,000,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



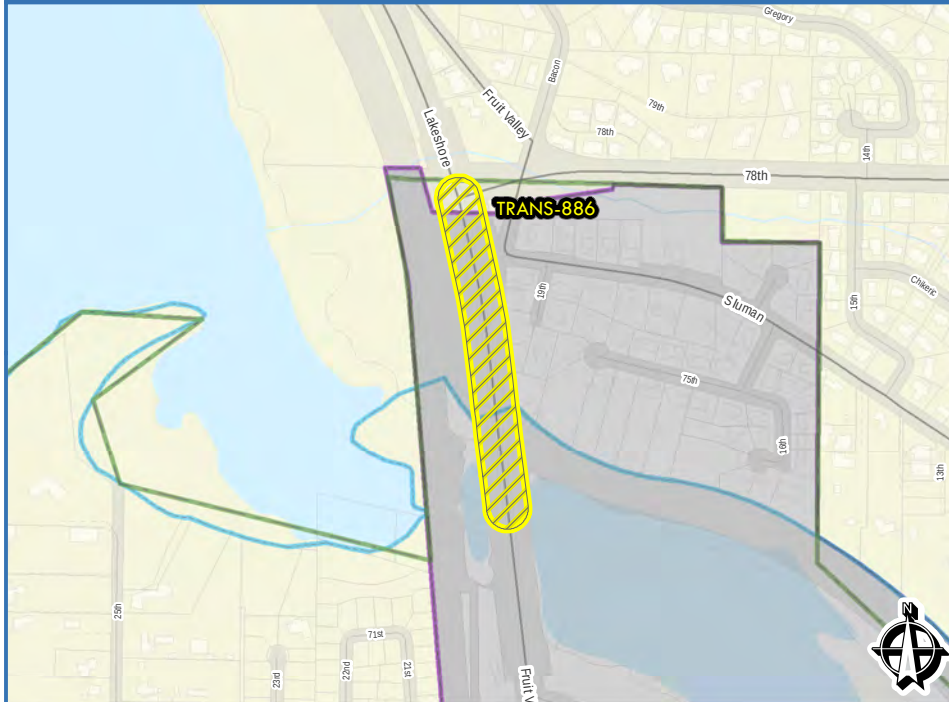
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **FRUIT VALLEY RD. - BURNT BRIDGE CREEK TO NW LAKESHORE AVE**

PROJECT EXTENT: **BURNT BRIDGE CREEK**

TO: NW LAKESHORE AVE

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

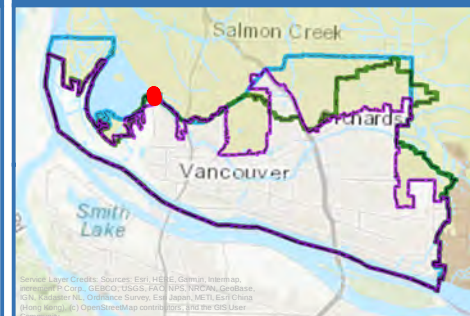
Project Description / Comments

Rebuild Lakeshore Ave./Fruit Valley Rd. to a cross section consisting of three travel lanes, bike lanes, planter strips and sidewalks. The sidewalk along the west side of the roadway is 10 feet wide to accommodate a multi-use path facility.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$10,000,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

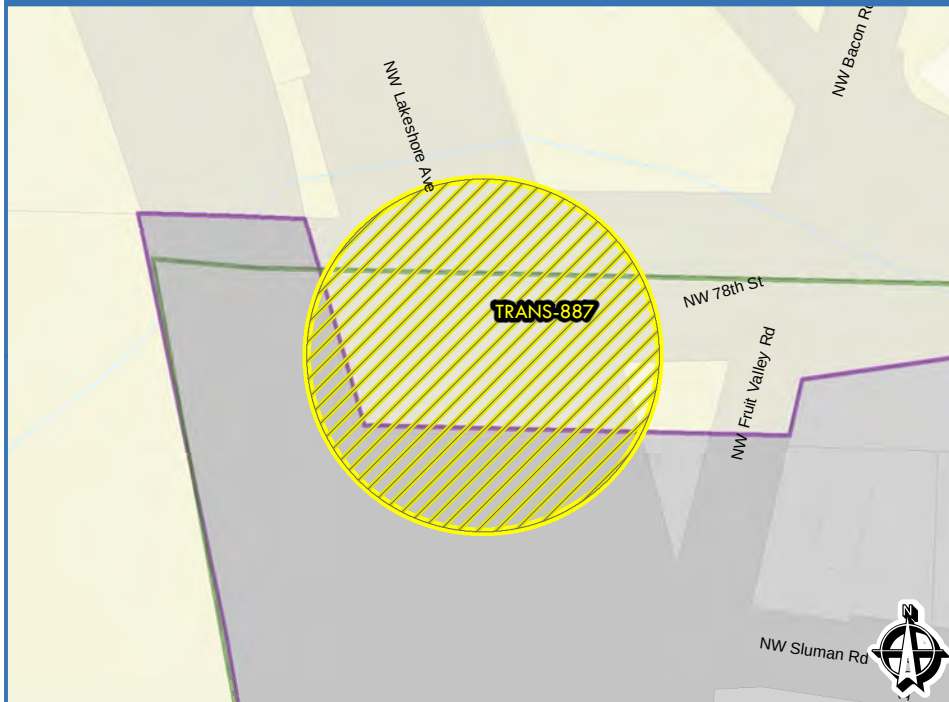


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: NW LAKESHORE AVENUE AND NW 78TH STREET INTERSECTION

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

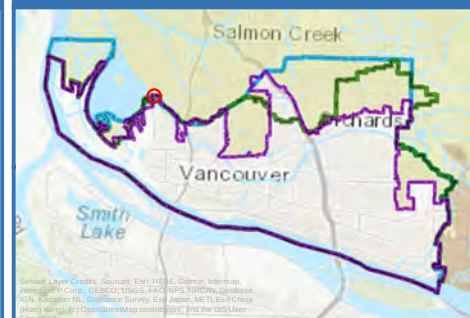
Project Description / Comments

Project proposes a roundabout at the intersection of NW Lakeshore Ave., NW 78th St., and Sluman Road to improve traffic operations.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$2,000,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

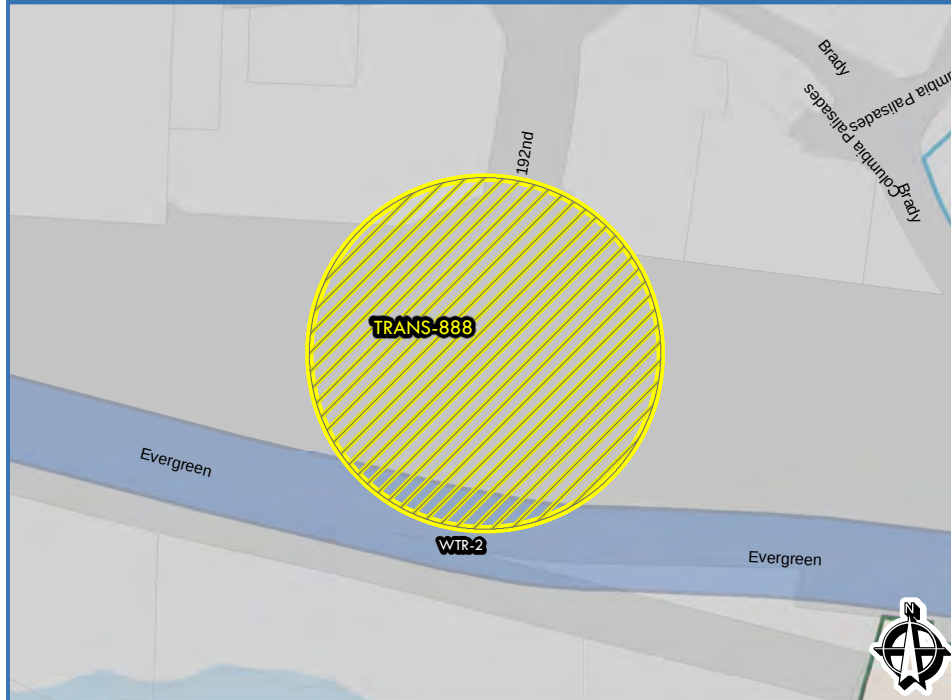


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **SE 192ND AVE AND SR 14 INTERCHANGE IMPROVEMENTS**

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

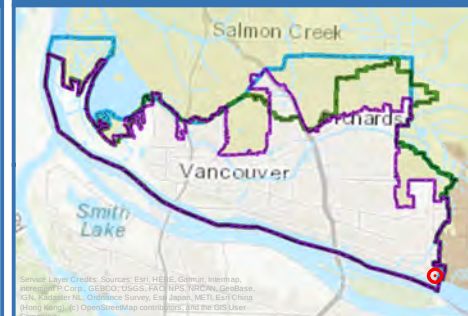
Project Description / Comments

Install a new traffic signal, on the westbound on-ramp from SE 192nd Avenue to SR 14 to improve safety and LOS. Improvements triggered by proposed development in the area including the Columbia Palisades development.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$4,000,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

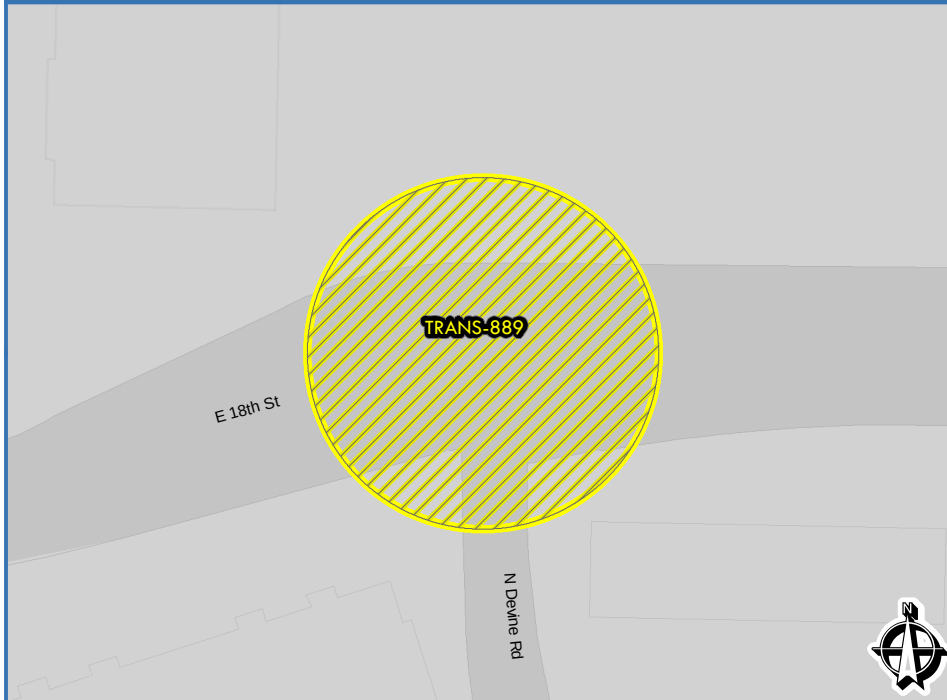


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE 18TH ST. AND N. DEVINE RD. ADA IMPROVEMENTS**

PROJECT EXTENT: -

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Pedestrian
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

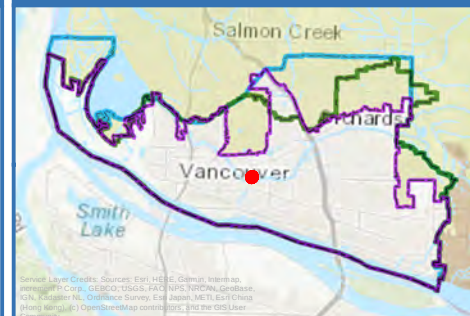
Project Description / Comments

Project improvements for improved ADA access at the intersection of NE 18th St and Devine.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$500,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

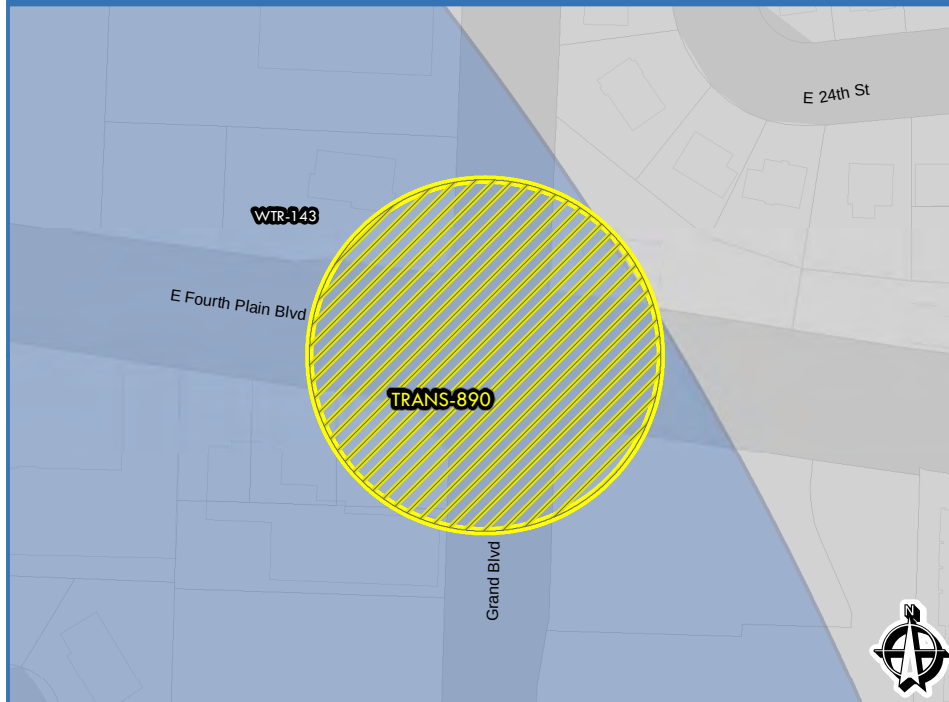


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE FOURTH PLAIN BLVD. AND GRAND BLVD. - PEDESTRIAN IMPROVEMENT SW CORNER**

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Pedestrian
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

Project Description / Comments

Increase radius of southwest corner accommodate truck turns. Project requested by City of Vancouver Traffic Engineering.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$150,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



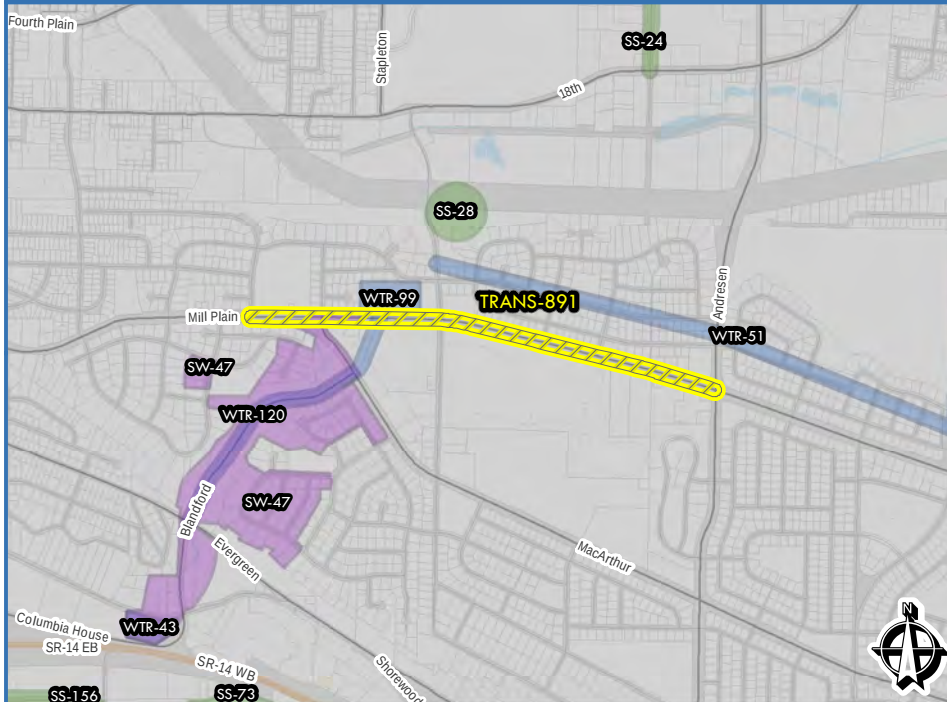
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **E. MILL PLAIN BOULEVARD, BOISE AVE. TO ANDRESEN**

PROJECT EXTENT: **BOISE AVE**

TO: **ANDRESEN RD**

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

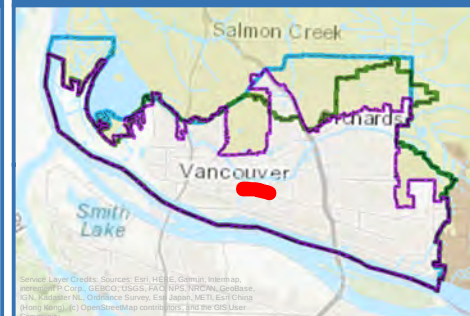
Project Description / Comments

Heights District Plan recommended roadway changes to improve safety, support multimodal mobility and accommodate future Bus Rapid Transit line. Includes reducing lane widths, adding protected bike facilities, improving sidewalks, adding planter strips, and adding and/or improving pedestrian crossings at Ogden, Missoula and Helena.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$10,000,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



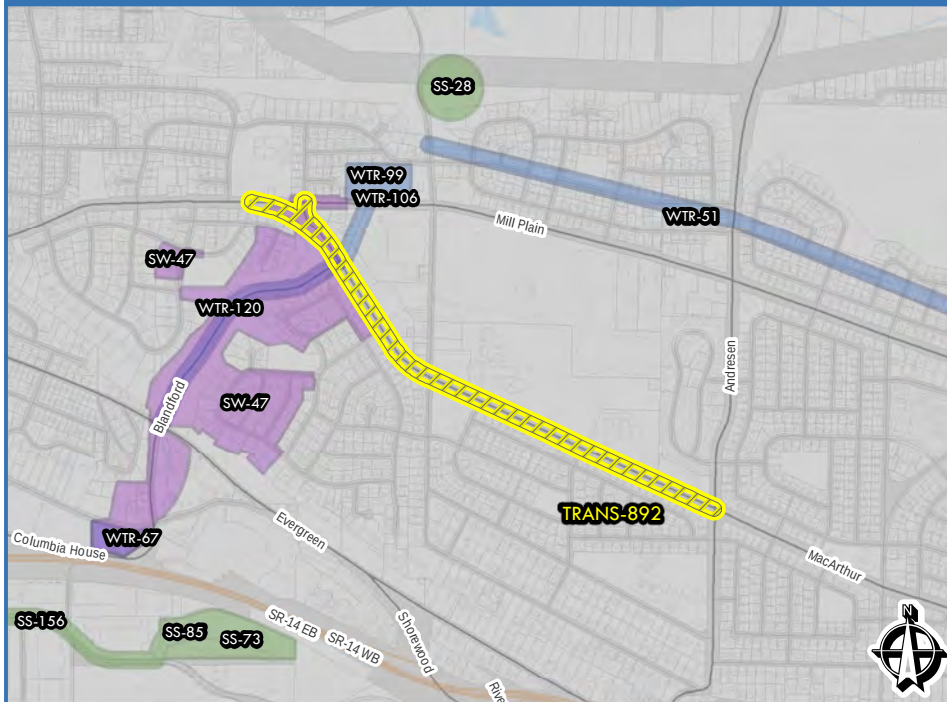
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **MACARTHUR BOULEVARD, E MILL PLAIN BLVD. TO N ANDRESEN RD.**

PROJECT EXTENT: **MILL PLAIN BLVD**

TO: ANDRESEN RD

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

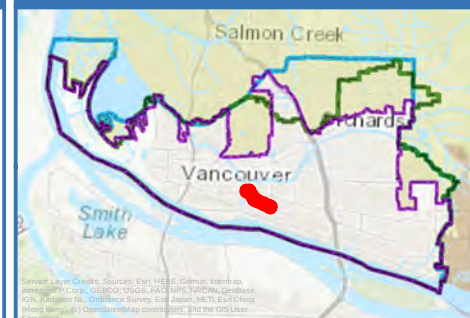
Project Description / Comments

Heights District Plan recommended roadway changes to improve safety, support multi-modal mobility, and add a linear greenbelt. Includes moving vehicle travel to the east side of the median and converting the west side to separated bicycle and pedestrian facilities, and open space. Will include improved pedestrian crossings at Blanford, Phoenix, Texas and Burdick.

LEGEND

Project Area	Water Project Areas	Battle Ground
Transportation Project Areas	SCIP Project Areas	Camas
Sanitary Sewer Project Areas	Vancouver City Limits	Washougal
Surface Water Project Areas	Clark County	

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$15,000,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



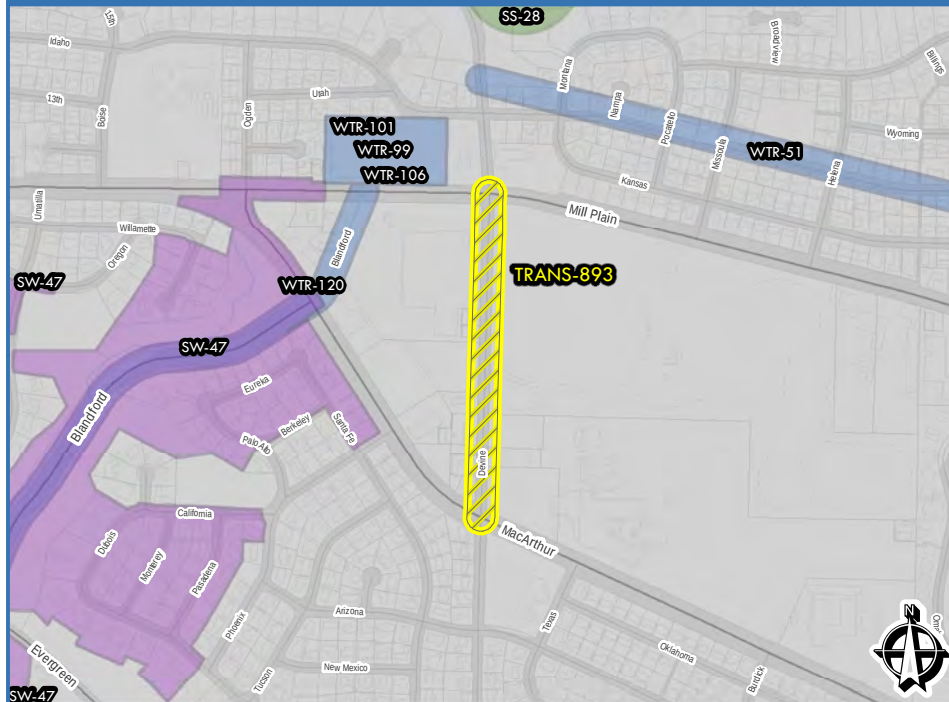
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **N. DEVINE RD. - E. MILL PLAIN BLVD. TO MACARTHUR BLVD.**

PROJECT EXTENT: **MILL PLAIN BLVD**

TO: MACARTHUR BLVD

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

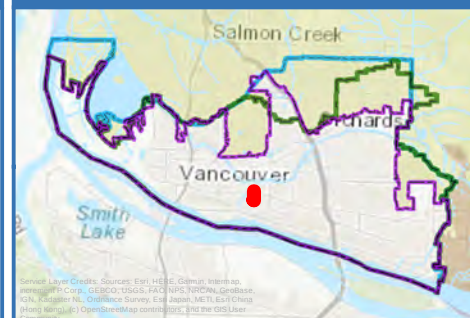
Project Description / Comments

Heights District Plan recommended roadway changes to improve safety and support multi-modal mobility, including a two-way protected bike facility on the west side of the street, improved sidewalks and larger planter strips, and enhanced crossings. Sidewalk improvements along Devine being constructed as part of TRANS-871.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$4,000,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



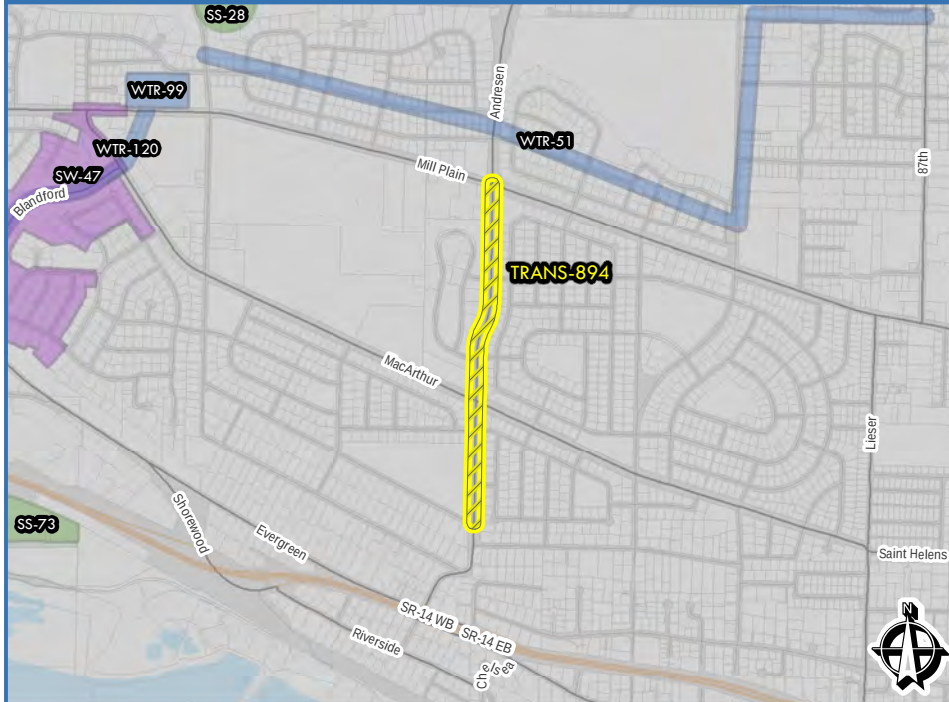
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **ANDRESEN RD. - E. MILL PLAIN BLVD. TO HIGHLAND DR.**

PROJECT EXTENT: **MILL PLAIN BLVD**

TO: HIGHLAND DR

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

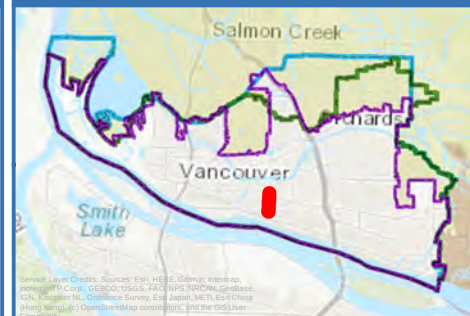
Project Description / Comments

Roadway changes to improve safety and support multi-modal mobility. Includes reducing the travel lanes from four to two just south of Mill Plain, adding protected bike facilities, widening sidewalks and adding planter strips, and improving pedestrian crossings at Wichita, Missouri and Louisiana.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$10,000,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

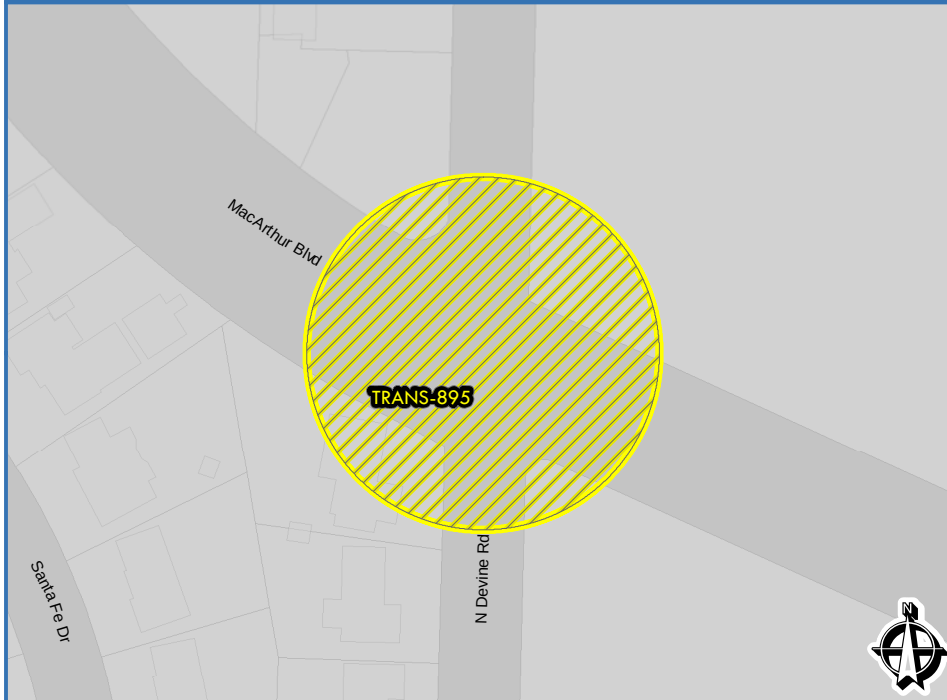


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **MACARTHUR BLVD. AT N. DEVINE RD. ROUNDABOUT**

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

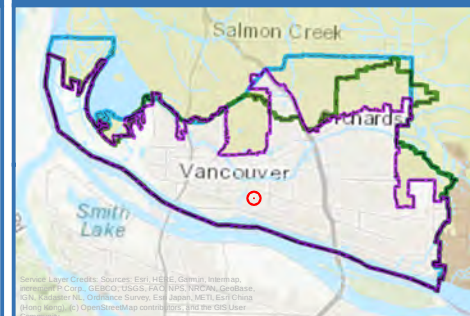
Project Description / Comments

Heights District Plan recommended roadway changes - Construct roundabout to optimize multimodal traffic safety and operations with additional trips generated by redevelopment in the Heights District.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$1,500,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

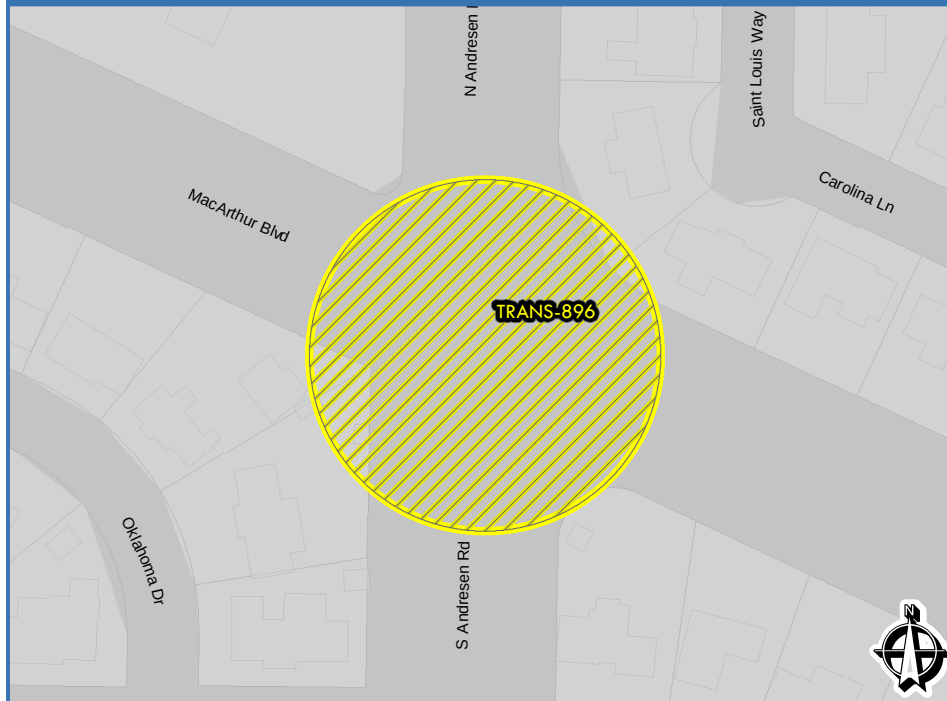


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **MACARTHUR BLVD. AT ANDRESEN RD. ROUNDABOUT**

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Traffic
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

Project Description / Comments

Heights District Plan recommended roadway changes -Construct roundabout to optimize multimodal traffic safety and operations with additional trips generated by redevelopment in the Heights District.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$1,500,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



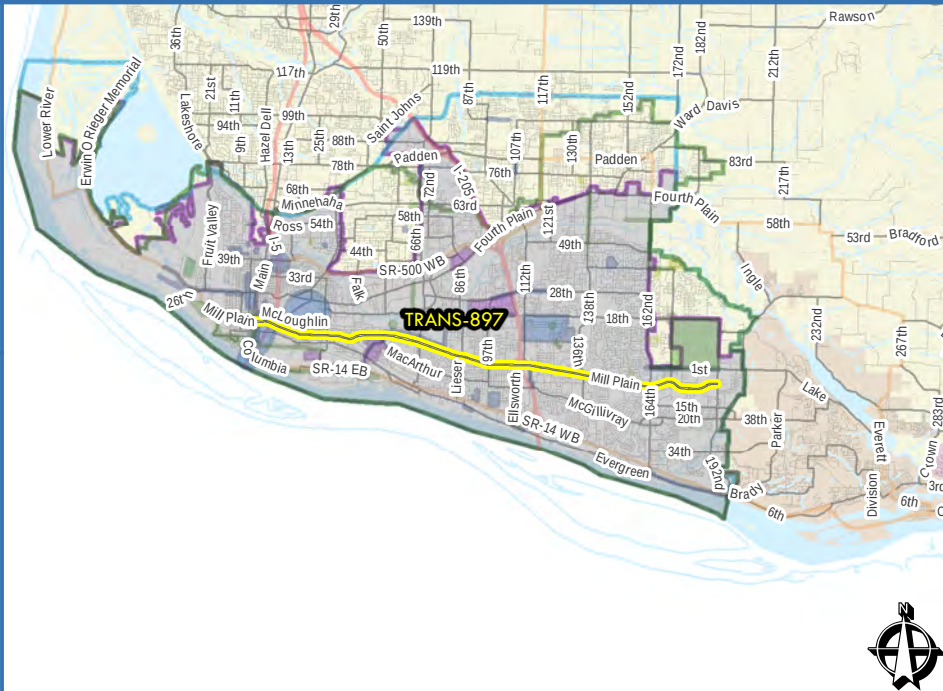
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **MILL PLAIN FIBER NETWORK - DOWNTOWN TO SE 192ND AVE.**

PROJECT EXTENT: **DOWNTOWN**

TO: 192ND AVE

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Enhancement
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

Project Description / Comments

Regional coordination project with C-TRAN for communication network upgrades

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$20,000,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



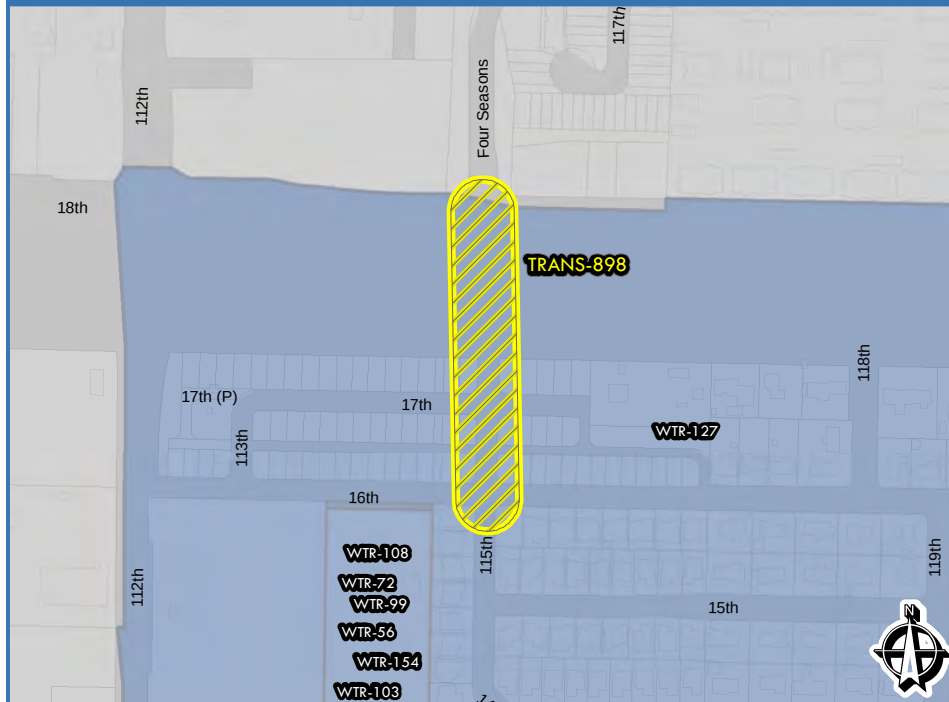
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: ☐ NE 115TH ST. – NE 16TH ST. TO NE 18TH ST

PROJECT EXTENT: NE 16TH ST.

TO: NE 18TH ST.

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	Active
Funding Status:	Partially Funded

PROJECT DESCRIPTION

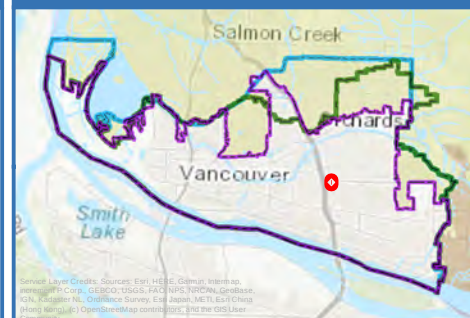
Project Description / Comments

New road connecting 16th Street and 18th Street in the vicinity of Four Seasons Lane and Joe's Place farm. This project is partially funded through \$250K developer contribution and will require ROW from Joe's Place Farms and BPA.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Partially Funded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$925,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



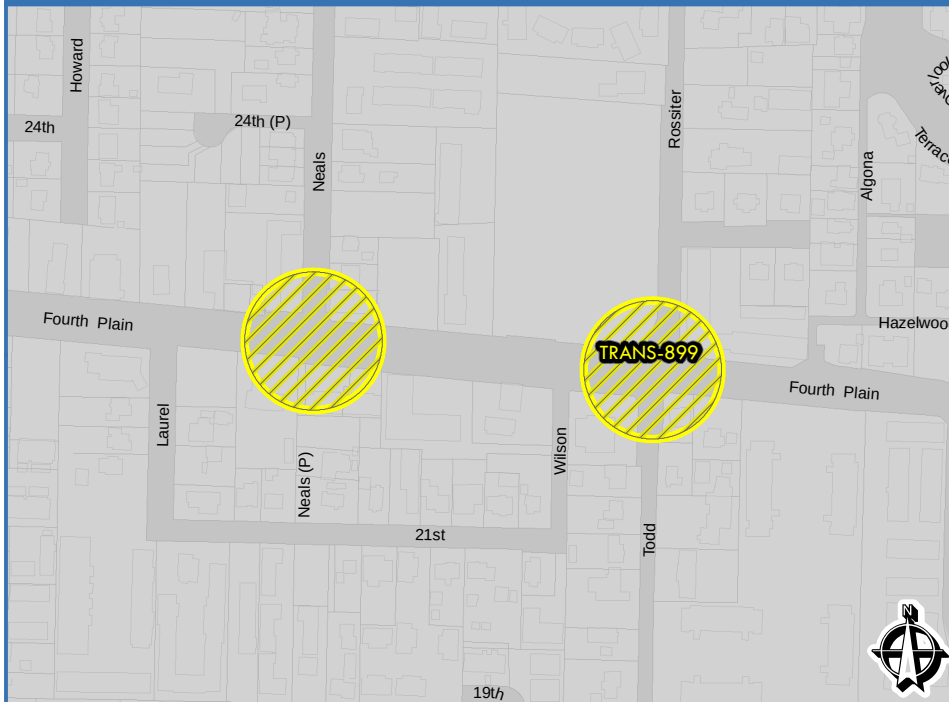
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE FOURTH PLAIN BLVD ENHANCED PEDESTRIAN CROSSINGS**

PROJECT EXTENT: **FT. VANCOUVER WAY**

TO: ROSSITER LANE

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

Project Description / Comments

Pedestrian improvements on E Fourth Plain Blvd. east of Fort Vancouver Way. Improvements include pedestrian hybrid beacons and pedestrian refuges on Fourth Plain between Fort Vancouver Wy. And Z St., at Neals Ln., and at Todd Rd./Rossiter Ln.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$748,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

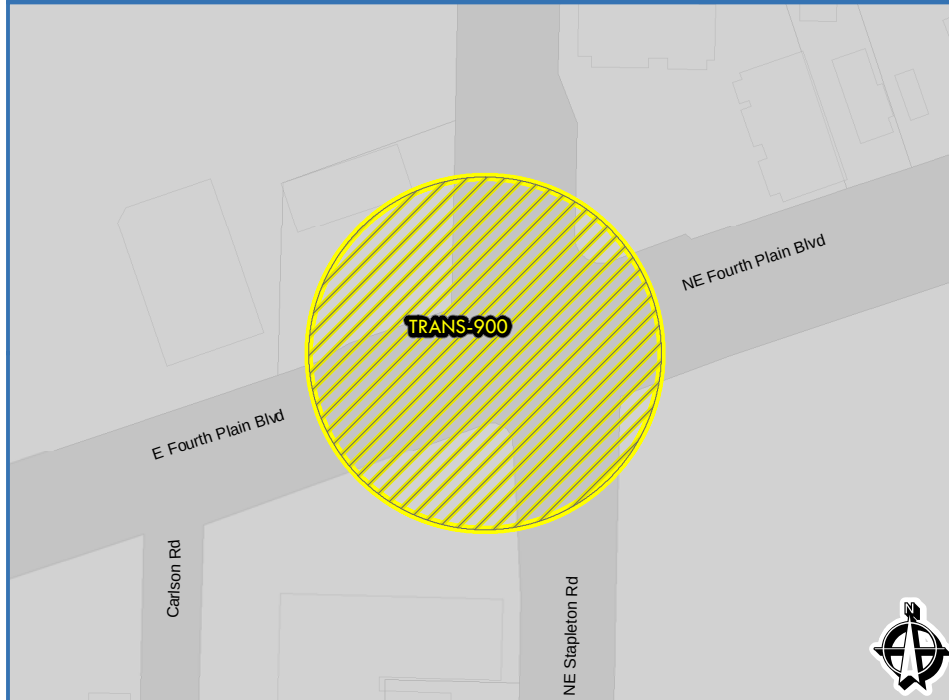


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: ☐ NE FOURTH PLAIN BLVD. AND STAPLETON RD. INTERSECTION IMPROVEMENTS

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

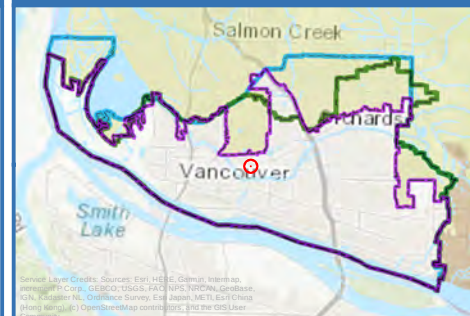
Project Description / Comments

Signing, striping and signal improvements at NE Fourth Plain Blvd. and Stapleton Rd.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$133,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

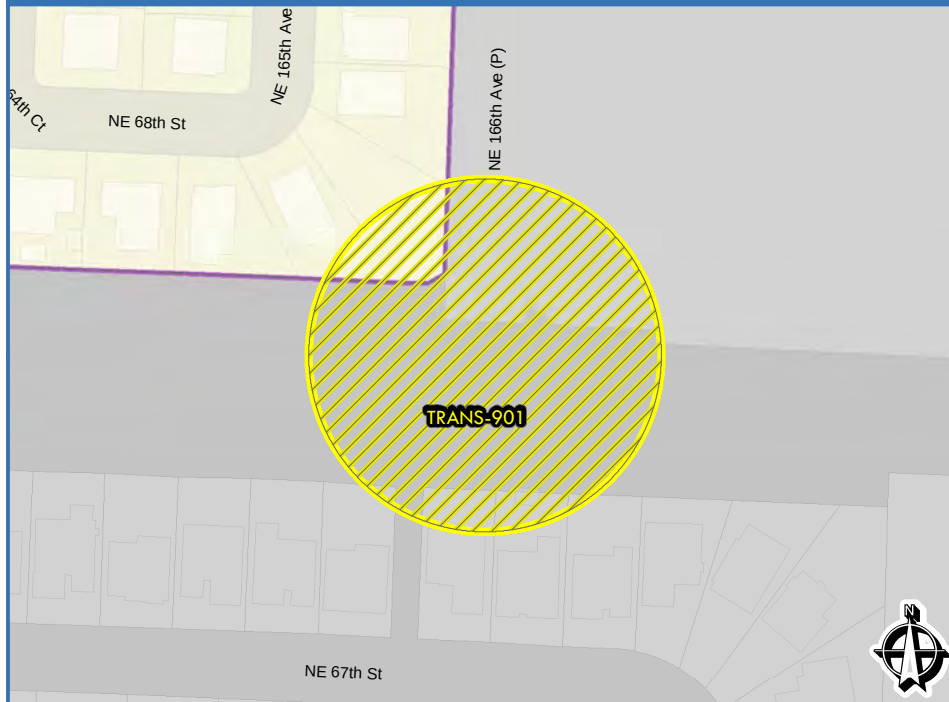


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: **NE FOURTH PLAIN BLVD/SR 500 AND NE 166TH AVE HAWK SIGNAL**

PROJECT EXTENT:

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

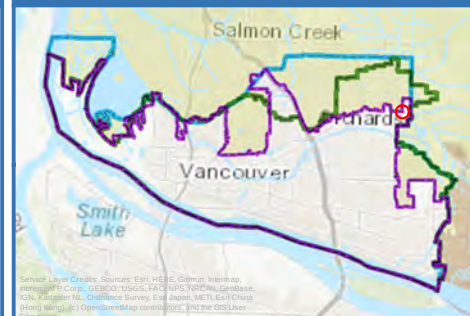
Project Description / Comments

Pedestrian improvements on NE Fourth Plain at NE 16th Ave. This includes a HAWK signal, signing, crosswalk striping and other improvements.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$410,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.



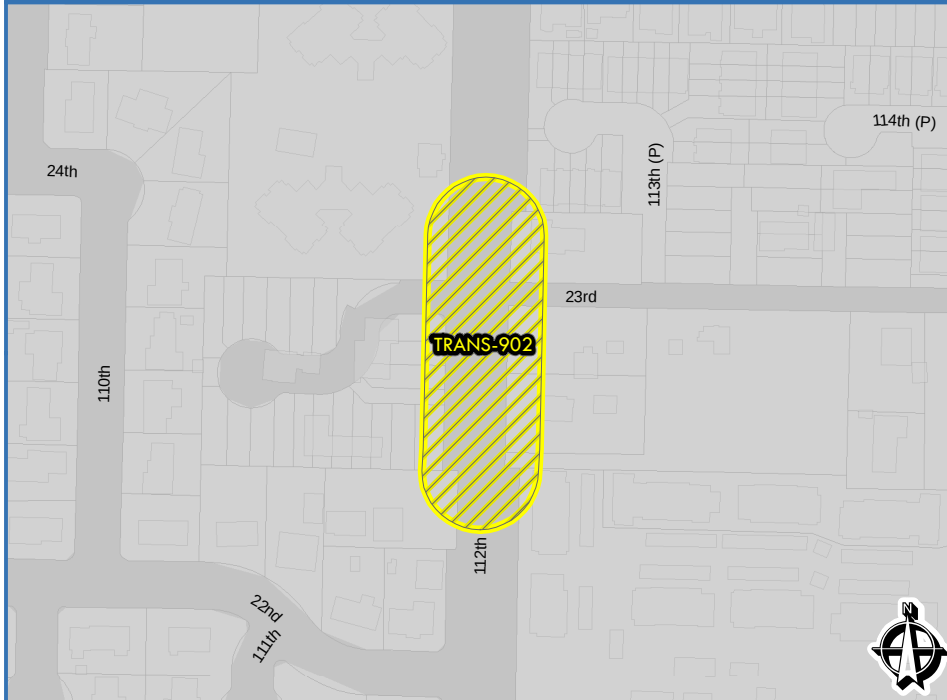
2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: ☐ NE 112TH AVE. SIDEWALK COMPLETION – SIDEWALK INFILL NEAR NE 23RD ST.

PROJECT EXTENT: 18TH STREET

TO: 28TH STREET

PROJECT AREA MAP



PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Multimodal
Project Status:	Future
Funding Status:	Unfunded

PROJECT DESCRIPTION

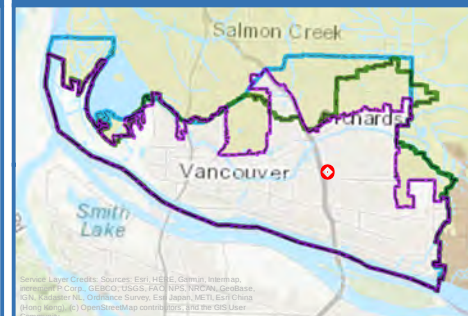
Project Description / Comments

Install approx. 125 feet of sidewalk, curb ramp and striping improvements for sidewalk infill along NE 112th Ave. at NE 23rd St. This project completes a gap and connects two existing sidewalks.

LEGEND

	Project Area		Water Project Areas		Battle Ground
	Transportation Project Areas		SCIP Project Areas		Camas
	Sanitary Sewer Project Areas		Vancouver City Limits		Washougal
	Surface Water Project Areas		Clark County		

VICINITY MAP



FUNDING & SCHEDULE

Funding Status:	Unfunded
Existing Funds:	
SFS Funds:	
Grant Funds:	
Total Proj. Cost:	\$355,000.00
*Start of Construction (Year):	unknown

*All project timing will be dependent on coordination with other departments including streets, pavement management, sewer, water and surface water.

**Utility CIP projects (WTR-XXX, SS-XXX, SW-XXX & SCIP-XXX) can be found in the 6 Year Public Works Capital Improvement Program (CIP) document.

Arterial Map Update





SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM
Arterial Map Update
(2021-2026)

STREETS - ARTERIAL CLASSIFICATION CHANGES	
New Designation:	Recommendation
None at this time	
Redesignation:	
North - NE 88th St. reclassified as Minor Arterial	Upgrade to Minor Arterial
Northeast - NE 18th St west of NE 104th Ave.	Downgrade to Minor Arterial
Other:	
Central East Side	Rename SE Mill Plain Blvd. to E Mill Plain Blvd. vicinity of Heights
East side -Remove future NE 63rd St between NE 147th Ave and NE 162nd Ave	Make corrections to map for program consistency
East Side -Eliminate proposed future extension of SE 192nd Ave previously shown south of SE 41st St.	Make corrections to map for program consistency with Riverview Gateway Subarea Plan
East side- Eliminate extension of City Urban Growth Bounday at SE 192nd Ave., as shown beyond Columbia River shoreline	Make corrections to map for program consistency



ARTERIAL STREET SYSTEM
AND
CLASSIFICATION

EXISTING

PROPOSED

PRINCIPAL ARTERIAL

MINOR ARTERIAL

COLLECTOR ARTERIAL

HEARING DATE: JUNE --, 2020

ADOPTION DATE: JUNE --, 2020

RESOLUTION NO: M--

STATE ROADWAYS

CORRIDOR / PLAN AREA OVERLAY

CITY LIMITS

CITY URBAN GROWTH BOUNDARY

127



GLOSSARY

FREQUENTLY USED TERMS AND ACRONYMS

ACP

Annual Construction Program or Asphalt Concrete Pavement

ADA

Americans with Disabilities Act

ADT

Average Daily Traffic

AIP

Arterial Improvement Program (TIB funding Program)

Access

Access is a means of approach to provide vehicular or pedestrian entrance or exit to a property. This may not necessarily include all movements.

Access Management

Access management is the process of providing and managing access to land development while preserving the regional flow of traffic in terms of safety, capacity and speed.

A.M. Peak Hour

Identified by a one-hour period in the morning when traffic flow increases. The A.M. peak hour typically occurs between 6:30 a.m. and 9 a.m. Traffic volumes occurring during the A.M. peak hour are used to calculate the overall operation of a roadway or intersection.

ARRA

American Recovery and Reinvestment Act. Also referred to as an economic stimulus package, ARRA was enacted by Congress in February 2009. The act provides \$28.35 billion for improving and maintaining transportation infrastructure throughout the United States.

Arterial

An arterial is a major street carrying the traffic of local and collector streets to and from freeways and other major streets. Arterials generally have traffic signals at intersections and may have limits on driveway spacing and street intersection spacing. Further details can be found in the Vancouver Municipal Code (11.80.040).

Biological Assessment

A biological assessment is an environmental document required for compliance with the Endangered Species Act for projects with federal funding or permits.

CAT

Citizen Advisory Team

CCRP

Corridor Congestion Relief Program (State funding source)

CDBG

Community Development Block Grant. Block grants are targeted for low and moderate-income areas. Improvements typically consist of sidewalk and capital improvement programs.

CMAQ

Congestion Mitigation and Air Quality Improvement (Federal funding source). This funding is for projects that create a direct air quality benefit, leading toward attainment or maintenance of a National Ambient Air Quality Standard (NAAQS).

CN

Construction

CTL

Center-Turn Lane

C-TRAN

Clark County Public Transportation Benefit Area Authority, the transit agency for Clark County, Washington.

CWP

Clean Water Program

Capacity

The maximum rate of flow at which vehicles can be reasonably expected to traverse a point or uniform segment of a lane or roadway during a specified time period under prevailing roadway, traffic, and control conditions; usually expressed as vehicles per hour. In the project list spreadsheets *Capacity* is a term used to describe a subset of projects that upgrade existing substandard streets to urban arterial standards. This subset of projects typically improves more than just vehicle capacity. They also improve the pavement section, street lighting, bicycle, pedestrian and ADA facilities.

Collector Streets – Urban Collector

Collectors – Urban Collector. *Urban collector* provides for land access and traffic circulation within and between residential neighborhoods, and commercial and industrial areas. Direct access to adjacent land uses, however, is still subordinate to traffic movement. Access to abutting properties is controlled through the use of raised channelization, driveway spacing and pavement markings. Typically, collectors are not continuous for any great length, nor do they form a connected network by themselves.

Comprehensive Plan

Long-range plan, typically looking 20 to 50 years into the future, which is intended to guide growth and development of a community. Comprehensive Plans are required by the Washington State Growth Management Act for specific counties and cities in Washington State. The Plans establish goals and policies for managing population growth and land development while ensuring that the growth is adequately served by public facilities.

Concurrency

The Concurrency ordinance (VMC 11.95) was adopted in response to the Washington State Growth Management Act, which required local jurisdictions to adopt level-of-service (LOS) standards for the arterial road system and to ensure maintaining those standards when considering new development. This process is called *Concurrency*. Concurrency applies to any development, land division, site plan and conditional use permit approvals.

EA

Environmental Assessment

Environmental Review

The consideration of environmental factors as required by the Washington State Environmental Policy Act (SEPA). The environmental review process is the procedure used by agencies and others under SEPA for giving appropriate consideration to the environment in agency decision-making. (WAC 197-11-746).

Enhancement

In the project list spreadsheets *Capacity* is a term used to describe a subset of projects that upgrade pedestrian or bicycle facilities, or otherwise enhance the livability of the community through upgrades to the street system.

ESA

The Endangered Species Act was established in 1973 to preserve ecosystems of endangered and threatened species. The Act was recently amended to include various species of fish, wildlife, and plants throughout the United States.

FAST Act

On December 4, 2015, President Obama signed the Fixing America's Surface Transportation (FAST) Act (Pub. L. No. 114-94) into law—the first federal law in over a decade to provide long-term funding certainty for surface transportation infrastructure planning and investment. The FAST Act authorizes \$305 billion over fiscal years 2016 through 2020 for highway, highway and motor vehicle safety, public transportation, motor carrier safety, hazardous materials safety, rail, and research, technology, and statistics programs. The FAST Act maintains our focus on safety, keeps intact the established structure of the various highway-related programs we manage, continues efforts to streamline project delivery and, for the first time, provides a dedicated source of federal dollars for freight projects. With the enactment of the FAST Act, states and local governments are now moving forward with critical transportation projects with the confidence that they will have a federal partner over the long term.

Growth Management

A group of strategies used by a government to direct the timing, location and type of development in a community

Growth Management Act (GMA)

The State of Washington's Growth Management Act was adopted in 1990 to address the negative consequences of unprecedented population growth and suburban sprawl in the State. The GMA requires all cities and counties in the State to plan for future growth, with more extensive requirements for the largest and fastest-growing counties and cities in the State. Its requirements include guaranteeing the consistency of transportation and capital facilities plans with land use plans.

HES

Hazard Elimination System/Safety (Federal Funding Source). The objective of this fund is to improve specific locations which constituted a danger to vehicles or pedestrians as shown by frequency of accidents.

HIS-HRRP

In 2008, a portion of the funding provided through Federal Transportation Act SAFETEA-LU was made available for safety grants. Funds were provided through the Highway Safety Improvement Program (HSIP) and the High Risk Rural Roads Program (HRRRP).

HOV

High-Occupancy Vehicle

Impacts

Impacts are the effects or consequences of actions. Environmental impacts are effects upon the elements of the environment.

Interchange

A system of interconnecting roadways in conjunction with one or more grade separations, providing for the movement of traffic between two or more roadways on different levels

Intersection

The general area where two or more roadways join or cross, within which are included the roadway and roadside facilities for traffic movements in that area.

ITS

Intelligent Transportation System

Land Use

The type of activity associated with a specific geographic area. Land-use categories can be broad (e.g., residential, retail, office, industrial, and recreational), or they can be very specific (e.g., single-family residential, convenience market, or elementary school). In order to estimate trip generation characteristics for a specific geographic area, it is necessary to know both the type and intensity of land use (e.g., single-family residential land use at a development intensity of eight units per acre).

Level of Service (LOS)

The Level of Service is a grading system developed by the transportation profession to quantify the degree of comfort (including such elements as speed, travel time, number of stops, total amount of stopped delay, and impediments caused by other vehicles) afforded to drivers as they travel through an intersection or roadway segment. LOS is expressed as a letter grade that ranges from “A”, indicating that drivers will experience little, if any delay, to “F”, indicating significant traffic congestion and driver delay will occur.

MVFT

Motor Vehicle Fuel Tax

Mitigation

(1) Avoiding impacts altogether by not taking a certain action or parts of an action; (2) minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts; (3) rectifying impacts by repairing, rehabilitating, or restoring the affected environment; (4) reducing or eliminating impacts over time by preservation and maintenance operations during the life of the action; (5) compensating for impacts by replacing, enhancing or providing substitute resources or

environments; and/or, (6) monitoring impacts and taking appropriate corrective measures (WAC 197-11-768).

Mode

The means by which travel is accomplished. Alternative modes of travel include walking, bicycling, auto, bus, light rail, airplane, ferry, etc.

NAAQS

The National Ambient Air Quality Standards were set up by the Environmental Protection Agency (EPA) to help mitigate the health impacts of air pollution. EPA established NAAQS measure for six pollutants that include carbon monoxide, ozone, particulate matter, lead, sulfur dioxide, and nitrous oxide.

Non-attainment Area

Geographic area in which air pollution levels exceed the NAAQS. (See above.)

Peak Hour

A period of 60 consecutive minutes during which an intersection or roadway system experiences the greatest amount of traffic volume

P.M. Peak Hour

A one-hour period in the afternoon or evening when traffic flow increases. The P.M. peak hour typically occurs between 4 and 6 p.m. Traffic volumes occurring during the P.M. peak hour are used to calculate the overall operation of a roadway or intersection.

PE

Preliminary Engineering

PSE

Plans, Specifications and Estimates

PSMP

Pedestrian Safety and Mobility Program

PWB

Public Works Board. The Public Works Board was created by the 1985 State Legislature. The Board is composed of local government officials, special purpose district representatives and private sector members. The mission of the Washington State Public Works Board is “to assist Washington’s local governments and private water systems in meeting their public works needs to sustain livable communities.” The

Board is authorized to loan money to counties, cities, and special purpose districts to repair, replace, or create domestic water systems, sanitary sewer systems, storm water systems, roads, streets, solid waste and recycling facilities and bridges.

PWTF

Public Works Trust Fund. This trust fund is administered by the Public Works Board. The PWTF Construction and Pre-construction Loan Programs provide funds to design, repair, replace or create a facility. These loans have a 5- to 20-year term with an interest rate of one-half percent. Maximum for any agency is \$10 million per biennium.

RCW

Revised Code of Washington. Contains all laws of the state of general and permanent nature.

REET

Real-estate Excise Tax

RTC

Southwest Washington Regional Transportation Council. RTC is the regional transportation planning agency for Clark, Klickitat and Skamania counties.

WW&RP

Washington Wildlife and Recreation Program

Right-of-Way/ROW

Right-of-way is property held by the City for existing or future public roads or other public improvements.

Roadway Conditions

The geometric characteristics of the street or highway, including the type of facility and its development environment, the number of lanes (by direction), lane and shoulder widths, lateral clearances, design speed, and horizontal and vertical alignments.

Roadway

A roadway is the improved portion of an easement or right-of-way, excluding curbs, sidewalks and ditches. Road, roadway and street are used as interchangeable terms.

Roadway Section

A roadway section is a cross-section of a roadway which displays, travel lanes, turning lanes, bike lanes, sidewalks and medians with their respective dimensions. Each classification of roadway has a corresponding roadway section.

SAFETEA-LU

Safe, Accountable, Flexible, Efficient Transportation Equity Act - A Legacy for Users (SAFETEA-LU. The Act was signed into law by the President on August 10, 2005.). With guaranteed funding for highways, highway safety and public transportation totaling \$244.1 billion, SAFETEA-LU represents the largest surface transportation investment in our nation's history. The two landmark bills – the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) and the Transportation Equity Act for the 21st Century (TEA-21) – shaped the highway program to meet the nation's changing transportation needs. SAFETEA-LU builds on this firm foundation, supplying the funds and refining the programmatic framework for investments needed to maintain and grow our vital transportation infrastructure.

SEPA

State Environmental Policy Act. SEPA is a state law requiring agencies to consider the environmental consequences of their decisions. (WAC 197-11-790).

SFS

Street Funding Strategy (SFS). Refers to any revenue sources approved in 2015. Including Utility tax increase of 1.5%, Business License Surcharge increase, Transportation Benefit District (TBD) licensing fee revenues, and/or retired debt service being redirected to transportation improvements.

STP

Surface Transportation Program (Federal funding source). The objective of the STP is to fund construction, reconstruction, resurfacing, restoration and rehabilitation of roads functionally classified as arterials.

STP-C

Surface Transportation Program – Competitive Grant

STP-E

Surface Transportation Program – Enhancement Grant

STP-TMA

Surface Transportation Program – Transportation Management Area Grant

Signal Warrant

A criterion that must be met before the installation of a traffic signal can be considered.

Significant/Significance

- 1) *Significant* as used in SEPA means a reasonable likelihood of more than a moderate adverse impact on environment quality.
- 2) *Significance* involves context and intensity and does not lend itself to a formula or quantifiable test. Context may vary with the physical setting. Intensity depends on magnitude and duration of an impact. Severity of an impact should be weighed along with the likelihood of its occurrence. An impact may be *significant* if its chance of occurrence is not great, but the resulting environmental impact would be severe if it occurred. (WAC 197-11-794).

SWCAA

Southwest Washington Clean Air Agency. A government agency responsible for air pollution control and planning in Clark, Cowlitz, Lewis, Skamania and Wahkiakum Counties.

SYS

Traffic Signal System Improvement

TBD

Transportation Benefit District (TBD). In the state of Washington, a Transportation Benefit District is a quasi-municipal corporation and independent taxing district that can raise revenue for specific transportation projects, usually through vehicle license fees or sales taxes. RCW 36.73 authorizes cities (see also RCW 35.21.225) and counties to form TBDs. In other uses, TBD is a common term meaning “to be determined.”

TDM

Transportation Demand Management. A demand-based technique for reducing traffic congestion, such as ride-sharing programs and flexible work schedules enabling employees to commute to and from work outside of peak hours.

TEA-21

The Transportation Equity Act for the 21st Century was signed on June 9, 1998, superseding the Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991. This bill provides Federal transportation dollars for Federal, State and Local agencies. The majority of benefits associated with ISTEA are continued or expanded upon through TEA-21. Also, see SAFETEA-LU.

TIB

Transportation Improvement Board. A state funding agency that administers several state funding programs. The mission of the TIB is to assist local agencies to preserve and improve transportation systems by providing financial assistance, supporting economic development, promoting multi-jurisdictional and multi-modal coordination and to promote public/private cooperation.

TIF

Transportation Impact Fee. TIF is the traffic impact component of a development impact fee. An impact fee is a fee levied on a developer by the county as compensation for expected effects of the development.

TIMACS

Transportation Information Management and Control System

TIP

Six-Year Transportation Improvement Program

TPP

Transportation Partnership Program (TIB Funding Program)

TS

Traffic Signal Project

TSNS

Traffic Safety Near Schools

TSO

Traffic Signal Optimization

UAP

Urban Arterial Program (State funding source), formally known as the Arterial Improvement Program. This program was established by the State in 1967 as the Urban Arterial Trust Account (UATA) and designated as the AIP in July 1999. The purpose of this program is to fund city and urban county arterial road and street projects to reduce congestion and improve safety, geometrics and structural concerns.

UCP

Urban Corridor Program (State funding source), formally known as the Transportation Partnership Program. This program was established by the State in 1988 as the Transportation Improvement Account (TIA) and designated as the TPP in July 1999.

The purpose of the program is to fund projects on the regional transportation plan that are necessitated by existing or future congestion due to economic growth.

UR-SP

Urban Sidewalk Program (State funding source), formally known as the Pedestrian Safety and Mobility Program. This program was established by the TIB in 1994 as the Pedestrian Facilities Program (TIA-PFP) and designated as the PSMP in July 1999. The program goal is to enhance and promote pedestrian mobility by providing funding for pedestrian projects that provide access and connectivity of pedestrian facilities.

V/C Ratio

Ratio of volume to capacity for a traffic facility

Volume

Number of vehicles passing a point on a lane or roadway during some time interval, often taken to be one hour, but may also be expressed in terms such as sub-hourly, daily or annually.

WAC

Washington Administrative Code. The WAC is laws adopted by state agencies to implement state legislation.

WSDOT

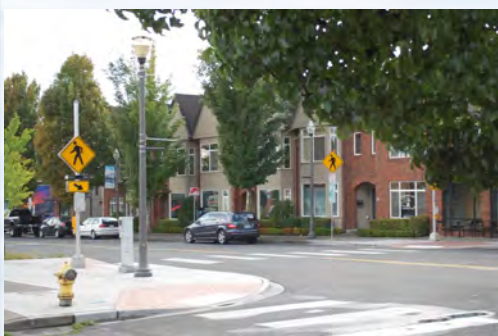
Washington State Department of Transportation. WSDOT is a department of the State of Washington responsible for transportation-related planning, management and coordination.

Zoning

A map and ordinance text which divides a city or county into land use “zones” and specifies the types of land uses, setbacks, lot size, and size restrictions for buildings within each zone.



For additional information see
www.cityofvancouver.us/streetstip
or
www.cityofvancouver.us/betterstreets



To request other formats, please contact:
Vancouver Public Works
360-487-7130 | TTY: 360-487-8602
betterstreets@cityofvancouver.us

Joint City Council and Transportation Benefit District Workshop 2021-2026 Transportation Improvement Program

June 1, 2020



Chris Malone

Finance and Asset Manager
Department of Public Works

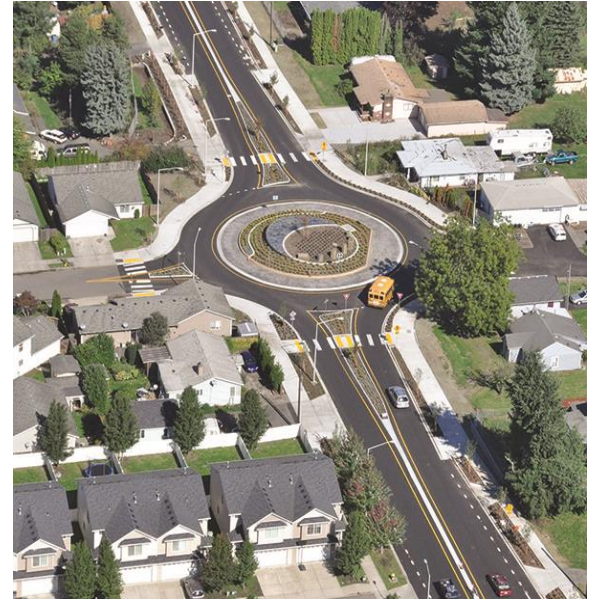
Presentation Overview/Agenda

- Why Create a Transportation Improvement Program (TIP)?
- TIP Outline and Highlights
- Next Steps



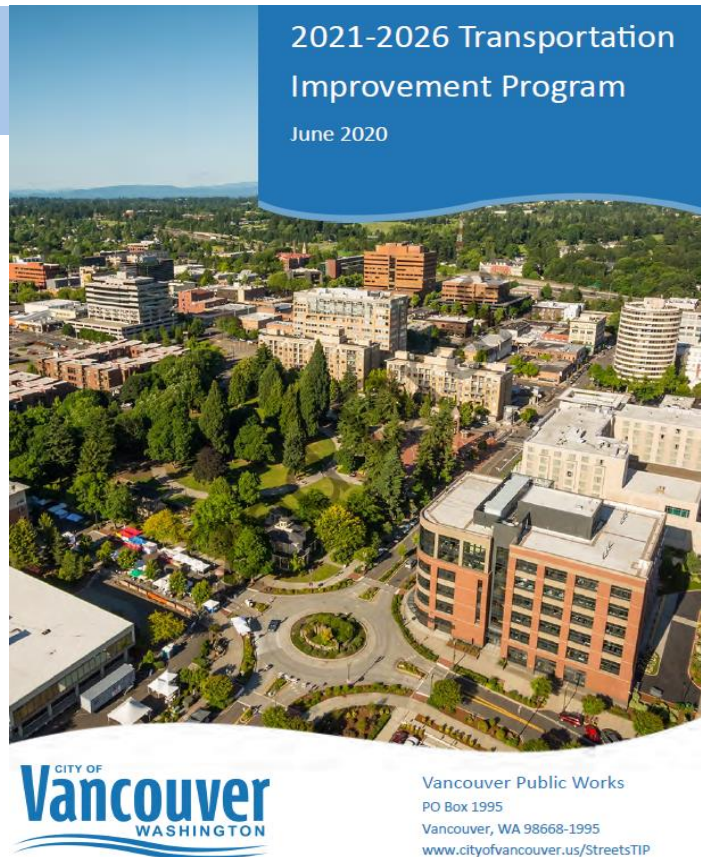
Why Create a TIP?

- Required by law (RCW 35.77.010)
- Coordinated planning
- Required for state and federal grants
- Improved transparency and accountability



2021-2026 TIP – Outline

- Introductory Section
- Financial Analysis
- Project Listings
- Detailed Project Information
- Arterial Street Information
- Glossary

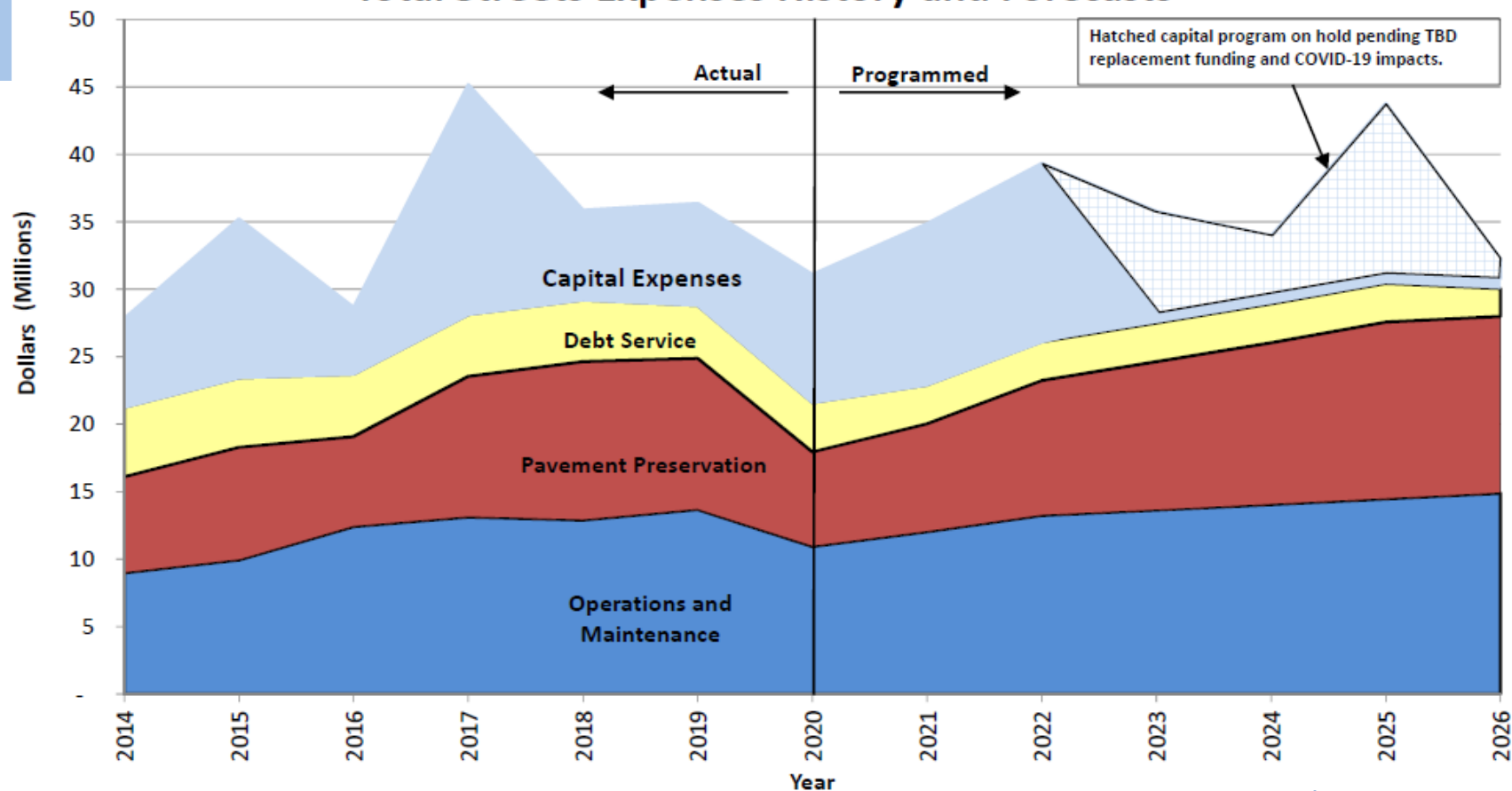


Street Funding Strategy Impacts – I-976 and COVID-19

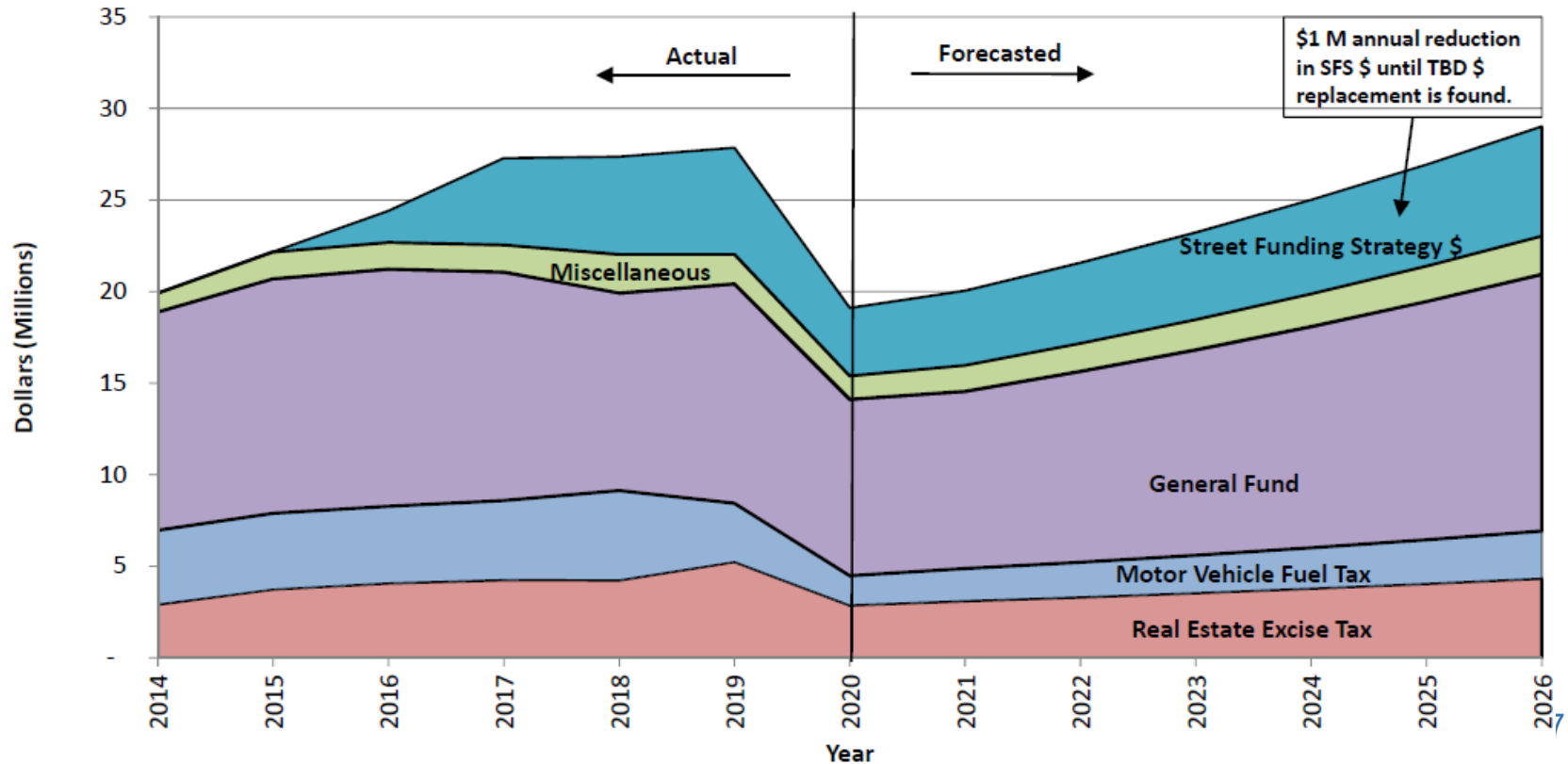
Funding Source	2019 Revenue	2020 Revenue
	(Millions)	(Millions)
	Actual	Estimated
TBD Vehicle License Fee	\$5.15*	\$0.00
Utility Tax	\$1.95	\$1.75
Business License Surcharge	\$0.94	\$0.24
State Gas Tax	\$0.48	\$0.24
Paid-off Debt	\$1.40	\$1.40
Total	\$10.39	\$3.63

**Includes December, 2019 revenues of \$345,000 being held in separate account for future refunds associated with I-976.*

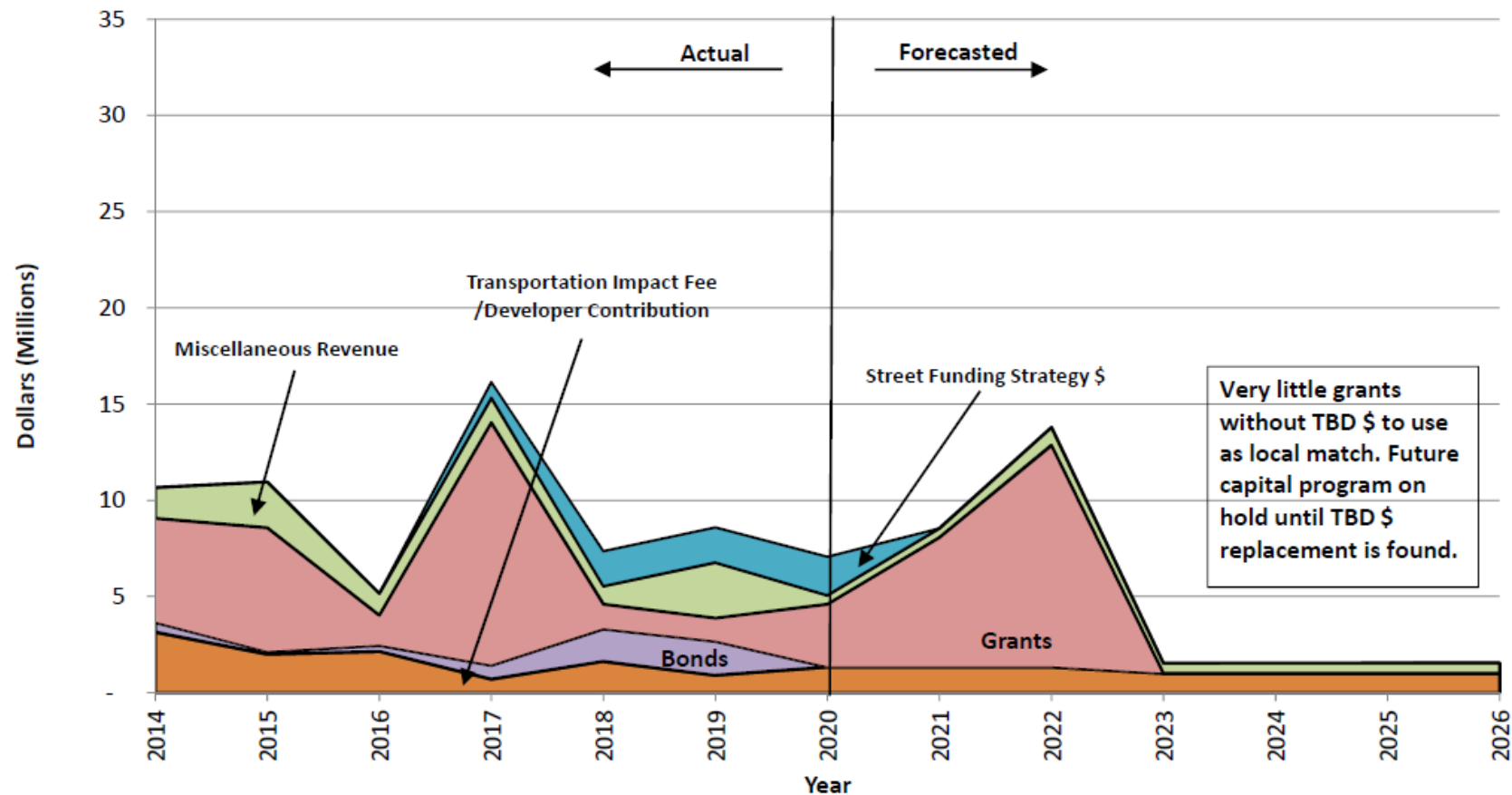
Total Streets Expenses History and Forecasts



Revenue Supporting Street Operations, Pavement Preservation, and Debt Service



Revenues Supporting Streets Capital Projects & Programs

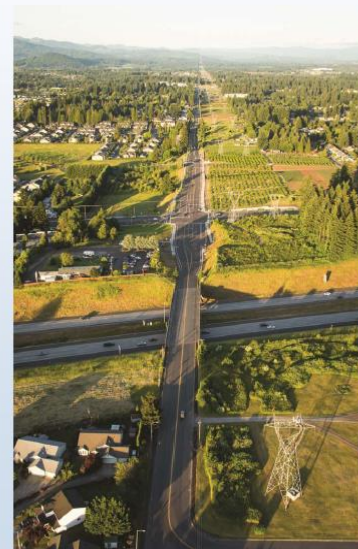


2021-2026 TIP – Key Projects

Funded Projects

- **Capacity**
 - SE 1st Street, 164th Avenue to 177th Avenue
- **Traffic**
 - Columbia/13th Street Signal*
- **Multimodal**
 - Transportation System Plan (TSP) update*
 - Devine Sidewalk Project, Mill Plain to 18th Street
 - MacArthur/Mill Plain multimodal improvements

* *Deferred until 2021 due to COVID-19 impacts*



2021-2026 TIP – Key Projects

Partially-funded Projects (Design and/or ROW only)

- **Capacity**

- 137th Avenue, 49th Street to Fourth Plain
- Jefferson Street, Evergreen to Mill Plain
- 18th Street, 97th Avenue to 107th Avenue
- SE 1st Street, 177th Avenue to 192nd Avenue

- **Multimodal**

- Evergreen Highway Pathway – Multiple Phases
- NE 68th Street Sidewalks
- Westside Bike Mobility



2021-2026 TIP – Key Projects

Programs with Reduced Funding:

- Neighborhood Traffic Management Program (\$170,000/yr)*
- Multimodal Safety and Accessibility Program (\$0/yr)
- Traffic Signal and Lighting Sustainability (\$215,000/yr)*
- Pavement Reconstruction Program (\$0/yr)
- Sidewalk Management Program (\$250,000/yr)

** No 2020 program funding due to COVID-19 impacts*



2021-2026 TIP

Project Detail

Sheets

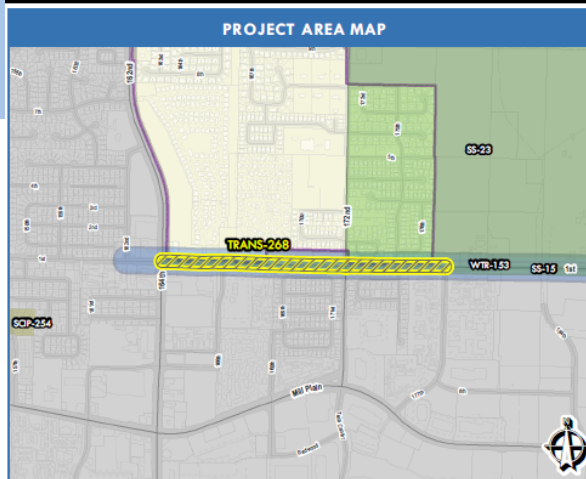


2021 - 2026 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT: SE 1ST ST. - SE 164TH AVE. TO SE 177TH AVE.

PROJECT EXTENT: SE 164TH AVE.

TO: SE 177TH AVE.



PROJECT AREA MAP

PROJECT SUMMARY

Program/Discipline Type:	Transportation
Project Type:	Capacity
Project Status:	In Design
Funding Status:	Funded

PROJECT DESCRIPTION

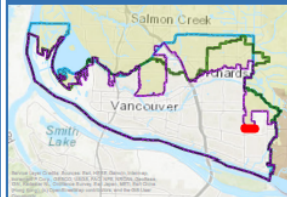
Project Description / Comments

Urban arterial upgrade of existing 2-lane rural road, to increase safety, mobility and livability, and meet future subarea needs. New cross section to be 3 lanes wide with improvements to include sidewalks, ADA Ramps, bike facilities, stormwater, streetlights and where required, sound walls. Anticipated funding by SFS, \$3M from the state Transportation Improvement Board (TIB), and federal Surface Transportation Block Grants (STBG). Design planned for 2019 and construction in 2020. I-976 impacts SFS revenue, reducing this project's funding by \$2.2M in 2022. Anticipated funding of east portion (SE 1st St -SE 177th Ave. to SE 192nd Ave.) by developer contributions, local funds and potential grants (See TRAN-870).

LEGEND

Project Area	Water Project Areas	Battle Ground
Transportation Project Areas	SCIP Project Areas	Camas
Sanitary Sewer Project Areas	Vancouver City Limits	Washougal
Surface Water Project Areas	Clark County	

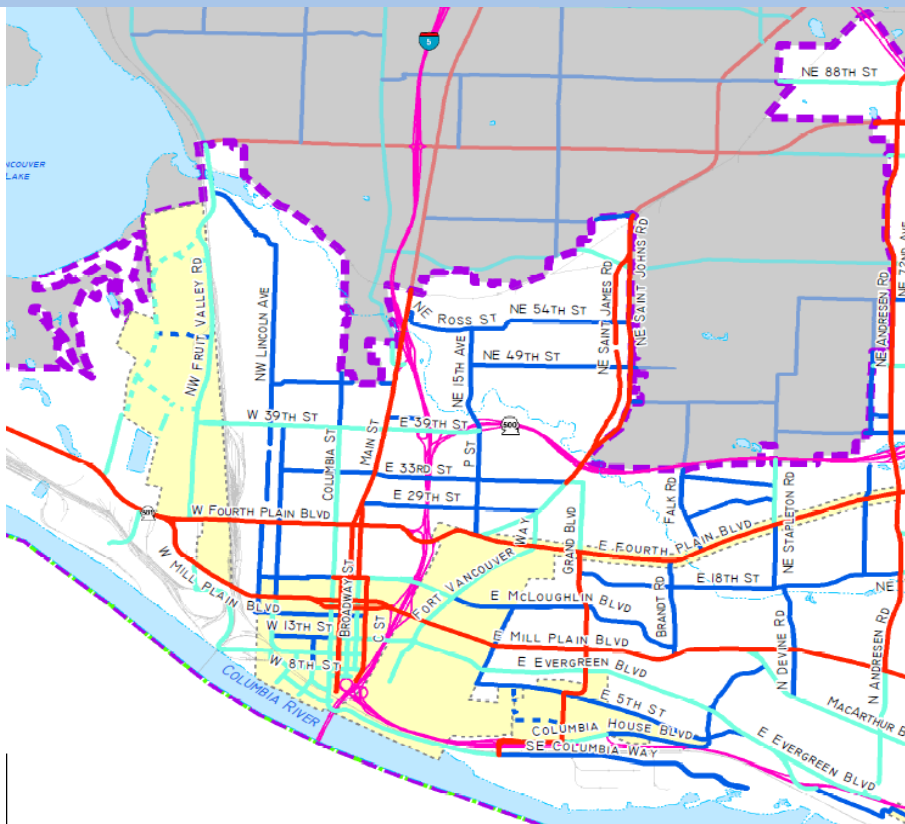
VICINITY MAP



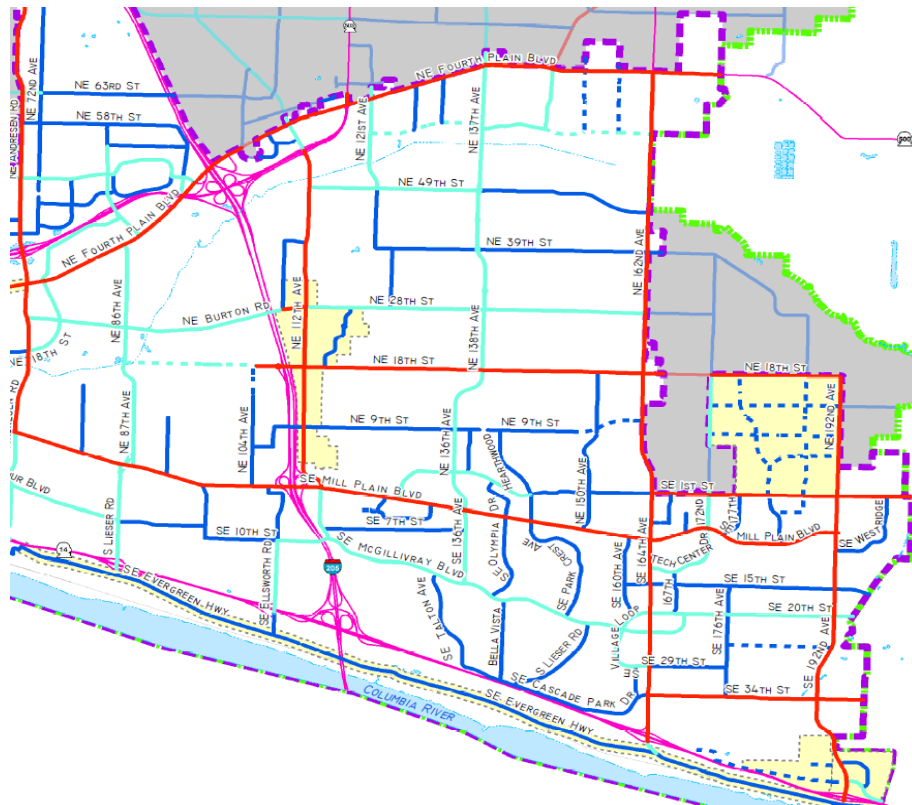
FUNDING & SCHEDULE

Funding Status:	Funded
Existing Funds:	Yes
SFS Funds:	Yes
Grant Funds:	Yes
Total Proj. Cost:	\$14,100,000.00
*Start of Construction (Year):	2020

2021-2026 TIP – Arterial Map Updates (West)

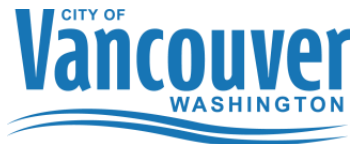


2021-2026 TIP – Arterial Map Updates (East)



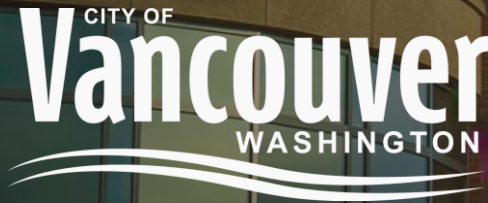
Public Outreach/Next Steps

- Planning Commission sent electronic copy – May 12, 2020
- Neighborhood Traffic Safety Alliance sent electronic copy – May 12, 2020
- Joint Workshop of City Council/Transportation Benefit District (TBD) – June 1, 2020
- City Council Public Hearing – June 15, 2020
- TIP & Searchable TIP map on City's website: www.cityofvancouver.us/TIP
- Other City Communications (e.g., Vancouver Connects, Office of Neighborhoods)



Questions and Discussion

- Chris Malone -- Public Works Finance and Asset Manager
- Webpage: www.cityofvancouver.us/tip
- Webpage: www.cityofvancouver.us/betterstreets





Staff Report 056-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/1/2020

SUBJECT NE 32nd Street Sanitary Sewer Improvements - Construction Acceptance

Key Points

- The project installed 514 linear feet of gravity sewer and 495 linear feet of pressure sewer.
- Public sanitary sewer is now available to 16 parcels
- Staff proposes awarding construction acceptance and release of the retainage.

Strategic Plan Alignment

Goal 1, Objective 1.2: Ensure our infrastructure, including buildings and utilities, is safe, environmentally responsible and well maintained.

Present Situation

Advanced Excavating Specialists of Longview, Washington, has completed construction of the NE 32nd Street Sewer Connection Incentive Program (SCIP) project. The project provided reliable sewer service to 16 parcels by installing 514 linear feet of 8-inch gravity sewer mains as well as 495 linear feet of pressure mains in NE 32nd Street in the Ogden Neighborhood.

A coordinated effort with Pavement Management on this project resulted in a road restoration beyond the limits of the utility trenches.

Work was also coordinated with Water Engineering to install over 1,000 linear feet of 8 inch zinc coated ductile iron water main to replace an existing 2.5 inch black iron main.

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

TOTAL CONTRACT COSTS

Labor, Equipment and Material \$323,247.57

Sales Tax	\$22,295.99
Total	\$345,543.56
Retainage	\$13,271.42

The original contract amount, including sales tax, was \$296,599.80. The final project cost was \$345,543.556, which was \$45,943.76 (under 16%) more than the original contracted amount. The difference between original contract amount and final contract amount can be attributed to a change order issued to replace 75 feet of existing sewer that was discovered to be substandard during the construction process, as well as the typical variances in unit prices and/or quantities commonly encountered during construction.

The contract amount fell below the \$500,000 threshold that requires apprenticeship utilization.

Advantage(s)

1. Provides reliable sanitary sewer service to residents.
2. Subsequent decommissioning of septic systems will protect the community's ground water supply.
3. Completes the City's contractual and statutory process for accepting the project.
4. Formal project acceptance allows for closure on third-party bond claims and facilitates release of the Contractor's retainage bond.

Disadvantage(s)

None

Budget Impact

None. Funds for this project are appropriated in the Sewer Construction Fund, in the 2019-2020 budget, the Pavement Management Construction Fund in the 2019-2020 budget and the Water Construction Fund, in the 2019-2020 budget.

Prior Council Review

- Approval of the 2019-2020 Capital Improvement Budget
- Award of contract at the January 13, 2020, Vancouver City Council Meeting

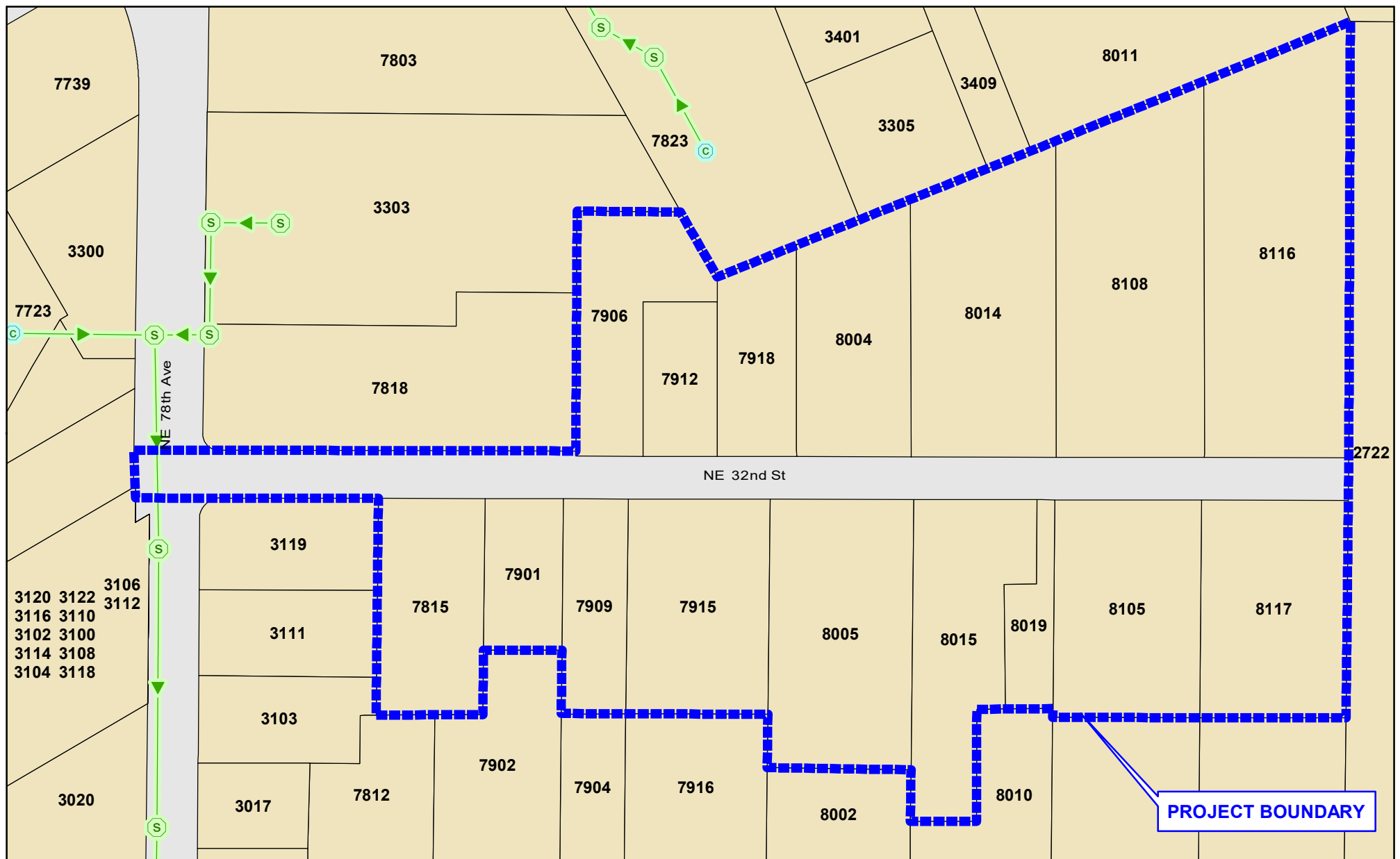
Action Requested

Accept the facilities as constructed by Advanced Excavating Specialists of Longview, Washington, and authorize release of the retainage subject to receipt of all documentation required by law.

Sheryl Hale, Senior Engineering Supervisor, 487-7151

ATTACHMENTS:

- ▣ Project Boundary Map - NE 32nd Street





Staff Report 057-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/1/2020

SUBJECT East Vancouver PH 1 Sanitary Sewer Improvements - Construction Acceptance

Key Points

- The project installed 3,173 linear feet of gravity sewer.
- Public sanitary sewer is now available to 51 parcels
- Staff proposes awarding construction acceptance and release of the retainage.

Strategic Plan Alignment

Goal 1, Objective 1.2: Ensure our infrastructure, including buildings and utilities, is safe, environmentally responsible and well maintained.

Present Situation

Tapani Underground, Inc. of Battle Ground, Washington, has completed construction of the East Vancouver PH 1 Sewer Connection Incentive Program (SCIP) project. The project provided reliable sewer service to 51 parcels by installing 3,173 linear feet of 8-inch gravity sewer mains in NE 141st, NE 142nd, NE 143rd, NE 123rd and NE 63rd Avenues, NE 42nd Street and Morrow Rd in the Kevanna Park, North Image and Burnt Bridge Creek.

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

TOTAL CONTRACT COSTS

Labor, Equipment and Material	\$582,865.31
Sales Tax	\$40,669.22
Total	\$623,534.53
Retainage	\$29,143.27

The original contract amount, including sales tax, was \$555,712.53. The final project cost was \$623,534.53, which was \$67,822.00 (approximately 12%) more than the original contracted amount. The difference between original contract amount and final contract amount can be attributed to additional street work that was determined to be needed after the sewer installation was completed, as well as the typical variances in unit prices and/or quantities commonly encountered during construction.

The contract amount was above the \$500,000 which requires an apprenticeship utilization of 3%. Tapani did not utilize any apprentices on this project and was therefore assessed the apprenticeship penalty of \$10 per hour not utilized for an amount of \$1,397.93.

Advantage(s)

1. Provides reliable sanitary sewer service to residents.
2. Subsequent decommissioning of septic systems will protect the community's ground water supply.
3. Completes the City's contractual and statutory process for accepting the project.
4. Formal project acceptance allows for closure on third-party bond claims and facilitates release of the Contractor's retainage bond.

Disadvantage(s)

None.

Budget Impact

None. Funds for this project are appropriated in the Sewer Construction Fund, in the 2019-2020 budget.

Prior Council Review

- Approval of the 2019-2020 Capital Improvement Budget
- Award of contract at the November 25, 2019, Vancouver City Council Meeting

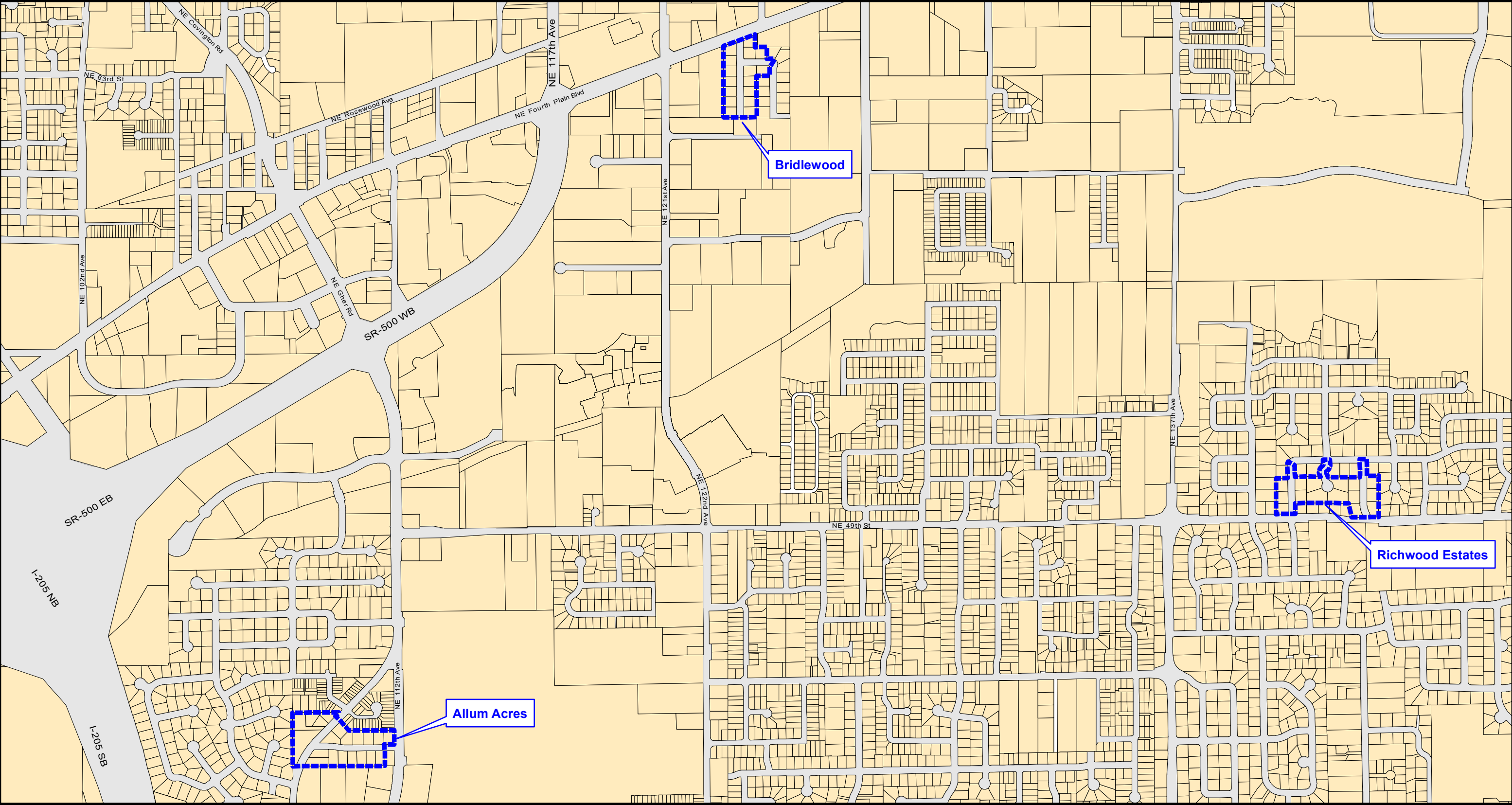
Action Requested

Accept the facilities as constructed by Tapani Underground, Inc. of Battle Ground, Washington, and authorize release of the retainage subject to receipt of all documentation required by law.

Sheryl Hale, Senior Engineering Supervisor, 487-7151

ATTACHMENTS:

- Project Boundary Map - East Vancouver PH1





Staff Report 058-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/1/2020

SUBJECT Second Amendment to Lease Agreement with Columbia River Insurance

Key Points

- Columbia River Insurance currently leases approximately 550 square feet of commercial space at 5107 E. Fourth Plain Blvd., Vancouver
- The tenant desires to extend their current lease term to coordinate with the future demolition of this building scheduled for 2023
- Lease revenue over term - \$31,866.00

Strategic Plan Alignment

Goal 8: Strengthen commercial, retail and community districts throughout the city.

Present Situation

Columbia River Insurance is a small insurance office that has been located in its current space since 2016. Their current lease expires June 30, 2021. The City purchased this building in 2018 in anticipation of the need for future expansion of the Public Works Operations Center as well as development of other facilities essential to core City Services.

The original anticipated date of potential expansion of the Operations Center was June 2021. As the City progressed with determining the needs of the new Operation Center, it was determined that the existing property would not be large enough to accommodate all of the essential services that our Operations Center would need to provide to the citizens of Vancouver. The City has since made the decision to re-locate the Operations Center to a different location. This has extended the timeline of when the current Operations Center would no longer be needed for City purposes. This is a Class C office building that is now scheduled to be demolished in 2023. With such a short life span remaining on the building it is difficult to find renters. Extending a current lease will work well with the City's timeline.

Staff proposes entering into a lease extension with Columbia River Insurance for an additional

two-year (2 year) period.

Advantage(s)

Provides predictable rental revenue stream for the next 3 years.

Disadvantage(s)

None

Budget Impact

The City will realize a positive cash flow that can be generated back to the debt service of the building.

Prior Council Review

None

Action Requested

Ratify the Second Amendment to Lease Agreement between City of Vancouver and CRIDB, Inc. d/b/a Columbia River Insurance and authorize the City Manager or his designee to execute the document.

Linda Carlson, Property Management Specialist, 487-8423

ATTACHMENTS:

- ▣ Second Amendment to Lease Agreement

**SECOND AMENDMENT TO
LEASE AGREEMENT – COMMERCIAL PREMISES**

The following is an Amendment to the Lease Agreement – Commercial Premises dated July 10, 2015; and the First Amendment to Lease Agreement – Commercial Premises dated April 1, 2018 regarding those certain premises located at 5107 E. Fourth Plain, Suite 109, Vancouver, WA 98661.

Recitals:

Whereas the Lease Agreement was by and between Linda Prugh (as “Lessor” thereunder) and CRIDB, Inc., d/b/a Columbia River Insurance (as “Lessee” thereunder)

Whereas Linda Prugh sold the premises, together with other property (the “Property”) to Xia Zhen and Tommy Chen; and

Whereas Tommy Chen’s interest was later sold or otherwise transferred to Christine Shing-Jay Young; and

Whereas Xia Zhen and Christine Shing-Jay Young entered into First Amendment to Lease Agreement – Commercial Premises with CRIDB, Inc. d/b/a Columbia River Insurance on April 1, 2018; and

Whereas the City of Vancouver purchased the premises from Xia Zhen and Christine Shing-Jay Young on May 16, 2018; and

Whereas the City of Vancouver is subject to the terms of the Lease and First Amendment to Lease in the same way Xia Zhen and Christine Shing-Jay Young were originally subject to such terms;

NOW THEREFORE, it is agreed by and between the City of Vancouver and CRIDB, Inc., d/b/a Columbia River Insurance as follows:

1. Section 2 of the Lease shall be amended in its entirety:

TERM: The term of this lease shall commence the 10th day of July 2016 and shall terminate on the 30th day of June 2023.

There will be no available options to extend this lease beyond its current expiration date of June 30, 2023.

2. Section 3 of the Lease shall be amended to include that monthly rent shall be paid in the amounts as follows:

May 1, 2020 – July 10, 2021 - \$525.00 per month
July 11, 2021 – June 30, 2022 - \$1,050.00 per month
July 1, 2022 – June 30, 2023 - \$1,081.50 per month

The above rates are inclusive of all applicable taxes.

3. All other terms of the Lease shall remain in full force and effect.

Dated this _____ day of _____ 2020.

CITY OF VANCOUVER,

CRIDB INSURANCE, INC.

Eric J. Holmes, City Manager

Brian Bell, President

NOTARY BLOCKS ON NEXT PAGE

STATE OF WASHINGTON)
County of Clark) ss.

I certify that I know or have satisfactory evidence that Eric J. Holmes signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the City Manager of the City of Vancouver to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this ____ day of _____, 2020.

NOTARY PUBLIC for Washington
Residing in _____
My Commission Expires: _____

STATE OF _____)
) ss.
County of _____)

I certify that I know or have satisfactory evidence that Brian Bell signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of CRIDB, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this ____ day of _____, 2020.

NOTARY PUBLIC for _____
Residing in _____
My Commission Expires: _____



Staff Report 059-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/1/2020

SUBJECT Lease Agreement with Dice Age Games

Key Points

- Dice Age Games currently leases approximately 2,400 square feet of commercial space at 5107 E. Fourth Plain Blvd., Suite 105, Vancouver
- The tenant currently is on a month-to-month agreement and desires to enter into a longer term lease term to coordinate with the future demolition of this building scheduled for 2023
- Lease revenue over term - \$92,517.00

Strategic Plan Alignment

Goal 8: Strengthen commercial, retail and community districts throughout the city.

Present Situation

Dice Age Games is a large gaming facility that has been located in its current space since 2016. Their current lease expired April 30, 2018, and they subsequently entered into a month-to-month agreement. The City purchased this building in March 2018 in anticipation of the need for future expansion of the Public Works Operations Center as well as development of other facilities essential to core City Services.

The original anticipated date of potential expansion of the Operations Center was June 2021. As the City progressed with determining the needs the new Operation Center, it was determined that the existing property would not be large enough to accommodate all of the essential services that our Operations Center would need to provide to the citizens of Vancouver. The City has since made the decision to re-locate the Operations Center to a different location. This has extended the timeline of when the current Operations Center would no longer be needed for City purposes. This is a Class C office building that is now scheduled to be demolished in 2023. With such a short life span remaining on the building it is difficult to find renters. Entering into a long term lease will work well with the City's timeline.

Staff proposes entering into a lease extension with Dice Age Games for an additional three-year (3 year) period.

Advantage(s)

Provides predictable rental revenue stream for the next 3 years.

Disadvantage(s)

None

Budget Impact

The City will realize a positive cash flow that can be generated back to the debt service of the building.

Prior Council Review

None

Action Requested

Ratify the Lease Agreement between City of Vancouver and Roy Starkweather d/b/a/ Dice Age Games and authorize the City Manager or his designee to execute the document.

Linda Carlson, Property Management Specialist, 487-8423

ATTACHMENTS:

- ▢ Lease Agreement

LEASE AGREEMENT

This is a lease between the City of Vancouver, a municipal corporation and first class city of the State of Washington, (Lessor) and Roy Starkweather d/b/a Dice Age Games, a Washington Limited Liability Company (Lessee), by which the Lessee leases certain space in a building from the Lessor. It is hereby agreed between the parties as follows:

1. Premises. The Lessor hereby leases to the Lessee a portion of the space in that certain building to be known as the “Zhen Building” at 5107 E. Fourth Plain Blvd., Suite 105, Vancouver, WA 98661, legally described as Clark County Assessor Parcel 030239-050 (Premises); such space having a floor area of approximately 2,400 square feet, as identified in attached Exhibit “A”.
2. Condition of Premises. Lessee acknowledges Lessee is familiar with the Premises, has made a full inspection of the Premises and agrees to accept the Premises in its present condition, as is, and as suitable to meet Lessee’s needs.
3. Improvements. Lessee shall make no alterations, additions, modifications, replacements or improvements to either the interior or the exterior of the leased Premises during the term of this lease, without obtaining Lessor’s prior written approval. The cost of any improvements required to support the particular operating needs of the Lessee shall be the responsibility of the Lessee. Any Lessee improvements, including signage, must be approved by the Lessor and shall be made at the Lessee’s sole expense. Title to all improvements constructed, installed or attached to the premises shall rest in the Lessor.
4. Americans with Disabilities Act (ADA). Lessee acknowledges awareness of the ADA. Lessee agrees that all Lessee initiated or requested improvements, alterations, additions and Lessee’s uses of the Premises shall comply with the requirements of the ADA. The cost of any ADA improvements required in conjunction with any improvements initiated or requested by the Lessee shall be the sole obligation of the Lessee; otherwise the cost shall be the sole obligation of the Lessor.
5. Term. The term of the Lease shall be for Forty-one (41) months commencing February 1, 2020, and ending on June 30, 2023. Either party may terminate this agreement for any reason by giving six (6) months written notice to the other.

Lessee understands and agrees that it has no option to renew/extend the term of the lease upon the expiration of its term which ends on June 30, 2023.

6. Rent. Lessee shall pay to Lessor as Rent for the Premises equal monthly payments per the schedule below, in advance, on the first day of each month of the Term hereof. Lessee shall pay Lessor upon the execution hereof \$2,200.00 as Rent and \$40.00 as

signage fee for the first month. Rent for any period during the Term hereof which is for less than one month shall be a pro rata portion of the monthly installment. Rent shall be payable in lawful money of the United States to Lessor at the address stated herein or to such other persons or at such other places as Lessor may designate in writing.

Year		Monthly Rent (Gross Amount)	Signage Fee	Monthly Amount Due
May 1, 2020 – January 31, 2021		\$2,200.00	\$40.00	\$2,240.00
February 1, 2021 – January 31, 2022		\$2,244.00	\$40.00	\$2,284.00
February 1, 2022 – January 31, 2023		\$2,288.88	\$40.00	\$2,328.88
February 1, 2023 – June 30, 2023		\$2,334.66	\$40.00	\$2,374.66

The above rates include all applicable taxes.

7. Tenant Improvement Allowance. Notwithstanding anything to the contrary set forth in the Lease, the Parties hereby acknowledge that Lessor and Lessee understand and agree that there are no Tenant Improvement Allowance provisions associated with this Lease. The property is leased in as-is condition.
8. Parking. Lessee understands that parking is apportioned in conformity with controlling zoning ordinances and that Lessor shall have the right to make such regulations as Lessor deems desirable for the control of parking automobiles on the leased Premises. Parking is assigned per unit and is not to be exceeded during business hours unless assigned beforehand. NO PARKING ON THE NORTH END OF THE BUILDING. Your unit will be allowed 4 parking spots at the front of the building, as shown on attached Exhibit “B”. These spaces may be marked with signage at the Lessee’s sole expense and in conformity with other signage and can be placed upon the fence to mark your spaces. Lessee shall be responsible for assigning said spaces to its employees and assuring that its employees do not park in public spaces set aside for customer parking or those spaces assigned to other tenants. Additional customer parking (unassigned) is provided at the back of the parking lot on a first come basis, as shown on attached Exhibit “B”. Please respect the other tenant’s parking privileges and comply with parking rules. Any vehicles left in the parking lot overnight may be towed at the owner’s expense unless prior agreement has been made to do so.
9. Utilities, Services and Taxes. The Lessee shall provide for all necessary janitorial services and will promptly pay all charges for utility services, including electric, gas and garbage. Lessee shall provide for the expenses necessary for the daily operation of Lessee, including the cost of all consumables such as paper goods, lamps, etc. Rental rate is inclusive of all taxes. Lessee shall keep the premises and all items therein installed

by Lessee in good condition, except only for reasonable wear and tear. Lessor will promptly pay all charges for water, sewer and stormwater.

10. **Maintenance.** The Lessor will at all times maintain the structural and mechanical components of the building, including heating and air conditioning, electrical, plumbing, roof, doors, windows and other permanent fixtures, except that those improvements, including specialized electrical, heating and air conditioning, directly related to the operation of the Lessee, shall be the responsibility of the Lessee. The Lessee shall be responsible for any and all damages to the building arising from the Lessee operations, acts or omissions of its employees, agents, invitees or licensees.
11. **Inspection.** Lessee shall allow the City's authorized representatives access to the leased Premises at all reasonable hours for the purpose of examining and inspecting said Premises for the purposes necessary, incidental to or connected with the performance of its obligations hereunder, or in the exercise of its governmental functions.
12. **Permitted Use.** Tenant shall use the Property only for conducting the following business and for no other purpose without Landlord's written consent: Office and storage for commercial and residential janitorial & property maintenance service.
13. **Sublease.** Lessee shall not have the right to sublease all or any of the leased space
14. **Indemnity.** The Lessee agrees fully to indemnify and save and hold harmless the Lessor from and against all claims and actions and all expenses incidental to the investigation and defense thereof based upon or arising out of damage or injuries to third persons, or their property, or to the leased Premises caused by the fault or the negligence of the Lessee, its agents or employees, in the use or occupancy by the Lessee of the Premises covered by this agreement provided, however, that the Lessee shall not be liable for any injury, damage or loss to the extent such injury, damage or loss is caused by the sole negligence of the Lessor, its agents or employees. The Lessor agrees fully to indemnify and save and hold harmless the Lessee from and against all claims and actions and all expenses incidental to the investigation and defense thereof based upon or arising out of damage or injuries to third persons, or their property, or to the leased Premises caused by the sole negligence of the Lessor, its agents or employees; provided, however, that the Lessor shall not be liable for any injury, damage or loss to the extent such injury, damage or loss is caused by the negligence of the Lessee, its agents or employees. This indemnity agreement shall include any claim made against the indemnitor by an employee of the indemnitee, or by an employee of a contractor of the indemnitee, even if the indemnitee or contractor is immune from liability under the Worker's Compensation statutes or similar statute or program.
15. **Liability Insurance.** Lessee agrees to carry and keep in force general liability insurance covering personal injury and death and property damage, liability insurance, and such other insurance as may be necessary to protect the City herein from such claims and actions aforesaid. Without limiting its liabilities aforesaid, Lessee agrees to maintain with insurance underwriter satisfactory to Lessor a standard form of policy or policies of insurance in a sum

of not less than \$1,000,000 combined single limit bodily injury and property damage liability. Such policy or policies shall name Lessor as an additional insured and a certificate outlining said coverage shall be on file with the City Risk Manager within fifteen (15) days of the signing of this lease.

16. Fire Insurance. The Lessor shall provide and keep in force fire insurance coverage, including the extended coverage endorsement, upon the Lessor's property to the full insurable value thereof. All proceeds of any such insurance shall be payable to Lessor. Such insurance coverage purchased by Lessor will not provide coverage for any contents nor Lessee improvements in or on the Premises. Lessor has the right to elect to self-insure such exposure(s).
17. Subrogation. The Lessor and the Lessee as further consideration for the execution of this agreement to each hereby mutually agree and promise one another that they shall waive their respective rights to subrogate to their respective insurance carriers all claims of recovery for loss, damage or injuries sustained by Lessor and the Lessee and arising out of or incident to fire or explosion in, on or about the Premises and including other perils included in the standard fire policies with extended coverage endorsement attached as used in the State of Washington, whether such loss, damage or injury is due to the negligence of said Lessor or Lessee, their agents or employees, or otherwise; provided, however, that this agreement shall be dependent upon both the Lessor and the Lessee having the contractual right with their respective insurance carriers to waive subrogation.
18. Storage, Trash. Lessee shall not store anything outside except in areas approved by Lessor. The design and location of screens for storage areas must be approved by Lessor. Trash and garbage receptacles shall be kept covered. Lessee shall dispose of trash and other matter in a manner acceptable to Lessor, at Lessee's expense.
19. Signs. Lessee will obtain Lessor's prior approval of the location, design, size, color, materials, and other details of any signs to be located on the Premises. Signs will be designed and constructed in compliance with city and county sign codes.
20. Laws, ordinances, etc. Lessee shall observe and obey all the laws, ordinances, regulations and rules of the federal, state, county, and municipal governments which may be applicable to its operations.
21. Warranties and Guarantees. Except as hereinafter provided, the Lessor makes no warranty, guaranty or averment of any nature whatsoever concerning the condition of the leased Premises, including the physical condition thereof, or any condition which may affect the leased Premises, and it is agreed the Lessor will not be responsible for any loss, damage, or costs which may be incurred by Lessee by reason of any such condition or conditions.
22. Redelivery: Upon termination of this lease through the passage of time or otherwise, Lessee shall have no further right or interest in the leased Premises and the Lessor shall be entitled to have the leased Premises returned to it immediately.

23. Holding over. In the event Lessee shall hold over and remain in possession of the leased Premises after the expiration of this agreement, without any written renewal thereof, such holding over shall not be deemed to operate as a renewal or extension of this agreement, but shall only create a tenancy for month to month which may be terminated at any time by Lessor. Rent during such month to month holdover period shall be at a rate of one hundred fifty percent (150%) of the current rent at the expiration of the agreement.
24. Non-waiver. Any waiver of any breach of covenants herein contained to be kept and performed by either party hereto shall not be deemed or considered as a continuing waiver and shall not operate to bar or prevent the other party hereto from declaring a forfeiture, termination, or cancellation for any succeeding breach either of the same condition or covenant or otherwise. Acceptance of rent or of any other payment by Lessor from Lessee after any default by Lessee shall not constitute a waiver of such default or of any other default.
25. Attorney fees. In the event any action or suit or proceeding is brought to collect the rent due or to become due hereunder or any portion thereof, or to take possession of said premises or to enforce compliance with this agreement, the prevailing party agrees to pay such sum as the courts may adjudge reasonable as attorney's fees to be allowed in said suit, action or proceeding, and in the event of an appeal, as allowed by the appellate courts.
26. Default. (a) if Lessee shall fail to pay rent when due, or (b) if Lessee shall fail or neglect to do, perform, or observe any of the covenants contained herein on Lessee's part to be kept and performed, and such default under (a) herein shall continue for a period of not less than 10 days, or under (b) herein for a period of not less than 30 days, unless otherwise agreed to in writing by Lessor, after Lessor has notified Lessee in writing of Lessee's default hereunder, or if Lessee shall be declared to be bankrupt or insolvent according to law or if any assignment of its property shall be made for the benefit of creditors, or if any mortgages obtained by Lessee for structures built on the leased land are foreclosed, or Lessee abandons the facility herein, or the primary building mentioned herein for a period of 30 days, then in any of said cases or events, Lessor, lawfully may, at its option, immediately or at any time thereafter, without demand or notice terminate this lease, enter into and upon said Premises or any part thereof and repossess the same of its former state, and expel said Lessee and those claiming by, through or under it, and remove its effects, if any, forcibly, if necessary, without compensation and without being deemed guilty of trespass and without prejudice to any remedy which otherwise might be used for arrears of rent or proceeding breach of covenant
27. Quiet enjoyment. Lessor agrees that on payment of the rent and performance of the covenants and agreements on the part of Lessee to be performed hereunder, Lessee shall peaceably have and enjoy the lease Premises and all rights and privileges of said Premises, its appurtenance and facilities granted herein.

28. Non-discrimination. Pursuant to Title VII of the Civil Rights Act of 1964, Lessee agrees it will not discriminate on the grounds of race, sex, color, or national origin, and will not permit discrimination against any persons or groups of persons in any manner prohibited.
29. Interpretation of lease. Nothing in this lease shall be construed or interpreted in any manner whatsoever as limiting, relinquishing, or waiving of any rights or ownership enjoyed by Lessor.
30. Invalid provisions. In the event any covenant, condition, or provision herein contained is held to be invalid by any court of competent jurisdiction, the invalidity of any such covenant, condition or provision shall in no way affect any other covenant, condition or provision herein contained; provided that the invalidity of such covenant, condition or provision does not materially prejudice either the Lessor or Lessee in its respective rights and obligations contained in the valid covenants, conditions or provisions of this lease.
31. Successors and assigns bound by covenants. All the terms, covenants and agreements herein contained shall be binding upon and shall insure to the benefit of the legal representative, successors and assigns of the respective parties hereto.
32. Notices. Notices provided for herein shall be sufficient if sent by certified mail, postage prepaid, addressed to the following or to such other respective address as the parties may designate to each other in writing from time to time:

Lessor: City of Vancouver
Attn: Property Management
PO Box 1995
Vancouver, WA 98668-1995

Lessee: Roy Starkweather d/b/a Dice Age Games
5107 E Fourth Plain Blvd., Suite 105
Vancouver, WA 99661

33. Ratification. Acts taken pursuant to this agreement but prior to its execution are hereby ratified and affirmed.
34. Time is of the Essence. It is agreed that time is of the essence under this lease and of the payments and performances hereunder.

35. Applicable Law. This lease shall be construed, applied and enforced in accordance with the laws of the State of Washington. Any action brought under this Agreement shall be brought in Clark County, Washington.

Dated this _____ day of _____, 2020.

CITY OF VANCOUVER

ROY STARKWEATHER d/b/a DICE AGE
GAMES

Eric J. Holmes, City Manager

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

STATE OF WASHINGTON)
 ss:
County of Clark)

On this day personally appeared before me ERIC J. HOLMES, City Manager, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purpose therein mentioned. Given under my hand and official seal this _____ day of _____, 2020.

NOTARY PUBLIC in and for the state
of Washington residing at _____
My Commission expires: _____

STATE OF WASHINGTON)
 ss:
County of Clark)

On this day personally appeared before me _____, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purpose therein mentioned. Given under my hand and official seal this _____ day of _____, 201__.

NOTARY PUBLIC in and for the state
of Washington residing at _____
My Commission expires: _____



Staff Report 060-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/1/2020

SUBJECT Collective Bargaining Agreement between the City Vancouver and Fire Command Officers Local 4378

Key Points

- Three year agreement (2020-2022).
- Rates of pay for 2020 will be adjusted by 3%, 2021 by 2.5%, 2022 by 2%.
- Fire Trust health contributions will increase by 5% in each year of the contract.
- 2020 increases for rates of pay and trust contribution will be retroactive to January 1, 2020.
- Several operational changes to the contract to allow for better management of overtime and out of class assignments, as well as changes for better administration of paid time off, wellness and time loss guarantee benefits.

Strategic Plan Alignment

N/A

Present Situation

The labor agreement between the City and the IAFF Local 4378 bargaining unit expired on December 31, 2019. The parties were able to work through a collaborative process and consensual decision making on many of the provisions for a new three-year agreement. The labor agreement is being brought to Council for approval.

Advantage(s)

If ratified, the City and bargaining unit will have a collective bargaining agreement and will be operating under an agreement that meets the business needs of both parties.

Disadvantage(s)

There are no known disadvantages to ratifying.

Budget Impact

The estimate of the cost increase over the three year agreement is \$272,218. Funding for the wage adjustments resulting from ratification of the 2020-2022 collective bargaining agreement with the IAFF Local 4378 is available in the adopted 2020 budget. The financial impact will have to be taken into consideration in the development of the 2021-2027 forecast and budget policy for 2021-2022 budget. Due to negative economic consequences of the COVID-19 pandemic, it is highly likely the City will need to revisit personnel costs in the next biennial budget. However, this contract is being presented to Council for ratification consistent with the good faith with which it was bargained.

Prior Council Review

None.

Action Requested

On June 1, 2020, authorize the City Manager or his designee to ratify the 2020-2022 Collective Bargaining Agreement with IAFF Local 4378 by executing the same.

Lisa Takach, Human Resources Director, 487-8611

ATTACHMENTS:

- ▯ 2020-2022 Collective Bargaining Agreement with Fire Command Officers Local 4378
- ▯ 2017-2019 Redline Collective Bargaining Agreement with Fire Command Officers Local 4378

AGREEMENT

By and Between

City of Vancouver

and

Fire Command Officers

Local 4378

January 1, 2020 – December 31, 2022

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FIRE COMMAND OFFICERS AGREEMENT

The City of Vancouver and the Fire Command Officers Local 4378 recognize that the public interest requires the efficient and uninterrupted performance of Fire Department services, and to this end pledge their best efforts to avoid or eliminate any conduct contrary to that objective. This agreement is an attempt to put in writing wages, hours, and other conditions of employment. For purposes of this agreement, the term "Chief" means the Fire Chief or his or her designee.

1. Local 4378 Representation

- 1.1 The employer recognizes the Local 4378 as the exclusive bargaining agent for all battalion and division chiefs.
- 1.2 The employer and the Local agree that questions of Local representation that may arise shall be resolved in accord with rules of the Washington State Public Employment Relations Commission (PERC) and in accord with local, state or national statutes and rules.
- 1.3 The Local shall inform the employer in writing of the names of its officers who are accredited to represent it, which information shall be kept up-to-date at all times.

2. Nondiscrimination

The employer and the Local agree that they will not discriminate unfairly against any employee by reason of race, creed, age, color, sex, national origin, religious belief, marital status, mental or physical disability which is subject to reasonable accommodation, sexual orientation, or any other criteria established by state or federal statutes, rules or regulations.

3. Rights of Management

The right to manage the municipal corporation is vested exclusively in the employer and such right includes but is not necessarily limited to the right to organize, schedule hours, staff, assign work and direct the work force; to set standards of service to be offered to the public; to introduce any and all new, improved and automatic methods or equipment in order to improve efficiency and to reduce costs, and to assign employees within the bargaining unit in accordance with such improvements and cost reduction methods, provided that safe working conditions are maintained; to take other disciplinary action for reasonable or just cause in accordance with Civil Service rules and regulations; to take action as may be necessary in emergencies (i.e., natural disasters or catastrophes); to require medical and/or psychological examinations to determine fitness for duty; and to make and enforce rules and regulations. Except as specifically modified by or treated in this agreement, all policies, matters, questions and terms affecting unit employees in their employment relations with the employer shall be governed by such rules, policies, and procedures as the employer, from time to time, may implement. The employer agrees that the Local will have an opportunity prior to implementation to provide comments and

suggestions concerning the new departmental rules and regulations.

4. Work Week, Hours of Work, Shifts

- 4.1 For 24-hour, three platoon shift personnel, the hours of duty shall be established by the employer so that the weekly hours of duty shall average 48 hours per week on an annual basis, with a Kelly day every seventh shift, taken on either Saturday or Sunday.
- 4.2 When a Battalion chief is to be placed on a temporary 40-hour per week schedule for an administrative assignment, such assignments are to be by mutual agreement between employee and employer.
 - A. Schedules – The hours of work for 40-hour per week administrative employees shall be 0800 to 1700 hours, Monday through Friday. One meal period and two break periods shall be provided by the employer within the employee's scheduled work day. Alternative work schedules may be instituted only by mutual agreement of the employer and the employee.
 - B. Employees may take paid time off (PTO) while on a 40-hour per week schedule with the approval of their supervisor. This 40-hour per week schedule will not interfere with approved prescheduled PTO.
- 4.3 Employees who are placed on a 40-hour per week administrative assignment for 30 days or more shall, for purposes of leave accrual, be treated as follows:

PTO Accrual

As an employee moves between 24-hour shift work and a 40-hour work week, leave balances and accruals shall be adjusted as follows:

A. Leave Accrual

PTO Accrual - the employee's PTO balance shall be converted to that of a 40-hour per week employee, by multiplying his/her balance by a factor of .8333. The employee will then accrue PTO at the appropriate 40-hour week accrual rate, given his/her years of service.

Once the administrative assignment ends, the employee's PTO balance shall be converted back to that of a 24-hour shift employee, by multiplying his/her balance at the end of the administrative assignment by a factor of 1.2. Partial months shall be prorated on a daily basis for purposes of PTO leave accrual.

In the instance where an employee has a grandfathered sick leave bank, and moves from an administrative assignment to a 24-hour shift employee, or vice versa, the employee's sick leave balance shall be converted accordingly. When moving back to a 24-hour shift employee, the balance at the end of the administrative assignment shall be multiplied by a factor of 1.2. When moving to

an administrative assignment, the balance shall be multiplied by a factor of .8333.

B. *Holidays*

24-hour shift employees working a 40-hour work week on administrative assignment shall be allowed holiday leave as outlined in Article 5.3 during their administrative assignment.

C. *Kelly Days*

24-hour shift employees working a 40-hour work week on administrative assignment shall not be granted Kelly days during their administrative assignment.

4.4 Employees working 24-hour shifts shall be allowed to exchange shifts with each other so long as such exchanges do not interfere with the day-to-day operations of the fire department.

4.5 Additional Work

A. Shift Battalion Chief work will be performed during their shift.

B. For duties that are outside the normative work of a Shift Battalion Chief, when authorized by the Deputy Chief, a member may work overtime to complete the assigned work. When performing this additional work, by mutual agreement of the Deputy Chief and the member, the member may work from home.

1. To accomplish this, two laptops will be made available to the members (one housed at the office of Battalion one, the other at the office of Battalion two) to check out and take home to work on.

5. **Leave Time**

5.1 PTO (Paid Time Off) Leave Accruals

For 24-Hour Shift Employees:			
During Year of Service	Paid Shifts off Per Year	Accrual Rate Per Month	Maximum Accumulation
1-5	17 Shifts	34 Hours	1112 Hours
6-10	18	36	1112
11-15	20	40	1112
16-20	21	42	1112
Over 20	24	48	1112

For 40-Hour Work Week Employees:		
During Year of Service	Accrual Rate Per Month	Maximum Accumulation
1-5	24.47 Hours	926 Hours

6-10	26.47	926
11-15	28.47	926
16-20	30.47	926
Over 20	33.13	926

PTO hours accrued in a pay period cannot be used in the same pay period in which they are earned, i.e., PTO hours accrued in the 1st through the 15th pay period cannot be used until the 16th, through the end of the month pay period and so forth.

A maximum of eight (8) shifts or 131 hours for 40 hour employee - per person are allowed to be sold back per year at regular base rate. Accrued but unused PTO will be cashed out upon separation up to the maximum accumulated hours above.

PTO Availability for New Hires from Outside the City Fire Department

New hires to the City (as opposed to those moving into the bargaining unit from other City positions), will be credited with the equivalent of three (3) months' PTO accrual, which will be available for immediate use. Hours will be calculated based on the accrual rate assigned to the employee in his/her offer letter. Additional PTO accrual will not begin until the employee has completed three (3) full months of employment. New hires who separate from employment prior to completing three (3) full months of employment will not be allowed to cash out any unused PTO.

5.2 Members moving from other bargaining units that have vacation/PDO/sick provisions will be transitioned to the PTO plan upon movement into the bargaining unit as follows:

- A. Any PDO balance will be moved into the new PTO bank.
- B. Sick time
 - 1. 40 hours of sick time will be moved into the PTO bank.
 - 2. The employee can choose one of the following for the remainder of their sick bank:
 - a. Grandfather the entire balance for future use; or
 - b. Sell back their balance at a 5:1 ratio at their pay rate in the position prior to moving into the bargaining unit; or
 - c. A combination of (a) and (b).

5.3 Holidays

24-hour shift personnel are not granted holidays off

40 Hour Work Week Holidays

The following days are recognized as "legal" paid holidays:

New Year's Day -- January 1
Martin Luther King's Birthday -- Third Monday in January
President's Day -- Third Monday in February
Memorial Day -- Last Monday in May
Independence Day -- July 4
Labor Day -- First Monday in September
Veteran's Day -- November 11th
Thanksgiving Day -- Fourth Thursday in November
Native American Heritage Day -- The Day immediately following
Thanksgiving Day
Christmas Day -- December 25

Any of the above holidays which fall on a calendar Saturday shall be celebrated on the previous Friday; any of the above holidays which fall on a calendar Sunday shall be celebrated on the following Monday.

An employee on a 40-hour work week schedule will receive these ten (10) recognized holidays as legal paid holidays for which time off is to be granted.

Any employee who is on an approved PTO leave when a holiday occurs will receive the equivalent of a day's pay for that holiday and will not have their PTO accrual charged.

5.4 *LEOFF-II Time Loss Guarantee*

A. Duty Related Injury Leave

1. In lieu of the statutory supplement described in RCW 41.04.500 et seq., the City will supplement the time loss payments received by employees who have suffered on-the-job injuries as follows:
 - a. The City will provide its supplement by paying the employee's base salary during a period of time loss. The City's supplement will begin on the first date an employee is entitled to time loss benefits under RCW, Title 51 and shall continue as long as the employee is receiving benefits under RCW, Title 51, up to a maximum of six (6) months from the first date of time loss.
 - b. Employees receiving City's time loss supplement must, within ten (10) business days of receipt, sign over to the City all time loss payment checks provided by the City's insurance administrator and/or the State.
2. After this first six (6) month period, employees may supplement time loss payments, up to their normal monthly salary, from their employee's available leave accruals.

3. Employee benefits including the Health Trust contribution, LTD and PTO will continue for the duration of the employee's employment.
4. In a circumstance of a catastrophic one-time event, where the injury results in an immediate, total and permanent disability where the employee is unable to perform the essential job functions, excluding death, the provisions of a duty related injury shall apply; provided that no employee will receive the supplement described in this section after receiving permanent total disability compensation or pension as referenced in RCW Title 51 if they are unable to work as a firefighter.

B. Off Duty Rescue/Lifesaving Disability

Any employee who is disabled while engaging in a rescue or lifesaving situation, in the Vancouver Fire Service area, while off duty, will receive the benefits provided under this article, provided that such situation did not occur while self-employed or in the employ of another where the scope of such employment would potentially involve such actions.

5.5 Light Duty - LEOFF II Employees

The employer shall require light duty to be performed by any employee whose injury is the result of an on-the-job injury, subject to the approval of and limitations determined by the employee's treating physician. Employees injured off the job are not required to perform light duty; however, they may request to do so.

5.6 Bereavement Leave

A maximum of five working days, or two working shifts in the case of 24-hour shift employees, bereavement leave shall be allowed when there is a death in an employee's immediate family. "Immediate Family" is defined as spouse, domestic partner, child, mother, father, brother, sister or step family, aunt, uncle, niece, nephew, mother-in-law, father-in-law, daughter-in-law, son-in-law, brother-in-law, sister-in-law, grandparent, grandchild, and grandparent, grandchild of the spouse or member of the employee's immediate household. (It is understood that this policy extends to members of a domestic partner's family to the same extent as specified for a spouse above.)

- 5.7 Bereavement leave in excess of two shifts for 24-hour shift employees or forty hours for 40-hour per week employees may be charged to either grandfathered sick leave balance or personal time off with the approval of the fire chief or his/her designee.

6. Rates of Pay

6.1 Hourly Rates

The hourly rate of the forty hour employee will be the monthly base rate multiplied by twelve months and divided by 2080 hours. For 24 hour shift personnel, the hourly rate of the employee will be the monthly base rate multiplied by twelve months and divided by 2520 hours.

Formula for 2520 hours – $52 \times 48 + 1 \text{ shift} = \text{max } 2496 + 24 = 2520$

Fact: 365 days in a year

$52 \text{ weeks} \times 48 \text{ hours "average"} = 2,496 + 24 (1 \text{ shift}) = 2520$

3 shifts of 24 hours:

122 Shifts (Shift A)

122 Shifts (Shift B)

121 Shifts (Shift C)

365 Days

122 Shifts x 24	= 2928 hours
<u>-17 Kelly Days x 24 hrs</u>	<u>= 408 (every 7th shift) hours</u>
	= 2,520 hours

The parties agree to retain the existing 21.5% spread between the base wage for top step Battalion Chief (without competency) and Station Captain (without competency) base wage.

Longevity Pay

A Battalion Chief with 20+ years of service will receive 8% of top step firefighter (without competency).

A Battalion Chief with 15+ years of service will receive 6% of top step firefighter (without competency).

Division Chiefs

The monthly base pay rates for Division Chiefs at each step of the salary range will be 5% greater than the corresponding rate for Battalion Chief (including longevity) with equal length of service.

6.2 Promotions

- A. **Battalion Chief Position**– At the time of promotion, an employee promoting from Captain to Battalion Chief will move to the step in the appropriate range which results in an increase of at least 5% from their base salary (not including specialty pays or assignment pay).
- B. **Division Chief Position** – At the time of promotion, an employee promoting:
 - 1. From Captain to Division Chief – will move to the step in the appropriate range which results in an increase of at least 10% from their base salary (not including specialty pays or assignment pay).
 - 2. From Battalion Chief to Division Chief – will move to the step in the appropriate range which results in an increase of at least 5% from their current base salary as Battalion Chief.

6.3 Demotions

Employees who demote to Battalion Chief will move to the step in the appropriate range that results in the least amount of pay reduction, but not above the top of the range.

6.4 Division Chiefs and Acting or Temporary Deputy Fire Chiefs will also receive the following:

- A. A pay range 5% above Battalion Chief for a Division Chief.
- B. A pay range 5% above Division Chief for an Acting or Temporary Deputy Fire Chief.
- C. Access to a staff vehicle for business-related transportation.

6.5 Each Division Chief shall be assigned a staff vehicle to facilitate city business needs. The vehicle shall be used as defined by the Fire Chief or

designee and facilitate the work assignments of the Division Chief, ability to respond to emergency incidents and to keep assigned equipment for emergency response.

7. Overtime

- 7.1 In the event the need for overtime should arise, overtime will be compensated according to the following schedules
- A. Shift overtime will be paid at time-and-one-quarter.
 - B. All other overtime will be paid at time-and-one-half.
 - C. Battalion Chiefs working a temporary daytime assignment and Division Chiefs will be paid at time-and-one-half when working in excess of 40 hours per work week, or when working outside the employee's normal assigned work schedule.
 - D. Battalion Chiefs working a temporary daytime assignment and Division Chiefs will be paid at time-and-one-quarter of a shift Battalion Chief rate when filling a shift Battalion Chief position.
- 7.2 When an employee is off work, and when their absence and/or the absence of other employees results in the need to hire back, Battalion Chiefs who were promoted via the civil service process will be given the first opportunity to be hired back to fill the vacant Battalion Chief position.
- A. In the event Battalion Chiefs who were promoted via the civil service process either refuse the opportunity or cannot be reached, the department will fill the vacant slot by following the usual procedures for determining the hire back with the members of the following groups offered in the sequential order presented below:
 - 1. Division Chiefs who have completed required training.
 - 2. Appointed acting or temporary Battalion Chiefs.
 - 3. Out of class Captain Step 3 or above who have completed required training and who have the BCO Telestaff attribute.
- The training requirements that must be satisfied are as follows:
- 1. Blue Card certification
 - 2. Completion and sign off of the Battalion Chief Out of Class (OOC) Task Book.
- 7.3 **Compensatory Time**
By mutual agreement of the employer and employee, compensating time off at the applicable premium rate may be arranged in lieu of overtime or

callback pay. Compensating time off may accumulate not to exceed One hundred and twenty (120) hours. Use of compensating time off may be scheduled as mutually agreed by the employer and employee and will be taken in 12 hour blocks (for 24-hour personnel).

7.4 Out of Class, Acting and Temporary Assignments:

In the event employee absences do not result in the need to hire back, the usual procedures for assigning employees Out of Class, Acting or Temporary will apply.

A. Out of Class. Captains represented by Local 452 with a BCO attribute are authorized to work as Battalion Chiefs (for day-to-day sporadic staffing needs) as long as one qualified 4378 Battalion Chief/Division Chief is on duty and the acting position does not create a mandatory overtime within Local 452's work jurisdiction.

1. Battalion Chiefs promoted to the Battalion Chief rank through the City's civil service rules will be considered qualified when they have completed required training
- 2.. Battalion Chiefs newly hired to the City and Division Chiefs (who did not previously hold the Battalion Chief rank at the City) will be considered qualified if they have completed a minimum of two hundred forty (240) hours working as a shift Battalion Chief.

B. Acting Assignment. Captains represented by Local 452 are authorized to work as an appointed Acting Battalion Chief. This appointed position will function as a fulltime battalion chief to include filling the mandatory one (1) regular battalion chief slot.

C. Temporary Assignment. Temporary assignments are governed by current civil service rules and limited to one four (4) month appointment per vacancy. This appointed position will function as a fulltime battalion chief to include filling the mandatory one (1) regular battalion chief slot.

1. In the event the Battalion Chief eligibility list has been exhausted or has less than three (3) candidates, the parties agree to one additional four (4) month appointment per vacancy.

8. Duty Chief

8.1 The duties of Battalion Chiefs and Division Chiefs include acting as Duty Chief. The Duty Chief is responsible for managing resources in the VFD service area during times of unusual operational situations, examples include: weather events, known upcoming events, emergency operations that require on duty resources to be depleted etc. The Duty Chief should activate the Department Operations Center (DOC) and staff appropriately to ensure response coverage is managed appropriately during the event.

- 8.2 Battalion Chiefs (on Shift or Administrative assignment) and Division Chiefs shall assume the responsibilities as the "on-call" Duty Chief on a rotating basis.
- 8.3 Should the Battalion or Division Chief serving as a Duty Chief deem it appropriate to respond, or a Battalion or Division Chief is called back by a Chief Officer, they will be compensated at the overtime rate of one and one-half times (1 ½) the assigned base pay for the duration of that response.
- 8.4 Battalion and Division Chief's performing the on-call Duty Chief function shall be provided access to: a code 3 compliant vehicle that supports the duties of the Duty Chief. The vehicle will not leave Clark County, except as approved by the Chief or designee.
 - a. Pager pay of \$50 for the 24 hour period.

9. Medical Examinations

- 9.1 The employer has the right to require medical/physical or psychological examinations by a licensed practitioner of all employees covered by this agreement to assure that they continue to meet the requirements for the position as set forth by the local pension board and/or department rules and regulations. The employer recognizes and respects the employee's right to privacy of personal medical/family history information which is not related to the employee's ability to perform the job. When requiring an examination, the employer shall request only information which is reasonably necessary to determine the employee's ability to perform their job, any appropriate restrictions of duties, and the likely duration of any such restrictions and the probable date of return to duty. The chief shall request that the practitioner recommend corrective measures to be taken by the employee to improve the health and/or physical condition which impairs the employee's ability to perform their job. The chief may direct the employee to follow the corrective measures.
- 9.2 If an employee is required by the employer to have an examination under this article:
 - A. Such examination shall be at the employer's expense.
 - B. Actual time spent, including travel time, as authorized by the employer, shall be considered work time and paid at time and one-half times the employee's base rate of pay if the examination is on a day which would otherwise have been a day off.
- 9.3 If an employee is injured, and the employer requires the employee to be evaluated for fitness for duty prior to returning to work, the evaluating physician will consult with the employee's private physician

in the process of making that evaluation.

10. Employee Insurance

10.1 **Life Insurance.** Each employee shall be enrolled in the city's group term life and accidental death and dismemberment insurance policy in an amount equal to one-time annual base salary, not to exceed \$100,000, rounded to the next higher multiple of \$1,000, double indemnity, the premium for which will be paid by the employer. In addition, employees shall have the option of choosing dependent and/or additional life insurance on a payroll deduction basis.

10.2 **Health Insurance.** During the term of this agreement, IAFF Local 4378 will provide medical, dental and vision benefits to members, their spouses, qualified domestic partners, and dependents through the Vancouver Firefighter's Union Health and Welfare Trust established September 16, 2011 ("Trust").

It is the goal of the parties that this agreement will provide a long-term framework for bargaining unit health care coverage. Through this agreement, the parties seek to:

- Meet the health care needs of employees, their spouses, qualified domestic partners, and dependents;
- Significantly slow the growth of health care costs and create a more sustainable system;
- Provide greater collective consumer choice, control, and accountability; and
- Participate in a plan that is financially stable and in compliance with all applicable state and federal regulations.

A. Trust Contributions.

1. Retroactive to January 1, 2020, the City contribution per employee per month will be \$2,165.59.

Beginning January 1, 2021, the City's contribution per employee per month will be \$2,273.87.

Beginning January 1, 2022, the City's contribution per employee per month will be \$2,387.57.

2. All Trust Contributions must be made to the Trust by the 10th day of the month. Trust Contributions will be made for each employee that is on the payroll as of the first of that month. Upon request of the Trust, the City agrees to facilitate an electronic or wire transfer of these funds to the Trust to expedite their delivery to the Trust.
3. If the City is delinquent in submitting contributions to the Trust, the City shall pay the Trust interest at a rate of 12% (twelve percent) per annum.
4. In the event the Trust determines that employee contributions to health care coverage are required, the City will make deductions from payroll upon request. Where required, written authorization from employees to allow for a pre-tax deduction pursuant to a cafeteria plan under Code Section 125 will be provided to the City prior to the time deductions are made. The parties will determine a procedure that facilitates this process, allows for pre-tax deductions where appropriate, and minimizes the administrative burden on the City.
5. The Trust will be responsible for all COBRA coverage (pursuant to federal requirements.)
6. The Trust will provide to the employee and the taxing authorities appropriate tax reporting forms for any employees receiving benefits that are considered taxable. The City shall fund the "employer" portion of any required payroll taxes (e.g. employer share of Medicare) associated with taxable medical, dental, and vision benefits, including those that may be payable with respect to a domestic partner coverage. In no event, will the City be responsible for any required payroll taxes beyond what the City was responsible for before the Trust was established. The Trust shall separately bill the City for any such payroll taxes that may be due.

B. Legal.

1. It is agreed the City is not taking any responsibility for claims risk, and the sole responsibility of the City is to pay the required Trust contributions.
2. The City is not responsible (including fiduciary responsibility) for any of the actions of the Trust. In the event the Trust has insufficient assets to perform its obligations, under this Agreement, the IAFF Local 4378 Union will defend, indemnify and hold harmless the City from any and all liability that relates in any way to the operation of the Trust.
3. The union acknowledges the Trust's responsibility to comply with all of the applicable provisions of the PPACA and federal and state laws and the Trust will file all required forms applicable to the Trust with the appropriate authorities.

10.3 **Flexible Spending Accounts.** All employees will have the option of participating in City sponsored Flexible Spending Accounts (FSAs) for reimbursable medical costs, dependent care costs, or premium sharing costs.

10.4 **Long Term Disability.** Members will be required to purchase long term disability as provided through the City. The premium amount will be added to the members' earnings and deducted after taxes from the members' paycheck. Rates will be adjusted as necessary to include changes in the premiums or the plan.

10.5 **Medical Expense Reimbursement Plan (MERP)**

10.5.1 A monthly deduction will be taken for each employee and will be contributed to the Medical Expense Reimbursement Plan of the Washington State Council of Firefighters Employee Benefit Trust (the "Plan").

- A. The Union asserts the Plan is established in compliance with applicable federal and state laws. Further, the Union agrees to indemnify, defend and hold the City harmless for any and all liability, claims, demands, suits or any other loss, damage or injury to person or property arising from or related to the provisions of this article, including income tax withholding liabilities and tax penalties or any other monetary impacts.
- B. The City will treat these contributions as ordinary income unless the union provides the City with a legal opinion that the Plan is qualified under the Internal Revenue Code for tax deferred status and that the contributions made to the Plan by the City are not includible in the gross income of employees whose salaries would be reduced at the time the contributions are made.

10.5.2 Deductions

- A. The City shall take a pre-tax deduction of \$250.00 from the normal salary of each eligible employee. Changes (increases or decreases) to the monthly deduction shall be documented in writing to Human Resources no later than the 25th of the month prior to the desired date of change. The parties agree that no additional MOU's will be needed to make changes to the monthly amount.
 - 1. The deduction will be taken on the 25th of the month paycheck.
 - 2. Deductions shall be made on a pre-tax basis.
 - 3. These contributions shall be considered as base salary for purposes of calculating retirement benefits.
- B. In addition to the monthly contributions above, if selected by the Union through a process compliant with applicable law, PTO cashouts for all employees separating from employment with the City will be contributed to MERP. Deductions will be made on a pre-tax basis. Any change of election (starting or stopping this benefit) will be made no more than once per year, documented in writing and provided to Human Resources no later than the 25th of the month prior to the desired date of change.

10.6. Voluntary Employee Beneficiary Association (VEBA)

10.6.1 A monthly deduction will be taken for each employee and will be contributed to the MSA Voluntary Employee Beneficiary Association (VEBA) Medical Reimbursement Plan for Public Employees in the Northwest (the "Plan").

- A. The Union asserts the Plan is established in compliance with applicable federal and state laws. Further, the Union agrees to indemnify, defend and hold the City harmless for any and all liability, claims, demands, suits or any other loss, damage or injury to person or property arising from or related to the provisions of this article, including income tax withholding liabilities and tax penalties or any other monetary impacts.
- B. The City will treat these contributions as ordinary income unless the Union provides the City with a legal opinion that the Plan is qualified under the Internal Revenue Code for tax deferred status and that the contributions made to the Plan by the City are not includible in the gross income of employees whose salaries would be reduced at the time the contributions are made.

10.6.2 Deductions

- A. The City shall take a semi-monthly pre-tax deduction from the normal salary of each eligible employee. Changes (increases or decreases) to the monthly deduction shall be documented in writing to Human Resources no later than the 25th of the month prior to the desired date of change. The parties agree that no additional MOU's will be needed to make changes to the monthly amount.
 - 1. Deductions shall be made on a pre-tax basis.
 - 2. These contributions shall be considered as base salary for purposes of calculating retirement benefits.
- B. Beyond the monthly contributions, employees are also eligible to make the following contribution. Any changes (starting or stopping this benefit), based upon the vote of the group and compliant with VEBA law, are to be documented in writing to Human Resources no later than the 25th of the month prior to the desired date of change.

10.7 Retirement Plan

10.7.1 All eligible employees and the employer shall participate in the Washington State Law Enforcement Officers and Fire Fighters (LEOFF) Retirement System to the extent provided by Washington state law.

10.7.2 Employees may participate, at their option and cost, in the deferred compensation programs sponsored by the City, currently ICMA and Washington State DRS Deferred Compensation.

10.7.3 All eligible employees must participate in the retiree health savings plan, HRA VEBA, with the City making agreed-to contributions on behalf of eligible employees.

11. **Physical Fitness and Wellness program**

- 11.1 Participation in the physical fitness program as mutually set up by the Local and the City shall be mandatory. The City and the Local shall meet at least annually to continually evaluate the program.
- 11.2 The City will contribute the amount specified in the Local 452 collective bargaining agreement per authorized (on January 1 of each year) FTE to the Trust on an annual basis for wellness programming.

Payment will be made to the Trust monthly upon receipt of statement certifying the names of individuals who have completed the wellness physicals. Parameters of the Wellness Program will be mutually agreed to by the City and the Local.

All information gathered as a result of the pre-screening and wellness

testing process shall remain confidential between the medical and/or other service provider and the employee. Neither the city nor the Local shall have any right of access to the information.

11.3 40-hour per week employees are allowed up to one (1) hour per week of Physical Training (PT).

11.4 Members are required to participate in an annual hearing exam performed during on-site testing (or an alternative) arranged by the City. The City will pay the costs associated with hearing testing.

12. Grievance Procedure

For purposes of this agreement, the term "grievance" means any dispute between the employer and the Local or an employee concerning the application or interpretation of the terms of this agreement. Employees shall have access to Local 4378-Labor Relations Committee prior to advancing a grievance through the formal grievance procedure.

12.2 Procedure

- A. If a grievance is to be advanced under this procedure, it shall be presented by the grievant(s) to the Fire Chief within twenty-one (21) days from the date of the alleged breach or violation of this agreement. The grievance shall be reduced to written form by the grievant(s) and shall:
1. Fully describe the grievance and how the grievant(s) was/were affected.
 2. Set forth the section(s) of the agreement allegedly violated and state the specific nature of the violation.
 3. Indicate the date(s) of the incident(s) grieved.
 4. Specify the remedy or solution to the grievance sought by the grievant(s).
 5. Identify the grievant(s) and be signed by the grievant(s).
 6. Specify whether the grievance procedure should begin at step 1 or step 2.

The grievant(s) may be accompanied by the Local representative in presenting the written grievance to the Fire Chief.

Step 1: The parties will use an interest based problem solving process to resolve the issues identified in the grievance. The process will include all individuals necessary and with authority to reach a resolution. Any resolution of the grievance will be in writing and signed by the parties. If the grievance is not resolved in 21 days, the grievance shall automatically advance to step 2.

Step 2: The Fire Chief shall conduct a meeting with the grievant(s) and the Local representative. The Fire Chief shall make a decision on the matter, in writing, within twenty-one (21) days of receipt of the grievance. Copies of the decision shall be mailed, emailed or hand delivered to the grievant(s), the Local, and the City Manager.

Step 3: If the grievance remains unresolved after the decision has been rendered by the Fire Chief, the grievant(s) shall, by letter, deliver the grievance to the City Manager or their designated representative within fourteen (14) days after receipt of the decision reached in Step 2, above. The City Manager or their designate shall conduct an investigatory hearing with the appropriate parties within fourteen (14) days of receipt of the written grievance and shall render their decision within fourteen (14) days of such hearing, with copies to the grievant(s), the Local, and the Fire Chief.

- B. If the grievance is not settled in Step 3, the Local may request arbitration of the grievance within twenty-one (21) days after receipt of the decision of the City Manager, or their designate, as hereinafter provided. In cases involving a dispute that is reviewable under both the grievance procedure and the Civil Service, the Local will not proceed to arbitration unless the grievant(s) waives the right to proceed before the Civil Service Commission.

The parties shall mutually select a disinterested third party to serve as arbitrator. In the event the employer and the Local are unable to agree on an arbitrator, an arbitrator shall be selected by the process of alternately striking from a panel of eleven arbitrators requested from the Public Employment Relations Commission (PERC) selected from OR or WA or the Federal Mediation and Conciliation Service (FMCS). The Local shall strike the first name. The request to PERC or FMCS shall state the general nature of the issue and ask that the nominee be qualified to handle the type of issue involved. The City and the Local will jointly share the fee for selection and services of an arbitrator.

The arbitrator shall render a decision as promptly as possible. The arbitrator shall consider and decide only the specific issue(s) submitted in writing by the employer and/or the Local, and shall have no authority to make a decision on any other issue not so submitted. The arbitrator shall have jurisdiction and authority only to interpret, apply or determine compliance with the specific terms of the agreement and shall not have jurisdiction to add to, detract from, or alter in any way, the provisions of this agreement. A decision within the jurisdiction of the arbitrator shall be final and binding upon all parties. The expenses and fees incumbent to the

services of the arbitrator shall be split equally between the parties. Loser pays the arbitrator's fee but each party is responsible for their own costs including attorney and witness fees.

- 12.3 Failure by the grievant(s), or their representative, to advance the grievance within time limits stipulated in this article shall constitute abandonment of the grievance. The parties may mutually agree in writing to extend the time limit for a given step for a stated period of time. Failure by the employer to reply in a timely manner constitutes a denial of the grievance, unless both parties have agreed to an extension of the time line.

13. Tuition Reimbursement

The employer shall establish a tuition reimbursement account in the Fire Department budget in the amount of \$3,400 for each year of this agreement. The department and the Local shall develop and monitor a program for the disbursement of these funds to eligible Local members.

The Fire Chief or their designee shall review and determine whether or not a course directly relates to the fire service and/or public administration either on its own merit or can be used to obtain a degree.

14. Layoff and Recall

Layoff and recall shall be in accordance with the established rules and regulations of the Vancouver Civil Service Commission in effect at the time of layoff and/or recall.

15. Filling of Battalion and Division Chief Vacancies

Battalion and Division Chief vacancies will be filled in accordance with the established rules and regulations of the Vancouver Civil Service Commission in effect at the time of the vacancy.

16. Separability Clause

In the event that any provision of this agreement shall be determined to be illegal or in violation of any federal or state law or regulation, whether by judicial or administrative determination, that portion of the contract shall be deemed excised from this agreement and all other portions unless dependent upon the excised portions shall remain in full force and effect.

17. Non-Reduction of Wages and Working Conditions

The parties hereto agree that the wages and working conditions in effect and now being paid to and enjoyed by the members of the Local shall not be reduced in view of the provisions of this agreement, provided, however, that nothing in this article shall be construed as limiting management's rights pursuant to Article 3, above.

18. Successor Clause

This agreement and all amendments which are attached shall be binding upon the successors of the city and the Local, and no provisions, terms or obligations contained in these documents shall be affected, modified, altered or changed in any respect whatsoever by the consolidation, merger, annexation, transfer or assignment of either party.

19. Termination and Renewal

19.1 This agreement is effective as of the date it is fully ratified by the parties, and shall remain in full force and effect through December 31, 2022. This agreement shall remain in effect pending the adoption of a successor collective bargaining agreement.

19.2 Pursuant to the provisions of RCW, Chapter 41.56, the employer agrees to commence negotiations with the Local not later than June 1 of any calendar year wherein the Local notifies the employer of intent to reopen the agreement on the anniversary date in order to modify wages, hours, and other terms and conditions of employment for the employees covered by this agreement.

20. Contract Amendments

20.1 The parties agree that this Agreement may be amended in writing as

agreed to by both parties without action of their respective legislative bodies, unless otherwise specified herein, including, but not limited to amendment by Memorandum of Understanding or Memorandum of Agreement.

Dated this _____ day of _____, 2020.

For the Employer

Eric J. Holmes, City Manager

Joseph Molina, Fire Chief

Lisa Takach, Human Resources
Director

For the Union

Tige Harmon, President

Tim Kays, Vice President

Robb Milano, Secretary

Scott Willis, Treasurer

Approved as to form:

Jonathan Young, City Attorney

Attest:

Natasha Ramras, City Clerk

APPENDIX A

Fire Command Officers –Local 4378 Pay Tables

January 1, 2020 through December 31, 2020

Retroactive to January 1, 2020 increased 3%.

JOB CLASS TITLE	TYPE RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
FIRE BATTALION CHIEF** all steps w/20+ yrs	MO.	11,146	11,671	12,221	12,799	13,406
	YR.	133,752	140,052	146,652	153,588	160,872
	HR.	53.0762	55.5762	58.1952	60.9476	63.8381
FIRE BATTALION CHIEF** all steps w/15 yrs	MO.	10,982	11,506	12,056	12,635	13,242
	YR.	131,784	138,072	144,672	151,620	158,904
	HR.	52.2952	54.7905	57.4095	60.1667	63.0571
DIVISION CHIEF** all steps w/20 yrs	MO.	11,704	12,254	12,832	13,439	14,077
	YR.	140,448	147,048	153,984	161,268	168,924
	HR.	67.5231	70.6962	74.0308	77.5327	81.2135
DIVISION CHIEF** all steps w/15 yrs	MO.	11,531	12,081	12,659	13,266	13,904
	YR.	138,372	144,972	151,908	159,192	166,848
	HR.	66.5250	69.6981	73.0327	76.5346	80.2154

January 1, 2021 through December 31, 2021

Effective January 1, 2021 increased 2.5%.

JOB CLASS TITLE	TYPE RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
FIRE BATTALION CHIEF** all steps w/20+ yrs	MO.	11,425	11,962	12,527	13,119	13,741
	YR.	137,100	143,544	150,324	157,428	164,892
	HR.	54.4048	56.9619	59.6524	62.4714	65.4333
FIRE BATTALION CHIEF** all steps w/15 yrs	MO.	11,256	11,794	12,358	12,950	13,573
	YR.	135,072	141,528	148,296	155,400	162,876
	HR.	53.6000	56.1619	58.8476	61.6667	64.6333
DIVISION CHIEF** all steps w/20 yrs	MO.	11,996	12,561	13,153	13,775	14,429
	YR.	143,952	150,732	157,836	165,300	173,148
	HR.	69.2077	72.4673	75.8827	79.4712	83.2442
DIVISION CHIEF** all steps w/15 yrs	MO.	11,819	12,383	12,976	13,598	14,251
	YR.	141,828	148,596	155,712	163,176	171,012
	HR.	68.1865	71.4404	74.8615	78.4500	82.2173

January 1, 2022 through December 31, 2022

Effective January 1, 2022 increased 2.0%.

JOB CLASS TITLE	TYPE RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
FIRE BATTALION CHIEF**	MO.	11,653	12,202	12,777	13,382	14,016
all steps w/20+ yrs	YR.	139,836	146,424	153,324	160,584	168,192
	HR.	55.4905	58.1048	60.8429	63.7238	66.7429
FIRE BATTALION CHIEF**	MO.	11,481	12,029	12,605	13,209	13,844
all steps w/15 yrs	YR.	137,772	144,348	151,260	158,508	166,128
	HR.	54.6714	57.2810	60.0238	62.9000	65.9238
DIVISION CHIEF**	MO.	12,236	12,812	13,416	14,051	14,717
all steps w/20 yrs	YR.	146,832	153,744	160,992	168,612	176,604
	HR.	70.5923	73.9154	77.4000	81.0635	84.9058
DIVISION CHIEF**	MO.	12,055	12,631	13,235	13,870	14,536
all steps w/15 yrs	YR.	144,660	151,572	158,820	166,440	174,432
	HR.	69.5481	72.8712	76.3558	80.0192	83.8615

AGREEMENT

By and Between

City of Vancouver

and

Fire Command Officers

Local 4378

January 1, ~~2017~~2020 – December 31, ~~2019~~2022

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FIRE COMMAND OFFICERS AGREEMENT

The City of Vancouver and the Fire Command Officers Local 4378 recognize that the public interest requires the efficient and uninterrupted performance of Fire Department services, and to this end pledge their best efforts to avoid or eliminate any conduct contrary to that objective. This agreement is an attempt to put in writing wages, hours, and other conditions of employment. For purposes of this agreement, the term "Chief" means the Fire Chief or his or her designee.

1. Local 4378 Representation

- 1.1 The employer recognizes the Local 4378 as the exclusive bargaining agent for all battalion and division chiefs.
- 1.2 The employer and the Local agree that questions of Local representation that may arise shall be resolved in accord with rules of the Washington State Public Employment Relations Commission (PERC) and in accord with local, state or national statutes and rules.
- 1.3 The Local shall inform the employer in writing of the names of its officers who are accredited to represent it, which information shall be kept up-to-date at all times.

2. Nondiscrimination

The employer and the Local agree that they will not discriminate unfairly against any employee by reason of race, creed, age, color, sex, national origin, religious belief, marital status, mental or physical disability which is subject to reasonable accommodation, sexual orientation, or any other criteria established by state or federal statutes, rules or regulations.

3. Rights of Management

The right to manage the municipal corporation is vested exclusively in the employer and such right includes but is not necessarily limited to the right to organize, schedule hours, staff, assign work and direct the work force; to set standards of service to be offered to the public; to introduce any and all new, improved and automatic methods or equipment in order to improve efficiency and to reduce costs, and to assign employees within the bargaining unit in accordance with such improvements and cost reduction methods, provided that safe working conditions are maintained; to take other disciplinary action for reasonable or just cause in accordance with Civil Service rules and regulations; to take action as may be necessary in emergencies (i.e., natural disasters or catastrophes); to require medical and/or psychological examinations to determine fitness for duty; and to make and enforce rules and regulations. Except as specifically modified by or treated in this agreement, all policies, matters, questions and terms affecting unit employees in their employment relations with the employer shall be governed by such rules, policies, and procedures as the employer, from time to time, may implement. The employer agrees that the Local will have an opportunity prior to implementation to provide comments and

suggestions concerning the new departmental rules and regulations.

4. Work Week, Hours of Work, Shifts

- 4.1 For 24-hour, three platoon shift personnel, the hours of duty shall be established by the employer so that the weekly hours of duty shall average 48 hours per week on an annual basis, with a Kelly day every seventh shift, taken on either Saturday or Sunday.
- 4.2 When a Battalion chief is to be placed on a temporary 40-hour per week schedule for an administrative assignment, such assignments are to be by mutual agreement between employee and employer.
 - A. Schedules – The hours of work for 40-hour per week administrative employees shall be 0800 to 1700 hours, Monday through Friday. One meal period and two break periods shall be provided by the employer within the employee's scheduled work day. Alternative work schedules may be instituted only by mutual agreement of the employer and the employee.
 - B. Employees may take paid time off (PTO) while on a 40-hour per week schedule with the approval of their supervisor. This 40-hour per week schedule will not interfere with approved prescheduled PTO.
- 4.3 Employees who are placed on a 40-hour per week administrative assignment for 30 days or more shall, for purposes of leave accrual, be treated as follows:

PTO Accrual

As an employee moves between 24-hour shift work and a 40-hour work week, leave balances and accruals shall be adjusted as follows:

A. Leave Accrual

PTO Accrual - the employee's PTO balance shall be converted to that of a 40-hour per week employee, by multiplying his/her balance by a factor of .8333. The employee will then accrue PTO at the appropriate 40-hour week accrual rate, given his/her years of service.

Once the administrative assignment ends, the employee's PTO balance shall be converted back to that of a 24-hour shift employee, by multiplying his/her balance at the end of the administrative assignment by a factor of 1.2. Partial months shall be prorated on a daily basis for purposes of PTO leave accrual.

In the instance where an employee has a grandfathered sick leave bank, and moves from an administrative assignment to a 24-hour shift employee, or vice versa, the employee's sick leave balance shall be converted accordingly. When moving back to a 24-hour shift employee, the balance at the end of the administrative assignment shall be multiplied by a factor of 1.2. When moving to

an administrative assignment, the balance shall be multiplied by a factor of .8333.

B. *Holidays*

24-hour shift employees working a 40-hour work week on administrative assignment shall be allowed holiday leave as outlined in Article 5.3 during their administrative assignment.

C. *Kelly Days*

24-hour shift employees working a 40-hour work week on administrative assignment shall not be granted Kelly days during their administrative assignment.

- 4.4 Employees working 24-hour shifts shall be allowed to exchange shifts with each other so long as such exchanges do not interfere with the day-to-day operations of the fire department.

4.5 Additional Work

A. Shift Battalion Chief work will be performed during their shift.

B. For duties that are outside the normative work of a Shift Battalion Chief, when authorized by the Deputy Chief, a member may work overtime to complete the assigned work. When performing this additional work, by mutual agreement of the Deputy Chief and the member, the member may work from home.

1. To accomplish this, two laptops will be made available to the members (one housed at the office of Battalion one, the other at the office of Battalion two) to check out and take home to work on.

5. **Leave Time**

5.1 PTO (Paid Time Off) Leave Accruals

For 24-Hour Shift Employees:			
During Year of Service	Paid Shifts off Per Year	Accrual Rate Per Month	Maximum Accumulation
1-5	17 Shifts	34 Hours	1112 Hours
6-10	18	36	1112
11-15	20	40	1112
16-20	21	42	1112
Over 20	24	48	1112

For 40-Hour Work Week Employees:		
During Year of Service	Accrual Rate Per Month	Maximum Accumulation
1-5	24.47 Hours	926 Hours

6-10	26.47	926
11-15	28.47	926
16-20	30.47	926
Over 20	33.13	926

~~A maximum of eight (8) shifts or 131 hours for 40 hour employee – per person are allowed to be sold back per year at regular base rate. Provisions for cashing out PTO will follow City policy.~~

~~—The conversion factors for employees moving between 48 hour and 40 hour work weeks is hereby amended to .833 for employees moving from a 48 hour work week to a 40 hour work week and to 1.2 for employees moving from a 40 hour week to a 48 hour work week.~~

~~Conversion Factors:~~

~~48 to 40 conversion rate is .8333~~

~~40 to 48 conversion rate is 1.2~~

~~**PTO Availability for New Hires** — New hires to the City (versus members moving from other City positions) may begin using accrued PTO hours as soon as the hours are earned in said bank. PTO hours accrued in a pay period cannot be used in the same pay period in which they are earned, i.e., PTO hours accrued in the 1st through the 15th pay period cannot be used until the 16th, through the end of the month pay period and so forth.~~

A maximum of eight (8) shifts or 131 hours for 40 hour employee - per person are allowed to be sold back per year at regular base rate. Accrued but unused PTO will be cashed out upon separation up to the maximum accumulated hours above.

PTO Availability for New Hires from Outside the City Fire Department

New hires to the City (as opposed to those moving into the bargaining unit from other City positions), will be credited with the equivalent of three (3) months' PTO accrual, which will be available for immediate use. Hours will be calculated based on the accrual rate assigned to the employee in his/her offer letter. Additional PTO accrual will not begin until the employee has completed three (3) full months of employment. New hires who separate from employment prior to completing three (3) full months of employment will not be allowed to cash out any unused PTO.

5.2 Members moving from other bargaining units that have vacation/PDO/sick provisions will be transitioned to the PTO plan upon movement into the bargaining unit as follows:

A. ~~A.~~ Any PDO balance will be moved into the new PTO bank.

B. ~~B.~~ —Sick time

1. 40 hours of sick time will be moved into the PTO bank.
2. The employee can choose one of the following for the remainder of their sick bank:
 - a. Grandfather the entire balance for future use; or
 - b. Sell back their balance at a 5:1 ratio at their pay rate in the position prior to moving into the bargaining unit; or
 - c. A combination of (a) and (b).

5.3 Holidays

24-hour shift personnel are not granted holidays off

40 Hour Work Week Holidays

The following days are recognized as "legal" paid holidays:

New Year's Day -- January 1

Martin Luther King's Birthday -- Third Monday in January

President's Day -- Third Monday in February

Memorial Day -- Last Monday in May

Independence Day -- July 4

Labor Day -- First Monday in September

Veteran's Day -- November 11th

Thanksgiving Day -- Fourth Thursday in November

Native American Heritage Day -- The ~~day~~ Day immediately following

Thanksgiving Day

Christmas Day -- December 25

Any of the above holidays which fall on a calendar Saturday shall be celebrated on the previous Friday; any of the above holidays which fall on a calendar Sunday shall be celebrated on the following Monday.

An employee on a 40-hour work week schedule will receive these ten (10) recognized holidays as legal paid holidays for which time off is to be granted.

Any employee who is on an approved PTO leave when a holiday occurs will receive the equivalent of a day's pay for that holiday and will not have their PTO accrual charged.

5.4 LEOFF-II Time Loss Guarantee

A. Duty Related Injury Leave

~~1. An employee who suffers a work-related disability as defined in RCW Title 51, will receive from the City their normal monthly salary minus the time loss benefit amount as provided under RCW, Title 51 as follows;~~

- ~~a. For the first six (6) months beginning on the date they are unable to perform the full scope of the identified physical and/or mental requirements of~~

~~their regularly assigned position, the City will provide the full supplement.~~

1. In lieu of the statutory supplement described in RCW 41.04.500 et seq., the City will supplement the time loss payments received by employees who have suffered on-the-job injuries as follows:
 - a. The City will provide its supplement by paying the employee's base salary during a period of time loss. The City's supplement will begin on the first date an employee is entitled to time loss benefits under RCW, Title 51 and shall continue as long as the employee is receiving benefits under RCW, Title 51, up to a maximum of six (6) months from the first date of time loss.
 - b. Employees receiving City's time loss supplement must, within ten (10) business days of receipt, sign over to the City all time loss payment checks provided by the City's insurance administrator and/or the State.
2. ~~b.~~ After this first six (6) month period, ~~the employees may~~ supplement time loss payments, up to their normal monthly salary, ~~will be paid from the~~ their employee's available leave accruals.
3. ~~c.~~ Employee benefits including the Health Trust contribution, LTD and PTO will continue for the duration of the employee's employment.
4. In a circumstance of a catastrophic one-time event, where the injury results in an immediate, total and permanent disability where the employee is unable to perform the essential job functions, excluding death, the provisions of a duty related injury shall apply; provided that no employee will receive the supplement described in this section after receiving permanent total disability compensation or pension as referenced in RCW Title 51 if they are unable to work as a firefighter.

Time Loss Reconciliation

~~Time loss reconciliation will occur no sooner than the pay period following payment of time loss.~~

- ~~a. Any time loss payments made to an employee for worker's compensation benefits shall be used to credit the employee's PTO and/or STD balance with the number of hours determined by dividing the time loss payment by the employee's hourly rate.~~

B. Off Duty Rescue/Lifesaving Disability

Any employee who is disabled while engaging in a rescue or lifesaving situation, in the Vancouver Fire Service area, while off duty, will receive the benefits provided under this article, provided that such situation did not occur while self-employed or in the employ of another where the scope of such employment would potentially involve such actions.

5.5 Light Duty - LEOFF II Employees

The employer shall require light duty to be performed by any employee whose injury is the result of an on-the-job injury, subject to the approval of and limitations determined by the employee's treating physician. Employees injured off the job are not required to perform light duty; however, they may request to do so.

5.6 Bereavement Leave

A maximum of five working days, or two working shifts in the case of 24-hour shift employees, bereavement leave shall be allowed when there is a death in an employee's immediate family. "Immediate Family" is defined as spouse, domestic partner, child, mother, father, brother, sister or step family, aunt, uncle, niece, nephew, mother-in-law, father-in-law, daughter-in-law, son-in-law, brother-in-law, sister-in-law, grandparent, grandchild, and grandparent, grandchild of the spouse or member of the employee's immediate household. (It is understood that this policy extends to members of a domestic partner's family to the same extent as specified for a spouse above.)

- 5.7 Bereavement leave in excess of two shifts for 24-hour shift employees or forty hours for 40-hour per week employees may be charged to either grandfathered sick leave balance or personal time off with the approval of the fire chief or his/her designee.

6. Rates of Pay

6.1 Hourly Rates

The hourly rate of the forty hour employee will be the monthly base rate multiplied by twelve months and divided by 2080 hours. For 24 hour shift personnel, the hourly rate of the employee will be the monthly base rate multiplied by twelve months and divided by 2520 hours.

Formula for 2520 hours – $52 \times 48 + 1 \text{ shift} = \text{max } 2496 + 24 = 2520$

Fact: 365 days in a year

$52 \text{ weeks} \times 48 \text{ hours "average"} = 2,496 + 24 (1 \text{ shift}) = 2520$

3 shifts of 24 hours:

122 Shifts (Shift A)
122 Shifts (Shift B)
121 Shifts (Shift C)
365 Days

122 Shifts x 24	= 2928 hours
<u>-17 Kelly Days x 24 hrs</u>	<u>= 408 (every 7th shift) hours</u>
	= 2,520 hours

The parties agree to retain the existing 21.5% spread between the base wage for top step Battalion Chief (without competency) and Station Captain (without competency) base wage.

Longevity Pay

A Battalion Chief with 20+ years of service will receive 8% of top step firefighter (without competency).

A Battalion Chief with 15+ years of service will receive 6% of top step firefighter (without competency).

Division Chiefs

~~Effective January 1, 2017 through December 31, 2019, the~~ The monthly base pay rates for Division Chiefs at each step of the salary range will be 5% greater than the corresponding rate for Battalion Chief (including longevity) with equal length of service.

~~Ratification Bonus~~

~~All employees in Local 4378 from the beginning of the 2017-2019 collective bargaining process through union ratification shall receive on the first full pay period following Council ratification a one-time gross payment of \$1,333.33. This one-time payment is based on 15 employees divided by \$20,000. It is understood that this one-time payment does not qualify as income for LEOFF purposes.~~

6.2 Promotions

- A. **Battalion Chief Position**– At the time of promotion, an employee promoting from Captain to Battalion Chief will move to the step in the appropriate range which results in an increase of at least 5% from their base salary (not including specialty pays or assignment pay).
- B. **Division Chief Position** – At the time of promotion, an employee promoting:
 - 1. From Captain to Division Chief – will move to the step in the appropriate range which results in an increase of at least 10% from their base salary (not including specialty pays or assignment pay).
 - 2. From Battalion Chief to Division Chief – will move to the step in the appropriate range which results in an increase of at least 5% from their current base salary as Battalion Chief.

6.3 Demotions

Employees who demote to Battalion Chief will move to the step in the appropriate range that results in the least amount of pay reduction, but not above the top of the range.

6.4 Division Chiefs and Acting or Temporary Deputy Fire Chiefs will also receive the following:

- ~~i~~A. A pay range 5% above Battalion Chief for a Division Chief.
- ~~ii~~B. A pay range 5% above Division Chief for an Acting or Temporary Deputy Fire Chief.
- ~~iii~~C. Access to a staff vehicle for business-related transportation.

6.5 Each Division Chief shall be assigned a staff vehicle to facilitate city business needs. The vehicle shall be used as defined by the Fire Chief or designee and facilitate the work assignments of the Division Chief, ability to respond to emergency incidents and to keep assigned equipment for emergency response.

7. Overtime

- 7.1 In the event the need for overtime should arise, overtime will be compensated according to the following schedules
- A. Shift overtime will be paid at time-and-one-quarter.
 - B. All other overtime will be paid at time-and-one-half.
 - C. Battalion Chiefs working a temporary daytime assignment and Division Chiefs will be paid at time-and-one-half when working in excess of 40 hours per work week, or when working outside the employee's normal assigned work schedule.
 - D. Battalion Chiefs working a temporary daytime assignment and Division Chiefs will be paid at time-and-one-quarter of a shift Battalion Chief rate when filling a shift Battalion Chief position.
- 7.2 When an employee is off work, and when their absence and/or the absence of other employees results in the need to hire back, Battalion Chiefs who were promoted via the civil service process will be given the first opportunity to be hired back to fill the vacant Battalion Chief position.
- A. ~~A.~~ In the event Battalion Chiefs who were promoted via the civil service process either refuse the opportunity or cannot be reached, the department will fill the vacant slot by following the usual procedures for determining the hire back with the members of the following groups offered in the sequential order presented below:
 1. Division Chiefs who have completed required training.
 2. Appointed acting or temporary Battalion Chiefs.
 3. Out of class Captain Step 3 or above- who have completed required training and who have the BCO Telestaff attribute.

~~Alternatively, a Division Chief may work a partial or full shift for a Battalion Chief. In such cases, Division Chief will have satisfied all training requirements developed between the Local and management prior to working the assignment.~~

The training requirements that must be satisfied are as follows:

1. Blue Card certification
2. Completion and sign off of the Battalion Chief Out of Class (OOC) Task Book.

7.3 Compensatory Time

By mutual agreement of the employer and employee, compensating time off at the applicable premium rate may be arranged in lieu of overtime or callback pay. Compensating time off may accumulate not to exceed One hundred and twenty (120) hours. Use of compensating time off may be scheduled as mutually agreed by the employer and employee and will be taken in 12 hour blocks (for 24-hour personnel).

7.4 Out of Class, Acting and Temporary Assignments:

In the event employee absences do not result in the need to hire back, the usual procedures for assigning employees Out of Class, Acting or Temporary will apply.

- A. ~~A.~~ Out of Class. Captains represented by Local 452 with a BCO attribute are authorized to work as Battalion Chiefs (for day-to-day sporadic staffing needs) as long as one qualified 4378 Battalion Chief ~~(not including /~~ Division Chief ~~)~~ is on duty and the acting position does not create ~~an~~ a mandatory overtime within Local 452's work jurisdiction.

1. Battalion Chiefs promoted to the Battalion Chief rank through the City's civil service rules will be considered qualified when they have completed required training
- 2.. Battalion Chiefs newly hired to the City and Division Chiefs (who did not previously hold the Battalion Chief rank at the City) will be considered qualified if they have completed a minimum of two hundred forty (240) hours working as a shift Battalion Chief.

- B. ~~B.~~ Acting Assignment. Captains represented by Local 452 are authorized to work as an appointed Acting Battalion Chief. This appointed position will function as a fulltime battalion chief to include filling the mandatory one (1) regular battalion chief slot.
- C. Temporary Assignment. Temporary assignments are governed by current civil service rules and limited to one four (4) month appointment per vacancy. This appointed position will function as

a fulltime battalion chief to include filling the mandatory one (1) regular battalion chief slot.

1. In the event the Battalion Chief eligibility list has been exhausted or has less than three (3) candidates, the parties agree to one additional four (4) month appointment per vacancy.

8. Duty Chief

- 8.1 The duties of Battalion Chiefs and Division Chiefs include acting as Duty Chief. The Duty Chief is responsible for managing resources in the VFD service area during times of unusual operational situations, examples include: weather events, known upcoming events, emergency operations that require on duty resources to be depleted etc. The Duty Chief should activate the Department Operations Center (DOC) and staff appropriately to ensure response coverage is managed appropriately during the event.
- 8.2 Battalion Chiefs (on Shift or Administrative assignment) and Division Chiefs shall assume the responsibilities as the "on-call" Duty Chief on a rotating basis.
- 8.3 Should the Battalion or Division Chief serving as a Duty Chief deem it appropriate to respond, or a Battalion or Division Chief is called back by a Chief Officer, they will be compensated at the overtime rate of one and one-half times (1 ½) the assigned base pay for the duration of that response.
- 8.4 Battalion and Division Chief's performing the on-call Duty Chief function shall be provided access to: a code 3 compliant vehicle that supports the duties of the Duty Chief. The vehicle will not leave Clark County, except as approved by the Chief or designee.

~~a)~~a. Pager pay of \$50 for the 24 hour period.

9. Medical Examinations

- 9.1 The employer has the right to require medical/physical or psychological examinations by a licensed practitioner of all employees covered by this agreement to assure that they continue to meet the requirements for the position as set forth by the local pension board and/or department rules and regulations. The employer recognizes and respects the employee's right to privacy of personal medical/family history information which is not related to the employee's ability to perform the job. When requiring an examination, the employer shall request only information which is reasonably necessary to determine the employee's ability to perform their job, any appropriate restrictions of duties, and the likely duration of any such restrictions and the probable date of return to duty. The chief shall request that the practitioner recommend corrective measures to be taken by the employee to improve the health and/or physical condition which impairs the employee's ability to perform their job. The chief may direct the employee to follow the corrective measures.

- 9.2 If an employee is required by the employer to have an examination under this article:
- A. Such examination shall be at the employer's expense.
 - B. Actual time spent, including travel time, as authorized by the employer, shall be considered work time and paid at time and one-half times the employee's base rate of pay if the examination is on a day which would otherwise have been a day off.
- 9.3 If an employee is injured, and the employer requires the employee to be evaluated for fitness for duty prior to returning to work, the evaluating physician will consult with the employee's private physician in the process of making that evaluation.

10. Employee Insurance

- 10.1 **Life Insurance.** Each employee shall be enrolled in the city's group term life and accidental death and dismemberment insurance policy in an amount equal to one-time annual base salary, not to exceed \$100,000, rounded to the next higher multiple of \$1,000, double indemnity, the premium for which will be paid by the employer. In addition, employees shall have the option of choosing dependent and/or additional life insurance on a payroll deduction basis.
- 10.2 **Health Insurance.** During the term of this agreement, IAFF Local 4378 will provide medical, dental and vision benefits to members, their spouses, qualified domestic partners, and dependents through the Vancouver Firefighter's Union Health and Welfare Trust established September 16, 2011 ("Trust").

It is the goal of the parties that this agreement will provide a long-term framework for bargaining unit health care coverage. Through this agreement, the parties seek to:

- ~~A.~~ Meet the health care needs of employees, their spouses, qualified domestic partners, and dependents;
- ~~B.~~ Significantly slow the growth of health care costs and create a more sustainable system;
- ~~C.~~ Provide greater collective consumer choice, control, and accountability; and
- ~~D.~~ Participate in a plan that is financially stable and in compliance with all applicable state and federal regulations.

A. Trust Contributions.

1. ~~Beginning Retroactive to~~ January 1, ~~2017~~2020, the City contribution per employee per month will be ~~\$1,870.72~~2,165.59.

Beginning January 1, ~~2018~~2021, the City's contribution- per employee per month will be ~~\$1,964.26~~2,273.87.

Beginning January 1, ~~2019~~2022, the City's contribution per employee per month will be ~~\$2,062.47~~2,387.57.

2. All Trust Contributions must be made to the Trust by the 10th day of the month. Trust Contributions will be made for each employee that is on the payroll as of the first of that month. Upon request of the Trust, the City agrees to facilitate an electronic or wire transfer of these funds to the Trust to expedite their delivery to the Trust.
3. If the City is delinquent in submitting contributions to the Trust, the City shall pay the Trust interest at a rate of 12% (twelve percent) per annum.
4. In the event the Trust determines that employee contributions to health care coverage are required, the City will make deductions from payroll upon request. Where required, written authorization from employees to allow for a pre-tax deduction pursuant to a cafeteria plan under Code Section 125 will be provided to the City prior to the time deductions are made. The parties will determine a procedure that facilitates this process, allows for pre-tax deductions where appropriate, and minimizes the administrative burden on the City.
5. The Trust will be responsible for all COBRA coverage (pursuant to federal requirements.)
6. The Trust will provide to the employee and the taxing authorities appropriate tax reporting forms for any employees receiving benefits that are considered taxable. The City shall fund the "employer" portion of any required payroll taxes (e.g. employer share of Medicare) associated with taxable medical, dental, and vision benefits, including those that may be payable with respect to a domestic partner coverage. In no event, will the City be responsible for any required payroll taxes beyond what the City was responsible for before the Trust was established. The Trust shall separately bill the City for any such payroll taxes that may be due.

B. Legal.

1. It is agreed the City is not taking any responsibility for claims risk, and the sole responsibility of the City is to pay the required Trust contributions.
2. The City is not responsible (including fiduciary responsibility) for any of the actions of the Trust. In the event the Trust has insufficient assets to perform its obligations, under this Agreement, the IAFF Local 4378 Union will defend, indemnify and hold harmless the City from any and all liability that relates in any way to the operation of the Trust.
3. The union acknowledges the Trust's responsibility to comply with all of the applicable provisions of the PPACA and federal and state laws and the Trust will file all required forms applicable to the Trust with the appropriate authorities.

10.3 **Flexible Spending Accounts.** All employees will have the option of participating in City sponsored Flexible Spending Accounts (FSAs) for reimbursable medical costs, dependent care costs, or premium sharing costs.

10.4 **Long Term Disability.** Members will be required to purchase long term disability as provided through the City. The premium amount will be added to the members' earnings and deducted after taxes from the members' paycheck. Rates will be adjusted as necessary to include changes in the premiums or the plan.

10.5 **Medical Expense Reimbursement Plan (MERP)**

10.5.1 A monthly deduction will be taken for each employee and will be contributed to the Medical Expense Reimbursement Plan of the Washington State Council of Firefighters Employee Benefit Trust (the "Plan").

- A. The Union asserts the Plan is established in compliance with applicable federal and state laws. Further, the Union agrees to indemnify, defend and hold the City harmless for any and all liability, claims, demands, suits or any other loss, damage or injury to person or property arising from or related to the provisions of this article, including income tax withholding liabilities and tax penalties or any other monetary impacts.
- B. The City will treat these contributions as ordinary income unless the union provides the City with a legal opinion that the Plan is qualified under the Internal Revenue Code for tax deferred status and that the contributions made to the

Plan by the City are not includible in the gross income of employees whose salaries would be reduced at the time the contributions are made.

10.5.2 Deductions

A. The City shall take a pre-tax deduction of ~~\$250.00 from~~ 250.00 from the normal salary of each eligible employee. Changes (increases or decreases) to the monthly deduction shall be documented in writing to Human Resources no later than the 25th of the month prior to the desired date of change. The parties agree that no additional MOU's will be needed to make changes to the monthly amount.

1. The deduction will be taken on the 25th of the month paycheck.
2. Deductions shall be made on a pre-tax basis.
3. These contributions shall be considered as base salary for purposes of calculating retirement benefits.

~~B. In accordance with current MERP rules, the City shall make a contribution equal to its contractual obligations to the MERP Plan for all members hired on or before August 30, 1983 in an amount of 100% of the cash-out value for all eligible accrued and available PTO leave on the date of the employee's separation.~~

B. In addition to the monthly contributions above, if selected by the Union through a process compliant with applicable law, PTO cashouts for all employees separating from employment with the City will be contributed to MERP. Deductions will be made on a pre-tax basis. Any change of election (starting or stopping this benefit) will be made no more than once per year, documented in writing and provided to Human Resources no later than the 25th of the month prior to the desired date of change.

~~1. The accumulated cash-out value deduction shall be made on a pre-tax basis.~~

10.6. Voluntary Employee Beneficiary Association (VEBA)

10.6.1 A monthly deduction will be taken for each employee and will be contributed to the MSA Voluntary Employee Beneficiary Association (VEBA) Medical Reimbursement Plan for Public Employees in the Northwest (the "Plan").

A. The Union asserts the Plan is established in compliance with applicable federal and state laws. Further, the Union agrees to indemnify, defend and hold the City harmless for any and all liability, claims, demands, suits or any other loss, damage or injury to person or property arising from or related to the provisions of this article, including income tax withholding liabilities and tax penalties or any other monetary impacts.

- B. The City will treat these contributions as ordinary income unless the ~~union~~-Union provides the City with a legal opinion that the Plan is qualified under the Internal Revenue Code for tax deferred status and that the contributions made to the Plan by the City are not includible in the gross income of employees whose salaries would be reduced at the time the contributions are made.

10.6.2 Deductions

- A. ~~A.~~The City shall take a semi-monthly pre-tax deduction from the normal salary of each eligible employee. Changes (increases or decreases) to the monthly deduction shall be documented in writing to Human Resources no later than the 25th of the month prior to the desired date of change. The parties agree that no additional MOU's will be needed to make changes to the monthly amount.
1. Deductions shall be made on a pre-tax basis.
 2. These contributions shall be considered as base salary for purposes of calculating retirement benefits.
- B. ~~B.~~Beyond the monthly contributions, employees are also eligible to make the following contribution. Any changes (starting or stopping this benefit), based upon the vote of the group and compliant with VEBA law, are to be documented in writing to Human Resources no later than the 25th of the month prior to the desired date of change.

10.7 Retirement Plan

- 10.7.1 All eligible employees and the employer shall participate in the Washington State Law Enforcement Officers and Fire Fighters (LEOFF) Retirement System to the extent provided by Washington state law.
- 10.7.2 Employees may participate, at their option and cost, in the deferred compensation programs sponsored by the City, currently ICMA and Washington State DRS Deferred Compensation.
- 10.7.3 All eligible employees must participate in the retiree health savings plan, HRA VEBA, with the City making agreed-to contributions on behalf of eligible employees.

11. **Physical Fitness and Wellness program**

- 11.1 Participation in the physical fitness program as mutually set up by the Local and the City shall be mandatory. The City and the Local shall meet

at least annually to continually evaluate the program.

- 11.2 The City will contribute ~~up to \$370~~ the amount specified in the Local 452 collective bargaining agreement per authorized (on January 1 of each year) FTE to the Trust on an annual basis for wellness programming.

~~The Local agrees to collaborate with the City in directing each employee to have their annual hearing exam at the same time as their annual wellness exam; however, the City will pay for the hearing exam separately and independent of the annual contribution per authorized FTE.~~

Payment will be made to the Trust monthly upon receipt of statement certifying the names of individuals who have completed the wellness physicals. Parameters of the Wellness Program will be mutually agreed to by the City and the Local.

All information gathered as a result of the pre-screening and wellness testing process shall remain confidential between the medical and/or other service provider and the employee. Neither the city nor the Local shall have any right of access to the information.

- 11.3 40-hour per week employees are allowed up to one (1) hour per week of Physical Training (PT).

- 11.4 Members are required to participate in an annual hearing exam performed during on-site testing (or an alternative) arranged by the City. The City will pay the costs associated with hearing testing.

12. Grievance Procedure

For purposes of this agreement, the term "grievance" means any dispute between the employer and the Local or an employee concerning the application or interpretation of the terms of this agreement. Employees shall have access to Local 4378-Labor Relations Committee prior to advancing a grievance through the formal grievance procedure.

12.2 Procedure

- A. If a grievance is to be advanced under this procedure, it shall be presented by the grievant(s) to the Fire Chief within twenty-one (21) days from the date of the alleged breach or violation of this agreement. The grievance shall be reduced to written form by the grievant(s) and shall:

1. ~~(1)~~ Fully describe the grievance and how the grievant(s) was/were affected.
2. ~~(2)~~ Set forth the section(s) of the agreement allegedly violated and state the specific nature of the violation.
3. ~~(3)~~ Indicate the date(s) of the incident(s) grieved.
4. ~~(4)~~ Specify the remedy or solution to the grievance sought

by the grievant(s).

5. ~~(5)~~ Identify the grievant(s) and be signed by the grievant(s).
6. ~~(6)~~ Specify whether the grievance procedure should begin at step 1 or step 2.

The grievant(s) may be accompanied by the Local representative in presenting the written grievance to the Fire Chief.

Step 1: The parties will use an interest based problem solving process to resolve the issues identified in the grievance. The process will include all individuals necessary and with authority to reach a resolution. Any resolution of the grievance will be in writing and signed by the parties. If the grievance is not resolved in 21 days, the grievance shall automatically advance to step 2.

Step 2: The Fire Chief shall conduct a meeting with the grievant(s) and the Local representative. The Fire Chief shall make a decision on the matter, in writing, within twenty-one (21) days of receipt of the grievance. Copies of the decision shall be mailed, emailed or hand delivered to the grievant(s), the Local, and the City Manager.

Step 3: If the grievance remains unresolved after the decision has been rendered by the Fire Chief, the grievant(s) shall, by letter, deliver the grievance to the City Manager or their designated representative within fourteen (14) days after receipt of the decision reached in Step 2, above. The City Manager or their designate shall conduct an investigatory hearing with the appropriate parties within fourteen (14) days of receipt of the written grievance and shall render their decision within fourteen (14) days of such hearing, with copies to the grievant(s), the Local, and the Fire Chief.

- B. If the grievance is not settled in Step 3, the Local may request arbitration of the grievance within twenty-one (21) days after receipt of the decision of the City Manager, or their designate, as hereinafter provided. In cases involving a dispute that is reviewable under both the grievance procedure and the Civil Service, the Local will not proceed to arbitration unless the grievant(s) waives the right to proceed before the Civil Service Commission.

The parties shall mutually select a disinterested third party to serve as arbitrator. In the event the employer and the Local are unable to agree on an arbitrator, an arbitrator shall be selected by the process of alternately striking from a panel of eleven arbitrators requested from the Public Employment Relations

Commission (PERC) selected from OR or WA or the Federal Mediation and Conciliation Service (FMCS). The Local shall strike the first name. The request to PERC or FMCS shall state the general nature of the issue and ask that the nominee be qualified to handle the type of issue involved. The City and the Local will jointly share the fee for selection and services of an arbitrator.

The arbitrator shall render a decision as promptly as possible. The arbitrator shall consider and decide only the specific issue(s) submitted in writing by the employer and/or the Local, and shall have no authority to make a decision on any other issue not so submitted. The arbitrator shall have jurisdiction and authority only to interpret, apply or determine compliance with the specific terms of the agreement and shall not have jurisdiction to add to, detract from, or alter in any way, the provisions of this agreement. A decision within the jurisdiction of the arbitrator shall be final and binding upon all parties. The expenses and fees incumbent to the services of the arbitrator shall be split equally between the parties. Loser pays the arbitrator's fee but each party is responsible for their own costs including attorney and witness fees.

- 12.3 Failure by the grievant(s), or their representative, to advance the grievance within time limits stipulated in this article shall constitute abandonment of the grievance. The parties may mutually agree in writing to extend the time limit for a given step for a stated period of time. Failure by the employer to reply in a timely manner constitutes a denial of the grievance, unless both parties have agreed to an extension of the time line.

13. Tuition Reimbursement

The employer shall establish a tuition reimbursement account in the Fire Department budget in the amount of \$3,400 for each year of this agreement. The department and the Local shall develop and monitor a program for the disbursement of these funds to eligible Local members.

The Fire Chief or their designee shall review and determine whether or not a course directly relates to the fire service and/or public administration either on its own merit or can be used to obtain a degree.

14. Layoff and Recall

Layoff and recall shall be in accordance with the established rules and regulations of the Vancouver Civil Service Commission in effect at the time of layoff and/or recall.

15. Filling of Battalion and Division Chief Vacancies

Battalion and Division Chief vacancies will be filled in accordance with the established rules and regulations of the Vancouver Civil Service Commission in effect at the time of the vacancy.

16. Separability Clause

In the event that any provision of this agreement shall be determined to be illegal or in violation of any federal or state law or regulation, whether by judicial or administrative determination, that portion of the contract shall be deemed excised from this agreement and all other portions unless dependent upon the excised portions shall remain in full force and effect.

17. Non-Reduction of Wages and Working Conditions

The parties hereto agree that the wages and working conditions in effect and now being paid to and enjoyed by the members of the Local shall not be reduced in view of the provisions of this agreement, provided, however, that nothing in this article shall be construed as limiting management's rights pursuant to Article 3, above.

18. Successor Clause

This agreement and all amendments which are attached shall be binding upon the successors of the city and the Local, and no provisions, terms or obligations contained in these documents shall be affected, modified, altered or changed in any respect whatsoever by the consolidation, merger, annexation, transfer or assignment of either party.

19. Termination and Renewal

19.1 This agreement is effective ~~January 1, 2017~~ as of the date it is fully ratified by the parties, and shall remain in full force and effect through December 31, ~~2019, and shall be automatically renewed thereafter upon each anniversary of said date unless written notice to the contrary is given by either party as set forth in 19.2, below~~ 2022. This agreement shall remain in effect pending the adoption of a successor collective bargaining agreement.

19.2 Pursuant to the provisions of RCW, Chapter 41.56, the employer agrees to commence negotiations with the Local not later than June 1 of any calendar year wherein the Local notifies the employer of intent to reopen the agreement on the anniversary date in order to modify wages, hours, and other terms and conditions of employment for the employees covered by this agreement.

~~a. The parties agree to commence negotiations for a successor contract to the 2017-2019 agreement no later than February 28, 2019.~~

20. Contract Amendments

- 20.1 The parties agree that this Agreement may be amended in writing as agreed to by both parties without action of their respective legislative bodies, unless otherwise specified herein, including, but not limited to amendment by Memorandum of Understanding or Memorandum of Agreement.

Dated this _____ day of _____, ~~2018~~2020.

For the Employer

For the Union

Eric J. Holmes, City Manager

~~Drew Tracy~~Tige Harmon,
President

Joseph Molina, Fire Chief

Tim Kays, ~~Interim~~ Vice President

~~Lenda Crawford~~Lisa Takach, Human Resources Director
~~Manager~~ ~~Scott Willis~~Robb Milano, Secretary

City

Scott Willis, Treasurer

Approved as to form:

~~E. Bronson Potter~~Jonathan Young, City Attorney

Attest:

Natasha Ramras, City Clerk

APPENDIX A

~~Fire Command Officers – Local 4378~~ **~~Former Division Chief~~** **~~Deferred Compensation Match~~**

Background:

~~On November 15, 2013, a Memorandum of Understanding was executed addressing the high-level details of the movement of two Division Chief positions from non-union status to union. The affected individuals are Steve Eldred and Ward Knable. While that MOU addressed many details in the change, the intent of the parties in respect to the wages and benefits of the two affected individuals was not captured in detail. On November 22nd the City and the Union met in an effort to clarify the original intent and to capture those details and a subsequent MOU was executed.~~

~~While both Eldred and Knable were offered this opportunity to have the city deferred compensation match benefit grandfathered, based on specific rules, only Eldred met the criteria.~~

~~All terms of the subsequent MOU dated November 27, 2013 expired effective with the ratification of the 2014-2016 successor collective bargaining agreement with the exception of the following:~~

Deferred Compensation Match

~~The 1% match will be converted to a dollar amount effective December 1, 2013 and will be paid monthly until the employee separates from City of Vancouver Fire Department employment, following the conditions outlined in item #2:~~

~~Steve Eldred will be paid \$103.79 per month~~

~~Rules to be eligible for deferred compensation match~~

~~To be eligible to convert the 1% match to a monthly payment, the employee must be contributing at least 1% of their salary to deferred compensation as of November 30, 2013.~~

~~At such time as the employee stops their deferred compensation contributions, or their contributions fall below 1%, the monthly payment will cease and will not be eligible to be reinstated.~~

~~If at any time the City stops the 1% deferred compensation match, the monthly payments will cease.~~

~~Should the City subsequently reinstate a deferred compensation match, this employee will not be eligible to restart the monthly payments.~~

~~If at any time the City increases the match to more than 1%, and the employee is still receiving the monthly payment, their monthly payment will increase to shadow the new matching amount.~~

~~For example, if the match is increased to 2%, and Steve Eldred is still receiving his monthly payment, that payment would increase from \$103.79 to \$207.58.~~

~~The in-lieu-of deferred-compensation-match pay is includable in the 'regular rate' per FLSA regulations and will be included in overtime and percent pay calculations. This pay will not be considered reportable earnings for state retirement purposes.~~

~~APPENDIX B~~

~~Fire Command Officers –Local 4378 Division Chief Transition into Local 4378~~

~~Division Chief Transition into Local 4378 –Working Overtime and limitations to working as a Shift Battalion Chief~~

~~As of December 1st 2013 the individuals listed below are represented by Local 4378.~~

~~It is recognized that these individuals were not promoted to the position of Battalion Chief per Civil Service rules. As such, these members cannot hold the position of permanent shift Battalion Chief or be counted as minimum staffing.~~

~~The below listed individuals may work overtime as a Shift Battalion Chief if they have satisfied all training requirements developed between the Local and management prior to working the assignment, and as outlined in Article 7.~~

~~Listing of Division Chiefs represented by Local 4378 as of December 1st 2013.~~

~~Ward Knable~~

~~Steve Eldred~~

~~APPENDIX C~~

~~Fire Command Officers –Local 4378 Pay Tables~~

CITY OF VANCOUVER, WASHINGTON							
FIRE							
SALARY SCHEDULE - January 1, 2017 through December 31, 2017							
JOB CLASS TITLE	RANGE NUMBER	TYPE RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
FIRE BATTALION CHIEF	25	MO.	10,300	10,785	11,294	11,828	12,389
all steps w/20+ yrs longevity		YR.	123,600	129,420	135,528	141,936	148,668
		HR.	49.0476	51.3571	53.7810	56.3238	58.9952
FIRE BATTALION CHIEF	25.1	MO.	10,148	10,633	11,142	11,676	12,237
all steps w/15 yrs longevity		YR.	121,776	127,596	133,704	140,112	146,844
		HR.	48.3238	50.6333	53.0571	55.6000	58.2714
DIVISION CHIEF	26.1	MO.	10,815	11,324	11,858	12,419	13,008
all steps w/20 yrs		YR.	129,780	135,888	142,296	149,028	156,096
		HR.	62.3942	65.3308	68.4115	71.6481	75.0462
DIVISION CHIEF	26	MO.	10,656	11,164	11,699	12,260	12,849
all steps w/15 yrs		YR.	127,872	133,968	140,388	147,120	154,188
		HR.	61.4769	64.4077	67.4942	70.7308	74.1288

CITY OF VANCOUVER, WASHINGTON							
FIRE							
SALARY SCHEDULE - January 1, 2018 through December 31, 2018							
JOB CLASS TITLE	RANGE NUMBER	TYPE RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
FIRE BATTALION CHIEF	25	MO.	10,609	11,109	11,633	12,183	12,761
all steps w/20+ yrs longevity		YR.	127,308	133,308	139,596	146,196	153,132
		HR.	50.5190	52.9000	55.3952	58.0143	60.7667
FIRE BATTALION CHIEF	25.1	MO.	10,453	10,952	11,476	12,026	12,604
all steps w/15 yrs longevity		YR.	125,436	131,424	137,712	144,312	151,248
		HR.	49.7762	52.1524	54.6476	57.2667	60.0190
DIVISION CHIEF	26.1	MO.	11,140	11,664	12,214	12,792	13,399
all steps w/20 yrs		YR.	133,680	139,968	146,568	153,504	160,788
		HR.	64.2692	67.2923	70.4654	73.8000	77.3019
DIVISION CHIEF	26	MO.	10,975	11,499	12,050	12,627	13,234
all steps w/15 yrs		YR.	131,700	137,988	144,600	151,524	158,808
		HR.	63.3173	66.3404	69.5192	72.8481	76.3500

CITY OF VANCOUVER, WASHINGTON							
FIRE							
SALARY SCHEDULE - January 1, 2019 through December 31, 2019							
JOB CLASS TITLE	RANGE NUMBER	TYPE RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
FIRE BATTALION CHIEF	25	MO.	10,822	11,331	11,865	12,427	13,016
all steps w/20+ yrs longevity		YR.	129,864	135,972	142,380	149,124	156,192
		HR.	51.5333	53.9571	56.5000	59.1762	61.9810
FIRE BATTALION CHIEF	25.1	MO.	10,662	11,171	11,705	12,267	12,856
all steps w/15 yrs longevity		YR.	127,944	134,052	140,460	147,204	154,272
		HR.	50.7714	53.1952	55.7381	58.4143	61.2190
DIVISION CHIEF	26.1	MO.	11,363	11,897	12,459	13,048	13,667
all steps w/20 yrs		YR.	136,356	142,764	149,508	156,576	164,004
		HR.	65.5558	68.6365	71.8788	75.2769	78.8481
DIVISION CHIEF	26	MO.	11,195	11,729	12,291	12,880	13,499
all steps w/15 yrs		YR.	134,340	140,748	147,492	154,560	161,988
		HR.	64.5865	67.6673	70.9096	74.3077	77.8788

January 1, 2020 through December 31, 2020

Retroactive to January 1, 2020 increased 3%.

<u>JOB</u> <u>CLASS</u> <u>TITLE</u>	<u>RANGE</u> <u>NUMBER</u>	<u>TYPE</u> <u>RATE</u>	<u>STEP</u> <u>1</u>	<u>STEP</u> <u>2</u>	<u>STEP</u> <u>3</u>	<u>STEP</u> <u>4</u>	<u>STEP</u> <u>5</u>
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<u>FIRE</u> BATTALION CHIEF**	<u>25</u>	<u>MO.</u>	<u>11,146</u>	<u>11,671</u>	<u>12,221</u>	12,799	13,4
<u>all steps</u> w/20+ yrs	=	<u>YR.</u>	<u>133,752</u>	<u>140,052</u>	<u>146,652</u>	153,588	160,8
=	=	<u>HR.</u>	<u>53.0762</u>	<u>55.5762</u>	<u>58.1952</u>	60.9476	63.83
=	=	=	=	=	=	=	=
<u>FIRE</u> BATTALION CHIEF**	<u>25.1</u>	<u>MO.</u>	<u>10,982</u>	<u>11,506</u>	<u>12,056</u>	12,635	13,2
<u>all steps</u> w/15 yrs	=	<u>YR.</u>	<u>131,784</u>	<u>138,072</u>	<u>144,672</u>	151,620	158,9
-	-	<u>HR.</u>	<u>52.2952</u>	<u>54.7905</u>	<u>57.4095</u>	60.1667	63.05
=	=	=	=	=	=	=	=
<u>DIVISION</u> CHIEF**	<u>26.1</u>	<u>MO.</u>	<u>11,704</u>	<u>12,254</u>	<u>12,832</u>	13,439	14,0
<u>all steps</u> w/20 yrs	=	<u>YR.</u>	<u>140,448</u>	<u>147,048</u>	<u>153,984</u>	161,268	168,9
=	=	<u>HR.</u>	<u>67.5231</u>	<u>70.6962</u>	<u>74.0308</u>	77.5327	81.21
=	=	=	=	=	=	=	=
<u>DIVISION</u> CHIEF**	<u>26</u>	<u>MO.</u>	<u>11,531</u>	<u>12,081</u>	<u>12,659</u>	13,266	13,9
<u>all steps</u> w/15 yrs	=	<u>YR.</u>	<u>138,372</u>	<u>144,972</u>	<u>151,908</u>	159,192	166,8
=	=	<u>HR.</u>	<u>66.5250</u>	<u>69.6981</u>	<u>73.0327</u>	76.5346	80.21

January 1, 2021 through December 31, 2021

Effective January 1, 2021 increased 2.5%.

<u>JOB CLASS TITLE</u>	<u>TYPE</u> <u>RATE</u>	<u>STEP</u> <u>1</u>	<u>STEP</u> <u>2</u>	<u>STEP</u> <u>3</u>	<u>STEP</u> <u>4</u>	<u>STEP</u> <u>5</u>
<u>FIRE BATTALION CHIEF**</u>	<u>MO.</u>	<u>11,425</u>	<u>11,962</u>	<u>12,527</u>	<u>13,119</u>	<u>13,741</u>
<u>all steps w/20+ yrs</u>	<u>YR.</u>	<u>137,100</u>	<u>143,544</u>	<u>150,324</u>	<u>157,428</u>	<u>164,892</u>
=	<u>HR.</u>	<u>54.4048</u>	<u>56.9619</u>	<u>59.6524</u>	<u>62.4714</u>	<u>65.4333</u>
=	=	=	=	=	=	=
<u>FIRE BATTALION CHIEF**</u>	<u>MO.</u>	<u>11,256</u>	<u>11,794</u>	<u>12,358</u>	<u>12,950</u>	<u>13,573</u>
<u>all steps w/15 yrs</u>	<u>YR.</u>	<u>135,072</u>	<u>141,528</u>	<u>148,296</u>	<u>155,400</u>	<u>162,876</u>
=	<u>HR.</u>	<u>53.6000</u>	<u>56.1619</u>	<u>58.8476</u>	<u>61.6667</u>	<u>64.6333</u>
=	=	=	=	=	=	=
<u>DIVISION CHIEF**</u>	<u>MO.</u>	<u>11,996</u>	<u>12,561</u>	<u>13,153</u>	<u>13,775</u>	<u>14,429</u>
<u>all steps w/20 yrs</u>	<u>YR.</u>	<u>143,952</u>	<u>150,732</u>	<u>157,836</u>	<u>165,300</u>	<u>173,148</u>
=	<u>HR.</u>	<u>69.2077</u>	<u>72.4673</u>	<u>75.8827</u>	<u>79.4712</u>	<u>83.2442</u>
=	=	=	=	=	=	=
<u>DIVISION CHIEF**</u>	<u>MO.</u>	<u>11,819</u>	<u>12,383</u>	<u>12,976</u>	<u>13,598</u>	<u>14,251</u>
<u>all steps w/15 yrs</u>	<u>YR.</u>	<u>141,828</u>	<u>148,596</u>	<u>155,712</u>	<u>163,176</u>	<u>171,012</u>
=	<u>HR.</u>	<u>68.1865</u>	<u>71.4404</u>	<u>74.8615</u>	<u>78.4500</u>	<u>82.2173</u>

January 1, 2022 through December 31, 2022

Effective January 1, 2022 increased 2.0%.

<u>JOB CLASS TITLE</u>	<u>TYPE</u> <u>RATE</u>	<u>STEP</u> <u>1</u>	<u>STEP</u> <u>2</u>	<u>STEP</u> <u>3</u>	<u>STEP</u> <u>4</u>	<u>STEP</u> <u>5</u>
<u>FIRE BATTALION CHIEF**</u>	<u>MO.</u>	<u>11,653</u>	<u>12,202</u>	<u>12,777</u>	<u>13,382</u>	<u>14,016</u>
<u>all steps w/20+ yrs</u>	<u>YR.</u>	<u>139,836</u>	<u>146,424</u>	<u>153,324</u>	<u>160,584</u>	<u>168,192</u>
-	<u>HR.</u>	<u>55.4905</u>	<u>58.1048</u>	<u>60.8429</u>	<u>63.7238</u>	<u>66.7429</u>
-	-	-	-	-	-	-
<u>FIRE BATTALION CHIEF**</u>	<u>MO.</u>	<u>11,481</u>	<u>12,029</u>	<u>12,605</u>	<u>13,209</u>	<u>13,844</u>
<u>all steps w/15 yrs</u>	<u>YR.</u>	<u>137,772</u>	<u>144,348</u>	<u>151,260</u>	<u>158,508</u>	<u>166,128</u>
=	<u>HR.</u>	<u>54.6714</u>	<u>57.2810</u>	<u>60.0238</u>	<u>62.9000</u>	<u>65.9238</u>
=	=	=	=	=	=	=
<u>DIVISION CHIEF**</u>	<u>MO.</u>	<u>12,236</u>	<u>12,812</u>	<u>13,416</u>	<u>14,051</u>	<u>14,717</u>
<u>all steps w/20 yrs</u>	<u>YR.</u>	<u>146,832</u>	<u>153,744</u>	<u>160,992</u>	<u>168,612</u>	<u>176,604</u>
-	<u>HR.</u>	<u>70.5923</u>	<u>73.9154</u>	<u>77.4000</u>	<u>81.0635</u>	<u>84.9058</u>
-	-	-	-	-	-	-
<u>DIVISION CHIEF**</u>	<u>MO.</u>	<u>12,055</u>	<u>12,631</u>	<u>13,235</u>	<u>13,870</u>	<u>14,536</u>
<u>all steps w/15 yrs</u>	<u>YR.</u>	<u>144,660</u>	<u>151,572</u>	<u>158,820</u>	<u>166,440</u>	<u>174,432</u>
=	<u>HR.</u>	<u>69.5481</u>	<u>72.8712</u>	<u>76.3558</u>	<u>80.0192</u>	<u>83.8615</u>



Staff Report 061-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/1/2020

SUBJECT Affordable Housing Fund - Administrative and Financial Plan Changes

Key Points

- The Affordable Housing Fund Administrative and Financial Plan guides implementation of the fund by describing eligible uses and program goals.
- Staff is proposing changes to the Administrative and Financial Plan to add a per-unit award limit; provide clarifications regarding project eligibility, affordability requirements and financing terms; and support administrative costs.
- Staff anticipates meeting or exceeding the seven-year Affordable Housing Fund goals for units and households served. The changes will not impact the City's ability to meet those goals.

Strategic Plan Alignment

Goal 3, Objective 3.2: Improve services available to underserved or vulnerable residents.

Present Situation

The City of Vancouver's Affordable Housing Fund is guided by an Administrative and Financial Plan (A & F Plan) adopted by Council in 2016 and amended in 2017. The A & F Plan describes eligible uses of funds and provides goals for funding allocations and the number of units or households assisted. Staff is proposing A & F Plan changes to add a per-unit award limit, provide clarifications regarding project eligibility, affordability requirements and financing terms, and support administrative costs. Proposed changes include the following. Note that City Council will still approve all awards made through the fund.

Add a per-unit award limit. The proposed award limit is \$75,000 for Housing Production and \$40,000 for Housing Preservation. The current A & F Plan does not include an award limit, but uses the estimate of \$50,000 per Housing Production unit and \$25,000 per Housing Preservation unit to inform the program goals. Staff has learned from developers that \$50,000/\$25,000 is too

low to provide meaningful support for many projects, particularly smaller projects that cannot access tax credits and other funding sources. There are no changes to the program goals for the number of units assisted in the Housing Production and Preservation categories. Staff anticipates meeting or exceeding all program goals for the seven-year period due to successful leveraging (see attached Projected Fund Performance chart).

Clarify that low-income homeownership projects are an allowed use. The current A & F plan states that Housing Preservation funds can be used for homeownership rehabilitation projects. While it does not list new homeownership projects as eligible for Housing Production funds, the City Attorney has determined this is an allowed use and Council has approved Production awards for Evergreen Habitat's homeownership projects in the past. The proposed A & F Plan language clarifies that both Housing Production and Preservation funds may be used for low-income homeownership projects. Staff still anticipates the majority of funding being used for rental projects.

Add emergency overnight motel vouchers as allowed use. Council approved an Affordable Housing Fund award for Council for the Homeless for emergency overnight motel vouchers during the 2019 Temporary Shelter award process. Following this approval, staff determined that motel vouchers should be added to the A & F Plan prior to contracting with Council for the Homeless. Vouchers have mainly been needed throughout the winter months, such as last winter when shelters were closed for renovations. Now, under COVID-19 conditions, the need for vouchers has increased as providers search for ways to provide shelter in a safe, socially distanced manner.

Provide clarifying details regarding project eligibility and financial policies. During the first three years of the Affordable Housing Fund, staff has refined its policies and procedures for awards made through the fund. The proposed A & F Plan changes formalize these policies by providing clarifying details regarding financing terms, affordability period requirements, and eligibility of projects, households and units.

Provide a modest increase in funding for staff and overhead costs. For the 2020-2023 levy years, staff is proposing a small increase (1% of fund revenues) for the Implementation allocation, supported by a reduction of the same amount for the Housing Preservation allocation. The City did not hire additional staff for this program until the end of the fund's second year; unused 2017-2018 Implementation funds were used to support housing and shelter projects. As more projects are funded, the administrative time required to manage contracts and conduct monitoring continues to increase. Additionally, long-term project monitoring will continue 20 years past project completion (until at least 2043). The 1% increase for Implementation would support current and/or possibly future administrative costs for the fund. There is no change to the program goal for the number of units assisted in the Housing Preservation category. Staff anticipates meeting or exceeding all program goals for the seven-year period due to successful leveraging (see attached Projected Fund Performance chart).

Advantage(s)

1. Allow the City to continue supporting new homeownership projects serving households earning up to 50% AMI.
2. Allow the City to provide a more meaningful level of funding for Housing Production and Preservation units to facilitate additional projects, especially those that cannot access the

limited pool of tax credits.

3. Clarify financing and project eligibility details to bring the A & F Plan in line with current practices and make the document more relevant to internal users and prospective applicants.
4. Provide additional support for staff costs to administer the program while still aiming to meet the original program goals.

Disadvantage(s)

None. The reduction of 1% of annual fund revenues for Housing Preservation is not projected to impact the City's ability to meet the program goals.

Budget Impact

The City would retain an additional 1% of annual fund revenues (increase from 3% to 4%, for total of \$240,000/year) for staff and overhead costs to administer the program.

Prior Council Review

- June 20, 2016, Council adoption of Administrative and Financial Plan
- October 2, 2017, Council adoption of amended Administrative and Financial Plan
- May 18, 2020, City Council Workshop - Affordable Housing Fund: Funding Recommendations and Changes to Administration and Financial Plan

Action Requested

Adopt a resolution adopting the amended Affordable Housing Fund Administrative and Financial Plan.

Peggy Sheehan, Community Development Programs Manager, 487-7952

ATTACHMENTS:

- ▢ Resolution - AHF Admin & Financial Plan
- ▢ AHF Projected Fund Performance
- ▢ AHF Administrative & Financial Plan - Proposed changes - Redlined version
- ▢ AHF Administrative & Financial Plan - Proposed changes - Clean copy

06/01/2020

RESOLUTION NO. _____

A RESOLUTION relating to low-income housing; providing amendments to the Affordable Housing Financing Plan adopted in 2016 and amended in 2017 for the collection and use of monies authorized by RCW 84.52.105 to fund very low-income housing; providing for Severability; and an Effective Date.

WHEREAS, Council adopted, by resolution, the Vancouver Affordable Housing Fund Administrative and Financial Plan (A & F Plan) in June 2016 and amended the A & F Plan in October 2017;

WHEREAS, the A & F Plan describes program requirements and spending targets among four program areas: Housing Production, Housing Preservation, Homelessness Prevention, and Implementation (Administration);

WHEREAS, the A & F Plan is consistent with either the locally adopted or state-adopted comprehensive housing affordability strategy, required under the Cranston-Gonzalez national affordable housing act (42 U.S.C. Sec. 12701, et seq.), as amended;

WHEREAS, the Vancouver Affordable Housing Fund Administrative and Financial Plan allows for amendments as needed;

WHEREAS, because the A & F Plan was adopted prior to approval of the Affordable Housing Fund, it requires minor amendments to be used as an ongoing guide throughout the levy period;

RESOLUTION - 1

WHEREAS, the City will provide more detail in the A & F Plan regarding project, household, and unit eligibility, financing terms, and compliance requirements;

WHEREAS, the City will add a per-unit award limit for Housing Production and Preservation projects while still meeting the original program goals for units assisted;

WHEREAS, in order to support administrative costs, the City will reduce the Housing Preservation allocation and increase the Implementation allocation by one percent (1%) of total fund revenues for the 2020-2023 levy years, while still meeting the original program goals for units assisted;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The recitals set forth above are adopted as findings supporting the action of the City Council in adopting this resolution.

Section 2. **Vancouver Affordable Housing Fund Administrative and Financial Plan**
(Amended).

The proposed amendments to the previously adopted Vancouver Affordable Housing Fund Administrative and Financial Plan, attached hereto and incorporated by reference, are hereby approved and adopted.

Section 3. **Severability.** In any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

Section 4. **Effective Date.** This Resolution shall become effective immediately after final adoption.

RESOLUTION - 2

ADOPTED at regular session of the Council of the City of Vancouver, this _____ day of _____, 2020.

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

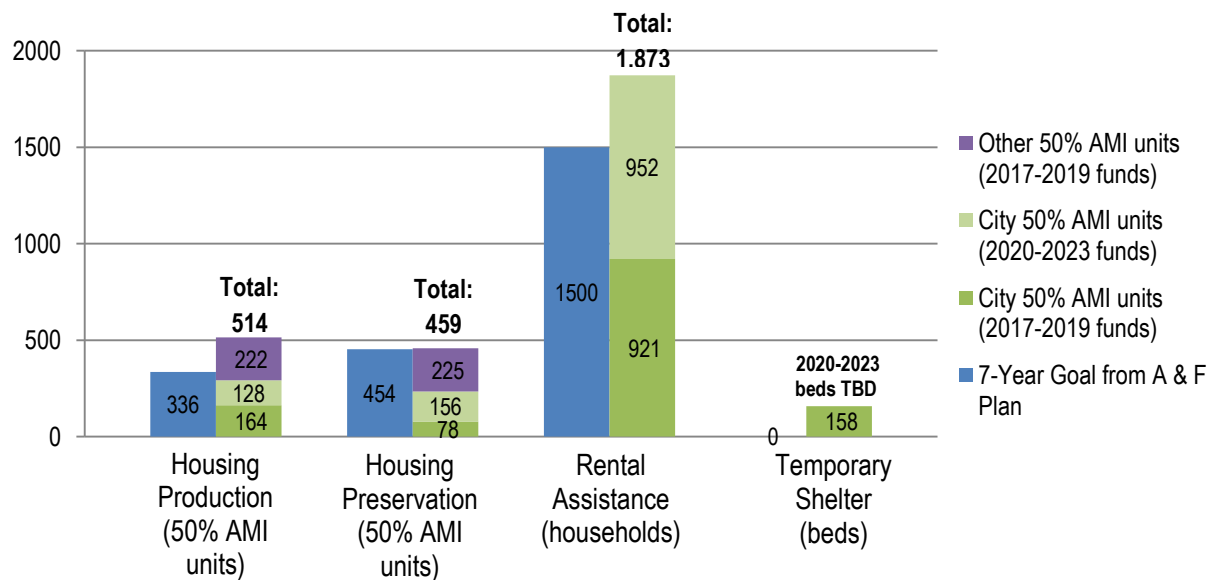
RESOLUTION - 3

Projected Affordable Housing Fund Performance (as of 5/14/2020)

The following chart represents the projected minimum number of 50% AMI units and households served with seven years of levy funds (collected 2017-2023). It is based on approved and proposed project awards for 2017-2019 funding and projections for 2020-2023 funding.

No shelter bed goal was included in the Administrative and Financial Plan. Staff has not included a projection for beds assisted with 2020-2023 funds because the number is highly variable depending on the types of projects selected (i.e. new shelter, existing shelter improvements, operations).

Projected 7-Year Affordable Housing Fund Performance: Units, Households and Beds Assisted (2017-2023)



Notes:

- *City 50% AMI units* carry a City affordability covenant
- *Other 50% AMI units* in Affordable Housing Fund-assisted projects are monitored by other public funders
- *Other 50% AMI units* are also expected for 2020-2023; however the number of units is TBD based on specific projects

Vancouver Affordable Housing Fund

Administrative and Financial Plan

Presented May 2016

Adopted June 20, 2016

Amended October 2, 2017

Amended June 1, 2020

Introduction

In January 2016, following eight months of discussion by the City of Vancouver's Affordable Housing Task Force, City Council reviewed several recommendations to address Vancouver's lack of affordable housing options. Creating a locally controlled affordable housing fund was identified as the first high priority option to move forward in 2016.

After exploring potential revenue sources for an affordable housing fund, a property tax levy was identified as the most practical and timely option. The State of Washington allows cities to enact a property tax levy for affordable housing if such a measure is approved by a majority of voters (RCW 84.52.105). Funds raised must serve very low-income households in Vancouver, defined as earning up to 50% of the area median income ("AMI").

In November 2016, Vancouver voters passed (by 57.6%) a levy to raise \$42 million over seven years (\$6 million per year) for affordable housing and services available to very low-income residents. This Administrative and Financial Plan (~~"Plan"~~) lays out objectives for the Vancouver Affordable Housing Fund and describes how funds will be managed and spent. In accordance with RCW 84.52.105, the Administrative and Financial Plan is consistent with the locally adopted comprehensive housing affordability strategy, required under the Cranston-Gonzalez national affordable housing act (42 U.S.C. Sec. 12701, et seq.), as amended.

Program Objectives

Four primary objectives will guide implementation of the Vancouver Affordable Housing Fund. The City will strive to:

- Create and preserve affordable homes for residents 50% AMI or lower, promoting housing opportunity and choice throughout the City.
- Contribute to efforts to end homelessness by providing housing and services for individuals and families who are homeless or at risk of homelessness.
- Collaborate with nonprofit and for-profit developers and agencies to promote a variety of housing choices, including units in mixed-income developments.
- Leverage City investments with other funding sources to maximize the number of quality affordable housing units that are created or preserved each funding cycle.

Levy Amount, Tax Rate, and Duration

The approved levy will generate \$42 million over seven years (\$6 million annually) for Vancouver Affordable Housing Fund projects. Collection of levy funds began January 1, 2017 and will continue through 2023.

The amount of funds to be collected is capped at \$6 million annually for the seven-year period. As the city's assessed value changes due to shifts in property values or the number of taxable properties in Vancouver, the levy rate will also change to generate \$42 million over the seven-year period. For example, if there is an overall increase in property values, the rate charged to each property owner would adjust downward accordingly.

Taxes collected for the Vancouver Affordable Housing Fund will be held in a dedicated account that is separate from the City's general fund. The money may be spent only on eligible uses and cannot be diverted to cover other City expenses.

Eligible Fund Uses

The Vancouver Affordable Housing Fund may only be used to serve households at 50% AMI or below. Collected funds will be deposited into a restricted account that can only be used for housing and services for this population.

The City will provide funds to community partners (for-profit and non-profit developers, property owners and housing/service providers) for acquisition, construction, and preservation of ~~rental~~ affordable housing and assistance to very low-income homeowners to make critical repairs. The money will also support shelter, housing and services for people who are homeless or at risk of becoming homeless.

The Vancouver Affordable Housing Fund may be used for activities serving households at 50% AMI or below:

- **Housing Production:**

- o Provide funds to developers for construction of new affordable rental or homeownership housing (state prevailing wages apply).
- o Provide funds to developers for acquisition/purchase of land or property for affordable housing development.
- o Provide incentives to property owners to convert existing market-rate units to affordable units.

- **Housing Preservation:**

- o Provide funds to property owners to rehabilitate existing ~~multifamily~~ housing to correct health, safety and livability problems.
- o Provide funds to very low-income homeowners to make basic repairs and accessibility improvements.
- o Provide funds to publicly subsidized projects (e.g., 20-year affordable tax credit project) with expiring affordability periods to ensure continued affordability.

- **Homelessness Prevention – Rent Vouchers and Services:**

- o Provide funds to service providers for housing assistance ~~(consistent with HUD guidelines, this may include rent, security deposits, and utilities if provided in conjunction with rental assistance)~~ and stability services. Housing assistance may include rent, application fees, security deposits, utilities if provided in conjunction with rental assistance, and housing stabilization assistance, (costs related to obtaining or maintaining employment to remain stably housed).

- **Homelessness Prevention – Temporary Shelter:**

- o Provide funds to service providers to maintain and operate current shelters and build shelters serving people who are homeless.
 - o Provide funds to service providers for motel voucher programs that provide temporary overnight shelter.

- **Implementation:** Resources for staff to develop contracts, manage the program and conduct annual monitoring for compliance.

Program Goals

The City estimates serving approximately 330 households annually. However, this number does not include additional units or households that may be created or served by leveraging Vancouver Affordable Housing Fund investments with other funding sources.

The following chart describes the proposed allocation of funds among eligible uses and estimated number of units and households assisted. If the pool of projects in a given award cycle does not support this funding breakdown, allocations may be shifted between uses as appropriate. ~~An Allocation Plan reflecting proposed projects will be provided to City Council for approval annual~~ City Council will review and approve all awards made through the Affordable Housing Fund.

Program Goals and Estimated Households Served

	Annual funding 2017-2023	Funding breakdown by use	Amount per-unit or household	Annual units or households assisted *	Total funding (7 years)	Total units or households Assisted (7 years)*
Levy Revenues	\$6,000,000	-	-	-	\$42,000,000	-
USES						
Housing Production	\$2,400,000	40%	\$50,000	48 units	\$16,800,000	336 units
Housing Preservation	\$1,620,000 (2017-2019) \$1,560,000 (2020-2023)	27% (2017-2019) 26% (2020-2023)	\$25,000	65 units	\$11,340,000 11,100,000	454 units
Homelessness Prevention						
Rent	\$1,500,000	25%	\$7,000	214	\$10,500,000	1,500 households

Vouchers and Services				households		
Temporary Shelter	\$300,000	5%	TBD	TBD	\$2,100,000	# beds TBD
Implementation	\$180,000 <u>(2017-2019)</u> \$240,000 <u>(2020-2023)</u>	3% <u>(2017-2019)</u> 4% <u>(2020-2023)</u>	-	-	\$1,260,000 \$1,500,000	-
TOTAL	\$6,000,000	100%	-	327 units/households	\$42,000,000	2,290 units/households plus # shelter beds TBD

*The City intends to leverage the Affordable Housing Fund with other sources to serve additional residents.

Household Eligibility

Household Residency

Households residing in units assisted through the Affordable Housing Fund must be residents of Vancouver or experiencing homelessness in Vancouver (prior to assistance). This applies to Housing Production, Housing Preservation, and Rent Voucher and Services projects.

Household Income

In accordance with RCW 84.52.105, the Vancouver Affordable Housing Fund will be limited to serving very low-income households, defined as earning up to 50% of the area median income (AMI). Very low-income limits by household size are provided annually by the U.S. Department of Housing and Urban Development. Current income limits ~~will be included in the Affordable Housing Fund policies and procedures~~ are provided on the City's website at: <https://www.cityofvancouver.us/ced/page/cdbg-resource-links>.

Income Determination

Households must disclose all household income sources. Adequate documentation must exist on file to support the income amounts disclosed. In addition, the following conditions apply:

- **Housing Production and Preservation (rental properties):** Household income eligibility must be determined at the time of leasing and annually thereafter. If a household is over the maximum income upon review, the next available unit in the property must be rented to an income-eligible household.
- **Housing Production and Preservation (homeownership):** Household income eligibility must be determined at the time of purchase. If the home is sold during the Affordable Housing Fund affordability period, subsequent buyers must be income-eligible at the time of purchase.
- **Rent Vouchers and Services:** Household income eligibility of each household must be determined before assistance is provided and every 90 days thereafter. If a household is over the maximum income upon review, housing assistance through the Affordable Housing Fund must be terminated.
- **Temporary Shelter:** Household income eligibility of each household must be determined prior to placement in shelter.

Unit Eligibility

Housing Production and Preservation

Units must be located in Vancouver city limits. The monthly rent for designated Affordable Housing Fund units must not exceed what is affordable to households at 50% AMI according to the rent limits provided by the Washington State Housing Finance Commission. The 50% AMI rent limits are

updated annually and include utilities. The Vancouver Housing Authority's utility allowance rates shall be used to calculate any tenant-paid utilities.

Rent Vouchers and Services

Units must be located in Vancouver city limits. The Affordable Housing Fund will contribute no more than 100% of HUD fair market rent (FMR), based on the appropriate unit size for the participant's household. Updated fair market rents are provided annually by HUD and include utilities. The Vancouver Housing Authority's utility allowance rates shall be used to calculate any tenant-paid utilities.

Temporary Shelter

Shelter sites must be located in Vancouver city limits.

Funding Priorities

Several higher-need populations exist among Vancouver's very low-income households. To best meet the needs of these residents, the Vancouver Affordable Housing Fund will prioritize projects and programs serving:

- Senior households (must include one or more individuals age 62 or over);
- People who are homeless;
- Families with children; and
- People with special needs, including but not limited to:
 - Individuals with disabilities;
 - Individuals with mental/behavioral health or substance abuse issues;
 - Victims of domestic violence; and
 - Veterans.

Geographic Focus

The program is not targeted to specific neighborhoods. Funds will be available to housing projects located within the city limits of Vancouver and to programs serving Vancouver residents. [See Household Eligibility and Unit Eligibility for requirements.](#)

Award Process

Awards will be allocated through an annual application process. The process may be managed in combination with the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) awards. Applications may be provided on a rolling basis in future funding rounds.

Eligible Costs

Funds will be disbursed to awardees on a reimbursement basis for eligible costs, which include but are not limited to:

- Appraisals
- Architectural fees
- Case management for services to stabilize residents
- Closing costs
- Construction, including sales tax
- Development fees and permits
- Engineering fees
- Environmental assessments and fees
- Housing assistance (~~consistent with HUD guidelines,~~ may include: rent, utilities if in conjunction with rent, security deposits, application fees, and housing stabilization assistance)
- Inspections and surveys
- Insurance
- Interest
- Financing fees
- Rent buy-down
- Replacement reserves
- Professional services
- Purchase/acquisition

Eligible Fund Recipients

Through the City selection process, priority will be given to applicants with a demonstrated ability to develop, own, and/or manage affordable housing. Applicants that do not have previous experience in these areas will be expected to propose an appropriate relationship with an entity that does have this experience.

Eligible fund recipients are:

1. Nonprofit agencies: Eligible nonprofits must have a charitable purpose. The City's preference is to provide funding to nonprofit borrowers that have established housing as a primary mission. Private nonprofit agencies will be required to submit articles of incorporation and an IRS letter as proof of nonprofit status.
2. Any corporation, limited liability company, general partnership, joint venture, or limited partnership created and controlled by a nonprofit or public corporation in order to obtain tax credits or for another housing-related objective approved by the City.
3. The Vancouver Housing Authority (VHA).
4. Private for-profit firms/property owners: Eligible for-profits must have experience developing, owning, and managing multifamily rental housing. Private for-profit firms can include partnerships between one or more firms, such as a building contractor and a property manager. Private for-profit firms may also partner with nonprofit or public agencies as needed to provide sufficient capacity to develop, own and operate housing on a long-term basis.

5. Homeowners: Low-income homeowners where projects are managed and overseen through a housing and/or rehabilitation program operated by the City of Vancouver, Habitat for Humanity, or other program as approved by the program manager.

Award Limits

The maximum per-unit award is \$75,000 per Housing Production unit and \$40,000 per Housing Preservation unit. These limits also determine the number of units subject to continuing compliance with Affordable Housing Fund requirements throughout the affordability period. Housing Production and Preservation awards must be at least \$250,000 unless otherwise approved by the City's Chief Financial Officer.

Affordability Period

The standard affordability period for Affordable Housing Fund-designated units and shelter construction projects is 20 years, starting from the actual construction completion date. An affordability period of less than 20 years may be approved by the City Finance Department if the agency can demonstrate that 20 years would result in negative cash flow for the project, as documented by the operating budget. The affordability period start and end dates will be specified in the funding agreement, deed of trust, and affordable housing covenant.

~~There will be a required affordability period of up to 20 years for units built or preserved with levy funds. Generally, new construction and acquisition projects will carry a required 20-year affordability period. Rehabilitation projects may have a period of less than 20 years depending on the size and scope of the project.~~

~~The affordability period will be secured with a deed of trust and covenant. If a property is sold during the affordability period, the property must continue to operate consistent with the covenant or the award must be paid back proportionally (repayment amount based on the remaining affordability period).~~

Financing Methods

Housing Production and Preservation

Financing through the Vancouver Affordable Housing Fund for ~~acquisition and capital projects~~housing production and preservation projects will be provided as a grant unless the project qualifies for alternate loan terms approved by the City Finance Department. The funding will have continuing compliance requirements for 20 years or an approved alternate affordability period. All projects will be subject to an underwriting review prior to contracting. Financing terms and project requirements will be specified in a funding agreement, affordable housing covenant, promissory note and deed of trust (note and deed for loan financing only).~~generally be made available as half~~

~~grant/half loan, secured by the property unless otherwise allowed. Funding for homeowner rehabilitation projects will be consistent with the City's existing rehabilitation loan program.~~

~~Loan conditions are meant to promote and encourage long-term use of properties for low-income housing. The City may deviate from the loan terms and conditions depending on the cash flow of the project.~~

- ~~• **Affordability Requirement** – The funding will be secured by a deed of trust that states the units will be available to a household at 50% AMI for the required affordability period.~~
- ~~• **Covenant** – A covenant will be recorded against the property that requires continued use of the property for very low-income housing for the period of affordability and for any period for which the loan is extended.~~

~~The incentive structure for private property owners to convert existing market-rate units to affordable units is currently under review.~~

Homelessness Prevention

Funding for Homelessness Prevention projects (rent vouchers and services, and temporary shelter) services and rental assistance will be in the form of a grant. Project requirements will be specified in a funding agreement. ~~Funding for capital projects for people who are homeless will be negotiated based on project needs.~~

Use of Funds Owing to the City

Sale of a project during the loan term requires City consent. Loan payments to the City will be deposited into the Vancouver Affordable Housing Fund. Payments will be reallocated by the City to very low-income housing projects or used for ongoing administrative costs to implement and monitor the fund according to priorities established in the current Administrative and Financial Plan.

Timelines

Projects must be in construction within 24 months after receiving an award of the Affordable Housing Fund dollars. Projects that do not meet this timeline will lose the award. No extensions of awards will be granted.

Monitoring

Projects will be subject to initial and ongoing monitoring to ensure that all Vancouver Affordable Housing Fund dollars are being used to assist households at or below 50% AMI.

Following project completion, Housing Production and Preservation projects will be monitored on an annual basis for continued affordability of units with City covenants..

Plan Amendments

The Vancouver Affordable Housing Fund Administrative and Financing Plan will be monitored and updated as needed. All changes will be approved with consultation of Vancouver City Council.

Vancouver Affordable Housing Fund

Administrative and Financial Plan

Presented May 2016

Adopted June 20, 2016

Amended October 2, 2017

Amended June 1, 2020

Introduction

In January 2016, following eight months of discussion by the City of Vancouver's Affordable Housing Task Force, City Council reviewed several recommendations to address Vancouver's lack of affordable housing options. Creating a locally controlled affordable housing fund was identified as the first high priority option to move forward in 2016.

After exploring potential revenue sources for an affordable housing fund, a property tax levy was identified as the most practical and timely option. The State of Washington allows cities to enact a property tax levy for affordable housing if such a measure is approved by a majority of voters (RCW 84.52.105). Funds raised must serve very low-income households in Vancouver, defined as earning up to 50% of the area median income ("AMI").

In November 2016, Vancouver voters passed (by 57.6%) a levy to raise \$42 million over seven years (\$6 million per year) for affordable housing and services available to very low-income residents. This Administrative and Financial Plan lays out objectives for the Vancouver Affordable Housing Fund and describes how funds will be managed and spent. In accordance with RCW 84.52.105, the Administrative and Financial Plan is consistent with the locally adopted comprehensive housing affordability strategy, required under the Cranston-Gonzalez national affordable housing act (42 U.S.C. Sec. 12701, et seq.), as amended.

Program Objectives

Four primary objectives will guide implementation of the Vancouver Affordable Housing Fund. The City will strive to:

- Create and preserve affordable homes for residents 50% AMI or lower, promoting housing opportunity and choice throughout the City.
- Contribute to efforts to end homelessness by providing housing and services for individuals and families who are homeless or at risk of homelessness.
- Collaborate with nonprofit and for-profit developers and agencies to promote a variety of housing choices, including units in mixed-income developments.
- Leverage City investments with other funding sources to maximize the number of quality affordable housing units that are created or preserved each funding cycle.

Levy Amount, Tax Rate, and Duration

The approved levy will generate \$42 million over seven years (\$6 million annually) for Vancouver Affordable Housing Fund projects. Collection of levy funds began January 1, 2017 and will continue through 2023.

The amount of funds to be collected is capped at \$6 million annually for the seven-year period. As the city's assessed value changes due to shifts in property values or the number of taxable properties in Vancouver, the levy rate will also change to generate \$42 million over the seven-year period. For example, if there is an overall increase in property values, the rate charged to each property owner would adjust downward accordingly.

Taxes collected for the Vancouver Affordable Housing Fund will be held in a dedicated account that is separate from the City's general fund. The money may be spent only on eligible uses and cannot be diverted to cover other City expenses.

Eligible Fund Uses

The Vancouver Affordable Housing Fund may only be used to serve households at 50% AMI or below. Collected funds will be deposited into a restricted account that can only be used for housing and services for this population.

The City will provide funds to community partners (for-profit and non-profit developers, property owners and housing/service providers) for acquisition, construction, and preservation of affordable housing and assistance to very low-income homeowners to make critical repairs. The money will also support shelter, housing and services for people who are homeless or at risk of becoming homeless.

The Vancouver Affordable Housing Fund may be used for activities serving households at 50% AMI or below:

- **Housing Production:**
 - Provide funds to developers for construction of new affordable rental or homeownership housing (state prevailing wages apply).
 - Provide funds to developers for acquisition/purchase of land or property for affordable housing development.
 - Provide incentives to property owners to convert existing market-rate units to affordable units.
- **Housing Preservation:**
 - Provide funds to property owners to rehabilitate existing housing to correct health, safety and livability problems.
 - Provide funds to very low-income homeowners to make basic repairs and accessibility improvements.
 - Provide funds to publicly subsidized projects (e.g., 20-year affordable tax credit project) with expiring affordability periods to ensure continued affordability.

- **Homelessness Prevention – Rent Vouchers and Services:**
 - Provide funds to service providers for housing assistance and stability services. Housing assistance may include rent, application fees, security deposits, utilities if provided in conjunction with rental assistance, and housing stabilization assistance, (costs related to obtaining or maintaining employment to remain stably housed).
- **Homelessness Prevention – Temporary Shelter:**
 - Provide funds to service providers to maintain and operate current shelters and build shelters serving people who are homeless.
 - Provide funds to service providers for motel voucher programs that provide temporary overnight shelter.
- **Implementation:** Resources for staff to develop contracts, manage the program and conduct annual monitoring for compliance.

Program Goals

The City estimates serving approximately 330 households annually. However, this number does not include additional units or households that may be created or served by leveraging Vancouver Affordable Housing Fund investments with other funding sources.

The following chart describes the proposed allocation of funds among eligible uses and estimated number of units and households assisted. If the pool of projects in a given award cycle does not support this funding breakdown, allocations may be shifted between uses as appropriate. City Council will review and approve all awards made through the Affordable Housing Fund.

Program Goals and Estimated Households Served

	Annual funding 2017-2023	Funding breakdown by use	Annual units or households assisted*	Total funding (7 years)	Total units or households Assisted (7 years)*
Levy Revenues	\$6,000,000	-	-	\$42,000,000	-
Housing Production	\$2,400,000	40%	48 units	\$16,800,000	336 units
Housing Preservation	\$1,620,000 (2017-2019) \$1,560,000 (2020-2023)	27% (2017-2019) 26% (2020-2023)	65 units	\$11,100,000	454 units
Homelessness Prevention					
Rent Vouchers and Services	\$1,500,000	25%	214 households	\$10,500,000	1,500 households
Temporary Shelter	\$300,000	5%	TBD	\$2,100,000	# beds TBD
Implementation	\$180,000 (2017-2019) \$240,000 (2020-2023)	3% (2017-2019) 4% (2020-2023)	-	\$1,500,000	-
TOTAL	\$6,000,000	100%	327 units/households	\$42,000,000	2,290 units/households plus # shelter beds

					TBD
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*The City intends to leverage the Affordable Housing Fund with other sources to serve additional residents.

Household Eligibility

Household Residency

Households residing in units assisted through the Affordable Housing Fund must be residents of Vancouver or experiencing homelessness in Vancouver (prior to assistance). This applies to Housing Production, Housing Preservation, and Rent Voucher and Services projects.

Household Income

In accordance with RCW 84.52.105, the Vancouver Affordable Housing Fund will be limited to serving very low-income households, defined as earning up to 50% of the area median income (AMI). Very low-income limits by household size are provided annually by the U.S. Department of Housing and Urban Development. Current income limits are provided on the City's website at <https://www.cityofvancouver.us/ced/page/cdbg-resource-links>.

Income Determination

Households must disclose all household income sources. Adequate documentation must exist on file to support the income amounts disclosed. In addition, the following conditions apply:

- **Housing Production and Preservation (rental properties):** Household income eligibility must be determined at the time of leasing and annually thereafter. If a household is over the maximum income upon review, the next available unit in the property must be rented to an income-eligible household.
- **Housing Production and Preservation (homeownership):** Household income eligibility must be determined at the time of purchase. If the home is sold during the Affordable Housing Fund affordability period, subsequent buyers must be income-eligible at the time of purchase.
- **Rent Vouchers and Services:** Household income eligibility of each household must be determined before assistance is provided and every 90 days thereafter. If a household is over the maximum income upon review, housing assistance through the Affordable Housing Fund must be terminated.
- **Temporary Shelter:** Household income eligibility of each household must be determined prior to placement in shelter.

Unit Eligibility

Housing Production and Preservation

Units must be located in Vancouver city limits. The monthly rent for designated Affordable Housing Fund units must not exceed what is affordable to households at 50% AMI according to the rent limits provided by the Washington State Housing Finance Commission. The 50% AMI rent limits are updated annually and include utilities. The Vancouver Housing Authority's utility allowance rates shall be used to calculate any tenant-paid utilities.

Rent Vouchers and Services

Units must be located in Vancouver city limits. The Affordable Housing Fund will contribute no more than 100% of HUD fair market rent (FMR), based on the appropriate unit size for the participant's household. Updated fair market rents are provided annually by HUD and include utilities. The Vancouver Housing Authority's utility allowance rates shall be used to calculate any tenant-paid utilities.

Temporary Shelter

Shelter sites must be located in Vancouver city limits.

Funding Priorities

Several higher-need populations exist among Vancouver's very low-income households. To best meet the needs of these residents, the Vancouver Affordable Housing Fund will prioritize projects and programs serving:

- Senior households (must include one or more individuals age 62 or over);
- People who are homeless;
- Families with children; and
- People with special needs, including but not limited to:
 - Individuals with disabilities;
 - Individuals with mental/behavioral health or substance abuse issues;
 - Victims of domestic violence; and
 - Veterans.

Geographic Focus

The program is not targeted to specific neighborhoods. Funds will be available to housing projects located within the city limits of Vancouver and to programs serving Vancouver residents. See Household Eligibility and Unit Eligibility for requirements.

Award Process

Awards will be allocated through an annual application process. The process may be managed in combination with the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) awards. Applications may be provided on a rolling basis in future funding rounds.

Eligible Costs

Funds will be disbursed to awardees on a reimbursement basis for eligible costs, which include but are not limited to:

- Appraisals
- Architectural fees

- Case management for services to stabilize residents
- Closing costs
- Construction, including sales tax
- Development fees and permits
- Engineering fees
- Environmental assessments and fees
- Housing assistance (may include: rent, utilities if in conjunction with rent, security deposits, application fees, and housing stabilization assistance)
- Inspections and surveys
- Insurance
- Interest
- Financing fees
- Rent buy-down
- Replacement reserves
- Professional services
- Purchase/acquisition

Eligible Fund Recipients

Through the City selection process, priority will be given to applicants with a demonstrated ability to develop, own, and/or manage affordable housing. Applicants that do not have previous experience in these areas will be expected to propose an appropriate relationship with an entity that does have this experience.

Eligible fund recipients are:

1. Nonprofit agencies: Eligible nonprofits must have a charitable purpose. The City's preference is to provide funding to nonprofit borrowers that have established housing as a primary mission. Private nonprofit agencies will be required to submit articles of incorporation and an IRS letter as proof of nonprofit status.
2. Any corporation, limited liability company, general partnership, joint venture, or limited partnership created and controlled by a nonprofit or public corporation in order to obtain tax credits or for another housing-related objective approved by the City.
3. The Vancouver Housing Authority (VHA).
4. Private for-profit firms/property owners: Eligible for-profits must have experience developing, owning, and managing multifamily rental housing. Private for-profit firms can include partnerships between one or more firms, such as a building contractor and a property manager. Private for-profit firms may also partner with nonprofit or public agencies as needed to provide sufficient capacity to develop, own and operate housing on a long-term basis.
5. Homeowners: Low-income homeowners where projects are managed and overseen through a housing and/or rehabilitation program operated by the City of Vancouver, Habitat for Humanity, or other program as approved by the program manager.

Award Limits

The maximum per-unit award is \$75,000 per Housing Production unit and \$40,000 per Housing Preservation unit. These limits also determine the number of units subject to continuing compliance with Affordable Housing Fund requirements throughout the affordability period. Housing Production and Preservation awards must be at least \$250,000 unless otherwise approved by the City's Chief Financial Officer.

Affordability Period

The standard affordability period for Affordable Housing Fund-designated units and shelter construction projects is 20 years, starting from the actual construction completion date. An affordability period of less than 20 years may be approved by the City Finance Department if the agency can demonstrate that 20 years would result in negative cash flow for the project, as documented by the operating budget. The affordability period start and end dates will be specified in the funding agreement, deed of trust, and affordable housing covenant.

Financing Methods

Housing Production and Preservation

Financing through the Vancouver Affordable Housing Fund for housing production and preservation projects will be provided as a grant unless the project qualifies for alternate loan terms approved by the City Finance Department. The funding will have continuing compliance requirements for 20 years or an approved alternate affordability period. All projects will be subject to an underwriting review prior to contracting. Financing terms and project requirements will be specified in a funding agreement, affordable housing covenant, promissory note and deed of trust (note and deed for loan financing only).

Homelessness Prevention

Funding for Homelessness Prevention projects (rent vouchers and services, and temporary shelter) will be in the form of a grant. Project requirements will be specified in a funding agreement.

Use of Funds Owing to the City

Sale of a project during the loan term requires City consent. Loan payments to the City will be deposited into the Vancouver Affordable Housing Fund. Payments will be reallocated by the City to very low-income housing projects or used for ongoing administrative costs to implement and monitor the fund according to priorities established in the current Administrative and Financial Plan.

Timelines

Projects must be in construction within 24 months after receiving an award of the Affordable Housing Fund dollars. Projects that do not meet this timeline will lose the award. No extensions of awards will be granted.

Monitoring

Projects will be subject to initial and ongoing monitoring to ensure that all Vancouver Affordable Housing Fund dollars are being used to assist households at or below 50% AMI.

Following project completion, Housing Production and Preservation projects will be monitored on an annual basis for continued affordability of units with City covenants. .

Plan Amendments

The Vancouver Affordable Housing Fund Administrative and Financing Plan will be monitored and updated as needed. All changes will be approved with consultation of Vancouver City Council.

Staff Report 062-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/1/2020

SUBJECT Affordable Housing Fund Awards - Rental Assistance and Housing Production/Preservation

Key Points

- Proposed 2019-2020 Affordable Housing Fund awards totaling \$3 million would support two rental assistance and services projects. The funding would help prevent or address homelessness for an estimated 620 households over a two-year period starting July 2020.
- Proposed 2019 Affordable Housing Fund awards totaling \$2.695 million would support five housing production and preservation projects. The projects would add 155 new units serving very low-income seniors and families and preserve 124 existing units for homeless individuals.
- The proposed \$2.695 million for housing production and preservation projects includes \$995,000 in awards originally recommended by the 2020 CDBG and HOME review committee. Moving the awards to the Affordable Housing Fund allows the City to use CDBG and HOME resources to address immediate rental assistance and business assistance needs related to COVID-19.

Strategic Plan Alignment

Goal 3, Objective 3.2: Improve services available to underserved or vulnerable residents.

Present Situation

Council action is requested to approve proposed Affordable Housing Fund awards for two rental assistance and services projects and five housing production and preservation projects. A list of all Affordable Housing Fund projects to date is attached.

Proposed 2019-2020 Rental Assistance and Services Awards

The Affordable Housing Fund Administrative and Financial Plan includes an annual allocation of \$1.5 million for rental assistance and services to prevent or address homelessness. The City released a request for applications in February 2020 for eligible projects. Combined 2019 and 2020 funding totaling \$3 million is available for programs that provide rental and utility assistance over a 24-month period along with case management and services to help participants work toward self-sufficiency.

The City received two applications, from the Homeless Prevention Consortium and The Salvation Army. A review committee has recommended awards of \$2.7 million for the Homeless Prevention Consortium and \$300,000 for The Salvation Army. The two projects would serve an estimated 620 households during the period of July 2020 to June 2022. See attached summaries for a detailed description of each project.

Proposed 2019-2020 Rental Assistance and Services Projects

Proposed 2019-2020 Rental Assistance and Services Projects

Agency	Project Description	Population Served	Estimated Households Served (2 years)	Proposed Award
Homeless Prevention Consortium (8 agencies)	1-12 months of rent and utility assistance (avg. 3 months), housing and self-sufficiency services, legal assistance, domestic violence and youth services	Homeless/at-risk; specific subpops. based on each agency's expertise	600 households	\$2.7 million Provided as two contracts: \$1.35 million for 2020-2021 (2019 funds) and \$1.35 million for 2021-2022* (2020 funds)
The Salvation Army	Up to 12 months of rent and utility assistance (avg. 8 months) paired with self-sufficiency services	Homeless/at-risk families with children	20 households	\$300,000 Provided as two contracts: \$150,000 for 2020-2021 (2019 funds) and \$150,000 for 2021-2022* (2020 funds)
Total			620 households	\$3 million

*Execution of second year contract subject to fund strength and agency first year performance

Proposed 2019 Housing Production and Preservation Awards

Proposed awards totaling \$2.695 million would support five housing production and preservation projects that were prioritized by the 2020 CDBG and HOME committee. The funding includes \$995,000 to replace the recommended 2020 CDBG/HOME awards and \$1.7 million in additional Affordable Housing Funds requested for two of the five projects.

The CDBG and HOME funding originally recommended for these projects has been redirected to address immediate rental assistance and business assistance needs related to COVID-19. Out of respect for the committee's prioritization process, and an understanding that the need for long-term affordable housing construction and preservation still remains, staff is recommending that the five projects be funded with available Affordable Housing Funds.

The \$2.695 million to support these projects is available from 2019 and earlier levy years. It includes \$2 million (2019 funds) reserved for eligible low-income housing tax credit projects (of the five proposed projects, WXV Senior Housing, Mercy-PeaceHealth Family Housing, and Central Park Place expect to receive tax credits). The

remaining funding is available due to the canceled Veterans Village project (2019 funds) and canceled City homeowner rehab program (2017 funds). Note: Council allocated the remainder of the 2019 housing production and preservation funds last year. Staff anticipates releasing a request for applications for 2020 funds this fall.

The projected outcome of the Affordable Housing Fund awards is 279 units (155 new, 124 preserved) serving households earning up to 50% AMI. Three of the projects (Good Shepherd Lutheran Development, Mercy-PeaceHealth Family Housing, and Central Park Place) previously received Affordable Housing Fund awards and require the additional funding to move forward. The City will place affordability covenants on additional 50% AMI units for projects that receive an increased award. See attached summaries for a detailed description of each project.

Proposed 2019 Housing Production and Preservation Projects

Agency - Project	Location	Population Served	Units at/below 50%	Prior AHF award: (2017 and	Proposed AHF award: Shifted from	Proposed AHF award:	Total AHF
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			AMI	2018)	2020 CDBG/HOME	Additional Request	
Columbia Nonprofit Housing-WXV Senior Housing	W 15 th St.	Seniors	69	-	\$250,000	\$850,000	\$1,100,000
Evergreen Habitat-Good Shepherd Lutheran Development	NE 162 nd Ave.	Families	7 (9 units total in project)	\$300,000	\$195,000	-	\$495,000
Mercy Housing NW-Mercy-PeaceHealth Family Housing*	PeaceHealth campus	Families	70	\$500,000	\$250,000	-	\$750,000
Second Step Housing-Neals Lane Acquisition	Neals Lane	Homeless families w/kids	9	\$500,000	\$100,000	-	\$600,000
Vancouver Housing Authority-Central Park Place Preservation	Ft. Vancouver Way	Single homeless	124	-	\$200,000	\$850,000	\$1,050,000
Total	-	-	279	\$1,300,000	\$995,000	\$1,700,000	\$3,995,000

Advantage(s)

1. Provide rental assistance to help an estimated 620 households access a unit or avoid an eviction, along with self-sufficiency services to increase long-term housing stability.
2. Honor the housing project recommendations provided by the 2020 CDBG and HOME review committee.
3. Support the construction of 155 units serving seniors and families earning up to 50% AMI, and the preservation of 124 units for very low-income homeless individuals.
4. Allow the five housing production and preservation projects to receive other funding the developers have applied for. The Affordable Housing Funds are needed in order to move forward.
5. Leverage City funds with tax credits and other sources. The \$2.695 million from the Affordable Housing Fund supports housing production and preservation projects totaling more than \$59 million.

Disadvantage(s)

None of note.

Budget Impact

The proposed \$3 million for rental assistance and services projects and \$2.695 million for housing production and preservation projects is provided by Affordable Housing Fund revenues. Execution of the second-year contracts for the two rental assistance projects will be subject to the strength of the fund (in case of a potential decline in revenues due to current economic conditions).

Prior Council Review

- March 31, 2020, Memo in lieu of workshop – 2020 Action Plan priorities including housing projects originally recommended for CDBG/HOME
- May 18, 2020, City Council workshop – Proposed Affordable Housing Fund awards

Action Requested

Adopt a resolution approving the proposed 2019 and 2020 Affordable Housing Fund awards for rental assistance and services, housing production, and housing preservation and authorizing the City Manager to execute agreements on behalf of the City of Vancouver consistent with Affordable Housing Fund 2019 and 2020 Council approved funding awards.

Peggy Sheehan, Community Development Programs Manager, 487-7952

ATTACHMENTS:

- ▢ AHF Project List (all projects to date)
- ▢ AHF Rental Assistance Project Summaries
- ▢ AHF Housing Production and Preservation Project Summaries
- ▢ Resolution - AHF 2019 and 2020 Awards
- ▢ Attachment to Resolution - Project Awards

Affordable Housing Fund - Project Awards
Updated May 2020

Project Status	Levy Year	Award Date	Project	Amount of Award	Total Project Cost	Total # Units in Project (expected or completed)	# Units Serving 50% AMI Households (subset of total units)	# Units with City Affordability Restrictions (subset of 50% AMI units)	Target Population
Housing Production (Construction/Acquisition)									
Renting	2017	10/2017	Evergreen Habitat for Humanity - McKibbin Commons	\$ 200,000	\$ 626,000	4	4	4	Families
Renting	2017	10/2017	REACH - Isabella Court Phase II	\$ 737,550	\$ 13,909,492	49	49	17	Homeless
Renting	2017	10/2017	Vancouver Housing Authority - Caples Terrace	\$ 850,000	\$ 8,136,080	28	28	17	Homeless/Youth
Renting	2017	10/2017	Vancouver Housing Authority - Meriwether Place	\$ 500,000	\$ 9,958,950	30	30	10	Homeless
Renting	2017/2018	2/2019	Housing Initiative LLC - The Pacific	\$ 850,000	\$ 2,750,000	18	18	17	Homeless
Renting	2018	2/2019	Lifeline Connections - Recovery Residence for Women (1 house with 6 rooms)	\$ 100,000	\$ 375,000	6	6	6	Homeless
Renting	2018	2/2019	Vancouver Housing Authority - Northcrest Apartments Acquisition	\$ 100,000	\$ 3,090,000	26	2	2	Families
Renting	2018	2/2019	Community Roots Collaborative - CRC Development (Phase 1)	\$ 100,000	\$ 455,880	4	4	4	Homeless
Under construction	2017	10/2017	Housing Initiative LLC - The Elwood	\$ 850,000	\$ 9,822,911	46	46	17	Homeless/Special Needs
Underwriting	2018	2/2019	Second Step Housing - Neals Lane Acquisition	\$ 500,000	\$ 1,050,000	9	9	7	Homeless/Special Needs
Underwriting	2018	2/2019	Community Roots Collaborative - CRC Development (Phase 2)	\$ 500,000	\$ 1,698,308	19	19	7	Homeless
Underwriting	2018	2/2019	Evergreen Habitat for Humanity - Good Shepherd Lutheran Development	\$ 300,000	\$ 1,485,000	9	7	4	Families
Underwriting	2018	2/2019	Mercy Housing Northwest - Mercy-PeaceHealth Family Housing	\$ 500,000	\$ 21,448,117	70	70	7	Families
Underwriting	2018	2/2019	Palindrome - Arnada Workforce Apartments	\$ 850,000	\$ 22,455,890	83	17	12	Families
Underwriting	2019	2/2019	Grand Apartments JV LLC - Grand Avenue 14-Unit	\$ 550,000	\$ 1,585,400	14	8	8	Families
PROPOSED 6/2020	2019	Pending	Evergreen Habitat for Humanity - Good Shepherd Lutheran Development [Shift from 2020 CDBG/HOME]	\$ 195,000	incl. above	incl. above	incl. above	3	Families
PROPOSED 6/2020	2019	Pending	Mercy Housing Northwest - Mercy-PeaceHealth Family Housing [Shift from 2020 CDBG/HOME]	\$ 250,000	incl. above	incl. above	incl. above	4	Families
PROPOSED 6/2020	2019	Pending	Second Step Housing - Neals Lane Acquisition [Shift from 2020 CDBG/HOME]	\$ 100,000	incl. above	incl. above	incl. above	2	Families
PROPOSED 6/2020	2019	Pending	Columbia Non-Profit Housing - WXV Senior Housing [Shift from 2020 CDBG/HOME]	\$ 250,000	\$ 15,034,436	69	69	4	Seniors
PROPOSED 6/2020	2019	Pending	Columbia Non-Profit Housing - WXV Senior Housing [Additional AHF request]	\$ 850,000	incl. above	incl. above	incl. above	12	Seniors
CANCELED	2018	2/2019	America for Veterans Foundation - Veterans Village [\$525,000]	-	-	-	-	-	-
TOTAL				\$ 9,132,550	\$ 113,881,464	484	386	164	
Housing Preservation									
Renting	2017	10/2017	Community Services Northwest - Rehab	\$ 100,000	\$ 100,000	7	7	4	Homeless
Under construction	2018	2/2019	Second Step Housing - Housing Rehab (multiple sites)	\$ 215,000	\$ 215,000	47	47	9	Homeless
Under construction	2018	2/2019	Vancouver Housing Authority - Van Vista Rehab	\$ 850,000	\$ 24,546,763	96	96	17	Seniors
Underwriting	2019	2/2019	Vancouver Housing Authority - Englund Manor Rehab	\$ 850,000	\$ 3,576,962	29	29	21	Seniors
PROPOSED 6/2020	2019	Pending	Vancouver Housing Authority - Central Park Place Rehab [Shift from 2020 CDBG/HOME]	\$ 200,000	\$ 20,649,196	124	124	5	
PROPOSED 6/2020	2019	Pending	Vancouver Housing Authority - Central Park Place Rehab [Additional AHF request]	\$ 850,000	incl. above	incl. above	incl. above	22	Homeless/Special Needs
CANCELED	2017	10/2017	City Homeowner Rehabilitation Program [\$384,213]	-	-	-	-	-	-
TOTAL				\$ 3,065,000	\$ 49,087,921	303	303	78	

Project Status	Levy Year	Award Date	Project	Amount of Award	Total Project Cost	# Households or Shelter Beds	Target Population
Homelessness Prevention: Housing Assistance & Services							
Completed	2017/2018	4/2018	Council for the Homeless/Share - Homeless Prevention Consortium	\$ 1,210,000	\$ 3,459,590	276	Homeless/Families
Completed	2017	4/2018	Vancouver Housing Authority - Rental Assistance	\$ 250,000	\$ 282,800	35	Families
Contract in progress	2018	4/2019	Council for the Homeless/Share - Homeless Prevention Consortium	\$ 1,250,000	\$ 1,250,000	300	Homeless/Families
PROPOSED 6/2020	2019	Pending	Salvation Army - Pathway to Hope Rental Assistance	\$ 150,000	\$ 252,000	10	Homeless/Families
PROPOSED 6/2020	2019	Pending	Council for the Homeless/Share - Homeless Prevention Consortium	\$ 1,350,000	\$ 3,287,413	300	Homeless/Families
PROPOSED 6/2020	2020	Pending	Salvation Army - Pathway to Hope Rental Assistance	\$ 150,000	\$ 252,000	10	Homeless/Families
PROPOSED 6/2020	2020	Pending	Council for the Homeless/Share - Homeless Prevention Consortium	\$ 1,350,000	\$ 3,287,413	300	Homeless/Families
TOTAL				\$ 5,710,000	\$ 12,071,216	1231	
Homelessness Prevention: Temporary Shelter							
Completed	2017/2018	9/2018	Share - Share House Improvements	\$ 156,600	\$ 178,000	30	Homeless
Under construction	2017/2018	9/2018	Vancouver Housing Authority - Valley Homestead Improvements	\$ 471,637	\$ 1,478,874	62	Homeless
Operating	2019	1/2020	Share - Women's Housing and Transition 24-Hour Shelter Staffing	\$ 200,237	\$ 433,011	18	Homeless
Operating	2019	1/2020	St. Paul Lutheran Church - Year-Round Overnight Shelter Staffing	\$ 180,949	\$ 228,279	30	Homeless
Operating	2019	1/2020	X-Change Recovery - Recovery Homes Staffing	\$ 84,226	\$ 344,092	18	Homeless
CANCELED	2017/2018	9/2018	Vancouver Housing Authority - SafeChoice Improvements [\$219,104]	-	-	-	-
TOTAL				\$ 1,093,649	\$ 2,662,256	158	

**Affordable Housing Fund
2019-2020 Rental Assistance and Services**

The City of Vancouver issued a request for applications for Affordable Housing Fund Rental Assistance and Services projects in February 2020. There is \$3,000,000 in 2019 and 2020 funds available for programs that provide rental and utility assistance and move-in fees over a 24-month period, along with case management and services to help participants work toward self-sufficiency.

The City received two applications, from the Homeless Prevention Consortium and The Salvation Army. The proposals were reviewed and scored by a small review committee. The committee has recommended funding the two projects as follows:

Agency	Project Description	Population Served	Estimated Households Served (2 years)	Proposed Award
Homeless Prevention Consortium (8 agencies)	1-12 months of rent and utility assistance (avg. 3 months), housing and self-sufficiency services, legal assistance, domestic violence and youth services	Homeless/at-risk; specific subpops. based on each agency's expertise	600 households	• \$1.35 million for 2020-2021 (2019 funds) • \$1.35 million for 2021-2022* (2020 funds)
The Salvation Army	Up to 12 months of rent and utility assistance (avg. 8 months) paired with self-sufficiency services	Homeless/at-risk families with children	20 households	• \$150,000 for 2020-2021 (2019 funds) • \$150,000 for 2021-2022* (2020 funds)
Totals	-	-	620	\$3,000,000

*- Approval of second year contract subject to fund strength and agency first year performance

Please see the attached summary sheets for additional information about each project. The projected outcome of the Affordable Housing Fund awards is 620 households assisted over 24 months beginning in July 2020. Staff anticipates bringing the awards back to Council for approval during the June 1, 2020 consent agenda.

**2019-2020 Affordable Housing Fund
Rental Assistance and Services
Consortium Proposal Summary**

Project name: Homeless Prevention and Housing Consortium

Agency: Eight-member consortium coordinated by Council for the Homeless (see project description for full list)

AHF request: \$3 million for two years (\$1.5 million per year)

Proposed AHF award: \$2.7 million provided through two contracts:

- \$1.35 million for July 2020 to June 2021
- \$1.35 million for July 2021 to June 2022, subject to fund strength and agency performance

Project description: The Consortium was created in 2018 to deliver rental assistance and services through the Affordable Housing Fund. Eligible households may benefit from assistance ranging from one-time subsidy to prevent or end a household's homelessness, to rental assistance for up to 12 months paired with comprehensive supportive services. The Consortium consists of the following eight agencies:

- **Council for the Homeless** – Will hold contract with the City and manage the subcontracts for each of the members. The CFTH will screen and refer individuals in need of assistance and provide one-time move-in costs and utilities long with support services.
- **Impact Northwest and Janus Youth Programs** – Will provide short term rental assistance and services to households who are at risk of homelessness.
- **Share** – Will serve as the financial manager of the consortium. They will also provide rental assistance and services.
- **Lifeline Connections** – Provide short term rental assistance and services for one to six months for households who are homeless or at risk of homelessness.
- **Clark County Volunteer Lawyers** – Will provide legal assistance to program participants.
- **YWCA Clark County and Boys and Girls Club** – Will provide direct referrals to the CFTH for households who are escaping domestic violence or experiencing homelessness. YWCA will also provide services to households receiving rental assistance and training to partner agencies. The Boys and Girls Club will provide no cost entry into club including after school and non-school day care. These agencies will not receive AHF dollars.

Proposed households served: 630 households (320 first year, 310 second year)

Average months of AHF assistance per household: 3 months

Maximum months of AHF assistance per household: 12 months

Organizational capacity: The Consortium has been operating for two years. Each of the Consortium members has been providing their respective rental assistance programs and/or supportive services for several years. The Consortium is currently completing its second AHF contract with the City and has successfully demonstrated its ability to carry out the program and administrative requirements.

Financial feasibility: 54% of the project funding is currently committed. The remainder is the AHF request.

Funding Source	Amount	Status
Affordable Housing Fund request	\$3,000,000	Requested
Clark County	\$2,191,686	Committed
Other City of Vancouver (TBRA, CDBG)	\$ 619,296	Committed

HUD Continuum of Care	\$ 348,232	Committed
Private fundraising	\$ 396,754	Committed
Clark College	\$ 18,858	Committed
Total	\$6,574,826	

Cost proposal:

Staff calculated the **average cost per client per month of assistance** using the budget included in the application along with the agency's proposal for households served (630 households) and estimated average length of assistance (3 months per household). The average cost is included in the chart below along with the administrative and overhead costs as a share of the budget.

Cost proposal calculations	AHF budget only	All funding sources
Average cost per client per month of assistance		
Program staff	\$ 479	\$ 985
Direct client assistance	\$ 896	\$2,075
Administration and overhead	\$ 208	\$ 411
All cost categories	\$1,587	\$3,479
Administration and overhead % of budget		
	13%	22%

Cost benefit: The amount of direct client assistance the average client would receive per month (\$896 from the AHF; \$2,075 including all funding sources) is reasonable given the current local fair market rents (e.g., FMR for a 2-bedroom apartment is \$1,495/month). Direct client assistance may include rent subsidies and/or arrears, utilities, application fees, security deposits, and housing stabilization assistance related to job training/retention (e.g., an ID card or work boots). See also: *cost comparison sheet showing the Salvation Army and Consortium proposals side by side.*

Leveraging: Based on the two-year project budget, \$3,000,000 in AHF dollars will leverage \$3,574,826 in other funding sources (\$1 : \$1.19).

Target Population: The Consortium will help people who are homeless or at risk of becoming homeless. The Consortium members will serve specific subpopulations based on their expertise including families with children, youth/young adults, veterans, seniors, domestic violence survivors, Clark College students, and people with behavioral health challenges.

Readiness: The Consortium is prepared to contract by July 2020, in line with the City's timeline.

Collaboration: In addition to the collaboration between Consortium members to provide rental assistance and services, the proposal includes connections with:

- Lifeline Connections (also a Consortium member) to provide behavioral health services and Sobering Center outreach
- Partners in Careers and Res Care NEXT for job training
- Children's Home Society will support behavioral health needs of children and LGBTQ youth
- Evergreen and Vancouver Public Schools will provide referrals to the Housing Hotline. The school districts will also provide support to households with children in the schools through the Family Community Resource Centers
- Clark County Food Bank will provide nutritional education and food resources

Will the project proceed if it does not receive an AHF award? (answer from agency): No, the project would not proceed if AHF are not received.

**2019-2020 Affordable Housing Fund
Rental Assistance and Services
Salvation Army Proposal Summary**

Project Name: Pathway of Hope

Agency: The Salvation Army

AHF request: \$300,000 for two years

Proposed AHF award: \$300,000 provided through two contracts:

- \$150,000 for July 2020 to June 2021
- \$150,000 for July 2021 to June 2022, subject to fund strength and agency performance

Project description: Affordable Housing Funds will be used to help households at or below 50% AMI who are homeless or at risk of becoming homeless. The agency will focus on serving families. Eligible families may receive a maximum of 12 months of rental assistance payable to their landlord, utility assistance as needed to maintain stable housing, security deposits to help with accessing a rental unit, and case management services. The case manager will meet weekly or as needed with the program participant to work toward self-sufficiency goals, and will coordinate access to supportive services and resources offered through The Salvation Army and partner agencies (for example, resources related to employment, nutrition, personal finance, tenant education, mental health, and substance abuse).

Proposed households served: 20 households over two years (10 per year)

Average months of AHF assistance per household: 8 months

Maximum months of AHF assistance per household: 12 months

Organizational capacity: The Salvation Army has provided rental assistance locally for more than 30 years. In previous years, this assistance was provided under the agency's Moving Forward Together program, an integrated approach to food, housing, life skills, and employment services. The process involved an intake assessment, enrollment, mutual agreement, individual plan with goals/objectives, and linkages to other services. The proposed Pathway of Hope project includes many of the same program elements and objectives. Key leadership and case management staff who implemented the Moving Forward Together program in the past are still at the agency and will apply their knowledge and experience to Pathway of Hope.

Financial feasibility: 19% of the project funding (first year*) is currently committed. The remainder will be committed prior to contracting.

Funding Source	Amount	Status
Affordable Housing Fund request	\$150,000	Requested
Donations	\$ 32,020	Committed
Community Foundation of Southwest Washington	\$ 15,000	Committed
Emergency Food and Shelter Program (federal)	\$ 40,000	Not committed
Donations	\$ 15,000	Not committed
Total	\$252,020	

*Budget reflects first contract year only. Agency is working on second year budget.

Cost proposal:

Staff calculated the **average cost per client per month of assistance** using the budget included in the application along with the agency's proposal for households served (20 households) and estimated average length of assistance (8 months per household). The average cost is included in the chart below along with the administrative and overhead costs as a share of the budget.

Cost proposal calculations	AHF budget only	All funding sources
Average cost per client per month of assistance		
Program staff	\$ 675	\$ 710
Direct client assistance	\$1,200	\$1,888
Administration and overhead	\$ 0	\$ 528
All cost categories	\$1,875	\$3,150
Administration and overhead % of budget		
	0%	17%

Cost benefit: The amount of direct client assistance the average client would receive per month (\$1,200 from the AHF; \$1,888 including all funding sources) is reasonable given the current local fair market rents (e.g., FMR for a 2-bedroom apartment is \$1,495/month). Direct client assistance includes rent subsidies as well as utilities and security deposits as needed. No administrative costs are included in the AHF budget. See also: *cost comparison sheet showing the Salvation Army and Consortium proposals side by side*.

Leveraging: Based on the two-year project budget, \$300,000 in AHF dollars will leverage \$204,040 in other funding sources (\$1 : \$0.68).

Target population: Families with dependent children at/below 50% AMI who are homeless or at risk of becoming homeless and residing within the Vancouver city limits. Priority will be given to families referred by Vancouver Public Schools and/or Evergreen Public Schools. The agency would also like to prioritize participants with some source of household income, or participants who are capable of finding employment/increasing their income.

Readiness: The agency is prepared to begin implementing the program by July 2020, in line with the City's timeline.

Collaboration:

The agency listed the following partners for provision of self-sufficiency services:

- Employment Services provided by Partners in Careers and WorkSource.
- Personal Finance taught HUD certified instructors from the Community Housing Resources Center.
- Nutrition Education supported by WSU Extension and Clark County Food Bank.
- Landlord-Tenant Education offered by Share.
- Mental Health Services provided by Columbia River Mental Health and Lifeline Connections.
- Substance Abuse Services offered by Lifeline Connections for both in-patient and out-patient care.

Letters of collaboration were submitted from Partners in Careers, WorkSource, Clark County Food Bank, Lifeline Connections, Council for the Homeless (referral/intake source), and Evergreen Public Schools (referral source). The agency is experienced in using the Homeless Management Information System (HMIS) as a centralized intake data system.

Will the project proceed if it does not receive an AHF award? (answer from agency): The Pathway of Hope project as proposed in the Affordable Housing Fund application would not be able to function as described

without these dollars. In fact, it would be reduced to one month emergency rent assistance program. Without AHF, we could not help families become stable in their housing because we could not provide the monthly rental subsidy and case management necessary. Clearly, relieving the burden of a monthly rent obligation is critical to helping families out of poverty. It is essential that we have funding like that of AHF to make a lasting impact on families and to meet their basic housing needs.

**Affordable Housing Fund:
2019 Housing Production and Preservation Projects**

In early February, the 2020 CDBG and HOME Prioritization Committee developed a list of projects recommended for funding. This process occurred before the effects of the COVID-19 outbreak were known. The following five projects were originally prioritized to be funded with CDBG and HOME. While it is still impossible to predict the full impact that COVID-19 will have on the community, City staff recommended reallocating the CDBG and HOME funds in an attempt to more effectively address immediate needs related to rental assistance and business assistance.

Staff respect and appreciate the insights and opinions of our selection committee. There is still a significant need to increase and preserve the long-term affordable housing supply in the community. We are requesting that the five projects recommended by the committee be funded through the 2019 Affordable Housing Fund. There are available Housing Production and Preservation dollars that were to be used as leverage for tax credits and the canceled Veterans Village project.

The proposed total of **\$2,695,000** for five projects includes \$995,000 to replace the recommended 2020 CDBG/HOME awards and \$1,700,000 in additional Affordable Housing Fund requests. We will be able to fully support these requests without tapping into the 2020 Affordable Housing Funds, which will be allocated through a future application process.

A summary of the five projects and proposed awards is included below. Please see the attached summary sheets for additional information about each project. The projected outcome of the Affordable Housing Fund awards is 279 units (155 new, 124 preserved) serving households earning up to 50% AMI. Staff anticipates bringing the awards back to Council for approval during the June 1, 2020 consent agenda.

Note: The City places affordability covenants on additional 50% AMI units when a project's Affordable Housing Fund award is increased.

Agency- Project	Location	Population Served	Units at/below 50% AMI	Proposed AHF award: Shifted from 2020 CDBG and HOME	Proposed AHF award: Additional request	Prior AHF award (2017 and 2018)	Total AHF award
Columbia Nonprofit Housing- WXV Senior Housing	W 15 th St.	Seniors	69	\$250,000	\$850,000	-	\$1,100,000
Evergreen Habitat- Good Shepherd Lutheran Development	NE 162 nd Ave.	Families	7 (9 units total in project)	\$195,000	-	\$300,000	\$495,000
Mercy Housing NW- Mercy- PeaceHealth Family Housing	PeaceHealth campus	Families	70	\$250,000	-	\$500,000	\$750,000
Second Step Housing- Neals Lane Acquisition	Neals Lane	Homeless families w/kids	9	\$100,000	-	\$500,000	\$600,000
Vancouver Housing Authority- Central Park Place Preservation	Ft. Vancouver Way	Single homeless	124	\$200,000	\$850,000	-	\$1,050,000
Totals	-	-	279	\$995,000	\$1,700,000	\$1,300,000	\$3,995,000

**2019 Affordable Housing Fund
Housing Production and Preservation**

Developer/Project: **Columbia Non-Profit Housing – WXV Senior Housing**

Location: Between Esther and Daniels Street on north side of 15th Street, Vancouver, WA.

Description: Develop a 69-unit senior housing project that will be a mix of studio, one and two bedroom units restricted to households 62 year of age and older.

Total development cost: \$15,034,436

AHF units: 69 units at or below 50%.

Developer fee: \$1,300,000 (8.6% of total development costs)

Organizational capacity: Established in 1981, Columbia Non-Profit Housing (CNPH) is a non-profit housing developer providing affordable housing opportunities for low income families and individuals throughout Clark County. CNPH's particular focus is on the provision of housing for low-income seniors and persons with special needs. CNPH has received multiple HOME funding awards in the past for projects such as Englund Manor, Cherry Park, Walnut Grove, Highland Park and Cascade Terrace. All of these project are completed and in compliance with HOME regulations.

Financial feasibility: A project budget was supplied with the application materials. 10.8% of funding has been committed.

CNPH has submitted a funding application to the Washington State Housing Finance Commission for an allocation of 4% low income housing tax credits (estimated worth \$4,967,217 once sold) and a bond allocation of \$7,350,000. CNPH also planned to apply for \$850,000 from City of Vancouver Affordable Housing Fund, along with the \$250,000 requested through the 2020 CDBG/HOME application process. The project was initially recommended by the scoring committee to receive HOME funds. In response to the community needs resulting from COVID-19, these funds were reallocated to increase funding for rental assistance and business assistance. **The recommendation is that the \$250,000 CDBG/HOME request be funded with available Affordable Housing Funds, along with CNPH's additional \$850,000 request for Affordable Housing Funds (\$1,100,000 total).**

Funding Source	Amount	Status
COV 2020 CDBG/HOME	\$250,000	Recommend funding with AHF
COV Affordable Housing Fund request	\$850,000	Recommend funding with AHF
Vancouver Housing Authority	\$1,500,000	Committed
Columbia Non Profit Housing	\$117,219	Committed
Permanent Loan (bond allocation)	\$7,350,000	Uncommitted
WA State Housing Finance Commission- 4% low income housing tax credit	\$4,967,217	Uncommitted
TOTAL	\$15,034,436	

Target Population: Target population is low-income senior adults; all 69 of the units will be designated for individuals 62 years of age and older with household income below 50%.

Readiness: Predicted construction date is fall of 2020.

Collaboration: CNPH is committed to collaborating within the community. The location of this project is conveniently located to share resources with other senior housing projects nearby. Ginn Development LLC will serve as the development consultant on the project. Key Property Services will manage the property and Bridgeview Community Center will provide residents services at the project site.

Leveraging: Recommended \$1,100,000 in AHF represents 7.3% of total project budget.

**2019 Affordable Housing Fund
Housing Production and Preservation**

Developer/Project: **Evergreen Habitat for Humanity – Good Shepherd Lutheran Development**

Location: Adjacent to Good Shepard Lutheran Church on NE 162nd Ave and NE 34th Street, Vancouver, WA

Description: Land acquisition, infrastructure development, and new construction of 9-home subdivision with homes sold to low income families.

Total development cost: \$1,845,000

AHF units: 7 units at or below 50%

Developer fee: \$0

Organizational capacity: Evergreen Habitat for Humanity was established in 1991. Evergreen Habitat has partnered with 110 families in the affordable home ownership and repair programs; 49 households have purchased homes.

Financial feasibility: A project budget was supplied with the application materials. 28.5% of funding has been committed. Evergreen Habitat for Humanity has been awarded \$300,000 of 2018 AHF, \$100,000 of 2018 HOME and \$100,000 of 2019 CDBG funds from the City of Vancouver for this project.

Evergreen Habitat for Humanity also applied for \$195,000 in 2020 CDBG/HOME funds from the City of Vancouver. The project was initially recommended by the scoring committee to receive CDBG funds. In response to the community needs resulting from COVID-19, these funds were reallocated to increase funding for rental assistance and business assistance.

The revised recommendation is that the \$195,000 be funded with available Affordable Housing Funds.

Funding Source	Amount	Status
COV 2020 CDBG/HOME request	\$195,000	Recommend funding with AHF
COV 2018 Affordable Housing Fund	\$300,000	Committed
COV 2018 CDBG/HOME fund	\$100,000	Committed
COV 2019 CDBG/HOME funds	\$100,000	Committed
WA State Housing Trust Fund	\$600,000	Uncommitted
Corporate Partnerships	\$200,000	Uncommitted
Individual Donations	\$200,000	Uncommitted
Faith Partnerships	\$125,000	Uncommitted
Evergreen Habitat General Fund	\$25,000	Committed
TOTAL	\$1,845,000	

Target Population: Target population is low-income families. At least seven of the units will be for households at/below 50% AML with the remaining two for households earning up to 60% AML.

Readiness: Predicted construction date is December 2020.

Collaboration: Evergreen Habitat for Humanity utilizes faith partnerships and local business support. They also work with Evergreen Public Schools for Geometry in Construction class where students will build one of the homes for this site.

Leveraging: Affordable Housing Funds totaling \$495,000 (\$300,000 already awarded and \$195,000 current request) represent 26.8% of total project budget. All City funds totaling \$695,000 (AHF, CDBG and HOME) represent 37.7% of total project budget.

**2019 Affordable Housing Fund
Housing Production and Preservation**

Developer/Project: **Mercy Housing NW – Mercy-PeaceHealth Family Housing**

Location: NE 5th Ave and NE 93rd Ave, Vancouver, WA

Description: Develop a 70-unit family housing project on 1.98 acres located adjacent to the PeaceHealth SW Medical Center. The planned development includes six three-story, walk-up, wood frame buildings and 105 parking spaces.

Total development cost: \$23,071,589

AHF units: 70 units at or below 50%

Developer fee: \$1,300,000 (5.6% of total development costs; \$400,000 is deferred developer fee)

Organizational capacity: MHNW was established in 1991. MHNW has developed and currently manages 2,401 apartments in 16 counties across Washington State.

Financial feasibility: A project budget was supplied with the application materials. 18.9% of funding has been committed. Mercy Housing NW has been awarded \$500,000 of 2018 AHF and \$200,000 of 2019 HOME funds from the City of Vancouver. Decision on 9% tax credit equity expected January 2021. Agency will need to have fully committed funding from City in order to be competitive for tax credits. .

The current request is for \$250,000 in 2020 HOME funds from the City of Vancouver. The project was initially recommended by the scoring committee to receive HOME funds. In response to the community needs resulting from COVID-19, these funds were reallocated to increase funding for rental assistance and business assistance. **The revised recommendation is that the \$250,000 be funded with available Affordable Housing Funds.**

Funding Source	Amount	Status
COV 2020 HOME (current request)	\$250,000	Recommend funding with AHF
COV 2018 Affordable Housing Fund	\$500,000	Committed
COV 2019 HOME	\$200,000	Committed
Clark County 2020 HOME funds	\$250,000	Recommended
9% Tax Credit Equity	\$13,129,578	Apply in December 2020
Deferred Developer Fee	\$400,000	Committed
Permanent Loan	\$1,222,011	Uncommitted
Dept. of Commerce Housing Trust Fund	\$3,000,000	Uncommitted
Dept. of Commerce Match Funds	\$850,000	Apply in November 2020
PeaceHealth Capital and Land Contribution	\$3,270,000	Committed
TOTAL	\$23,071,589	

Agency has received ongoing project support from project based vouchers through the Vancouver Housing Authority. VHA has indicated that 13 units will be eligible and covered through housing vouchers.

Target Population: Target population is low-income families. All 70 of the units will designated for households with incomes below 50%.

Readiness: Predicted construction date is fall of 2021.

Collaboration: Mercy Housing NW / Peace Health MOU supplied with application. Agency anticipates exploring partnerships with several other organizations.

Leveraging: The \$750,000 in AHF (\$500,000 previously awarded and \$250,000 current request) represents 3.25% of total project budget.

**2019 Affordable Housing Fund
Housing Production and Preservation**

Developer/Project: Second Step Housing – Neals Lane Acquisition

Location: 2705 Neals Lane, Vancouver, WA

Description: Acquire nine units of housing, including eight newly constructed 3-bedroom units for homeless families with children and one remodeled 5-bedroom house for a low-income household.

Total development cost: \$2,500,000 (purchase price)

AHF units: 9 units at or below 50%

Developer fee: \$0

Organizational capacity: Incorporated in 1995, Second Step Housing is a leading provider of supported transitional and permanent affordable housing in Vancouver. Second Step owns and manages 106 units across 16 properties.

Financial feasibility: A project budget was supplied with the application materials. 32% of funding has been committed. Decisions on the foundation grants are expected shortly. Second Step anticipates making up any funding gap with the agency's own equity if needed.

Second Step previously received an Affordable Housing Fund award of \$500,000 from the City for this project. They have now applied for \$100,000 in 2020 HOME funds from the City of Vancouver. The project was initially recommended by the scoring committee to receive CDBG funds. In response to the community needs resulting from COVID-19, these funds were reallocated to increase funding for rental assistance and business assistance. **The revised recommendation is that the \$100,000 be funded with available Affordable Housing Funds.**

Funding Source	Amount	Status
COV 2020 CDBG/HOME request	\$100,000	Recommend funding with AHF
COV 2018 Affordable Housing Fund	\$500,000	Committed
Clark County 2020 HOME	\$300,000	Recommended by County
Clark County 2019 HOME	\$300,000	Committed
Community Foundation grant	\$25,000	Uncommitted
Firstenberg Foundation grant	\$37,500	Uncommitted
Conventional loan / Second Step equity as needed to fill gap	\$1,237,500	Uncommitted
TOTAL	\$2,500,000	

Target Population: Target population is low-income families. All 9 of the units will be designated for households with incomes below 50%.

Readiness: Predicted purchase date is December 2020.

Collaboration: Second Step Housing is partnering to purchase the units from the developer Ginn. The agency also has longstanding collaborative relationships with a number of local organizations including Lifeline Connections, Clark County Specialty Courts, Community Voices are Born, Share, YWCA, Impact NW and Community Services Northwest.

Leveraging: The \$600,000 in AHF (\$500,000 previously awarded and \$100,000 current request) represents 24% of the total project budget.

**2019 Affordable Housing Fund
Housing Production and Preservation**

Developer/Project: Vancouver Housing Authority – Central Park Place Apartments

Location: 1900 Fort Vancouver Way, Vancouver, WA, on the Veteran's Affairs Campus.

Description: Rehabilitation of 124 single room occupancy units to house veterans experiencing homelessness, disabled individuals and individuals experiencing chronic homelessness. The project scope includes site work to increase parking capacity; siding, window and door replacement; updating major building systems; significant interior work to kitchens and dwelling units; and creating ADU-accessible units.

Total development cost: \$20,649,196

AHF units: 124 units at or below 50%

Developer fee: \$750,000 (3.6% of total development costs)

Organizational capacity: VHA was established in 1942 for the purpose of housing employees during World War II. During that time, the VHA built 1,000 permanent homes and more than 11,000 temporary units capable of housing 50,000 people. In the 1960s, the VHA assumed the primary role it still holds today, providing subsidized housing for low income families, elderly, and disabled people. Today VHA is the largest provider of affordable housing in the Clark County community, serving an estimated 3,400 households, or approximately 6,800 people, through subsidized rental properties and Section 8 Housing Choice Vouchers. VHA has extensive CDBG/HOME and AHF contract management experience.

Financial feasibility: A project budget was supplied with the application materials. 18.4% of funding has been committed. Vancouver Housing Authority has requested \$200,000 of City of Vancouver HOME funds, \$200,000 of Clark County HOME funds and expressed intent to seek \$850,000 of City of Vancouver AHF money.

VHA applied for \$200,000 in 2020 CDBG/HOME funds from the City of Vancouver. The project was initially recommended by the scoring committee to receive CDBG funds. In response to the community needs resulting from COVID-19, these funds were reallocated to increase funding for rental assistance and business assistance. **The recommendation is that the \$200,000 CDBG/HOME request be funded with available Affordable Housing Funds, along with VHA's additional \$850,000 request for Affordable Housing Funds (\$1,050,000 total).**

Funding Source	Amount	Status
COV 2020 CDBG/HOME	\$200,000	Recommend funding with AHF
COV Affordable Housing Fund request	\$850,000	Recommend funding with AHF
Clark County 2020 HOME funds	\$200,000	Recommended by County
9% Low Income Housing Tax Credits	\$15,600,900	Uncommitted
VHA Funds	\$3,798,296	Committed
TOTAL	\$20,649,196	

Target Population: This project will benefit veterans experiencing homelessness, disabled individuals, and individuals experiencing chronic homelessness. All 124 of the units will be designated for households with incomes below 50%.

Readiness: Predicted construction date is spring of 2021.

Collaboration: Vancouver Housing Authority is a community leader for affordable housing and homelessness response. VHA currently coordinates with the Veteran Affairs Homeless Program, Columbia River Mental Health, and Community Services NW to fill vacancies and provide services at Central Park Place.

Leveraging: Recommended \$1,050,000 in AHF represents 5.1% of total project budget.

06/01/2020

RESOLUTION NO. _____

A RESOLUTION relating to low-income housing; providing for adoption of 2019 and 2020 funding awards for the Affordable Housing Fund and authorizing the City Manager to execute agreements on behalf of the City of Vancouver consistent with Affordable Housing Fund 2019 and 2020 Council approved funding awards; providing for Severability and an Effective Date.

WHEREAS, in June 2016 Council adopted, by resolution, the Affordable Housing Fund Administrative and Financial Plan (A & F Plan) and updated the A & F Plan in October 2017;

WHEREAS, the A & F Plan provides funding among four program areas: Housing Production, Housing Preservation, Homelessness Prevention, and Implementation;

WHEREAS, the City of Vancouver released a request for applications for projects to be supported with the 2019-2020 Affordable Housing Funds for Homelessness Prevention;

WHEREAS, the City received two applications for rental assistance and services;

WHEREAS, the project review committee recommended funding awards for the two projects totaling \$3,000,000;

WHEREAS, the recommended awards would prevent or end homelessness for approximately 620 households over a two-year period;

WHEREAS, the City received five applications for new housing construction, acquisition and rehabilitation projects through the 2020 CDBG and HOME process;

WHEREAS, the CDBG and HOME funding was moved to other priorities to support efforts to counteract the effects of COVID-19;

RESOLUTION - 1

WHEREAS, the project review committee and staff have recommended funding awards for the five housing projects totaling \$2,695,000;

WHEREAS, the \$2,695,000 is available from Housing Production and Preservation funds to support the five projects;

WHEREAS, the recommended awards would provide 155 new affordable homes and rehabilitate 124 existing units;

WHEREAS, the recommended awards are based on community needs, actual applications received, and recommendations from the review committee.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The recitals set forth above are adopted as findings supporting the action of the City Council in adopting this resolution.

Section 2. Use of the Affordable Housing Fund for Homelessness Prevention:

The Affordable Housing Fund awards totaling \$3,000,000 for 2019-20 rental assistance and services projects, attached hereto and incorporated by reference, are hereby approved.

Section 3. Use of the Affordable Housing Fund for Housing Production and Housing Preservation projects;

The Affordable Housing Fund awards totaling \$2,695,000 for housing production and preservation projects, attached hereto and incorporated by reference, are hereby approved and adopted.

Section 4. The City Manager is hereby authorized to execute agreements on behalf of the City of Vancouver, consistent with the Affordable Housing Fund 2019 and 2020 Council approved funding awards.

RESOLUTION - 2

Section 5. **Severability.** In any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

Section 6. **Effective Date.** This Resolution shall become effective immediately after final adoption.

ADOPTED at regular session of the Council of the City of Vancouver, this _____ day of _____, 2020.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

RESOLUTION - 3

2019-2020 Affordable Housing Fund Rental Assistance and Services Awards

Agency	Project Description	Population Served	Estimated Households Served (2 years)	Award
Homeless Prevention Consortium (8 agencies)	1-12 months of rent and utility assistance (avg. 3 months), housing and self-sufficiency services, legal assistance, domestic violence and youth services	Homeless/at-risk; specific subpops. based on each agency's expertise	600 households	\$2.7 million as two contracts: • \$1.35 million for 2020-2021 (2019 funds) • \$1.35 million for 2021-2022* (2020 funds)
The Salvation Army	Up to 12 months of rent and utility assistance (avg. 8 months) paired with self-sufficiency services	Homeless/at-risk families with children	20 households	\$300,000 as two contracts: • \$150,000 for 2020-2021 (2019 funds) • \$150,000 for 2021-2022* (2020 funds)
Total Awards: \$3,000,000				

2019 Affordable Housing Fund Housing Production and Preservation Awards

Agency - Project	Units at/below 50% AMI	AHF award: Shifted from 2020 CDBG/HOME	AHF award: Additional Request
Columbia Nonprofit Housing- WXV Senior Housing	69	\$250,000	\$850,000
Evergreen Habitat- Good Shepherd Lutheran Development	7 (9 units total in project)	\$195,000	-
Mercy Housing NW- Mercy- PeaceHealth Family Housing*	70	\$250,000	-
Second Step Housing- Neals Lane Acquisition	9	\$100,000	-
Vancouver Housing Authority- Central Park Place Preservation	124	\$200,000	\$850,000
Total Awards: \$2,695,000		\$995,000	\$1,700,000



Staff Report 063-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/1/2020
6/15/2020

SUBJECT Amendments to Vancouver Municipal Code, Section 17.39 "Historic Preservation" and Vancouver Municipal Code, Section 20.220.050 "Clark County Historic Preservation Commission"

Key Points

- The City of Vancouver and Clark County have a combined Historic Preservation Program that includes a heritage register, education and outreach program and a Historic Preservation Commission.
- Clark County recently updated Clark County Code 40.250.030 "Historic Preservation and Historic Preservation Commission Rules and Procedures".
- The City is proposing to update Vancouver Municipal Code, 17.39, "Historic Preservation" to make it consistent with current practices and the changes in Clark County's code.
- VMC Title 20, Section 220 "Land Use Decisions," includes a section on the authority, composition, terms and responsibilities of Historic Preservation Commission that needs to be update to be consistent with the revisions in 17.39.

Strategic Plan Alignment

Goal 5: Continue to build high quality historical and cultural experiences for residents and visitors.

Present Situation

Since 1981, the City of Vancouver and Clark County have jointly administered a Historic Preservation Program through an interlocal agreement. The preservation program includes a heritage register, education and outreach program and the Historic Preservation Commission. Clark County recently updated Clark County Code 40.250.030 "Historic Preservation and Historic Preservation Commission Rules and Procedures". The City is proposing to update Vancouver Municipal Code, 17.39, "Historic Preservation," to make it consistent with the changes in Clark County's code. This will make the combined preservation program easier for staff to administer and less confusing for the Historic Preservation Commission and the public than if they have to

deal with two different sets of regulations for the same commission.

The substantive changes to the code include:

- Increasing the number of Historic Preservation Commission members from the current “minimum of five members” to “seven members”.
- Having two members of the Commission appointed by the City Council and five members of the Commission appointed by the County Council. Currently all the members of the Commission are appointed by the County Council and the City Council’s role is to provide recommendations to the County Council.
- Providing clearer direction on how property owners can apply to have their property listed on the Clark County Heritage Register (CCHR) and more details on the process the Commission uses to make decisions.
- Requires the Commission to adhere to the requirements of the State’s Open Public Meetings Act.
- Allows for staff review of some applications rather than all actions needing to be taken by the Commission.
- Requires photo documentation for any property listed on the Clark County Cultural Resources Inventory that is being demolished.

VMC Title 20, Section 220 “Land Use Decisions,” includes a section on the authority, composition, terms and responsibilities of Historic Preservation Commission that needs to be updated to be consistent with the revisions in 17.39.040.

Advantage(s)

1. The City’s historic preservation code will be consistent with Clark County’s historic preservation code which will make the joint city/county Historic Preservation Program easier to administer.
2. The City Council will now be directly appointing two members to the Commission rather than making recommendations to the County Council.
3. The code will provide more clarity on the Historic Preservation Commission’s process and procedures.

Disadvantage(s)

None

Budget Impact

None

Prior Council Review

None

Action Requested

On Monday, June 1, 2020, approve ordinances on first reading, setting date of second readings and public hearing for Monday, June 15, 2020.

Jason Nortz, Development Review Manager, 487-7844

ATTACHMENTS:

- ▣ Ordinance - VMC 17.39
- ▣ Ordinance - VMC 20

06/01/20

06/15/20

ORDINANCE NO. M-_____

AN ORDINANCE revising VMC Section 17.39, “Historic Preservation” to make it consistent with current practices and with Clark County Code 40.250.030 and providing for severability and an effective date.

WHEREAS, the City’s Strategic Plan provides for the City to continue to build high quality historical and cultural experiences for residents and visitors; and

WHEREAS, the City of Vancouver and Clark County have a combined Historic Preservation Program that includes a heritage register, education and outreach program and a Historic Preservation Commission; and

WHEREAS Clark County recently updated Clark County Code 40.250.030 “Historic Preservation and Historic Preservation Commission Rules and Procedures; and

WHEREAS, the City is proposing to revise VMC 17.39 “Historic Preservation” to make it consistent with the recent changes in Clark County’s historic preservation code and with current practices.

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

SECTION 1. Legislative Findings. The recitals set forth above are adopted as the legislative findings of the City Council of the City of Vancouver in support of adoption of this ordinance.

SECTION 2. Clark County Historic Preservation Commission. Vancouver Municipal Code Section 17.39, as last amended by M-4079, is hereby revised to read as follows:

VMC 17.39 Historic Preservation

Sections:

- 17.39.010 Purpose.
- 17.39.020 Applicability.
- 17.39.030 Definitions.
- 17.39.040 Clark County Historic Preservation Commission.
- 17.39.050 City of Vancouver ~~Office of~~ Heritage Services.
- 17.39.060 National Register of Historic Places.
- 17.39.070 Clark County Heritage Register ~~heritage register~~.
- 17.39.080 Review of changes to Clark County heritage register property(ies) – ~~Design review~~ Certificate of Appropriateness.
- 17.39.090 Relationship to zoning.
- 17.39.100 Review and monitoring of properties for special property tax valuation.
- 17.39.110 Clark County Cultural Resources ~~inventory~~.
- 17.39.120 Violations and enforcement.

17.39.010 Purpose.

The purpose of this chapter is to provide for the identification, evaluation and protection of cultural and historic resources within the City of Vancouver and to encourage the preservation, restoration and rehabilitation of ~~these resources~~ eligible historic and/or cultural resources for future generations in order to:

- A. Safeguard the heritage of Vancouver as represented by those buildings, districts, objects, sites and structures which reflect significant elements of the city's history;
- B. Increase recognition of Vancouver's cultural and historic resources;
- C. Foster a sense of identity based upon the city's history;
- D. Assist, encourage and provide incentives to property owners for preservation, restoration and reuse of significant buildings, districts, objects, sites and structures; and

E. Promote and facilitate the early identification and resolution of conflicts between preservation of cultural and historic resources and alternative land uses. (Ord. M-4079 § 56, 2014; Ord. M-3243 § 2, 1996)

17.39.020 Applicability.

This chapter applies to any property which falls into the following categories:

A. Property(ies) within the City of Vancouver listed ~~or eligible to be listed on any historic or cultural resource inventory for Clark County;~~ on the Clark County Cultural Reserves Inventory or for which an application to be listed has been filed with the Historic Preservation Commission staff;

B. Property(ies) within the City of Vancouver listed ~~or eligible to be listed~~ on the National Register of Historic Places or the Washington State Heritage Register for which the Washington State Department of Archeology and Historic Preservation (DAHP) has requested the Historic Preservation Commission review and provide a recommendation on a nomination;

C. Property(ies) within the City of Vancouver listed on the Clark County Heritage Register or other local register for Clark County for which a nomination application to be listed has been filed with the Historic Preservation Commission staff. (Ord. M-4079 § 57, 2014; Ord. M-3243 § 2, 1996)

17.39.030 Definitions.

The following words and terms when used in this chapter shall mean as follows, unless a different meaning clearly appears from the context:

~~"Board" shall refer to the Clark County Board of Commissioners, except where reference is made to the "local review board" for purposes of the special valuation tax incentive program.~~

"Appointing Authority" means the Clark County Council and the Vancouver City Council for the members of the Historic Preservation Commission provided for under VMC Section 17.39.040 that each Council appoints.

"Building Official" means that person designated by the City Manager to undertake the duties provided for in this Chapter that are not within the scope of authority of the Clark County Historic Preservation Commission.

“Certificate of Appropriateness” means the document indicating the commission or commission staff has reviewed the proposed changes to a property on the Clark County Heritage Register or within a historic district, and has certified the changes as not adversely affecting the historic characteristics of the property that contribute to its designation on the Clark County Heritage Register.

“Certified Local Government (CLG)” means a local government that has established a historic preservation program meeting federal and state standards which is eligible to apply to the State Historic Preservation Officer (SHPO) and the National Park Service for certification. A local government that receives such certification is known as a “Certified Local Government” or “CLG”.

"Clark County Cultural Resources Inventory" or "inventory" means a comprehensive inventory of historic resources within the boundaries of Clark County including resources identified and other inventories by local jurisdictions within Clark County. The inventory is a tool for planning and research, which includes those resources believed to have prehistoric, historic or cultural significance to Clark County or the United States and/or the State of Washington, regardless of current ownership.

“Clark County Heritage Register” means the list of Properties that has been designated to be representative of Clark County’s rich history.

"Commission" means the "Clark County Historic Preservation Commission, provided for in VMC 17.39.240.

"Contributing" means a p~~Property~~ ~~which dates to the historic period and retains sufficient physical integrity so as to convey its historic character originally constructed within the applicable period of significance that retains and exhibits sufficient integrity (location, setting, materials, workmanship, feeling or association) to convey a sense of history.~~

“County Council” shall refer to the Clark County Council.

"Cultural resources" consist of historic, ~~or~~ prehistoric or archaeological sites and standing structures, cemeteries, burial grounds and funerary objects and distributions of cultural remains and artifacts.

"Emergency repair" means work necessary to prevent destruction or dilapidation to real property or structural appurtenances thereto which are immediately threatened or damaged by fire, flood, earthquake or other disaster.

“Heritage Overlay District” means districts, as defined in VMC 20.510 that are intended to preserve the special architectural character and/or historic or cultural significance of certain areas within the city.

"Historic district" is a geographically definable area possessing a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past events or aesthetically by plan or physical development.

"National Register of Historic Places" means the official list of the Nation’s historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service’s National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate and protect America’s historic and archeological resources. ~~national listing of properties significant to our cultural history because of their documented importance to our history, architectural history, engineering or cultural heritage.~~

"Noncontributing" means a property which either does not date to the historic period or has not retained sufficient ~~physical~~ integrity (location, design, setting or materials) so as to convey its historic character.

"Ordinary repair and maintenance" means work for which a permit issued by the City of Vancouver is not required by law, and where the purpose and effect of such work is to correct any deterioration or decay of or damage to the real property or structure ~~appurtenance therein~~ and to restore the same, as nearly as may be practicable, to the condition prior to the occurrence of such deterioration, decay or damage.

~~"Qualified archaeologist" means a person who has had formal training and/or experience in archeology over a period of at least three years and has been certified in writing to be a qualified archaeologist by two professional archaeologists, as defined in CW 27.53.030.~~

“Party of Record” means all persons, agencies or organizations who have submitted written testimony before, during or prior to the close of a public hearing; or who have provided oral testimony at a public hearing; or have signed the sign-in sheet noting the person’s name, address and the subject matter in which they are interested; or have submitted a written request to the responsible official to be a “party of record” on a specific application. Notwithstanding any of the foregoing, no person shall be a party of record who has not furnished an accurate mailing address or email address.

“Period of Significance” means the time period, from one to several years or decades, during which a Property or district was associated with an important historic event(s), trend(s), person(s), architecture, or method(s) of construction.

“Permit” means any discretionary or ministerial permission required by the City of Vancouver to undertake any construction activity on Property listed on the Clark County Heritage Register.

“Planning Official” means the city official within the Community and Economic Development Department charged with administratively approving land use permits or her/her designee”.

“Professional Archaeologist” means a person with qualifications meeting the federal Secretary of the Interior’s Standards for a professional archaeologist, as defined in RCW 27.53.030.

“Property” means real property including fixtures that is or may be subject to this Chapter.

“Rules and Procedures” means the Historic Preservation Commission’s guidelines for conducting various historic preservation processes.

"Significance" shall refer to a quality of a property which ~~helps one~~ assists in the understanding of the history of the a local area, the state or nation by illuminating illustrating the local, statewide or nationwide impact of the events or persons associated with the property, or its architectural type or style in information potential. ~~The local area may be as large as Clark County or southwest Washington, or as small as a neighborhood.~~ Local significance may apply to a property that illustrates a theme that is important to one or more localities; state significance to a theme important to the history of the state; and national significance to property of exceptional value in representing or illustrating an important theme in the history of the nation.

"Special valuation tax incentive program" or "special valuation" means the local option program which makes available to property owners a special tax valuation for rehabilitation of historic property(ies) and under which the assessed value of an eligible historic property is determined at a rate that excludes, for up to ten (10) years, the actual cost of the rehabilitation.

"Washington Heritage Register" means the state listing of properties significant to the community, state, or nation ~~but which do not meet the criteria of the National Register of Historic Places.~~ (Ord. M-3243 § 2, 1996)

17.39.040 Clark County Historic Preservation Commission.

A. *Authority.* The City of Vancouver is established as a Certified Local Government as determined by state and federal historic preservation standards. The standards require a commission to serve as the review authority on matters of historic preservation. The Clark County Historic Preservation Commission, as provided in Clark County Code, Section 40.250.030, shall serve as the review authority on matters of historic preservation as outlined in subsection ~~(C)~~ (D) of this section for properties within the City of Vancouver.

B. *Composition of the Commission.* ~~Appointments to the commission shall be made by the Clark County Board of Commissioners. All members shall be selected based on the professional or demonstrated expertise criteria (Clark County Code Section 18.328.040(B)), rather than by geographic distribution.~~

1. The Clark County Historic Preservation Commission shall consist of a minimum of seven (7) members. Five (5) members of the Commission shall be appointed by the Clark County Council and shall be residents of the county and two (2) members of the Commission shall be appointed by the Vancouver City Council and shall be residents of the City except provided for in Section 17.39.040(B)(2).

2. The Vancouver City Council and the County Council shall to coordinate to ensure that the Commission includes at least two (2) professionals who have experience in identifying, evaluating and protecting historic and cultural resources and are selected from among the disciplines of history, public history, architecture, architectural history, historic preservation, planning, cultural anthropology, cultural geography, American studies or the practice of historic rehabilitation or restoration. The Commission may take action even if there is a temporary vacancy or one (1) or all of the professional positions. An exception to the residency requirement of the Commission members may be granted by the Vancouver City Council for the commission members appointed by the City Council in order to obtain representatives from these disciplines.

C. *Terms.* The terms shall be for three (3) years. Membership on the commission shall be limited to two (2) full consecutive three (3) year terms. Reappointment after two (2) consecutive terms may be made after at least a one (1) year absence. Vacancies occurring other than through the expiration of terms shall be filled for the unexpired term. Members may be removed by the city or county councils for inefficiency, neglect of duty or malfeasance in office.

D. *Powers and Duties.* The major responsibilities of the commission are to identify and actively encourage the conservation of the county's historic and cultural resources by initiating and

maintaining a register of historic places and reviewing proposed changes to register property(ies); to raise community awareness of the county's historic and cultural resources; and to serve as the county's primary resource in matters of historic preservation. In carrying out these responsibilities, the commission shall engage in the following activities:

1. Conduct and m~~M~~aintain a comprehensive inventory of historic and cultural resources within the boundaries of the City of Vancouver to be included in the Clark County C~~e~~ultural R~~e~~sresource I~~n~~ventory; publicize and periodically update inventory results;
2. Maintain the Clark County H~~h~~eritage R~~e~~gister (CCHR). This official register shall be comprised of buildings, structures, sites, objects and districts identified by the commission as having historic significance worthy of recognition by the county and encouragement of efforts by owners to maintain, rehabilitate and preserve properties;
3. Review nominations to the Clark County H~~h~~eritage R~~e~~gister ~~and National Register of Historic Places~~ according to criteria in Sections VMC [17.39.060](#) and [17.39.070](#) ~~and adopt standards in its Rules and Procedures to be used to guide this review.~~ ~~Make designations to the Clark County heritage register;~~
4. Review proposals to construct, change, alter, modify, remodel, move, demolish or significantly affect properties or districts on the Clark County Heritage Register as provided in Sections VMC 17.30.080; and adopt standards in its Rules and Procedures to guide this review and the issuances of a Certificate of Appropriateness or Waiver; ~~Review proposals as required in Sections [17.39.070\(B\)](#) and [\(C\)](#) for historic districts on the Clark County heritage or National Registers;~~
5. Provide advisory review of for structures located in the city's Heritage Overlay Districts per VMC 20.510;
6. Submit nominations to the Washington State Heritage Register and National Register of Historic Places;
7. Review nominations to the National Register of Historic Places and provide recommendations to the applicable agency;
86. Provide for comment by the commission on all applications for approvals, permits, environmental assessments or impact statements, and other similar documents pertaining to identified historic or cultural resources or adjacent property(ies) upon staff request;

97. Provide information, comment and support to the public and agencies on matters related to historic preservation.

108. Encourage recognition of noteworthy efforts in the rehabilitation or maintenance of historic buildings, structures, sites and districts, and new construction in historic areas;

119. Serve as the local review board for Sspecial Vvaluation pursuant to RCW [84.26](#).

12. Conduct all commission meetings in compliance with RCW [42.30](#), Open Public Meetings Act, to provide for adequate public participation.

ED. *Rules and Officers.*

1. The commission shall establish and adopt its rules and procedures not inconsistent with this chapter.

2. The commission shall select from among its membership a chair~~person~~ and vice-chair to conduct the commission's business.

3. All official actions of the commission shall require a majority vote of the members present. No member shall be eligible to vote upon a matter unless that member attended the hearing.

FE. *Commission Staff.* Staff for the commission shall be provided by assigned staff from the Clark County and the City of Vancouver. ~~Department of Community Development with additional assistance and information to be provided by other county or City of Vancouver departments as may be necessary to aid the commission in carrying out its duties and responsibilities under this chapter.~~

GF. *Interlocal Agreement Required.* An interlocal agreement shall be established between the City of Vancouver and Clark County implementing the provisions of this chapter. (Ord. M-4079 § 58, 2014; Ord. M-3243 § 2, 1996)

17.39.050 City of Vancouver ~~Office of~~ Heritage Services.

A. *City Staff Review.* City of Vancouver ~~office of heritage services~~ staff having knowledge of the local resources, and the designation and review processes shall ~~will assist county staff in preparing~~ staff reports and recommendations, and ~~will~~ shall attend commission work sessions

and public hearings concerning properties within the Vancouver urban area. ~~Other city staff with specialized knowledge shall provide additional assistance as necessary.~~

~~B. Office of heritage services staff shall solicit comments and advice from Department of Community and Economic Development' staff and other appropriate city staff on proposals concerning property(ies) within the Vancouver urban area to ensure that the city has adequate opportunity to provide input to the commission.~~

BC. Appeals. Appeals of decisions rendered by the Clark County Historic Preservation Commission pertaining to property(ies) within the City of Vancouver shall be heard by the Vancouver City Council.

CD. Education Services. The City of Vancouver's Office of Heritage Services shall provide heritage education services, including but not limited to public workshops, lectures, seminars and educational materials and professional education for commissioners and staff for both the City of Vancouver and Clark County as agreed to in the interlocal agreement. follows:

- ~~1. Quarterly workshops or seminars on the local, state and national historic registers; Washington State Special Valuation for Historic Properties; Investment Tax Credits for Historic Properties; and/or sensitive rehabilitation treatments;~~
- ~~2. Quarterly workshops or seminars may be targeted toward different audiences, such as homeowners, neighborhoods, the business community, professionals, or building trades;~~
- ~~3. Fees will be based on actual costs, and will be the same for city and county residents;~~
- ~~4. An annual training session for the Clark County Historic Preservation Commission on a topic selected by the commission. (Ord. M-4079 § 59, 2014; Ord. M-3243 § 2, 1996)~~

17.39.060 National Register of Historic Places.

A. Nominations to the National Register of Historic Places shall be reviewed by the Historic Preservation Commission using criteria as established in the Code of Federal Regulations (36 CFR 60).

B. The commission shall hold a duly advertised public hearing at a regularly scheduled meeting at which the applicable criteria are reviewed and a recommendation forwarded to the ~~State Office of Archaeology and Historic Preservation (OAHP)~~ State Department of Archeology and Historic Preservation (DAHP) within sixty days of the date of application. ~~The OAHP~~ DAHP shall

complete the designation process and notify the applicant of the designation decision. (Ord. M-4079 § 60, 2014; Ord. M-3243 § 2, 1996)

17.39.070 Clark County ~~H~~eritage ~~R~~egister.

A. *Criteria for Determining Eligibility for Designation in the Register.* Any building, structure, site, object or district may be designated for inclusion in the Clark County ~~H~~eritage ~~R~~egister if ~~it~~ the Property or district meets the following four criteria:

1. Has integrity of location, design, setting, materials, workmanship, feeling and association; and
2. Is at least fifty years old, or is of lesser age and has exceptional importance; and
3. Is significantly associated with the history, architecture, archaeology, engineering or cultural heritage of the community; and
4. Meets at least one (1) of the following ~~criteria~~ categories documenting its significance:
 - a. Is associated with events that have made a significant contribution to the broad patterns of national, state or local history; or
 - b. Embodies the distinctive architectural characteristics of a type, period, style or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - c. Is an outstanding work of a designer, builder or architect who has made a substantial contribution to their field; or
 - d. Exemplifies or reflects special elements of the county's history; or
 - e. Is associated with the lives of persons significant in national, state or local history; or
 - f. Has yielded or may be likely to yield important archaeological information related to history or prehistory; or
 - g. Is a historic building or cultural resource removed from its original location but which is significant for architectural value, or association with a historic person or event, or prehistory; or

- h. Is a birthplace or grave of a prehistoric or historical figure of outstanding importance and is the only surviving structure or site associated with that person; or
- i. Is a cemetery or burial site which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns; or
- j. Is a reconstructed building that has been executed in an historically accurate manner on the original site; or
- k. Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

B. Nominating, Designating and Listing Property(ies) ~~or Districts~~ to the Clark County Heritage Register.

1. Any person may nominate a building, structure, site, object, or district for inclusion in the Clark County ~~H~~eritage ~~R~~egister. The owner must consent to placement of the nominated resource prior to consideration for designation by the commission. In its designation decision, the commission shall consider the Clark County ~~C~~ultural ~~R~~esources ~~I~~nventory and the Vancouver urban area comprehensive plan.

2. Nominations shall be made on forms provided by the commission, shall be filed with the designated City staff from the Development and Review Division and shall include all data required by the commission as described in Section 070(B)(4-5) and the commission's Rules and Procedures.

3. The nomination or designation of an historic resource shall constitute nomination or designation of the parcel which is occupied by the historic resource unless the nomination specifically indicates only the footprint of a building, structure, site or object.

4. Properties should be described in detail on the nomination form. All interior and exterior features and outbuildings which contribute to the designation should be mentioned and described. Non-contributing features should also be noted and described.

5. The original form should be presented along with the following documentation:

- a. An Assessor's Tax Parcel Map of Vancouver should be included with the parcel prominently identified.

- b. A legal description which includes the tax lot(s), section(s), township(s) and range(s).
- c. A sketch or scaled map showing significant property elements and property boundaries for nominations involving more than a single structure or site.
- d. Digital photographs detailing the historic nature of the Property. All photo files must be clearly labeled to identify location, subjects and the direction the photograph was taken. Commission staff may be consulted regarding exact photo requirements for specific nominations.
- e. Any other documentation (newspaper articles, historic photographs, etc.) that support the information in the nomination.

6. Upon receipt by City staff of any nomination for designation, the staff shall review the nomination, consult with the person(s) submitting the nomination and the owner and if necessary, request additional information on the nomination. It is the responsibility of the person(s) submitting the nomination form to perform such research as is necessary for consideration by the commission.

72. The commission shall consider the merits of the nomination, according to the criteria in subsection (A) of this section and according to the nomination review standards established in its rules and procedures, at a public hearing. Adequate notice will be given to the public, the owner(s) and the author(s) of the nomination, if different, and lessees, if any, of the subject property prior to the public meeting according to standards for public meetings established in rules and in compliance with RCW [42.30](#), Open Public Meetings Act. Such notice shall include publication in a newspaper of general circulation in Clark County and being sent by regular mail and e-mail to any city recognized neighborhood association whose boundaries include the site and any person who requested, in writing, to receive a copy of the notice posting of the property per Clark County Code Section 18.600.080. If the commission finds that the nominated property is eligible for the Clark County Heritage Register, the commission shall list the property in the register with owner's consent.

83. In the case of individual property(ies), the designation shall include all exterior features, interior features and outbuildings which directly contribute to the significance of the historic or architectural character.

4. In the case of districts, the designation shall include description of the boundaries of the district; the characteristics of the district which justify its designation; and a list of all

~~property(ies) including features, structures, sites and objects which contribute to the designation of the district.~~

25. The public, property owner(s) and the author(s) of the nomination, if different, and lessees, if any, shall be notified of the listing by mailed notice.

C. Nominating, Designating and Listing Historic Districts.

1. Historic districts may be identified and nominations made in conformance with the criteria in this chapter. A simple majority of property owners within the proposed historic district must consent, in writing, to nomination of properties prior to designation. Design guidelines shall be adopted as an integral part of each historic district designation.

2. Commission staff together with City of Vancouver ~~staff~~ Department of Community and Economic Development and Office of Heritage Services staff as well as a representative ~~from the Project Review Committee (when the proposal is within its jurisdiction)~~ shall:

A. Review the proposal for land use impacts, and consistency with the comprehensive plan, neighborhood action plan, and other related plans and codes. The designation of a historic district should not have the effect of significantly hampering redevelopment in commercial areas. Staff shall submit its analysis of these issues to the commission;

B. Draft design guidelines for the proposed historic district and submit them to the commission for review.

C. The designation shall include description of the boundaries of the district; the characteristics of the district which justify its designation and a list of all properties including features, structures, sites and objects which contribute to the designation of the district

3. The commission shall hold a duly advertised public hearing to review the proposal. It shall make findings concerning the proposed district's historic significance; the appropriate boundaries of such a district; land use impacts, consistency and compatibility issues; and appropriate design guidelines. Contributing structures and features as well as noncontributing structures shall be identified. The commission shall issue a final determination designating the historic district or denying the proposal following the public hearing.

4. Designated historic districts shall be recorded on the official zoning maps of the city and the county.

5. A decision of the commission designating a ~~building, structure, site, object or~~ district or denying such a proposal may be appealed to the Ceity Ceouncil.

D. *Removal of Property(ies) or Historic Districts from the CCHR ~~Clark County Heritage Register~~.*

1. A property owner may request a review of a property for possible removal from the ~~Clark County heritage register~~ CCHR. A written request may be submitted to the commission and considered at a public meeting. However, there is no automatic right to have a property be considered for removal~~ed~~ from the register.

2. The commission may determine at a public meeting whether to hold a public hearing to consider removal of a property or district from the CCHR. In the event that any property or historic district no longer meets the criteria for designation to the Clark County heritage register, t~~The commission may initiate removal~~ remove a property from such designation by the same procedure with the same criteria and process as provided for in establishing the designation, except that a property or historic district may be removed from the ~~Clark County heritage register~~ CCHR without owner consent. The decision to remove a property or district from the Clark County Heritage Register may be appealed to the Ceity Ceouncil.

E. *Effects of Designation and Listing on the Register.*

1. ~~Designation and Listing on the CCHR Clark County heritage register is an honorary designation denoting~~ denotes significant association with the historic, architectural, archaeological, engineering or cultural heritage of the community. Property(ies) ~~is-(are)~~ listed individually or as contributing property(ies) ~~to~~ within a historic district.

2. Prior to the commencement of any work associated with the significant features as defined in the designation of the register property or historic district, excluding ordinary repair, maintenance and emergency measures defined in VMC Section [17.39.080](#), the owner must request and receive a Certificate of Appropriateness from the commission for the proposed work.

3. Prior to whole or partial demolition of a register property or historic district, the owner must request and receive a waiver of a Certificate of Appropriateness.

4. After demolition of a structure the commission may initiate removal of the property from the CCHR Clark County heritage register.

5. ~~While~~ Since the City of Vancouver and Clark County are certified as is a certified local governments (CLGs), all properties and historic districts designated on the Clark County heritage register and the National Register of Historic Places may be eligible for a special tax valuation on their rehabilitation pursuant to VMC Section [17.39.100](#).

6. The owner must provide ordinary repair and maintenance to ensure protection of the contributing historic features of the property as defined in the historic designation.

F. *Recording Designations and Listings.*

1. All properties which are designated and listed on the Clark County ~~H~~eritage ~~R~~egister shall have a copy of the listing recorded with the ~~C~~ounty ~~A~~uditor's office. A copy of the designation and listing letter for recording shall be forwarded to the auditor's office by commission staff.

2. Properties listed on register shall be noted in the electronic permit tracking system or other city database to alert staff and the public as to the presence of a historic property.
Archaeological sites are exempt from this requirement.

3. The property will be identified on city maps as being listed on the CCHR, except site-specific archaeological sites. (Ord. M-4079 § 61, 2014; Ord. M-3243 § 2, 1996)

**17.39.080 Review of changes to Clark County ~~H~~eritage ~~R~~egister ~~property(ies)~~—
~~Design review-Properties- Certificate of Appropriateness.~~**

A. *Review Required.* No person shall construct any new building or structure, or reconstruct, alter, restore, remodel, repair, move, demolish or make any material change affecting significant historic features as listed in the designation application to any existing property on the CCHR Clark County heritage register or within a historic district on the CCHR Clark County heritage register, whether the property is contributing or noncontributing, without review by the commission and without receipt of a Certificate of Appropriateness, or in the case of demolition, a waiver of Certificate of Appropriateness, as a result of the review.

1. For individual or contributing properties, the review shall apply to all features of the property, interior and exterior that contributes to its designation and is listed on the designation.

2. For noncontributing properties, the review shall apply to exterior changes. The purpose of the review in this case is to ensure that the proposed changes do not further detract from the property's compatibility with the historic district, and to encourage changes which would enhance its compatibility with the historic district.

3. For new construction or redevelopment, the review shall apply to the exterior of the structure(s). The purpose of the review is to ensure that the exterior design of the proposed structure enhances the historic district through conformance with the adopted design guidelines.

This requirement shall apply whether or not the proposed alteration also requires a building or other permit, except as noted under subsection (B) of this section. Information required by the commission to review the proposed changes is established in its rules and procedures. A pre-application conference is recommended but must be requested by the applicant.

B. *Exemptions.* The following activities do not require a Certificate of Appropriateness or review by the commission:

1. Ordinary repair and maintenance activities which do not affect significant historic features including:

~~(a). P~~ainting and emergency measures as defined in VMC Section [17.39.030](#), ~~which do not affect significant historic features.~~

~~2. (b).~~ Ordinary repairs and maintenance which do not alter the appearance of a significant feature and do not utilize substitute materials. ~~do not require a certificate of appropriateness.~~

~~3. (c).~~ ~~If there are no interior features of significance,~~ Repairs to or replacement of utility systems ~~do not require a certificate of appropriateness if such work does not alter a significant feature.~~

2. A registered Property may be altered, relocated or demolished without a Certificate of Appropriateness if the Building Official attests in writing that the condition of the registered Property poses a clear and immediate hazard to public safety provided the alteration, relocation or demolition is limited to only what is necessary to mitigate the hazard and, in the case of demolition, is the only feasible option to mitigate the hazard. All pertinent codes and regulations of Section 14.14A of the Dangerous Building Code shall remain in effect. The comments of the Building Official with sufficient evidence to support their conclusions shall be provided to the commission staff within fifteen (15) days of making his or her

decision. The commission staff will make these materials available to the commission at their next regular meeting.

C. Certificate of Appropriateness Review Process.

1. *Requests for Review and Issuance of a Certificate of Appropriateness or waiver.* The building or zoning official shall report any application for a permit to work on a designated ~~Clark County heritage register~~ CCHR property or in a Clark County heritage historic district to the commission staff. If the activity is not exempt from review, the commission or staff shall notify the applicant of the review requirements. The building or zoning official shall not issue any such permit (except as provided in Section 17.39.080(B)) until a Certificate of Appropriateness or a waiver is received from the commission but shall work with the commission in considering building and fire code requirements.

2. There shall be two (2) types of reviews for issuance of a Certificate of Appropriateness:

a. Staff Review: An administrative review by commission staff for repairs and replacements-in-kind as listed below, but not limited to the following:

- 1). Repairs (other than ordinary repair and maintenance) using the same materials and design as the original;
- 2). Re-roofing using the same type and color of material;
- 3). Replacement of sidewalks and driveways using the same type and color of materials;
- 4). Replacement of foundations or major portions thereof, using the same type and color of materials;
- 5). Replacement of utility systems if contributing interior features of significance are present;
- 6). Structural or seismic upgrades which do not alter or affect significant features.

b. Commission Review: A public hearing review by the commission for alterations in appearance, replacement of historic materials, new construction or additions, or demolition or removal of a ~~Clark County heritage register~~ CCHR building or cultural

resource. Demolition of structures or facilities with recognized historical significance is also subject to the State Environmental Policy Act (SEPA).

3. When a Certificate of Appropriateness is required, the following procedures shall govern according to the type of review required.

a. Staff Review. Applications requiring administrative review for Certificates of Appropriateness shall be reviewed by the commission staff.

~~b. 1.~~ Applications for the Certificate shall be submitted to the commission staff on forms provided by the staff and in accordance with the following submission requirements:

~~(a).~~ must include a clear photograph or photographs of the building, object, site or structure;

~~(b).~~ a brief description of the intended work;

~~and (c).~~ samples of replacement material for comparison with the existing or the original building or structure must be furnished with the application.

~~e. 2.~~ Decision of the commission staff on the application shall be made within fifteen (15) days from the date on which the commission staff receives a technically fully complete application.

~~d. 3.~~ The commission staff may, on his or her own motion, refer the application to the commission for a decision in accordance with the procedures set forth for a public hearing review per Section 17.39.070(B)(7). ~~The time for a decision of the commission on the application shall run from the date that the application is referred to the commission by the staff.~~

~~e. 4.~~ ~~Appeals from the decision of the commission staff regarding the issuance of a certificate of appropriateness under administrative review~~ Staff reviews may be appealed to the commission ~~(not the hearing examiner).~~

(a). A final decision regarding an application subject to a staff review procedure may be appealed by a party of record. Final decisions may be appealed only if, within fourteen (14) calendar days after written notice of the decision is mailed, a written appeal is filed with the responsible official.

(b) An appellant shall submit the following information for an appeal:

1). the case number designated by the City and the name of the applicant;

2). the name and signature of each appellant and a statement showing that the appellant is entitled to file the appeal under Section 17.39.080(6).

(c). If multiple parties file a single appeal for review, the appeal shall designate one (1) party as the contact representative for all contact with the responsible official. All contact with the responsible official regarding the appeal, including notice, shall be with this contact representative; and the specific aspect(s) of the decision being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied on to prove the error.

(d). The commission shall hear appeals in a public hearing. Staff shall provide notice of an appeals hearing by mailing and e-mailing notification to the parties of record, and publishing notice in the newspaper of general circulation. Staff shall prepare a report and the commission shall hold a hearing and make a decision. Staff shall prepare a Final Decision Report and make it publicly available and provide it to the parties of record. The decision can be appealed per Section 080(6).

4. ~~*Public Hearing*~~ *Commission Review*. Alterations in ~~a~~Apppearance, ~~r~~Replacement of ~~h~~Historic ~~m~~Materials, (other than in-kind), ~~n~~New ~~e~~Construction or ~~a~~Additions. ~~Appearance, Replacement of Historic Material (Other Than In Kind), New Construction or Additions.~~ AAlteration in the appearance of a significant contributing feature, the replacement of historic material (other than in-kind) in a significant feature, additions to ~~a Clark County heritage register (the CCHR)~~ or new construction on a CCHR property or in a historic district, or any excavation on an archaeological site requires a ~~public hearing commission~~ review for a Certificate of Appropriateness.

a. The owner or ~~the owner's his/her~~ agent (architect, contractor, lessee, etc.) shall apply to the commission for a ~~review of proposed changes on a Clark County heritage register property or within a Clark County heritage register historic district and request a~~ Certificate of Appropriateness or, in the case of demolition, a waiver. ~~Each application for review of proposed changes shall be accompanied by information as required by the commission in its rules and procedures for the review of the proposed project. The~~

~~commission staff shall meet with the applicant and review the proposed work according to the design review criteria established in rules.~~

~~b. Staff shall publish n~~Notice of the design review ~~hearing shall be published in a newspaper of general circulation. with the agenda for a public hearing and the property posted.~~ Staff shall also distribute the notice to:

- 1). The applicant and the applicant's representative;
- 2). The neighborhood association in which the property is located;
- 3). To known interest groups and other people the responsible official believes may be affected by the proposed action or ho requested such notice in writing.

c. The commission shall hear, deliberate and make a decision on the Certificate of Appropriateness at a public hearing. The chair of the commission determines when the public record closes, after which no additional evidence or arguments can be submitted.
~~complete its review and make its recommendations decision within the time lines established in Clark County Code Section 17.600.080, unless an extension of time is necessary.~~

d. After the hearing, staff shall prepare tThe commission's decision ~~shall be~~ in writing ~~and which~~ shall state the findings of fact and reasons relied upon in reaching its decision. Decision report shall be completed within fourteen (14) days of the close of the case record.

e. If the owner agrees to the commission's decision, a Certificate of Appropriateness shall be ~~awarded-issued~~ by the commission according to standards established in its Rules and procedures.

f. The commission's recommendations and decision, and, if awarded, the Certificate of Appropriateness shall be transmitted to the building or ~~zoning~~ planning official. If a certificate of appropriateness is awarded, the building or ~~zoning~~ planning official may then issue the Permit.

5. *Demolition.* A waiver of Certificate of Appropriateness is required before a permit may be issued to allow whole or partial demolition of a designated ~~Clark County heritage register~~ CCHR property or in a ~~Clark County heritage register~~ CCHR historic district. Demolition is subject to review under the State Environmental Policy Act.

- a. The owner or ~~the owner's his/her~~ agent shall attend a pre-application conference with staff to review demolition or alternative plans.
- b. After the pre-application conference, the owner or agent may apply to the commission for review of the proposed demolition and request a waiver ~~of certificate of appropriateness through a public hearing.~~
- c. ~~With the~~ The application ~~for the waiver, the applicant~~ shall provide a bona fide list of alternatives to demolition (which includes, but is not limited to, economic analysis; offers to lease, sell or dedicate site to a private, public or nonprofit entity, and outcome of the offer; relocation of building, etc.)
- d. The applicant shall meet with the commission to review alternatives to demolition.
- e. ~~Such review~~ Commission consideration of the alternatives to demolition shall last no longer than forty-five (45) days from the date of application, unless the commission finds that an extension of time is necessary. In no case shall the commission extend the review period beyond an additional forty-five (45) days.
- ~~ef.~~ If no alternative to demolition is agreed upon, the commission shall act and advise the official in charge of issuing a demolition permit of the approval or denial issue a the waiver of a Ceertificate of Appropriateness.
- g. The commission may attach to the waiver, pursuant to the public hearing, conditions mitigating the loss of the ~~Clark County heritage register~~ CCHR property. Mitigation measures may include, but are not limited to, photo documentation of the building or site, an identification plaque, use of an architectural element in new construction, moving the building, and/or buffering of the historic or cultural resource.
- h. The waiver and any attached mitigation conditions shall be transmitted to the official in charge of issuing demolition permits. Any attached mitigation conditions shall become conditions of approval should a demolition permit be granted.
- ~~ei.~~ After demolition of a property, the commission may initiate its removal from the CCHR ~~Clark County heritage register~~.

6. Appeal of Approval of the Historic Preservation Commission's Decision. or Denial of a Waiver of a Certificate of Appropriateness. The commission's decision ~~regarding a waiver of~~ on a certificate of appropriateness and nominations to the CCHR may be appealed to the

Ceity Ceouncil on by a Party of Record. Final decisions may only be appealed if within twenty-one (21) calendar days after written notice of decision is mailed, a written appeal if filed with the City. Appeal of the Ceity Ceouncil's decision regarding a waiver of a certificate of appropriateness may be appealed to superior court. (Ord. M-4079 § 62, 2014; Ord. M-3243 § 2, 1996)

17.39.090 Relationship to zoning.

Property(ies) designated to the ~~Clark County heritage register~~ CCHR shall be subject to the following provisions ~~set forth herein~~, as well as the bulk, use, setback and other controls of the zoning district in which they are located. Nothing contained herein shall be construed to be repealing, modifying or waiving any zoning provisions.

~~A1.~~ Property(ies) on any historic register or the Clark County cultural resources inventory shall be so noted in the city's ~~manual or electronic~~ permit tracking system or other database to alert staff and public as to the presence of a historic site, structure, object or building. Archaeological sites are exempt from this requirement.

~~2. An official county map shall indicate an "HR-V" for "Historic or Heritage Register—Vancouver" for any property listed on the national, state or local registers, with the exception of specific archaeological sites.~~

~~3. Property(ies) within the City of Vancouver listed on the Clark County cultural resource inventory shall be indicated on an official map with an "HI-V" for "Historic Inventory—Vancouver" with the exception of specific archaeological sites.~~

4. B. Historic district boundaries approved by the commission shall be indicated on the city's official zoning maps.

5. C. Any application for development of building permit review on a designated property ~~designated HR-V or HI-V~~ shall be routed to commission and city staff for review or action pursuant to this chapter and the commission's rules and procedures prior to permit approval.

~~B. The Clark County planning division with assistance from city staff is responsible for review of impacts to potential or existing historic resources. All applications for approval, permits, environmental assessments or impact statements, and other similar documents pertaining to property(ies) on the Clark County cultural resource inventory or adjacent property(ies) shall be reviewed by appropriate staff or a qualified consultant. Comments shall be forwarded to the~~

~~responsible staff for the application under consideration. If a property or historic district is on the National Register of Historic Places or the Clark County heritage register, the commission staff shall contact the property owner(s) or agent(s) in writing and advise them of the register status and applicable requirements. (Ord. M-4079 § 63, 2014; Ord. M-3243 § 2, 1996)~~

17.39.100 Review and monitoring of property(ies) for special property tax valuation.

This section implements the local option special valuation tax incentive program as established in RCW [84.26](#).

~~A. a.~~ Time Lines/Timelines.

1. Applications must be filed no later than ~~by~~ the first day of October with the County Assessor's office and shall be forwarded to the commission by the assessor within ten (10) days of filing.
2. ~~For a~~ Applications shall be heard at the first meeting of the commission occurring more than thirty (30) days from the date of filing. filed at least thirty (30) days prior to the next regularly scheduled meeting of the commission, the case may be put on the agenda for that meeting. If there are not thirty (30) days, the case will be scheduled for the next regularly scheduled meeting of the commission.
3. Applications shall be reviewed by the commission before December 31st of the calendar year in which the application is made.
4. Commission decisions regarding the applications shall be certified in writing and filed with the assessor within ten (10) days of the decision.

~~B. b.~~ Procedure.

1. The applicant files an application for special valuation with the County Assessor's office no later than October 1st preceding the tax assessment year for which they wish to apply. A fee is required as established in Clark County Code Chapter 17.60 and is payable to the Clark County Department of Community Planning Development.
2. The assessor forwards the application(s) to the commission staff within ten (10) days of receipt of the completed application.

3. The commission reviews the application(s), consistent with its rules and procedures, and determines if the application(s) are complete and if the Property(ies) meets the criteria set forth in WAC [254-17-070\(1\)](#) and listed in subsection [\(c\)\(3\)](#) of this section.

a. A. If the commission finds the Property(ies) meets all the criteria, then it shall approve the application(s).

b. B. If the commission determines the Property(ies) does not meet all the criteria, then it shall deny the application(s).

4. The commission's ~~certifies its~~ decisions shall be made in writing and shall make findings based on the evidence in the record states the facts upon which the approvals or denials are based, and Staff shall file copies of the ~~certifications~~ decision with the County Assessor.

5. For approved applications:

a. A. The commission staff forwards copies of the agreements, applications and supporting documentation (as required by WAC [254-17-090\(4\)](#) and identified in subsection [\(c\)](#) of this section) to the County Assessor;

b. B. The commission staff forwards the signed agreement and application documents to the County Auditor for recording. The applicant shall be assessed fees for recording as provided for in Clark County Code Chapter 17.60 and other applicable county codes;

c. C. Notifies the Washington State Advisory Council that the property(ies) have been approved for special valuation; and

d. D. Monitors the Property(ies) for continued compliance with the agreements throughout the ten-year (10) special valuation period. Monitoring may include an annual site visit by staff or commission members.

6. The commission determines in a manner consistent with its rules ~~of~~ and procedures, whether or not property(ies) ~~are~~ is disqualified from special valuation either because of:

a. A. The owner's failure to comply with the terms of the agreement; or

b. B. A loss of historic value resulting from physical changes to the building or site.

7. For disqualified Property(ies) pursuant to RCW [84.26.080](#), the commission shall notify the owner, assessor, and Washington State Advisory Council in writing and state the facts supporting its findings.

C. e- Criteria.

1. *Historic Property Criteria.* The class of ~~P~~property eligible to apply for ~~S~~special ~~V~~valuation in Clark County shall mean all ~~P~~property(ies) listed on the National Register of Historic Places, ~~Clark County heritage register~~ CCHR or ~~P~~property(ies) certified as contributing to local and/or National Register Historic Districts which have been substantially rehabilitated at a cost and within a time period which meets the requirements set forth in Chapter 84.26 RCW.

2. *Application Criteria.* Complete applications shall consist of the following documentation:

a. A. A legal description of the historic property;

b. B. A copy of the nomination form to the National Register of Historic Places or CCHR ~~Clark County heritage register~~ for the subject ~~P~~property(ies);

c. C. *Comprehensive exterior and interior photographs of the historic property before and after rehabilitation.* ~~Digital p~~Photographs ~~should be four inches by six inches or five inches by seven inches minimum format either black and white or color, with negatives and~~ must be clearly labeled to identify case, location, subjects and the direction the photograph was taken:

1). Photos taken prior to construction,

2). Historic photos or other source materials of replicated features,

3). If in a historic district, a current streetscape;

d. D. Architectural plans or other legible drawings depicting the completed rehabilitation work signed by the architect or draftsman; and

e. E. Notarized affidavit(s):

1). Attesting to the actual itemized cost of the rehabilitation work completed prior to the date of application, and

2). Indicating rehabilitation work was completed within the twenty-four (24) month period of time prior to application for special valuation. Documentation of both must be made available to the commission;

~~f.~~ F. Samples of utilized materials may be required by the commission;

~~g.~~ G. Other information as required by staff or the commission at a pre-application meeting.

3. *Property Review Criteria.* In its review the commission shall determine if the property(ies) meets all the following criteria:

~~a.~~ A. The property is listed on the Clark County Heritage Register ~~historic property which is designated to the local and/or national registers;~~

~~b.~~ B. The property has been rehabilitated at a cost which meets the definition set forth in RCW ~~84.26.017(2)~~ 84.26.020 within twenty-four ~~(24)~~ months prior to the date of application; and

~~c.~~ C. The ~~P~~property has not been altered in any way which adversely affects those elements which qualify it as historically significant as determined by applying the Washington State Advisory Council's Standards for the Rehabilitation and Maintenance of Historic Properties (WAC ~~254-17-100(1)~~ 254-20-100(1) and listed in subsection ~~(c)(4)~~ of this section).

4. *Rehabilitation and Maintenance Criteria.* The Washington State Advisory Council's Standards for the Rehabilitation and Maintenance of Historic Properties in WAC ~~254-17-100~~ 254-20-100 shall be used by the commission as minimum requirements for determining whether or not the historic ~~P~~property is eligible for special valuation and whether or not the ~~P~~property continues to be eligible for special valuation once it has been so classified.

~~D.~~ d. *Agreement.* The historic preservation special valuation agreement in WAC ~~254-17-117~~ 254-20-120 shall be used by the commission as the minimum agreement necessary to comply with the requirements of RCW 84.26.050(2).

~~E.~~ e. *Appeals.* Any decision of the commission acting on any application for classification as historic property, eligible for ~~S~~special ~~V~~valuation, may be appealed to ~~S~~superior ~~C~~court under RCW ~~34.04.130~~ 34.05.510 through 34.05.598 in addition to any other remedy of law. Any decision on the disqualification of historic property eligible for special valuation, or any other dispute, may be appealed to the county Board of Equalization. (Ord. M-3243 § 2, 1996)

17.39.110 Clark County ~~C~~eultural ~~R~~esources ~~I~~nventory.

A. *Purpose of the Inventory.* The Clark County ~~C~~eultural ~~R~~esources ~~I~~nventory is a tool for planning and research, and includes those resources believed to have cultural or historic significance for Clark County, the region or the nation, regardless of current ownership.

B. *Effect of Listing on the Inventory.* Listing on the Clark County ~~C~~eultural ~~R~~esources ~~I~~nventory does not result in any regulatory requirements for property owners pursuant to this chapter with the exception of the requirement for documentation in 17.39.110(D)(2).

C. *Application for Listing on the Inventory.*

1. A property owner may make application for listing on the inventory by completing an inventory form available from the Clark County Community Planning Department of Community Development and submitting it to the commission staff, ~~if the building, structure, site, object, or district is at least fifty years old, or is of lesser age and has exceptional architectural, historical or cultural importance.~~

2. The City of Vancouver or Clark County may conduct a historic and cultural resource inventory and make application for listing on the inventory without the Property owner's consent.

D. *Listing on the Inventory.*

1. New listings of ~~buildings, structures, sites, objects, Properties~~ or districts to the inventory is subject to review by the Clark County Community Planning Department of Community Development together with staff from the City of Vancouver ~~Department of Community and Economic Development and Office of Heritage Services~~. Consideration of listing shall be based upon development of a comprehensive inventory methodology which determines a rank order.

2. Inventory listed Property(ies) which are being demolished require photo documentation and shall be maintained in the inventory records for historical research purposes. (Ord. M-4079 § 64, 2014; Ord. M-3243 § 2, 1996)

17.39.120 Violations and enforcement.

Violations of this chapter shall be grounds for the commission to review the ~~p~~Property for removal from the register and are subject to enforcement under Title 20 of the Vancouver

Municipal Code. The ~~p~~Property owner may also be subject to special valuation disqualifications as stated in Washington Administrative Code. ~~WAC 458-15-070 and all applicable laws.~~ (Ord. M-3243 § 2, 1996)

SECTION 3. Severability. If any provision of this ordinance is held invalid, the validity of this ordinance as a whole, or any portion thereof, shall not be affected.

SECTION 4. Effective Date. This ordinance shall go into effect thirty days after final passage.

Read first time:

Ayes:

Nays:

Absent:

Read second time:

Passed by the following vote:

Ayes:

Nays

Absent

SIGNED this 15th day of June, 2020

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE amending Vancouver Municipal Code (VMC) Section 17.39 “Historic Preservation”, making it consistent with Clark County Code 40.250.030 and current practices and providing for savings, severability and an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 360-487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

06/01/20
06/15/20

ORDINANCE NO. M-_____

AN ORDINANCE revising VMC 20.220.050, “Land Use Decisions” relating to the authority, composition, terms and responsibilities of the Clark County Historic Preservation Commission and providing for an effective date.

WHEREAS, the one of the goals in the City’s Strategic Plan provides is to continue to build high quality historical and cultural experiences for residents and visitors; and

WHEREAS, the City of Vancouver and Clark County have a combined Historic Preservation Program that includes a heritage register, an education and outreach program and a Historic Preservation Commission; and

WHEREAS Clark County recently updated Clark County Code 40.250.030 “Historic Preservation and Historic Preservation Commission Rules and Procedures; and

WHEREAS, the City is updating VMC 17.39 “Historic Preservation” to make it consistent with current practices and with the recent changes in Clark County’s historic preservation code; and

WHEREAS; VMC Title 20.220 “Land Use Decisions” includes a section with the authority, composition, terms and responsibilities of the Historic Preservation Commission and needs to be revised to be consistent with the revisions in 17.39.

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

SECTION 1. Legislative Findings. The recitals set forth above are adopted as the legislative findings of the City Council of the City of Vancouver in support of adoption of this ordinance.

SECTION 2. Clark County Historic Preservation Commission. Vancouver Municipal Code Section 20.220.050 is hereby revised to read as follows:

VMC Section 20.220.050 Clark County Historic Preservation Commission.

A. *Authority.* The City of Vancouver is established as a “Certified Local Government” as determined by state and federal historic preservation standards. The standards require a commission to serve as the review authority on matters of historic preservation. The Clark County Historic Preservation Commission, as provided in Clark County Code, Section 40.250.030, shall serve as the review authority on matters of historic preservation as outlined in subsection ~~(C)~~ (D) of this section for properties within the City of Vancouver.

B. *Composition of the commission.*

1. The Clark County Historic Preservation Commission shall consist of seven (7) members. Five (5) members of the Commission shall be appointed by the Clark County Council and shall be residents of the county and two (2) members of the Commission shall be appointed by the Vancouver City Council and shall be residents of the City except as provided for in Section 20.220.050(B)(2). ~~Appointments to the commission shall be made by the Clark County Board of Commissioners. All members shall be selected based on the professional or demonstrated expertise criteria (Clark County Code Section 18.328.040(B)), rather than by geographic distribution.~~

2. The Vancouver City Council and the Clark County Council shall coordinate to ensure that the Commission includes at least two (2) professionals who have experience in identifying, evaluating and protecting historic and cultural resources and are selected from among the disciplines of history, public history, architecture, architectural history, historic preservation, planning, cultural anthropology, cultural geography, American studies or the practice of historic rehabilitation or restoration. The Commission may take action even if there is a temporary vacancy in one (1) or all of the professional positions. An exception to the residency requirement of the Commission members may be granted by the Vancouver City Council for the commission members appointed by the City Council in order to obtain representatives from these disciplines.

C. *Terms.* The terms shall be for three (3) years. Membership on the commission shall be limited to two (2) full consecutive three (3) year terms. Reappointment after two (2) consecutive terms may be made after at least a one (1) year absence. Vacancies occurring other than through the

expiration of terms shall be filled for the unexpired term. Members may be removed by the city or county councils for inefficiency, neglect of duty or malfeasance in office.

€. D Powers and duties. The major responsibilities of the Commission are to identify and actively encourage the conservation of the city and county's historic and cultural resources by initiating and maintaining a register of historic places and reviewing proposed changes to register property(ies); to raise community awareness of the county's historic and cultural resources; and to serve as the county's primary resource in matters of historic preservation. In carrying out these responsibilities, the commission shall engage in the following activities:

1. Conduct and m~~M~~aintain a comprehensive inventory of historic and cultural resources within the boundaries of the City of Vancouver to be included in the Clark County Cultural Resource Inventory; publicize, and periodically update inventory results;
2. Maintain the Clark County Heritage Register (CCHR). This official register shall be comprised of buildings, structures, sites, objects and districts identified by the commission as having historic significance worthy of recognition by the county and encouragement of efforts by owners to maintain, rehabilitate, and preserve properties;
3. Review nominations to the Clark County Heritage Register ~~and National Register of Historic Places~~ according to criteria in VMC Sections 17.39.060 and 17.39.070 of this chapter and adopt standards in its Rules and Procedures to be used to guide this review; ~~Make designations to the Clark County heritage register;~~
4. Review proposals to construct, change, alter, modify, remodel, move, demolish or significantly affect properties or districts on the Clark County Heritage Register as provided in Section VMC 17.30.080; and adopt standards in its Rules and Procedures to guide this review and the issuances of a Certificate of Appropriateness or Waiver; Review proposals as required in Chapter 20.520 VMC, Historic Preservation, for historic districts on the Clark County Heritage Register or National Registers;
5. Provide advisory review for structures located in the city's Heritage Overlay Districts per VMC 20.510;
6. Submit nominations to the Washington State Heritage Register and National Register of Historic Places;
- 6- 7. Review nominations to the National Register of Historic Places and provide recommendations to the applicable agency;

8. Provide for comment by the commission on all applications for approvals, permits, environmental assessments or impact statements, and other similar documents pertaining to identified historic or cultural resources or adjacent property(ies) upon staff request;

~~7.~~ 9. Provide information, comment, and support to the public and agencies on matters related to historic preservation;

~~8.~~ 10. Encourage recognition of noteworthy efforts in the rehabilitation or maintenance of historic buildings, structures, sites, and districts, and new construction in historic areas;

9. 11. Serve as the local review board for ~~sSpecial~~ vValuation pursuant to RCW [84.26](#).

12. Conduct all commission meetings in compliance with RCW [42.30](#), Open Public Meetings Act, to provide for adequate public participation.

D. E. Rules and officers.

1. The commission shall establish and adopt its rules and procedures not inconsistent with this chapter.

2. The commission shall select from among its membership a chair~~person~~ and vice-chair to conduct the commission's business.

3. All official actions of the commission shall require a majority vote of the members present. No member shall be eligible to vote upon a matter unless that member attended the hearing.

E. F. Commission staff. Staffing for the commission shall be provided by the Clark County Community Planning Department and the City of Vancouver. ~~of Community Development with additional assistance and information to be provided by other county or City of Vancouver departments as may be necessary to aid the commission in carrying out its duties and responsibilities under this chapter.~~

F. G. Inter-jurisdictional Interlocal agreement required. An ~~inter-jurisdictional~~ interlocal agreement shall be established between the City of Vancouver and Clark County implementing the provisions of this chapter.

G. H. City Review Staff. City ~~Community and Economic Development Department~~ shall provide ~~trained~~ staff with knowledge of the local resources, and the designation and review processes will ~~assist county staff in preparing~~ staff reports, and recommendations, and will attend

commission work sessions, and public hearings concerning properties within the Vancouver urban area. ~~Other city staff with specialized knowledge shall provide additional assistance as necessary.~~

~~H. *Support services.* Development Review Services Department staff shall solicit comments and advice from the County Department of Community Development staff and other appropriate city staff on proposals concerning property(ies) within the incorporated area to ensure that the city has adequate opportunity to provide input to the commission.~~

I. *Appeals.* Appeals of decisions rendered by the Clark County Historic Preservation Commission pertaining to property(ies) within the City of Vancouver shall be heard by the Vancouver City Council.

J. *Education services.* ~~The City Community and Economic Development Department and the Clark County Community Development Department shall equally share responsibility for providing~~ shall provide heritage education services, including but not limited to public workshops, lectures, seminars and educational materials and professional education for commissioners and staff, for both the City of Vancouver and Clark County as agreed to in the interlocal agreement. follows:

- ~~1. Quarterly workshops or seminars on the local, state, and national historic registers; Washington State Special Valuation for Historic Properties; Investment Tax Credits for Historic Properties; and/or sensitive rehabilitation treatments;~~
- ~~2. Quarterly workshops or seminars may be targeted toward different audiences, such as homeowners, neighborhoods, business community, professionals or building trades;~~
- ~~3. Fees will be based on actual costs, and will be the same for city and county residents; and~~
- ~~4. An annual training session for the Clark County Historic Preservation Commission on a topic selected by the commission.~~

SECTION 3. Effective Date. This ordinance shall go into effect thirty days after final passage.

Read first time:

Ayes:

Nays:

Absent:

Read second time:

Passed by the following vote:

Ayes:

Nays:

Absent:

SIGNED this 15th day of June, 2020

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

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SUMMARY

ORDINANCE NO. _____

AN ORDINANCE revising VMC 20.220.050, “Land Use Decisions” relating to the authority, composition, terms and responsibilities of the Clark County Historic Preservation Commission and providing for an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 360-487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).



Staff Report 064-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/1/2020
6/15/2020

SUBJECT Site-Specific Zoning Map Designation Change Requests

Key Points

- The proposed changes are not required to be reviewed in the normal fall annual cycle as two of the proposals, Horizon Dental and Mercy Housing/Peacehealth SW, involve no Comprehensive Plan changes. The third, Cascade North, involves a proposed annexation in addition to a designation change, allowing for out-of-cycle review.
- The Planning Commission unanimously recommended approval for all three proposals on March 10, 2020.
- A memorandum in lieu of workshop for the proposals dated April 2, 2020 was provided to the Council.

Strategic Plan Alignment

N/A

Present Situation

Council is requested to review and make final determinations on the proposed map changes:

New Horizons Dental. 1.5 acres at 15704 NE Fourth Plain Boulevard alongside 156th Avenue are proposed to be changed from Neighborhood Commercial (CN) to Community Commercial (CC). The proposal is intended to allow future development of an approximately 7,600 square foot dental office and 900 square foot additional leasable space if the rezone is approved. The current CC zone limits any single use to no more than 5,000 square feet. No public testimony was provided at the hearing. More information is available in the Planning Commission staff report and minutes (page 6).

Mercy Housing/Peacehealth SW. 2.3 acres in the southeast portion of the larger Peacehealth hospital campus on Mill Plain Boulevard is proposed to be changed from Office Campus Industrial (OCI) to High Density Residential (R-35) zoning, in order to allow a future application for a 70-unit affordable housing project by Mercy Housing. The proposal site consists of eleven

former single family homesites owned by Peacehealth, with structures removed. Along with the rezone, associated changes to an adopted Public Facilities Master Plan (PFMP) and Development Agreement (DA) applying to the campus are also proposed to allow the envisioned housing. The PFMP change would reduce the current master plan boundary by removing the 2.3-acre rezone site, which the current master plan envisions to be developed with an unspecified building and a larger parking lot. The proposed DA change updates the DA text to recognize changes in right-of-way dedication and trip vesting provisions associated with removal of the proposal area from the master plan, and amends DA exhibits. Removal of the rezone site from the overall hospital Master Plan would eliminate 278 parking spaces, about 15% of the campus total, but the 2015 Master Plan showed a 304-space surplus based on City parking standards which have not been changed. One person testified against the proposal based on concerns that the proposed development would disrupt the neighborhood, decrease property values through increased congestion, increase demand for parking, and threaten pedestrian safety due to lack of sidewalks. More information is available in the Planning Commission staff report and minutes (page 5).

Cascade North. The rear 1.9 acres of the larger East Wood Presbyterian Church property at 16210 NE 20th Street on 162nd Avenue is proposed for a change in Comprehensive Plan and zoning designations from Commercial and CC to Urban High Density Residential and R-18. Applicant Ginn Development has proposed a 26-lot single family residential subdivision if the rezone is approved. The entire church property is currently located in Clark County but has requested annexation to the City of Vancouver, which formally initiated the annexation process at a November 4, 2019 City Council meeting. As required by law, the June 15 hearing to review the zoning change will be followed with a separate hearing to review annexation for this property on July 20, 2020.

The applicant provided an economic analysis noting the property lacks commercial potential because of its size and location behind the church, and the presence of large scale, multi-tenant commercial activities directly south and southwest of the site encompassing approximately 14 acres in total. The primary issue discussed at the March 10 Planning Commission hearing and earlier February 12 workshop was whether a higher density multi-family designation would be more appropriate than the proposed R-18 zoning. Currently there is lack of apartments and a relatively limited number of rental opportunities of any kind near the site and in the upper portion of the 162nd Avenue corridor. A submittal from the church acknowledges that apartment developers have recently expressed interest in the site. Possible incompatibilities between potential multi-family development and surrounding residential development to the north and east are lessened by the fact that the nearby homes vary considerably in density and include both attached and detached structures, and except for one attached home to the north are all separated from the rezone site by roads and a parking strip.

Other considerations support the proposed R-18 zoning rather than a higher density designation. The East Woods Church opposes multi-family development at the site, and as owners of the property have established terms of sale prohibiting such development. The small lot single family subdivision envisioned by the applicant under the proposed R-18 zone would at likely provide some workforce housing. For these reasons staff and the Planning Commission recommended approval. Eight people testified, all in favor of the proposal. Two of these cited concerns about existing truck parking on 20th Street abutting the site. More information is available in the Planning Commission staff report and minutes.

Advantage(s)

1. The New Horizons Dental proposal would make a modest change in zoning (from NC to CC) on a small property alongside Fourth Plain Boulevard, a busy arterial roadway
2. The Mercy Housing/Peacehealth SW would likely provide for needed affordable housing at a location with nearby transit, and where adjacent homes to the north and east are separated by a roadway, and abutting homesites to the south and west that are either vacant or under Peacehealth ownership.
3. The Cascade North proposal would likely provide for workforce single family housing.

Disadvantage(s)

No disadvantages for the New Horizons Dental and Mercy Housing rezones. For the Cascade North proposal, rezoning from CC to R-18 and developing a single family home subdivision would eliminate an opportunity to provide apartment housing in an area that lacks it, and has fewer rental opportunities of any kind than other areas of Vancouver.

Budget Impact

No significant impacts anticipated.

Prior Council Review

1. November 4, 2019 public meeting initiating annexation of the 4.7-acre East Wood Presbyterian Church property, including the 1.9-acre rear portion proposed for rezone.
2. April 13, 2020 memorandum in lieu of workshop for all three rezone proposals (attached).

Action Requested

On June 1, 2020 approve ordinances for the three proposals on first reading, setting date of second readings and public hearings for June 15, 2020

Bryan Snodgrass, Principal Planner 487-7946

ATTACHMENTS:

- ▢ a. Proposed ordinance for New Horizons Dental rezone
- ▢ b. Proposed ordinance for Mercy Housing/PeacehealthSW rezone, and related amendments to Public Facilities Master Plan and Development Agreements
- ▢ c. Proposed ordinance for Cascade North Comprehensive Plan and zone change
- ▢ Council Briefing Memo - Apr. 13, 2020

ATTACHMENT A – ORDINANCE FOR NEW HORIZONS DENTAL ZONING CHANGE

06/01/20

06/15/20

ORDINANCE NO. M_____

AN ORDINANCE relating to zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Zoning map designation for property at 15704 NE Fourth Plain Blvd, tax parcel # 159116000, providing for severability, and providing for an effective date.

WHEREAS, an application for a property-specific changes to zoning map designations was submitted to the City of Vancouver; and

WHEREAS, the Vancouver Planning Commission reviewed the proposed map designation changes at a duly advertised workshop on December 10, 2019, and a duly advertised public hearing on February 11, 2020, and voted unanimously to recommend approval of the zoning map amendment described herein for adoption to the City Council; and

WHEREAS, the City Council conducted a duly advertised first reading on June 1, 2020, and duly advertised public hearing on June 15, 2020, following which the Council wishes to adopt the Planning Commission recommendations for approval; and

WHEREAS, the cumulative environmental impacts of the proposed zoning change has been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act. A Notice of Determination of Non-significance (DNS) was issued on January 8, 2020, and no SEPA comments or appeals were received; and

WHEREAS, the City Council finds and concludes that the proposed change is consistent with all relevant criteria for Zoning Map Amendments (VMC 20.285) and consistent with the policies and provisions of the Comprehensive Plan that encourage orderly development within

ORDINANCE - 1

the community and the Growth Management Act pursuant to the requirements of Chapter 36.70A. RCW.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The Planning Commission findings and conclusions as set forth in the staff report for the February 11, 2020, public hearing, are hereby adopted as the City Council's findings of fact; and

Section 2. Zoning Code Map Amendments. The City of Vancouver Zoning Map established under VMC 20.130.020 is hereby amended to change to property at 15704 NE Fourth Plain Blvd, tax lot 159116000 from CN to CC

Section 3. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 4. Effective Date. This ordinance shall go into effect 30 days after adoption

Section 5. Instruction to City Clerk. The City Clerk shall transmit a copy of the revised development code to the Washington Department of Commerce.

Read First Time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Council Members

Read Second Time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2020

Anne McEnery Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

ORDINANCE - 3

SUMMARY

ORDINANCE NO. M_____

AN ORDINANCE relating to zoning and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Comprehensive Zoning map designations for tax parcel # 159116000, and providing for an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

**ATTACHMENT B – ORDINANCE FOR MERCY HOUSING/PEACHEALTHNW ZONING
MAP CHANGE AND ASSOCIATED CHANGES TO A PUBLIC FACILITIES MASTER PLAN
AND DEVELOPMENT AGREEMENT**

06/01/20

06/15/20

ORDINANCE NO. M_____

AN ORDINANCE relating to zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Zoning map designation for tax parcel # 37916241, 37916237, 37916235, 37916243, 37916245, 37916249, 37916251, 37916281, 37916283, 37916239, and 37916247; and amending an associated Public Facilities Master Plan (PFMP) and a Development Agreement (DA) applying to these properties; providing for severability, and providing for an effective date.

WHEREAS, an application for property-specific changes to zoning map designations was submitted to the City of Vancouver; and

WHEREAS, the Vancouver Planning Commission reviewed the proposed map designation changes at a duly advertised workshop on December 10, 2019, and a duly advertised public hearing on February 11, 2020, and voted unanimously to recommend approval of the zoning map amendment described herein for adoption to the City Council; and

WHEREAS, the City Council conducted a duly advertised first reading on June 1, 2020, and duly advertised public hearing on June 15, 2020, following which the Council wishes to adopt the Planning Commission recommendations for approval; and

WHEREAS, the cumulative environmental impacts of the proposed zoning change has been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act. A Notice of Determination of Non-significance (DNS) was issued on January 8, 2020, and no SEPA comments or appeals were received; and

ORDINANCE - 1

WHEREAS, the City Council finds and concludes that the proposed change is consistent with all relevant criteria for Zoning Map Amendments (VMC 20.285), Public Facility Master Plans (VMC 20.268) and Development Agreements (VMC 20.250), and is consistent with the policies and provisions of the Comprehensive Plan that encourage orderly development within the community and the Growth Management Act pursuant to the requirements of Chapter 36.70A. RCW.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The Planning Commission findings and conclusions as set forth in the staff report for the February 11, 2020, public hearing, are hereby adopted as the City Council's findings of fact

Section 2. Zoning Code Map Amendment. The City of Vancouver Zoning Map established under VMC 20.130.020 is hereby amended to change tax parcels # 37916241, 37916237, 37916235, 37916243, 37916245, 37916249, 37916251, 37916281, 37916283, 37916239, and 37916247 from Office Campus Industrial (OCI) to Urban High Density Residential (R-35)

Section 3. Public Facilities Master Plan Amendments. Public Facilities Master Plan Map Phase I dated February 3, 2015, approved in Vancouver Hearings Examiners Decision dated August 31, 2015 in case number PRJ – 145134/LUP-43504, is hereby amended to exclude the zone change properties noted herein within the master plan boundary, as indicated in Exhibit A of this ordinance.

Section 4. Development Agreement Amendments. The City Manager is hereby authorized to enter into the amendment of Development Agreement dated October 10, 2016, recorded on

March 9, 2017, AGR 5384086. Exhibit B of this ordinance highlights the amendments. Exhibit C of this ordinance is the amended Development Agreement in full.

Section 5. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 6. Effective Date. This ordinance shall go into effect 30 days after adoption

Section 5. Instruction to City Clerk. The City Clerk shall transmit a copy of the revised development code to the Washington Department of Commerce.

Read First Time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Council Members

Read Second Time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2020

ORDINANCE - 3

Anne McEnery Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

SUMMARY

ORDINANCE NO. M_____

AN ORDINANCE relating to zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Zoning map designation for tax parcel # 37916241, 37916237, 37916235, 37916243, 37916245, 37916249, 37916251, 37916281, 37916283, 37916239, and 37916247; and amending an associated Public Facilities Master Plan (PFMP) and a Development Agreement (DA) applying to these properties; providing for severability, and providing for an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

ORDINANCE EXHIBIT A - AMENDED PUBLIC FACILITY MASTER PLAN MAP



ORDINANCE - 6

ORDINANCE EXHIBIT B - AMENDMENTS TO DEVELOPMENT AGREEMENT

| **FIRST AMENDMENT TO AND RESTATEMENT OF**
| **DEVELOPMENT AGREEMENT**
| **BETWEEN THE CITY OF VANCOUVER AND PEACE-HEALTH SOUTHWEST**
| **MEDICAL CENTER**

Grantors:
PeaceHealth

Grantees:
The City of Vancouver, a municipal corporation

Abbreviated Legal/Parcel Nos.:
(To be inserted) Abbreviated Legal: FIRCREST LOT 10 BLK 1; Parcel No. 37916219 (Refer to additional Parcel Numbers on Exhibit A, Page 1 through 5; and Exhibit B, Page 1)

| **Effective Date:** _____, 2016~~2020~~

Parties: PeaceHealth Southwest Medical Center
400 NE Mother Joseph Place
Vancouver WA 98664

City of Vancouver
PO Box 1995
Vancouver WA 98668-1995

RECITALS

WHEREAS, PeaceHealth Southwest Medical Center (PeaceHealth) is the record owner of the property, which is legally described in Exhibit A ("Property") to this Agreement and is located within the City limits of Vancouver, attached hereto and incorporated herein by this reference; and

WHEREAS, There are six additional properties that PeaceHealth intends to acquire that upon acquisition will become subject to this Agreement. These properties are identified on that parcel table attached hereto as Exhibit B to this Agreement

WHEREAS, the City of Vancouver (City) is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits; and

WHEREAS, local governments and private property owners are authorized by RCW 36.70B.170 to enter into development agreements; and

WHEREAS, this Agreement relates to future development of the property for healthcare and related accessory purposes; and provides mutual benefit to the City and PeaceHealth.

NOW, THEREFORE, based on the foregoing recitals, the parties agree as follows:

Section 1. Recitals. The recitals above set forth are incorporated into this Agreement by reference.

Section 2. Purpose. The purpose of this Agreement is to:

A. Support a Public Facilities Master Plan (PFMP) approved by the City for an expansion of PeaceHealth's medical campus to better serve the region's healthcare and related needs. This approval is found in the Hearings Examiners Decision dated August 31, 2015 in case number PRJ – 145134/LUP-43504.

B. Vest the conceptual components of the development of the Property under the provisions of the VMC on the Effective Date of this Agreement, including the permitted uses of the Property, and the applicable development standards and regulations.

C. Continue to reserve capacity and vest the unused 299 weekday p.m. peak hour trips (provided for in the prior development agreement and ~~3648~~ existing PM peak hour trips associated with the single-family homes purchased by PeaceHealth all of which are legally described as part of Exhibit A to this Agreement. For any development or redevelopment that may occur on the Property within 10 years of the effective date of the this Development Agreement.

- D. Set forth the timing and cost of right-of-way dedication and vacations.
- E. Vest transportation concurrency for the term of this Agreement.
- F. Set forth the required transportation mitigation as that included in the Hearings Examiner Decision dated August 31, 2015.

Section 3. Development Agreement. This agreement is a ~~d~~Development ~~a~~Agreement that is adopted and shall be implemented and interpreted in accordance with RCW 36.70B. 170 through RCW 36.70B. 210 and VMC 20.250. It shall be a binding contract between PeaceHealth and the City upon the City's approval by ordinance or resolution following a public hearing in accordance with RCW 36.70B. 170.

Section 4. Definitions. Except as state law may provide otherwise, the following terms shall have the following meanings: "VMC" means the Vancouver Municipal Code as it exists on the effective date of this Agreement and as it may subsequently be amended from time to time by the Vancouver City Council. "Development Agreement" means the Development Agreement between the City of Vancouver and PeaceHealth Southwest Medical Center with an effective date of October 10, 2016. "Agreement" means this First Amendment to and Restatement of the Development Agreement.

Section 5. Effective Date, Term, Termination, and Modification. This agreement shall be effective (the "Effective Date") upon adoption of a resolution or ordinance by the Vancouver City Council and thereafter upon execution and signature of the authorized representatives of both parties. This agreement shall be and remain in force for a period of 10 years from the effective date, after which it shall expire automatically and become null and void (the "Termination Date"), except that any development approvals, (master plan, land use, land division, building permits and the like) issued by the City for development of the property shall remain in place and continue to impose on-going legal obligations on the holder of those development approvals. This agreement may be modified prior to termination only upon mutual written agreement of both parties after a public hearing as required by RCW 36.70B. 200. Notwithstanding the foregoing, the Mayor is authorized to approve on behalf of the City minor modifications to this Agreement of the exhibits attached hereto without the necessity of a public hearing.

Section 6. Prior Development Agreement. Notwithstanding the expiration thereof on December 20, 2014, the terms and provisions of a Prior Development Agreement between the parties dated January 22, 2002 are hereby reinstated as of that termination date and shall be in full force and effect in the 299 Reserved and unused transportation trips provided for in such Prior Development Agreement which shall be and remain vested under this ~~Development~~ Agreement.

Section 7. Transportation Infrastructure and Reservation of Traffic Capacity.

PeaceHealth will construct transportation improvements at its own cost and expense pursuant to the conditions set forth in the Hearings Examiner Decision dated August 31, 2015. The Hearings Examiner Decision identifies all required improvements for the full buildout of the Property and the specific standards that apply to future development. The timing of all required improvements will be addressed during site plan approval for the individual projects included in the PFMP approval.

Section 8. Right of Way Dedication and Vacation. Final build-out of the proposed projects contemplated herein and in the Public Facilities Master Plan will require dedication of the NE 9th Street Extension (from the existing terminus of NE 9th Street near NE 90th Avenue to NE 87th Avenue) and vacation of existing rights-of-way (subject to the City's right of way vacation process,) in the expansion areas, including:

- NE 90th Avenue (south of NE 9th Street)
- NE 8th Street (between Henrietta Lacks Health and Bioscience High School and NE 90th Avenue)
- NE 91st Avenue (between NE 8th Street and NE 7th Street)
- NE Pietz Street (west of NE 92nd Avenue)
- NE 7th Street (between NE 90th and NE 91st Avenues)
- NE 93rd Avenue (north of Mill Plain Boulevard and south of [parcel 37916251 NE 5th Street](#))
- Completion of the NE 9th Street Extension and dedication will be phased with the build-out of the campus and will be finished after completion of the two medical office building projects in the north campus area identified on Exhibit A2. The City shall initiate proceedings for vacation of the rights-of-way this Agreement prior to the submittal of Type II site plan review applications for projects included in the PFMP that will require a right-of-way vacation to be constructed.

Section 9. Vesting of Vehicle Trips and Concurrency. For purposes of future concurrency management and Transportation Impact Fees (TIFs) that would be assessed by the City on the redevelopment or change in use of the Property, the City will credit the Average Daily Trip (ADT) generation and p.m. peak hour trips from the existing uses on the Property as of the effective date of this Agreement. The TIF that will be due for the redevelopment and change in use of the Property will be based on the increase in ADT generation attributable to the new development or use beyond the current level of trip generation by the current use. Capacity for the current [335347](#) weekday p.m. peak hour trips (299 vested and unused weekday PM peak hour trips as provided for in the [Prior Development Agreement](#) and [3648](#) existing weekday PM peak hour trips associated with the single-family homes purchased by PeaceHealth from the current use of the Property for a total of [335347](#) shall be reserved by the City and vested for the Property, for any development or redevelopment that may occur within 10 years of the effective date of this Agreement. PeaceHealth will prepare trip

generation letters for all future projects included in the PFMP at the time of site plan review, with the exception of Tower 2, which will require a new Transportation Impact Analysis (TIA). The trip generation letters will verify the proposed trip volumes and that resulting traffic operations would remain consistent with the February 2015 TIA submitted with the PFMP.

Section 10. Vesting. As provided for in RCW 36.70B.170(1) and VMC 20.250, during the term of this Agreement, development of the property and the master plan therefor shall be controlled by the terms and condition of this Agreement and any requirements and/or standards adopted by the City that are not inconsistent with the terms and requirements of the agreement. The parties agree that the development of the Property and this ~~Development~~ Agreement vests as to the permitted use, land use ordinance, regulation, and development standards in effect in VMC section 20.250.040 as of the earlier of the date of any fully complete land use application being processed for approval with ~~the this~~ Development Agreement, or October 10, 2016, the effective date of the ~~execution of this~~ Development Agreement. "Vesting" shall mean that the property is entitled to be used and to implement a public facilities master plan, site plan or other land use permit or approval that is substantially consistent with that shown in Exhibit A, and that the Property is entitled to be eligible to receive land use approval of development proposals ("implementing land use approval(s)") that are consistent therewith, in accordance with the zoning, development and land use ordinances in effect upon the date of the vesting of ~~the this~~ Development Agreement without any such application being subject to changes in ordinance, regulation, and development standards and regulations that are enacted or implemented subsequent to the date thereof. Further, if an implementing land use approval has become final (not appealed), which is at variance with such ordinance, regulation, and development standards and regulations with the agreement of the applicant(s), the ordinance, regulation, and development standards and regulations manifested in such implementing land use approval(s) shall become vested under ~~the this~~ Development Agreement. This ~~Development~~ Agreement and the development standards in, and terms of, ~~the this~~ Development Agreement govern during the term of ~~the this~~ Development Agreement and may not be subject to an amendment to a zoning ordinance, land use regulation, or development standard adopted after the effective date of ~~the this~~ Development Agreement except with the written agreement of the Developer; provided that Developer or its assignee may elect to waive vesting as to an ordinance, requirement, condition or standard and proceed under any ordinance, requirement, condition or standard more recently in effect by the City of Vancouver as allowed under VMC 20.250.040. This vesting shall continue beyond the term of ~~the this~~ Development Agreement as to any fully complete implementing land use application in process or granted by the City during the term of ~~the this~~ Development Agreement, for the normal term of approval of any such application or approval. Any permit or approval issued by the City, including any implementing land use approval, after the vesting of ~~the this~~ Development Agreement must be consistent with ~~the this~~ Development Agreement; provided that applicable storm water regulations are subject

to the City of Vancouver Phase 2 National Pollutant Discharge Elimination System (NPDES) permit.

Section 11. Property Governed. This ~~Development~~ Agreement governs and vests the development of the PeaceHealth Property described on the drawings attached to this Agreement as Exhibit A1 and A2 and to the extent the properties ~~highlighted~~ on the parcel table attached to this Agreement as Exhibit B are acquired by PeaceHealth, the Agreement shall be re-recorded with the legal descriptions for those properties identified on Exhibit B and each and every term and provision of this Agreement shall apply to the newly added properties which will be identified as Exhibit B including but not limited to the vesting provision which shall vest the newly acquired property on the date of the re-recording of this Agreement. No further City Council action is required to record this agreement is provided for in this section.

Section 12. Exception to Vesting/Serious Threat to Public Health. Nothing contained in this ~~Development~~ Agreement shall preclude the City from exercising any and all rights it has under RCW 36.70.170(4) to address issues of public health and safety.

Section 13. Construction. This ~~Development~~ Agreement sets forth the entire agreement of the parties. This Agreement shall be construed as a whole. No amendment, change or modification of any provision of this Agreement shall be valid unless set forth in writing and signed by both parties. To the extent of any conflict with any City regulations which may otherwise govern the Property, the terms and conditions of this ~~Development~~ Agreement shall prevail.

Section 14. Further Discretionary Actions. Nothing in this Agreement shall be construed to limit the authority of the City to process development applications for the property, including one or more building permits, under the processes established by the City; provided however those processes shall not impose any conditions inconsistent with the provisions of this Agreement.

Section 15. Remedies. Should a disagreement arise between the City and the land owner regarding the interpretation and application of this Agreement, the parties agree to attempt to resolve the disagreement by first meeting and conferring. IF this does not result in resolution the parties agree to employ a mutually agreed upon mediator to resolve the disagreement. If mediation proves unsuccessful the disagreement may be resolved by judicial action filed in the Clark County Superior Court.

Section 16. Performance. Failure by either party at any time to require performance by the other party of any of the provisions or requirement of the agreement shall in no way affect the parties' rights hereunder to enforce any and all requirements of this Agreement, nor shall any failure by a party to declare a default or breach of the

agreement by the other party be deemed a waiver of a default or breach or a waiver of this non-waiver clause.

Section 17. Enforcement and Venue. In the event of any litigation arising hereunder, or with respect hereto, the law of the State of Washington shall control, and all signatories hereto, do hereby submit themselves personally to the jurisdiction of the courts of the State of Washington, and do hereby agree that any action arising hereunder may be instituted in Clark County Superior Court, if the parties are served, including anywhere not within the State of Washington, by any method authorized by Washington law.

Section 18. Required Public Hearing. This ~~Development~~ Agreement is authorized by a resolution of the City Council of the City of Vancouver following a hearing as required by RCW 36.70B.170.

Section 19. Default. In the event either party fails to perform the terms and provisions of this ~~Development~~ Agreement, which failure continues uncured for a period of sixty (60) days following written notice from the other party (unless the parties have mutually agreed in writing to extend this period) shall constitute a default under this Agreement. Any notice of default shall specify the nature of the alleged default and, where appropriate, the manner in which the alleged default may be satisfactorily cured. If the nature of the alleged default is such that it cannot be reasonably cured within the sixty (60) day period, then the commencement of actions to cure the alleged default within the sixty (60) day period and diligent prosecution of such actions necessary to complete the cure of the alleged default, shall be deemed to be a cure within sixty (60) day period. Upon a default of this Agreement that is not cured as provided above, the non-defaulting party may institute legal proceedings to enforce the terms of this Agreement. If the default is cured, then no default exists, and the noticing party shall take no further action. Notwithstanding the foregoing, in the event of a serious threat to public health and safety or irreparable harm, the City may immediately enforce the provisions of this ~~Development~~ Agreement or any other provision of law.

Section 20. Extensions of Time for Performance. Notwithstanding anything to the contrary contained in this Agreement, neither party shall be deemed to be in default where delays and performance or failure to perform are due to war, insurrection, strike or other labor disturbances, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, extended appeals by third parties or similar basis for excused performance which are not within the reasonable control of the party to be excused. Upon the request of either party, an extension of time for such cause shall be granted in writing for the period of the forced delay, or longer, as may be mutually agreed upon.

Section 21. Binding Effect. This ~~Development~~-Agreement, or a summary therefore, shall be recorded against the Property and shall run with the land, subject only to the express conditions or limitations of this Agreement, and shall be binding upon and insure to the benefit of the respective successors and assigns of the parties. Upon assignment of this ~~Development~~-Agreement or the conveyance of any parcel of the Property to which this Agreement is applicable, the assignee/grantee shall be deemed to assume all rights, obligations and liabilities set forth in this Agreement as they relate to such parcel.

Section 22. Cooperation. Each party shall take such action (including, but not limited to the execution, acknowledgement and delivery of documents) as may reasonably be requested by the other party for the implementation or continuing performance of this ~~Development~~-Agreement. In the event of any administrative, legal or equitable action or proceeding instituted by any person or party to this Agreement challenging the validity of any provision of this ~~Development~~-Agreement, or any subsequent action taken consistent with this Agreement, the parties shall cooperate in defending such action or proceeding to settlement or final judgment, including all appeals. Each party shall select its own legal counsel and retain such counsel at its own expense.

Section 23. Severability. If any portion of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.

Section 24. Inconsistencies. If any provision of the Vancouver Municipal Code is deemed inconsistent with the provisions of the agreement, the provisions of this Agreement shall control.

Section 25. Binding on Successors and Recording. This agreement shall run with the land and be binding upon and inure to the benefit of the parties to this Agreement and to their respective heirs, successors and assigns. This agreement shall be recorded in Clark County real property records for the property. PeaceHealth may sell or otherwise lawfully dispose of all or any portion of the property to another person, corporation, partnership or other entity, who shall be bound by and benefitted by the requirements and terms of this Agreement.

Section 26. Term. The initial term of ~~the this~~ Development Agreement shall be for ten (10) years from the effective date of this Agreement, with the parties entitled to extend the term if approved by the City by resolution following public hearing or as otherwise allowed under state law.

| **Section 27. Enforcement.** This ~~Development~~ Agreement may be enforced through any remedy provided by law or in equity

| **Section 28. Effective Date.** This ~~Development~~ Agreement will become effective upon signature by the City, after a public hearing has occurred.

| **Section 29. Run with the Land.** This ~~Development~~ Agreement shall run with the land and be binding on the parties' successors and assigns. This ~~Development~~ Agreement shall be recorded with the Clark County Auditor

IT IS SO AGREED, as indicated by the below-signed authorized representative of the parties hereto.

City of Vancouver:

PeaceHealth, LLC:

By: _____

By: _____

Date: _____

Date: _____

Approved as to Form:

By: _____

ORDINANCE EXHIBIT C - AMENDED DEVELOPMENT AGREEMENT IN FULL

ATTACHMENT C – ORDINANCE FOR CASCADE NORTH MAP CHANGE

06/01/20

06/15/20

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Comprehensive Plan and Zoning map designations for the rear, eastern 1.9 acres of the 4.7-acre East Wood Presbyterian Church property at 16210 NE 20th Street, tax parcel 164362000, providing for severability, and providing for an effective date.

WHEREAS, pursuant to the Growth Management Act the City Council has adopted a Comprehensive Plan for the City of Vancouver (Ordinance M-3994), and Title 20 zoning standards (last amended through Ordinance M-4034); and

WHEREAS, the property is currently located in unincorporated Clark County, and is designated Commercial and CC by the County Comprehensive Plan and zoning map. The property owner proposed annexation of full 4.7 acre property to the City of Vancouver in 2019, and requested that pending annexation, the City establish Comprehensive Plan and zoning map designations of Urban High Density and R-18 on the eastern approximately 1.9 acres of the site; and

WHEREAS, the Vancouver City Council formally initiated the annexation review process at a public meeting on November 4, 2019, at which time the City Council directed the Vancouver Planning Commission to review the Comprehensive Plan and zoning map designations proposed by the applicant and make recommendations; and

WHEREAS, the Vancouver Planning Commission reviewed the proposed map designation changes at a duly advertised workshops on December 10, 2019, and February 11, 2020, and a duly advertised public hearing on March 10, 2020, and voted unanimously to recommend approval of the Comprehensive Plan and zoning map amendment described herein for adoption to the City Council; and

WHEREAS, the City Council conducted a duly advertised first reading on June 1, 2020, and duly

ORDINANCE - 1

advertised public hearing on June 15, 2020, following which the Council wishes to adopt the Planning Commission recommendations for approval; and

WHEREAS, the cumulative environmental impacts of the proposed Comprehensive Plan and zoning changes have been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act. A Notice of Determination of Non-significance (DNS) was issued on January 2, 2020 for the proposed Comprehensive Plan and zoning text and map changes, and no SEPA comments or appeals were received; and

WHEREAS, the City Council finds and concludes that the proposed changes are consistent with all relevant criteria for Comprehensive Plan and Zoning Plan Map Amendments (VMC 20.285) and consistent with the policies and provisions of the Comprehensive Plan that encourage orderly development within the community and the Growth Management Act pursuant to the requirements of Chapter 36.70A. RCW.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The Planning Commission findings and conclusions as set forth in the staff report for the March 10, 2020, public hearing, are hereby adopted as the City Council's findings of fact; and

Section 2. Comprehensive Plan Map Amendment. The Vancouver Comprehensive Plan Land Use Map, established as part of the Vancouver Comprehensive Plan 2011-2030, adopted through Ordinance M-3994, is amended to change the Comprehensive Plan Land Use Map designation on the eastern 1.9 acres of Clark County Assessor tax lot 164362000, located at 16210 NE 20th Street from Commercial to Urban High Density.

Section 3. Zoning Code Map Amendments. The City of Vancouver Zoning Map established under VMC 20.130.020 is hereby amended to change the eastern 1.9 acres of Clark County Assessor tax lot 164362000, located at 16210 NE 20th Street as indicated in Exhibit A of this ordinance, from CC to R-

18.

Section 4. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 5. Effective Date. This ordinance shall go into effect 30 days after adoption

Section 6. Instruction to City Clerk. The City Clerk shall transmit a copy of the revised development code to the Washington Department of Commerce.

Read First Time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Council Members

Read Second Time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2020

Anne McEnery-Ogle, Mayor

ORDINANCE - 3

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

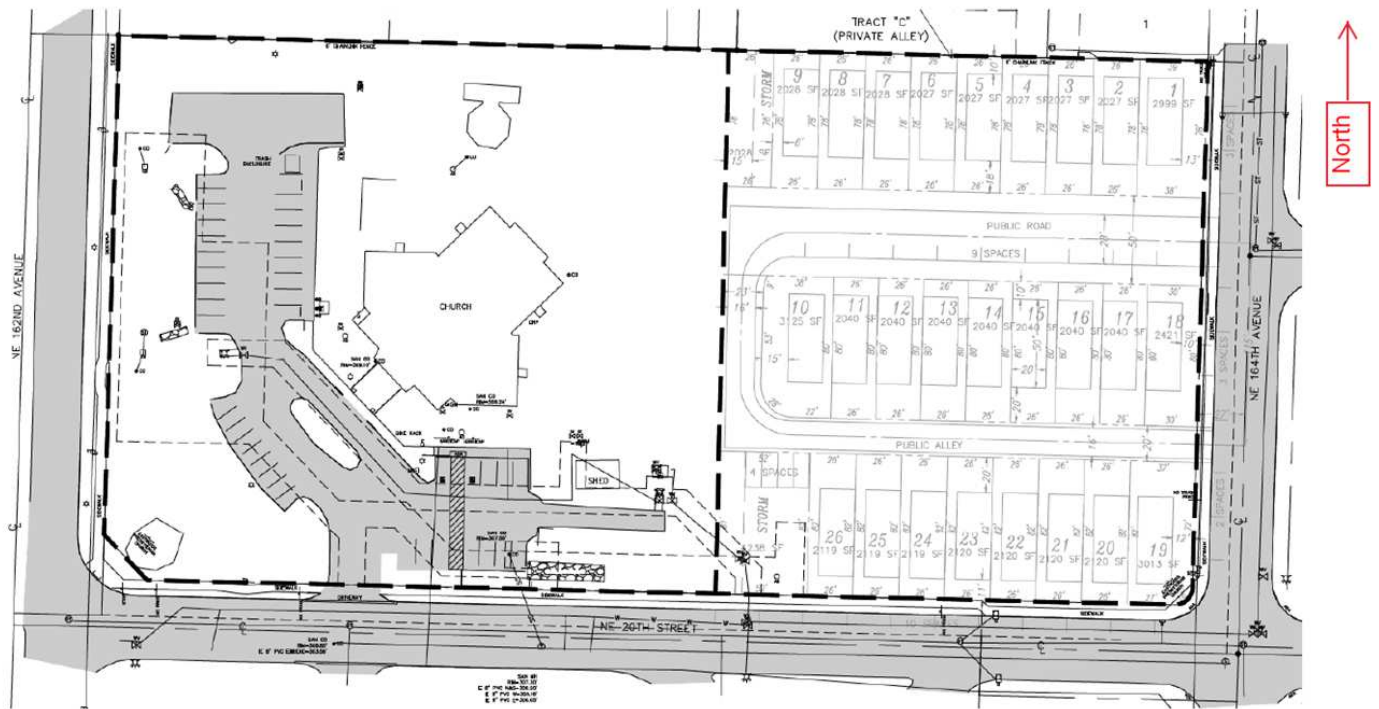
SUMMARY

ORDINANCE NO. M _____

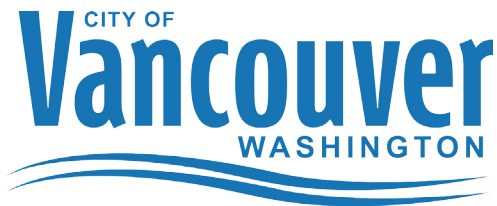
AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Comprehensive Plan and Zoning map designations for the rear, eastern 1.9 acres of the rear 1.9 acres of the 4.7-acre East Wood Presbyterian Church property at 16210 NE 20th Street, tax parcel 164362000, providing for severability, and providing for an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

Ordinance Exhibit A – Portion of Church Property to be rezoned



ORDINANCE - 6



Memorandum

DATE: April 13, 2020

TO: Mayor and City Council

FROM: Bryan Snodgrass, Principal Planner, Community and Economic Development Department

RE: Memo in lieu of worksession for three spring 2020 site specific zoning map changes scheduled for City Council first reading on May 4, public hearing on May 18.

CC: Eric Holmes, City Manager

Three site specific map change requests from property owners have been recently recommended for approval by the Planning Commission. The purpose of this memorandum is to identify any significant issues or concerns in advance of the scheduled Council first reading and public hearing on May 4th and 18th, respectively.

The proposals are brought forward now rather than in the fall as they are exempt from Growth Management Act requirements that they be reviewed concurrently with other local Comprehensive Plan changes. Two are standalone rezones not involving changes to Comprehensive Plan designations, and a third is part of an annexation request. Staff contact is Bryan Snodgrass, (360) 487-7946, bryan.snodgrass@cityofvancouver.us.

Mercy Housing/PeaceHealthSW

2.3 acres in the southeast portion of the larger PeacehealthSW hospital campus is proposed to be changed from Office Campus Industrial (OCI) to High Density Residential (R-35) zoning, in order to allow a future application for a 70-unit affordable housing project.



The proposal site consists of eleven former single family homesites owned by Peacehealth, with structures removed. Properties north and east of the proposal site across 5th Street and 94th Avenue contain single family homes under private ownership zoned R-6. Properties south and west of the proposal site consist of remaining homes within the master plan area under PeaceHealth ownership, zoned OCI. Along with the rezone, associated changes to an adopted Public Facilities Master Plan (PFMP) and Development Agreement (DA) applying to the campus are also proposed to allow the envisioned housing. The PFMP change would reduce the current master plan boundary by removing the 2.3-acre rezone site, which the current master plan envisions to be developed with an unspecified building and a larger parking lot. The proposed DA change updates the DA text to recognize changes in right-of-way dedication and trip vesting provisions associated with removal of the proposal area from the master plan, and amends DA exhibits. Removal of the rezone site from the overall hospital Master Plan would eliminate 278 parking spaces, about 15% of the campus total, but the 2015 Master Plan showed a 304-space surplus based on City parking standards which have not been changed.

The Planning Commission recommended approval unanimously at a February 11, 2020 public hearing. One person testified against based on concerns that the proposed development would disrupt the neighborhood, decrease property values through increased congestion, increase demand

for parking, and threaten pedestrian safety due to lack of sidewalks. More information is available in the Planning Commission [staff report](#) and [minutes](#) (page 5).

New Horizons Dental

1.5 acres at 15704 NE Fourth Plain Boulevard are proposed to be changed from Neighborhood Commercial (CN) to Community Commercial (CC), to allow future development of an approximately 7,600 square foot dental office and 900 square foot additional leasable space if the rezone is approved.



The applicant requests the zoning map change from Neighborhood to Community Commercial in order to allow development of a dental office over 5,000 square feet. The CN zone under VMC 20.430.040(D)(1) limits the maximum size of any single use to 5,000 square feet, and the maximum size of all uses on a site collectively to 10,000 square feet. The applicant indicates that an 8500 square foot building consisting of a dental office and small leasable space is envisioned if the rezone is approved.

The proposal site is located at the northeast corner of the intersection of Fourth Plain Boulevard and 156th Avenue at the very edge of Vancouver city limits. It is bordered to the north by a single family subdivision in unincorporated Clark County zoned R1-6; to the east by an undeveloped storm drainage property also in unincorporated Clark County and zoned R1-6; to the south across Fourth Plain Blvd. by a credit union in the City of Vancouver zoned Light Industrial, and the west across 156th Avenue by undeveloped property in the City of Vancouver zoned Community Commercial. The Planning Commission recommended approval unanimously at a February 11, 2020 public hearing. No public testimony was submitted. More information is available in the Planning Commission [staff report](#) and [minutes](#) (page 6).

Cascade North

The rear 1.9 acres of the larger East Wood Presbyterian Church property at 16210 NE 20th Street is proposed for a change in Comprehensive Plan and zoning designations from Commercial and CC to Urban High Density Residential and R-18. Applicant Ginn Development has proposed a 26-lot single family residential subdivision if the rezone is approved. The entire church property is currently located in Clark County but has requested annexation to the City of Vancouver, which formally initiated the annexation process at a November 4, 2019 City Council meeting.



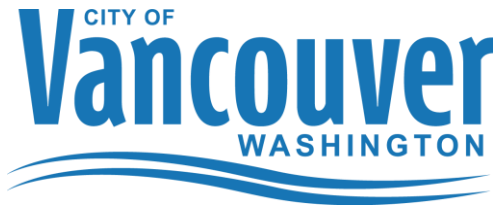
The rezone site shaded above is undeveloped with several large trees. West of the rezone site is the church building and associated parking and outbuildings, zoned CC under Clark County jurisdiction. Directly north of the site, also in Clark County, is an attached single family housing development and parking strip zoned MX, with only one unit directly abutting the rezone site. To the east across 164th Avenue in Clark County is a detached single family subdivision zone R1-5. South of the rezone site across 20th Avenue is a commercial mall zoned CC in the City of Vancouver. There is also a commercial mall on the west side of 162nd Avenue southwest of the church property.

The applicant has provided an economic analysis noting the property lacks commercial potential because of its size and location behind the church, and the presence of large scale, multi-tenant commercial activities directly south and southwest of the site encompassing approximately 14 acres in total. The primary issue discussed at the March 10 Planning Commission hearing and earlier February 12 workshop was whether a higher density multi-family designation would be more appropriate than the proposed R-18 zoning. As noted at the hearing, currently there is an almost complete lack of apartments and a relatively limited number of rental opportunities of any kind near the site and in the upper portion of the 162nd Avenue corridor. A submittal from the church acknowledges that apartment developers have recently expressed interest in the site. Potential incompatibilities between multi-family and surrounding residential development to the north and east are lessened by the fact that the nearby homes vary considerably in density and include both

attached and detached structures, and except for one attached home to the north are all separated from the rezone site by roads and a parking strip.

These considerations generally supporting a higher density designation are offset by other factors. A zone change request can be denied on the basis that approval would preclude other options found to be better meet rezone criteria, but in such cases a realistic path to realizing the other zoning and subsequent development should be identified. In this case the East Woods Church opposes multi-family development at the site, and as owners of the property have established terms of sale prohibiting it. Because of this and the fact that the small lot single family subdivision envisioned under the proposed R-18 zone would likely provide some workforce housing, staff recommended approval. The Planning Commission recommended approval by a 5-0 vote. Eight persons testified in favor of the proposal and against the third option that included multi-family development, citing the wishes of the church parishoners, compatibility with the church and neighborhood, and concerns about traffic, spillover parking and upkeep of rental properties if apartments were developed.

More information is available in the Planning Commission [staff report](#) and [minutes](#).



MEMORANDUM

DATE: Tuesday, May 26, 2020

TO: Mayor and City Councilmembers

FROM: Council Committee I (Hansen, Glover and Fox)

CC: Eric J. Holmes, City Manager
Shannon Ripp, Boards & Commissions

RE: Recommendation for Appointment on the Parking Advisory Committee

The Parking Advisory Committee advises City Council on policy issues related to all city-owned on-street and off-street parking facilities, and makes recommendations on facilities and parking regulations.

Council Committee I recently interviewed four candidates, including one seeking reappointment, for two upcoming vacancies on the Parking Advisory Committee and recommends the reappointment of Garrett Ginter and the appointment of Douglas Varenas. Their appointments should begin immediately and expire April 18, 2024.

If there are no objections, we would like to make these appointments at the **Monday, June 1, 2020** Council meeting.

Attachments:
Application
Current Roster

VOUCHER APPROVAL

We, the undersigned council members of the City of Vancouver, Clark County, Washington, do hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of:

\$ 10,562,737.17 this 1st day of June 2020.

MAYOR



AUDITING OFFICER

COUNCILMEMBER

COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
May 12 - May 25	Accounts Payable Checks (see attached)	\$ 7,551,084.39
May 12 - May 25	Hansen City Payments (see attached)	\$ 5,108.02
May 12 - May 25	Visa Refunds (see attached)	\$ -
May 12 - May 25	Payroll Checks (see attached)	\$ 3,006,544.76
TOTAL		\$ 10,562,737.17

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Supplier Payment	Manual Wire	No Reference	5/4/2020	63,764.85	Bank Of America N.A. - Remit-To: Account Analysis	
Supplier Payment	Manual Wire	No Reference	5/8/2020	717.11	Keybank National Association	
Supplier Payment	Manual Wire	No Reference	5/11/2020	1,185.80	Government Revenue Solutions Holdings I LLC	
Supplier Payment	Manual Wire	No Reference	5/12/2020	9,113.38	Bank Of America N.A. - Remit-To: Charlotte NC	
Supplier Payment	Manual Wire	No Reference	5/12/2020	79,261.17	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Manual Wire	No Reference	5/12/2020	325,519.91	Kaiser Permanente - Remit-To: Kaiser Permanente	
Supplier Payment	Manual Wire	No Reference	5/12/2020	23,940.99	State of Oregon Department of Revenue	
Supplier Payment	Manual Wire	No Reference	5/12/2020	750,947.44	State of Washington Department of Retirement System (PERS)	
Supplier Payment	Manual Wire	No Reference	5/13/2020	25,252.34	Gallagher Bassett Services Inc	
Supplier Payment	Manual Wire	No Reference	5/14/2020	15,148.62	Operations Management International Inc	
Supplier Payment	Manual Wire	No Reference	5/15/2020	384.33	Internal Revenue Service	
Supplier Payment	Manual Wire	No Reference	5/18/2020	139,048.88	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire	No Reference	5/18/2020	33,569.50	Gallagher Bassett Services Inc	
Supplier Payment	Manual Wire	No Reference	5/18/2020	2,561.00	Washington Dental Service	
Supplier Payment	Manual Wire	No Reference	5/22/2020	75.00	HRA VEBA Plan	
Supplier Payment	Manual Wire	No Reference	5/22/2020	7,302.31	ICMA 401A	
Supplier Payment	Manual Wire	No Reference	5/22/2020	174,649.28	ICMA Corp	
Supplier Payment	Manual Wire	No Reference	5/22/2020	22,544.98	ING	
Supplier Payment	Manual Wire	No Reference	5/22/2020	533.40	Oregon SDU	
Supplier Payment	Manual Wire	No Reference	5/22/2020	57,129.79	State of Washington Department of Retirement System (PERS)	
Supplier Payment	Manual Wire	No Reference	5/22/2020	1,515.35	Vancouver Fire Command Officers	
Supplier Payment	Manual Wire	No Reference	5/22/2020	24,603.81	Vancouver Firefighters Union Health & Welfare Trust	
Supplier Payment	Manual Wire	No Reference	5/22/2020	4,199.76	Washington SDU	
Supplier Payment	Manual Wire	No Reference	5/22/2020	20,850.00	Washington State Firefighters	
Supplier Payment	Manual Wire	No Reference	5/22/2020	16,057.77	Western States Health & Welfare Trust	
Supplier Payment	EFT	EFT-00055154	5/15/2020	20,626.58	NW Collision Services	
Supplier Payment	EFT	EFT-00055155	5/15/2020	685,272.32	Rotschy Inc	
Supplier Payment	EFT	EFT-00055156	5/15/2020	293,818.21	Tapani Inc	
Supplier Payment	EFT	EFT-00055157	5/15/2020	1,543.50	Toole Design Group, LLC	
Supplier Payment	EFT	EFT-00055163	5/21/2020	55,450.62	Halme Excavating Inc	
Supplier Payment	EFT	EFT-00055164	5/21/2020	732.00	Rotschy Inc	
Supplier Payment	EFT	EFT-00057052	5/22/2020	68.12	Legal Shield	
Supplier Payment	EFT	EFT-00057053	5/22/2020	12,955.25	Allegiance Benefit Plan Management Inc	
Expense Payment	Direct Deposit	EFT-00055158	5/15/2020	173.43	John Sexson	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00055159	5/15/2020	99.00	Alex Rich	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00055160	5/15/2020	88.74	Brian Wilson	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00055161	5/15/2020	192.70	Joseph Cathey	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00055162	5/15/2020	223.28	Tobiah Scott	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00055165	5/21/2020	54.63	Michelle Bresee	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00055166	5/21/2020	120.00	Mark Milazzo	Employee Reimbursement
Ad Hoc Payment	Check	13006	5/12/2020	290.00	FALK, JOSEPH WILLIAM	COVID-19 Bus Lic Fee Refund

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Ad Hoc Payment	Check	13007	5/12/2020	290.00	MARGARET G. MOORE, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13008	5/12/2020	290.00	METSCHER WORLDWIDE LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13009	5/12/2020	290.00	RED FERN TRANSPORT LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13010	5/12/2020	380.00	RS MANAGEMENT GROUP, LLC	COVID-19 Bus Lic Refund - 88th St
Ad Hoc Payment	Check	13011	5/12/2020	380.00	RS MANAGEMENT GROUP, LLC	COVID-19 Bus Lic Refund - Fourth Pl
Ad Hoc Payment	Check	13012	5/12/2020	380.00	SCOTT, DEBORAH SUE	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13013	5/12/2020	290.00	STAR BEAR INVESTMENTS, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13014	5/12/2020	290.00	STEEP STREET COUNSELING, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13015	5/12/2020	290.00	VANCOUVER COUNSELING SERVICES, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13016	5/12/2020	470.00	#001 A PLUS BAIL BONDS INC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13017	5/12/2020	1,190.00	4K EQUIPMENT LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13018	5/12/2020	1,100.00	A-AFFORDABLE BAIL BONDS, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13019	5/12/2020	290.00	ABCD DAVIS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13020	5/12/2020	290.00	ACCLARENT, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13021	5/12/2020	290.00	ACCURATE CONCRETE CUTTING, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13022	5/12/2020	290.00	ACCURATE IMPRESSIONS LANDSCAPE LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13023	5/12/2020	560.00	ACGI SHIPPING INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13024	5/12/2020	290.00	ADAMS CENTER FOR PSYCHOLOGICAL WELLNESS, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13025	5/12/2020	290.00	AGING WELL SENIOR CARE LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13026	5/12/2020	470.00	AHRENS & BOLDT CORPORATION	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13027	5/12/2020	290.00	A-LINE CONCRETE CUTTING, L.L.C.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13028	5/12/2020	290.00	ALLCON LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13029	5/12/2020	560.00	ALLEN CHIROPRACTIC LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13030	5/12/2020	290.00	ALL PHASE HEATING INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13031	5/12/2020	380.00	ALPHA POWER SYSTEMS INC	COVID-19 Bus Lic Fee Refund
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Ad Hoc Payment	Check	13034	5/12/2020	470.00	AMER-X INC./ROOFING/BLADES	COVID-19 Bus Lic Fee Refund
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Ad Hoc Payment	Check	13036	5/12/2020	380.00	AN AGENT DRIVEN ENTERPRISE LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13037	5/12/2020	290.00	ANCHOR CONCRETE, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13038	5/12/2020	290.00	ANCRU CONSTRUCTION, LLC.	COVID-19 Bus Lic Fee Refund
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Ad Hoc Payment	Check	13040	5/12/2020	290.00	ARAMARK UNIFORM & CAREER APPAREL, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13041	5/12/2020	380.00	ARCTIC SHEET METAL, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13042	5/12/2020	290.00	ASHARD, DEBORAH LYNN	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13043	5/12/2020	1,100.00	ATLAS SPINAL CARE, P.C.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13044	5/12/2020	290.00	AT VANCOUVER MASSAGE LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13045	5/12/2020	380.00	AUTOMATED CONTROL SYSTEMS, INC.	COVID-19 Bus Lic Fee Refund
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Ad Hoc Payment	Check	13047	5/12/2020	1,010.00	B & B TILE AND MASONRY CORPORATION	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13048	5/12/2020	380.00	B&M INTEGRITY INC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13049	5/12/2020	290.00	BACK IN LINE HEALTH CARE LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13050	5/12/2020	290.00	BARTON, TRACY LEE	COVID-19 Bus Lic Fee Refund
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Ad Hoc Payment	Check	13053	5/12/2020	290.00	BONSAI DESIGN, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13054	5/12/2020	290.00	BORMAN, GRACE	COVID-19 Bus Lic Fee Refund

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Ad Hoc Payment	Check	13055	5/12/2020	290.00	BOWLIN ENTERPRISES INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13056	5/12/2020	380.00	BRICK HOUSE VAPORS LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13057	5/12/2020	290.00	BRILLIANT BUDS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13058	5/12/2020	290.00	BURROUGHS, WILLIAM E	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13059	5/12/2020	290.00	BUTTERFIELD, JESSICA LYNN	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13060	5/12/2020	290.00	C. FOX INDUSTRIAL, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13061	5/12/2020	290.00	CALDERON, EDWIN	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13062	5/12/2020	380.00	CANBY PAINTING LLC	COVID-19 Bus Lic Fee Refund
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Ad Hoc Payment	Check	13064	5/12/2020	290.00	CAPEX CONSTRUCTION, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13065	5/12/2020	470.00	CARLSON TESTING, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13066	5/12/2020	290.00	CASCADE WEST DEVELOPMENT, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13067	5/12/2020	290.00	CEC ENTERTAINMENT, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13068	5/12/2020	470.00	CHECKED & BALANCED, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13069	5/12/2020	290.00	CHEN, TYLER TAFT	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13070	5/12/2020	1,280.00	CIRRUS LINK SOLUTIONS LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13071	5/12/2020	290.00	CLOUD CHIROPRACTIC CLINIC PC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13072	5/12/2020	290.00	CODE 3 TRAINING, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13073	5/12/2020	290.00	COFER TRUCKING AND EXCAVATION, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13074	5/12/2020	290.00	COINSTAR ASSET HOLDINGS, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13075	5/12/2020	470.00	COLUMBIA ASSOCIATES FINANCIAL GROUP, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13076	5/12/2020	40,880.00	COLUMBIA MACHINE, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13077	5/12/2020	290.00	COLUMBIA NORTH PLUMBING LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13078	5/12/2020	290.00	COMMERCIAL CONTRACTORS INCORPORATED	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13079	5/12/2020	560.00	CONSTRUCTION AND REMODELING EXPERTS LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13080	5/12/2020	290.00	COONCRETE LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13081	5/12/2020	1,370.00	CORKSPORT PERFORMANCE, L.L.C.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13082	5/12/2020	290.00	CORNERSTONE MASONRY INCORPORATED	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13083	5/12/2020	290.00	CORONATION RELIGIOUS STORE, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13084	5/12/2020	470.00	COUNTY INDUSTRIAL SUPPLY LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13085	5/12/2020	290.00	CREATIVE COURSES LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13086	5/12/2020	470.00	CURB ACCENTS, INC.	COVID-19 Bus Lic Fee Refund
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Ad Hoc Payment	Check	13088	5/12/2020	290.00	CUSTOM BEDBUG, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13089	5/12/2020	290.00	CUSTOM DESIGNED SKYLIGHTS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13090	5/12/2020	290.00	DALE Q. RICE INVESTMENT MANAGEMENT, LTD.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13091	5/12/2020	290.00	DAQ NW LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13092	5/12/2020	290.00	DAWN HO, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13093	5/12/2020	290.00	DEALOPOLY, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13094	5/12/2020	290.00	DEGROOTE CONSTRUCTION AND CONSULTING LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13095	5/12/2020	380.00	DGI COMMERCIAL CONSTRUCTION, L.L.C.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13096	5/12/2020	380.00	DGS METALLURGICAL SOLUTIONS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13097	5/12/2020	290.00	DOGWOOD MHP, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13098	5/12/2020	740.00	DRUE PICKENS DDS PLLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13099	5/12/2020	740.00	DYKMAN ELECTRICAL INC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13100	5/12/2020	290.00	EASTSIDE PAVING, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13101	5/12/2020	2,090.00	EFFECTIVE WEB SOLUTIONS, INC	COVID-19 Bus Lic Fee Refund

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Ad Hoc Payment	Check	13102	5/12/2020	560.00	EMERGENCY TOOTH DOCTOR VANCOUVER, PROF. CORP.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13103	5/12/2020	290.00	EMPAQT, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13104	5/12/2020	290.00	ENGINEERED STRUCTURES, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13105	5/12/2020	290.00	ERICSSON INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13106	5/12/2020	290.00	EVERGREEN HOMES NW, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13107	5/12/2020	2,450.00	EVERGREEN MONEYSOURCE MORTGAGE COMPANY	COVID-19 Bus Lic Refund - Broadway
Ad Hoc Payment	Check	13108	5/12/2020	290.00	EVERGREEN MONEYSOURCE MORTGAGE COMPANY	COVID-19 Bus Lic Refund - Park Plaza
Ad Hoc Payment	Check	13109	5/12/2020	290.00	EXPO BROKERAGE LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13110	5/12/2020	290.00	EXTENSION TEAM LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13111	5/12/2020	290.00	EXTERIOR DESIGNS CONSTRUCTION LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13112	5/12/2020	380.00	EYEBROW PLUS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13113	5/12/2020	290.00	FAIFAI, KIFA MATTHEW	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13114	5/12/2020	290.00	FALLS INTERIOR SYSTEMS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13115	5/12/2020	290.00	FAVORITE DISCOVERY LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13116	5/12/2020	470.00	FDM DEVELOPMENT, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13117	5/12/2020	290.00	FHG PROPERTIES LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13118	5/12/2020	290.00	FIREHOUSE NO. 12, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13119	5/12/2020	560.00	FIRST CHOICE EMPLOYMENT SERVICES LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13120	5/12/2020	290.00	FORENSIC ANALYTICAL CONSULTING SERVICES, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13121	5/12/2020	1,730.00	FORT VANCOUVER ASSISTED LIVING, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13122	5/12/2020	5,870.00	FORT VANCOUVER POST ACUTE, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13123	5/12/2020	290.00	FROULA ALARM SYSTEMS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13124	5/12/2020	380.00	GARRETT INTEGRATED SYSTEMS LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13125	5/12/2020	290.00	GARY W. ALLEN, D.M.D., P.C.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13126	5/12/2020	830.00	GEOTECHNICAL RESOURCES, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13127	5/12/2020	380.00	GIANG, LISA M	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13128	5/12/2020	290.00	GLENN FRANCES CATERING LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13129	5/12/2020	290.00	GOLD RIBBON CONSTRUCTION L.L.C.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13130	5/12/2020	290.00	GREEN, BRIAN LEE	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13131	5/12/2020	380.00	GRIME TIME INC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13132	5/12/2020	380.00	GUSTAVO GROUP, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13133	5/12/2020	290.00	HANSON & ROTSCHY	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13134	5/12/2020	290.00	HAROLD RAINS & ASSOCIATES LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13135	5/12/2020	290.00	HBX STUDIO ARCHITECTURE INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13136	5/12/2020	290.00	HEALTHY REALTY, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13137	5/12/2020	290.00	HEARTWOOD NORTHWEST LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13138	5/12/2020	290.00	HERITAGE NW CONSULTING LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13139	5/12/2020	290.00	HERRERA RIVERA, MARIA EUGENIA	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13140	5/12/2020	290.00	HILL CUSTOM PAINTING LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13141	5/12/2020	290.00	HOME ENERGY GROUP, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13142	5/12/2020	290.00	INNOVATIVE FOOD CONCEPTS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13143	5/12/2020	290.00	INTEGRATED PAIN SOLUTIONS, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13144	5/12/2020	290.00	INVESTMENT DEVELOPMENT MANAGEMENT, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13145	5/12/2020	380.00	IRON GATE PARTNERS 2 ANNEX, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13146	5/12/2020	380.00	IRON GATE PARTNERS 7, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13147	5/12/2020	290.00	IW CONSULTING SERVICE, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13148	5/12/2020	290.00	J.S. PERROTT & CO.	COVID-19 Bus Lic Fee Refund

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Ad Hoc Payment	Check	13149	5/12/2020	290.00	J'S PRINTING, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13150	5/12/2020	290.00	J & L ACCOUNTANCY, PLLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13151	5/12/2020	650.00	JAMES J BOYLE & CO	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13152	5/12/2020	290.00	JCT ENTERPRISES, INC.	COVID-19 Bus Lic Refund - Village Lp
Ad Hoc Payment	Check	13153	5/12/2020	470.00	JCT ENTERPRISES, INC.	COVID-19 Bus Lic Refund - Olympia Dr
Ad Hoc Payment	Check	13154	5/12/2020	290.00	JEA DEVELOPMENT GROUP LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13155	5/12/2020	470.00	JEROME F. ELINE II, P.S.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13156	5/12/2020	290.00	JIM PIDGEON ENTERPRISES LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13157	5/12/2020	290.00	JK KANG CORPORATION	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13158	5/12/2020	1,910.00	JNB MECHANICAL INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13159	5/12/2020	290.00	JOHNSON, BRUCE C	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13160	5/12/2020	290.00	KALYPSO, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13161	5/12/2020	290.00	KEHOE, ISABEL ALYSE	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13162	5/12/2020	380.00	KENNEDY VIOLINS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13163	5/12/2020	290.00	KERR CONTRACTORS OREGON, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13164	5/12/2020	290.00	KESALA, VICTORIA ANN	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13165	5/12/2020	290.00	KEYSTONE AUTOMOTIVE INDUSTRIES, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13166	5/12/2020	290.00	KHALILI, SAMAN	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13167	5/12/2020	560.00	KHOUNNALA CORP	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13168	5/12/2020	290.00	KING'S ROOFING COMPANY OF WASHINGTON, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13169	5/12/2020	560.00	KINGS CROSS AUTOMOTIVE LTD.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13170	5/12/2020	290.00	KITCHEN CONCEPTS NORTHWEST, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13171	5/12/2020	290.00	KODIAK PACIFIC CONSTRUCTION CO.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13172	5/12/2020	290.00	KUKSA, PAVEL	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13173	5/12/2020	290.00	LAGS SPINE AND SPORTSCARE MEDICAL CENTERS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13174	5/12/2020	290.00	LAKE SHORE BUSINESS PARK, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13175	5/12/2020	290.00	LANDSCAPING USA, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13176	5/12/2020	380.00	LANTIL, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13177	5/12/2020	470.00	LAUTERBACH, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13178	5/12/2020	290.00	LAW OFFICE OF LI WEI, P.C.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13179	5/12/2020	470.00	LAW OFFICE OF MARY ANNE ROYLE, P.S. INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13180	5/12/2020	830.00	LAW OFFICE OF NICOLE T. DALTON, PLLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13181	5/12/2020	1,010.00	LEGACY GSN LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13182	5/12/2020	380.00	LIL'Z, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13183	5/12/2020	290.00	LIL SNIPPERS ONE, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13184	5/12/2020	290.00	LINCOLN CREEK CONSTRUCTION INC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13185	5/12/2020	290.00	LINESCAPE LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13186	5/12/2020	380.00	LINO'S AUTOS INC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13187	5/12/2020	200.00	LIVING WATER CHURCH	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13188	5/12/2020	380.00	LOMNASAN, OVIDIU IOAN	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13189	5/12/2020	290.00	LORI AVIS, DC, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13190	5/12/2020	290.00	LOTUS ACUPUNCTURE & FERTILITY CLINIC, LLC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13191	5/12/2020	470.00	LOY CLARK PIPELINE CO.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13192	5/12/2020	470.00	LUCKY LOAN, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13193	5/12/2020	290.00	M & M CARPET CLEANING LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13194	5/12/2020	380.00	MACKEY GUARDIANSHIP SERVICES LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13195	5/12/2020	290.00	MARJIE L. RODDICK COUNSELING LLC	COVID-19 Bus Lic Fee Refund

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Ad Hoc Payment	Check	13196	5/12/2020	290.00	MARKEE AND MOORE PSYCHOLOGISTS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13197	5/12/2020	290.00	MARTINEZ, GERARDO B	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13198	5/12/2020	290.00	MARTINI, KELLY MARIE	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13199	5/12/2020	290.00	MCKEE ENTERPRISES, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13200	5/12/2020	290.00	MERRIMAN PLUMBING, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13201	5/12/2020	290.00	MERRITT CUSTOM HOMES & CONSTRUCTION, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13202	5/12/2020	290.00	MESS, BRETT WILLIAM	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13203	5/12/2020	290.00	MICHAEL FLOWERS ARCHITECT, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13204	5/12/2020	740.00	MID-COLUMBIA CAULKING CO., INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13205	5/12/2020	290.00	MISSION ROCK RESIDENTIAL, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13206	5/12/2020	290.00	MKE & ASSOCIATES, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13207	5/12/2020	830.00	MORSE BUSBY ANDREWS & TERRY LLP	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13208	5/12/2020	290.00	MURPHY, JULIE	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13209	5/12/2020	290.00	MUZAK LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13210	5/12/2020	290.00	MYERS GARAGE DOORS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13211	5/12/2020	290.00	MYLES O'DONNELL & CO.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13212	5/12/2020	470.00	NANCY O HOMES. LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13213	5/12/2020	380.00	NATIONAL INVESTMENT FINANCE CORPORATION	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13214	5/12/2020	290.00	NESS & CAMPBELL CRANE, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13215	5/12/2020	290.00	NEW ERA DUSTLESS BLASTING LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13216	5/12/2020	380.00	NGUYEN & LE	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13217	5/12/2020	2,180.00	NHT VANCOUVER TRS, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13218	5/12/2020	290.00	NICOLE HAGERTY COUNSELING LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13219	5/12/2020	290.00	NORTHSTAR CG, LP	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13220	5/12/2020	650.00	NORTHSTAR INTERNATIONAL, LLC	COVID-19 Bus Lic Refund - Ichi 20
Ad Hoc Payment	Check	13221	5/12/2020	650.00	NORTHSTAR INTERNATIONAL, LLC	COVID-19 Bus Lic Refund - Ichi 19
Ad Hoc Payment	Check	13222	5/12/2020	290.00	NORTHWEST MASSAGE LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13223	5/12/2020	290.00	NW MASSAGE THERAPY CORP	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13224	5/12/2020	650.00	ONEMAIN FINANCIAL GROUP, LLC	COVID-19 Bus Lic Refund - 12th Ave
Ad Hoc Payment	Check	13225	5/12/2020	560.00	ONEMAIN FINANCIAL GROUP, LLC	COVID-19 Bus Lic Refund - Chkalov Dr
Ad Hoc Payment	Check	13226	5/12/2020	290.00	ON THE SPOT HANDYMAN, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13227	5/12/2020	290.00	OREGON-AIRE, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13228	5/12/2020	348.33	OUT OF DARTS LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13229	5/12/2020	470.00	PACELINE, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13230	5/12/2020	290.00	PACIFIC ACE LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13231	5/12/2020	290.00	PACIFIC FENCE AND WIRE COMPANY	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13232	5/12/2020	380.00	PACIFIC FOOD MARKETING, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13233	5/12/2020	290.00	PACIFIC MOBILE STRUCTURES, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13234	5/12/2020	380.00	PACIFIC OPTICAL, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13235	5/12/2020	290.00	PADLEY, JOEL P	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13236	5/12/2020	290.00	PARAMETRIX, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13237	5/12/2020	290.00	PATIO INNOVATIONS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13238	5/12/2020	380.00	PAULSON CONTRACTING LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13239	5/12/2020	380.00	PDX RESTORATION, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13240	5/12/2020	920.00	PEAK MOTION, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13241	5/12/2020	290.00	PERIMETER SECURITY GROUP, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13242	5/12/2020	3,260.00	PLASTICS NORTHWEST, INC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13243	5/12/2020	290.00	PLEASANT VALLEY ELECTRIC INC.	COVID-19 Bus Lic Fee Refund

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Ad Hoc Payment	Check	13244	5/12/2020	290.00	PMB REAL ESTATE SERVICES LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13245	5/12/2020	470.00	PORTLAND COATINGS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13246	5/12/2020	380.00	PORTLAND SHEET METAL WORKS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13247	5/12/2020	290.00	PRESTON SQUARED INSURANCE LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13248	5/12/2020	290.00	PRIORITY ONE PAINTING LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13249	5/12/2020	290.00	PROEXC, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13250	5/12/2020	290.00	PRO GRANITE LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13251	5/12/2020	380.00	PROMONTORY HEALTHCARE MANAGEMENT, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13252	5/12/2020	470.00	PROPERTY MAX, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13253	5/12/2020	290.00	PROSPECT EDUCATION LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13254	5/12/2020	290.00	PRUTCH, JOHN ANTHONY	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13255	5/12/2020	290.00	QUAIL HOMES, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13256	5/12/2020	290.00	R & J METAL FABRICATORS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13257	5/12/2020	1,460.00	R2M2 REBAR & STRESSING, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13258	5/12/2020	290.00	RALPH'S CONCRETE PUMPING, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13259	5/12/2020	1,460.00	RATTANA POP LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13260	5/12/2020	290.00	RCP ENVIRONMENTAL, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13261	5/12/2020	1,010.00	RED CHILI LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13262	5/12/2020	2,450.00	RED DOG FABRICATION, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13263	5/12/2020	290.00	RENAISSANCE MAN REPAIRS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13264	5/12/2020	290.00	RETAIL THERAPY BOUTIQUE LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13265	5/12/2020	290.00	REVA, SVITLANA	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13266	5/12/2020	290.00	REVIVAL ENERGY, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13267	5/12/2020	740.00	RICK'S CUSTOM FENCING AND DECKING, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13268	5/12/2020	380.00	RIGGS IMMIGRATION LAW PLLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13269	5/12/2020	290.00	RIVERS EDGE CONSULTING LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13270	5/12/2020	290.00	ROBERTS, STEPHANIE L	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13271	5/12/2020	290.00	RODDA PAINT CO.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13272	5/12/2020	290.00	ROSE CITY PAVING, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13273	5/12/2020	290.00	ROWE PLUMBING AND DRAIN L.L.C.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13274	5/12/2020	290.00	SALAVERRIA AGUILAR, FIDELICIA NMA	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13275	5/12/2020	290.00	SCHMID & SONS INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13276	5/12/2020	290.00	SCHOLTS, DARCY JOAN	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13277	5/12/2020	200.00	SEA-MAR COMMUNITY HEALTH CENTER	COVID-19 Bus Lic Refund-5411 Mill Pl, 16
Ad Hoc Payment	Check	13278	5/12/2020	200.00	SEA-MAR COMMUNITY HEALTH CENTER	COVID-19 Bus Lic Refund - 1601 4th Pl
Ad Hoc Payment	Check	13279	5/12/2020	200.00	SEA-MAR COMMUNITY HEALTH CENTER	COVID-19 Bus Lic Refund - 6221 4th Pl
Ad Hoc Payment	Check	13280	5/12/2020	200.00	SEA-MAR COMMUNITY HEALTH CENTER	COVID-19 Bus Lic Refund - 39th St
Ad Hoc Payment	Check	13281	5/12/2020	200.00	SEA-MAR COMMUNITY HEALTH CENTER	COVID-19 Bus Lic Refund - 34th St
Ad Hoc Payment	Check	13282	5/12/2020	200.00	SEA-MAR COMMUNITY HEALTH CENTER	COVID-19 Bus Lic Refund - 109th Ct
Ad Hoc Payment	Check	13283	5/12/2020	200.00	SEA-MAR COMMUNITY HEALTH CENTER	COVID-19 Bus Lic Refund - 6100 4th Pl
Ad Hoc Payment	Check	13284	5/12/2020	200.00	SEA-MAR COMMUNITY HEALTH CENTER	COVID-19 Bus Lic Refund-5411 Mill Pl, 28
Ad Hoc Payment	Check	13285	5/12/2020	200.00	SEA-MAR COMMUNITY HEALTH CENTER	COVID-19 Bus Lic Refund-Delaware
Ad Hoc Payment	Check	13286	5/12/2020	200.00	SEA-MAR COMMUNITY HEALTH CENTER	COVID-19 Bus Lic Refund - 88th St
Ad Hoc Payment	Check	13287	5/12/2020	650.00	SHAWN P. PLATT, DMD, PLLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13288	5/12/2020	470.00	SIGNATURE NAIL SALON INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13289	5/12/2020	290.00	SIR JASON TRUCKING, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13290	5/12/2020	290.00	SOLID WASTE SYSTEMS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13291	5/12/2020	290.00	SONNNY'S PAINTING LLC	COVID-19 Bus Lic Fee Refund

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Ad Hoc Payment	Check	13292	5/12/2020	290.00	SORYA ASIAN MARKET INTERNATIONAL FOOD, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13293	5/12/2020	290.00	SOUND VOCATIONAL SERVICES, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13294	5/12/2020	2,180.00	SOUTHERN STAR HOLDINGS, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13295	5/12/2020	290.00	SOXXOL, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13296	5/12/2020	740.00	SPANKY'S, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13297	5/12/2020	290.00	SQUIRES ELECTRIC, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13298	5/12/2020	650.00	STARK'S VACUUMS DBA STARK'S VACUUMS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13299	5/12/2020	560.00	STAR MEADOW COUNSELING, PLLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13300	5/12/2020	290.00	STONER ELECTRIC, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13301	5/12/2020	380.00	STRATEGIES 360, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13302	5/12/2020	1,010.00	STREET PARKING INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13303	5/12/2020	290.00	SUMMIT MANAGEMENT	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13304	5/12/2020	290.00	SUNRISE SALON SPAS LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13305	5/12/2020	290.00	SUPER FAST ROOFING, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13306	5/12/2020	290.00	SUPERIOR SWEEPING, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13307	5/12/2020	290.00	SWEET ABANDON PHOTOGRAPHY, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13308	5/12/2020	470.00	SYSTEM COMMISSIONING CONSULTANTS INC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13309	5/12/2020	290.00	TAPANI INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13310	5/12/2020	290.00	TAPANI MATERIALS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13311	5/12/2020	1,190.00	TEQUILA FACTORY LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13312	5/12/2020	290.00	THE F.A. BARTLETT TREE EXPERT COMPANY	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13313	5/12/2020	470.00	THE FINCH FARM CO.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13314	5/12/2020	290.00	THE MIDWEST TRUST COMPANY	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13315	5/12/2020	290.00	THE OREGON CLINIC, P.C.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13316	5/12/2020	380.00	THE PETERSEN LAW FIRM PLLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13317	5/12/2020	380.00	THE SHERRY A. WARSHAUER AGENCY, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13318	5/12/2020	290.00	THE TANK RIGHTS, INC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13319	5/12/2020	290.00	THE TJX COMPANIES, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13320	5/12/2020	290.00	THOMAS MANAGEMENT LLC	COVID-19 Bus Lic Refund - 164th Ave
Ad Hoc Payment	Check	13321	5/12/2020	290.00	THOMAS MANAGEMENT LLC	COVID-19 Bus Lic Refund - M.J. Place
Ad Hoc Payment	Check	13322	5/12/2020	2,990.00	THOMPSON METAL FAB, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13323	5/12/2020	830.00	TIGERS GARDEN LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13324	5/12/2020	290.00	TRITON COMMUNICATIONS, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13325	5/12/2020	2,810.00	TROBELLA CABINETRY, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13326	5/12/2020	290.00	TRUST TAEKWONDO LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13327	5/12/2020	290.00	VACASA LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13328	5/12/2020	290.00	VANCITY PETROLEUM LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13329	5/12/2020	2,540.00	VANCOUVER EYE CARE, P.S.	COVID-19 Bus Lic Refund - Mill Pln
Ad Hoc Payment	Check	13330	5/12/2020	2,540.00	VANCOUVER EYE CARE, P.S.	COVID-19 Bus Lic Refund - Main St
Ad Hoc Payment	Check	13331	5/12/2020	290.00	VANCOUVER KIDZ MAGAZINE, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13332	5/12/2020	380.00	VANCOUVER LANDING APARTMENTS LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13333	5/12/2020	380.00	VITAL PRODUCTS & NATURAL MEDICINES, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13334	5/12/2020	290.00	VSIXTEEN DEVELOPMENT LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13335	5/12/2020	290.00	WAGONER GROUP, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13336	5/12/2020	290.00	WALKER, KAREN ROSE	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13337	5/12/2020	290.00	WALKER MACY, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13338	5/12/2020	290.00	WANNER, GLENN S	COVID-19 Bus Lic Fee Refund

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Ad Hoc Payment	Check	13339	5/12/2020	290.00	WARNKE & SONS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13340	5/12/2020	290.00	WASHINGTON DENTAL CORP, PC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13341	5/12/2020	290.00	WEBER, KENNETH H	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13342	5/12/2020	290.00	WEST COAST FINISHERS, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13343	5/12/2020	1,190.00	WESTERN TRAILER SALES CO.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13344	5/12/2020	290.00	WESTMARK CONSTRUCTION, INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13345	5/12/2020	290.00	WILLAMETTE DENTAL GROUP, P.C.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13346	5/12/2020	560.00	WONSAN, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13347	5/12/2020	290.00	ZDI GAMING INC.	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13348	5/12/2020	1,820.00	ZOYA RESTAURANTS, LLC	COVID-19 Bus Lic Fee Refund
Ad Hoc Payment	Check	13349	5/13/2020	726.00	A&J Custom Cabinets	refund ovepmt CIVICGOV
Ad Hoc Payment	Check	13350	5/13/2020	63.69	Abigail Garrison and Burres Garrison IV	Utility Refunds: 0003002400-18
Ad Hoc Payment	Check	13351	5/13/2020	135.00	ADULT FAMILY HOME COUNCIL	VOUCHER 2007697.030
Ad Hoc Payment	Check	13352	5/13/2020	160.00	Alisa Brake	Utility Refunds: 0030014200-08
Ad Hoc Payment	Check	13353	5/13/2020	118.41	Andrew Stoddard	Utility Refunds: 0077000903-02
Ad Hoc Payment	Check	13354	5/13/2020	72.70	Ashley & Austin Ginter	Utility Refunds: 0000006306-03
Ad Hoc Payment	Check	13355	5/13/2020	42.93	Bessie Sullivan	Utility Refunds: 0031055400-08
Ad Hoc Payment	Check	13356	5/13/2020	85.09	Bharath Kumandan	Utility Refunds: 0022046000-12
Ad Hoc Payment	Check	13357	5/13/2020	104.55	Browning,John	Utility Refunds: 0048010500-02
Ad Hoc Payment	Check	13358	5/13/2020	150.00	Bryan & Traci Burleson	Utility Refunds: 0000001772-02
Ad Hoc Payment	Check	13359	5/13/2020	20.00	Charles Ross	refund overpmt alarm
Ad Hoc Payment	Check	13360	5/13/2020	352.00	Cheryl Jones	Utility Refunds: 0124000744-07 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13361	5/13/2020	107.00	Chris and Alisha Honeywell	Utility Refunds: 0030062300-01 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13362	5/13/2020	137.77	Christy & Justin Mickels	Utility Refunds: 0036059700-05
Ad Hoc Payment	Check	13363	5/13/2020	77.64	Colin Estes	Utility Refunds: 0023072400-03
Ad Hoc Payment	Check	13364	5/13/2020	120.00	Crabb,Li Li	Utility Refunds: 0125002600-02
Ad Hoc Payment	Check	13365	5/13/2020	60.31	Davonne & Robert Harris	Utility Refunds: 0000007839-02
Ad Hoc Payment	Check	13366	5/13/2020	30.37	Debra Spriggs	Utility Refunds: 0080001500-13
Ad Hoc Payment	Check	13367	5/13/2020	45.00	Dorothy Seely	refund pkg permit COV06766
Ad Hoc Payment	Check	13368	5/13/2020	162.41	Dung Nguyen and Tai Si Hua	Utility Refunds: 0000009040-02
Ad Hoc Payment	Check	13369	5/13/2020	75.54	Elton & Hillery Griffin	Utility Refunds: 0098035600-04
Ad Hoc Payment	Check	13370	5/13/2020	88.32	Elton S Griffin	Utility Refunds: 0098035600-04
Ad Hoc Payment	Check	13371	5/13/2020	84.03	Emilee Mahan	Utility Refunds: 0022030500-05
Ad Hoc Payment	Check	13372	5/13/2020	25.00	FAYE PAKISH	VOUCHER 2007704.030
Ad Hoc Payment	Check	13373	5/13/2020	145.26	Five Rivers Oil Co. Inc.	Utility Refunds: 0015000400-03
Ad Hoc Payment	Check	13374	5/13/2020	6.65	Garner,David	Utility Refunds: 0056078913-02
Ad Hoc Payment	Check	13375	5/13/2020	369.00	Garner,David L and Robin M	Utility Refunds: 0056078913-02
Ad Hoc Payment	Check	13376	5/13/2020	45.57	Gates,Carey	Utility Refunds: 0007033100-08
Ad Hoc Payment	Check	13377	5/13/2020	74.36	Graebel Relocation Services,Worldwide Inc	Utility Refunds: 0026015900-03
Ad Hoc Payment	Check	13378	5/13/2020	91.97	Gray Trustees,Tanya and Kevin	Utility Refunds: 0005021400-15
Ad Hoc Payment	Check	13379	5/13/2020	20.00	Health & Safety Institute	refund overpmt alarms
Ad Hoc Payment	Check	13380	5/13/2020	85.45	Heather Marie Nash and John Browning	Utility Refunds: 0048010500-02
Ad Hoc Payment	Check	13381	5/13/2020	97.40	Helde,Marvin	Utility Refunds: 0063094004-02
Ad Hoc Payment	Check	13382	5/13/2020	53.12	Ibrahim Koric	Utility Refunds: 0000004181-03
Ad Hoc Payment	Check	13383	5/13/2020	143.58	Jacqueline Bynum, Surviving Trustee	Utility Refunds: 0077070100-17
Ad Hoc Payment	Check	13384	5/13/2020	347.71	James Rapaglia	Utility Refunds: 0000008422-02
Ad Hoc Payment	Check	13385	5/13/2020	46.63	James Treleven	Utility Refunds: 0079078970-06
Ad Hoc Payment	Check	13386	5/13/2020	435.00	JEFF FRANCISCO	VOUCHER 2007689.030
Ad Hoc Payment	Check	13387	5/13/2020	82.01	Johnny Tran	Utility Refunds: 0000007423-04

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Ad Hoc Payment	Check	13388	5/13/2020	100.00	KAHANA CHACON	VOUCHER 2007700.030
Ad Hoc Payment	Check	13389	5/13/2020	171.79	Karen A Crosiar and Joseph F Rossmiller	Utility Refunds: 0069027700-02
Ad Hoc Payment	Check	13390	5/13/2020	1,200.00	Kathleen Barcos	20190925 - Supplemental 1
Ad Hoc Payment	Check	13391	5/13/2020	92.83	Kathleen M Macomber	Utility Refunds: 0099049943-01
Ad Hoc Payment	Check	13392	5/13/2020	38.00	KELSEY BRAZEAU	VOUCHER 2007692.030
Ad Hoc Payment	Check	13393	5/13/2020	352.73	Kevin L and Lisa M Welker	Utility Refunds: 0114008200-03
Ad Hoc Payment	Check	13394	5/13/2020	123.88	Lackey,Christina	Utility Refunds: 0057015400-05
Ad Hoc Payment	Check	13395	5/13/2020	66.05	Lana Andriyenko	Utility Refunds: 0076102045-02
Ad Hoc Payment	Check	13396	5/13/2020	62.55	Lindsay and Paul Bunyard	Utility Refunds: 0029050400-18
Ad Hoc Payment	Check	13397	5/13/2020	107.24	Marc and Kyla Glass	Utility Refunds: 0150006500-02
Ad Hoc Payment	Check	13398	5/13/2020	192.76	Marc Glass	Utility Refunds: 0150006500-02
Ad Hoc Payment	Check	13399	5/13/2020	138.17	Marianne J Moore	Utility Refunds: 0010040500-22
Ad Hoc Payment	Check	13400	5/13/2020	159.56	Mark & Jacqueline Hemmer	Utility Refunds: 0000001269-04
Ad Hoc Payment	Check	13401	5/13/2020	29.44	Mark R Hemmer	Utility Refunds: 0000001269-04
Ad Hoc Payment	Check	13402	5/13/2020	72.67	Mary Maxwell Cox & Greg Cox	Utility Refunds: 0079082800-20
Ad Hoc Payment	Check	13403	5/13/2020	95.95	Michele & Tracy Taylor	Utility Refunds: 0075078302-05
Ad Hoc Payment	Check	13404	5/13/2020	164.05	Michele Taylor	Utility Refunds: 0075078302-05
Ad Hoc Payment	Check	13405	5/13/2020	58.05	Mills Electric	MPE-273708 refund
Ad Hoc Payment	Check	13406	5/13/2020	73.60	Milly Yushu Rao	Utility Refunds: 0079013200-09
Ad Hoc Payment	Check	13407	5/13/2020	30.99	Miranda Lanford	Utility Refunds: 0022056313-14
Ad Hoc Payment	Check	13408	5/13/2020	254.00	MOLINA HEALTHCARE	VOUCHER 2007694.030
Ad Hoc Payment	Check	13409	5/13/2020	32.63	Neil T Eriksson	Utility Refunds: 0040072330-04
Ad Hoc Payment	Check	13410	5/13/2020	72.02	Nicholas W Johnson	Utility Refunds: 0044083900-17
Ad Hoc Payment	Check	13411	5/13/2020	375.00	NUBIA SANTOS	VOUCHER 2007693.030
Ad Hoc Payment	Check	13412	5/13/2020	75.79	Nylund Homes Inc	Utility Refunds: 0086004500-05
Ad Hoc Payment	Check	13413	5/13/2020	60.57	Olga & Robert Grigoryan	Utility Refunds: 0022009000-03
Ad Hoc Payment	Check	13414	5/13/2020	74.92	Peter and Marguerita Catching	Utility Refunds: 0084024800-24
Ad Hoc Payment	Check	13415	5/13/2020	25.00	Peyton Joscelyn	refund overpmt parking cit
Ad Hoc Payment	Check	13416	5/13/2020	72.62	Pham,Jessica and Thinh	Utility Refunds: 0057035575-04
Ad Hoc Payment	Check	13417	5/13/2020	98.00	Phary Cox	Utility Refunds: 0104300348-02
Ad Hoc Payment	Check	13418	5/13/2020	1,147.50	PHELAN WEBBER & ASSOCIATES	VOUCHER 2007695.030
Ad Hoc Payment	Check	13419	5/13/2020	1,175.16	Piper Mechanical Inc	MPE-277781 refund
Ad Hoc Payment	Check	13420	5/13/2020	26.45	Priscila Vierck	Utility Refunds: 0023032866-04
Ad Hoc Payment	Check	13421	5/13/2020	90.15	Retail Lockbox	Utility Refunds: 0002000111-02
Ad Hoc Payment	Check	13422	5/13/2020	20.17	Richard and Nancy Hughes	Utility Refunds: 0099049943-01
Ad Hoc Payment	Check	13423	5/13/2020	46.43	Richards,Ryan and Donna	Utility Refunds: 0045026538-02
Ad Hoc Payment	Check	13424	5/13/2020	21.81	Richardson,Janine	Utility Refunds: 0041010140-02
Ad Hoc Payment	Check	13425	5/13/2020	200.00	Robert Miller	Utility Refunds: 0088080660-06 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13426	5/13/2020	1,217.93	Robert W Bodnaruk and/or,The Estate of Rhonda E Bodnaruk	Utility Refunds: 0500001085-02 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13427	5/13/2020	1,895.50	Robin Pierce	RES-273730 refund
Ad Hoc Payment	Check	13428	5/13/2020	55.49	Rousean Maglione	Utility Refunds: 0083010268-03
Ad Hoc Payment	Check	13429	5/13/2020	57.59	Sally Kanan	Utility Refunds: 0012700001-01
Ad Hoc Payment	Check	13430	5/13/2020	121.39	Samantha Brown	Utility Refunds: 0082000100-06
Ad Hoc Payment	Check	13431	5/13/2020	30.42	Scott Charters	Utility Refunds: 0078099170-06
Ad Hoc Payment	Check	13432	5/13/2020	26.58	Scott Charters & Lisa Eagen	Utility Refunds: 0078099170-06
Ad Hoc Payment	Check	13433	5/13/2020	98.00	Shelby E Nix	Utility Refunds: 0021048600-06 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13434	5/13/2020	70.00	Shervey,Kimberly and Eric	Utility Refunds: 0042029000-05
Ad Hoc Payment	Check	13435	5/13/2020	43.19	Sheryl & Russel Sanderlin	Utility Refunds: 0019040000-09

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Ad Hoc Payment	Check	13436	5/13/2020	81.88	Sierra Wahlke	Utility Refunds: 0002000111-02
Ad Hoc Payment	Check	13437	5/13/2020	59.38	SME Solutions LLC	MPE-280547 refund
Ad Hoc Payment	Check	13438	5/13/2020	37.88	Sourivong,Sibounheaung	Utility Refunds: 0046049714-01
Ad Hoc Payment	Check	13439	5/13/2020	59.64	Stephen & Connie Tygart	Utility Refunds: 0012064600-04
Ad Hoc Payment	Check	13440	5/13/2020	104.00	Steven and Jane Noble	Utility Refunds: 0000009183-02
Ad Hoc Payment	Check	13441	5/13/2020	50.00	Sunset Porsche Audi	refund overpmt pkg cit #7201709521
Ad Hoc Payment	Check	13442	5/13/2020	221.06	Talbitzer Construction LLC	Utility Refunds: 0000001400-01
Ad Hoc Payment	Check	13443	5/13/2020	42.00	TERRY CORNETT	VOUCHER 2007688.030
Ad Hoc Payment	Check	13444	5/13/2020	2.00	The Estate of Raymond H Campbell	Utility Refunds: 0012028900-00
Ad Hoc Payment	Check	13445	5/13/2020	239.55	The Estate of Raymond H Campbell	Utility Refunds: 0012028900-00 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13446	5/13/2020	67.00	The Estate of Roger H Vegdahl	Utility Refunds: 0057034110-01 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13447	5/13/2020	50.83	Thomas A Erickson	Utility Refunds: 0027008400-05 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13448	5/13/2020	172.42	Thomas Lingo	Utility Refunds: 0016031125-00 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13449	5/13/2020	167.09	Timber Products Inspection Inc	Utility Refunds: 0051078800-05 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13450	5/13/2020	21.26	Unique Property Solutions LLC	Utility Refunds: 0019018600-01
Ad Hoc Payment	Check	13451	5/13/2020	118.00	UNITED HEALTHCARE	VOUCHER 2007690.030
Ad Hoc Payment	Check	13452	5/13/2020	20.42	Van Dolson,Leo and Gloria	Utility Refunds: 0049083789-04
Ad Hoc Payment	Check	13453	5/13/2020	42.25	Vicki & Alain Tomatis	Utility Refunds: 0080086300-10
Ad Hoc Payment	Check	13454	5/13/2020	99.75	Vicki Tomatis	Utility Refunds: 0080086300-10
Ad Hoc Payment	Check	13455	5/13/2020	550.00	WHS GRAD NIGHT/ DEBBIE SPAETH	VOUCHER 2007691.030
Ad Hoc Payment	Check	13456	5/13/2020	22.91	WRD Inc	Utility Refunds: 0051078800-05
Ad Hoc Payment	Check	13457	5/13/2020	161.00	Yee-Hwang Lee and Claire C Yeh	Utility Refunds: 0146002554-01
Ad Hoc Payment	Check	13458	5/13/2020	297.37	Yeh,Claire C	Utility Refunds: 0146002554-01
Ad Hoc Payment	Check	13459	5/13/2020	136.67	Zenith Properties NW	Utility Refunds: 0000009040-02
Supplier Payment	Check	13460	5/14/2020	151.95	Advance Stores Company Incorporated - Remit-To: Advance Auto Parts - Atlanta	
Supplier Payment	Check	13461	5/14/2020	34.34	Airgas, Inc	
Supplier Payment	Check	13462	5/14/2020	6,424.91	Alert-All Corp	
Supplier Payment	Check	13463	5/14/2020	1,687.50	All County Locating Services LLC	
Supplier Payment	Check	13464	5/14/2020	798.00	Allegheny Answering Services	
Supplier Payment	Check	13465	5/14/2020	9,520.00	Allegis Group Holdings Inc - Remit-To: TekSystems Inc - Atlanta	
Supplier Payment	Check	13466	5/14/2020	121.80	American Sani-Can	
Supplier Payment	Check	13467	5/14/2020	179.21	Aramark Uniform & Career Apparel LLC - Remit-To: Aramark - Pasadena	
Supplier Payment	Check	13468	5/14/2020	237,387.10	Brown and Caldwell - Remit-To: Brown & Caldwell - San Francisco	
Supplier Payment	Check	13469	5/14/2020	2,183.75	BSK Associates - Remit-To: Supplier BSK Associates	
Supplier Payment	Check	13470	5/14/2020	2,439.00	Bugaboo Pest Control LLC	
Supplier Payment	Check	13471	5/14/2020	6,071.85	CECO Inc	
Supplier Payment	Check	13472	5/14/2020	2,500.00	CFM Strategic Communications Inc	
Supplier Payment	Check	13473	5/14/2020	13,434.48	CH2M Hill Engineers Inc - Remit-To: CH2M Hill Engineers Inc - Bellevue	
Supplier Payment	Check	13474	5/14/2020	17,112.02	CH2M Hill Inc - Remit-To: CH2M - Dallas	
Supplier Payment	Check	13475	5/14/2020	799.69	Chicago Title Company of WA	
Supplier Payment	Check	13476	5/14/2020	868.07	Cintas Fire Protection - Remit-To: Cintas Fire Protection - Cincinnati	
Supplier Payment	Check	13477	5/14/2020	1,279.48	Clark County Historical Society	

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Supplier Payment	Check	13478	5/14/2020	217.90	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	13479	5/14/2020	14,445.19	Consolidated Supply Co	
Supplier Payment	Check	13480	5/14/2020	235.30	Corporate Translation Services Inc	
Supplier Payment	Check	13481	5/14/2020	10,000.00	Council for the Homeless	
Supplier Payment	Check	13482	5/14/2020	333.25	Courier Northwest	
Supplier Payment	Check	13483	5/14/2020	28,732.50	Crandall Arambula PC	
Supplier Payment	Check	13484	5/14/2020	18,944.77	CUES Inc - Remit-To: CUES Inc - Cincinnati	
Supplier Payment	Check	13485	5/14/2020	2,715.81	CyberSource Corporation - Remit-To: CyberSource - Los Angeles	
Supplier Payment	Check	13486	5/14/2020	86.72	Datec Inc	
Supplier Payment	Check	13487	5/14/2020	114,036.44	Del Sol Inc	
Supplier Payment	Check	13488	5/14/2020	5,938.80	Distinctive Landscape LLC	
Supplier Payment	Check	13489	5/14/2020	974.62	DSU Peterbilt & GMC Inc	
Supplier Payment	Check	13490	5/14/2020	5,383.26	Emerald Services Inc - Remit-To: Emerald - Pittsburgh	
Supplier Payment	Check	13491	5/14/2020	14,072.94	Epic Land Solutions Inc	
Supplier Payment	Check	13492	5/14/2020	1,499.50	Esix Sportswear	
Supplier Payment	Check	13493	5/14/2020	850.00	Examworks Inc - Remit-To: Examworks - Lawrenceville	
Supplier Payment	Check	13494	5/14/2020	56.37	Experian Marketing Solutions - Remit-To: Experian - Los Angeles	
Supplier Payment	Check	13495	5/14/2020	7,250.00	Gallagher Bassett Services Inc	
Supplier Payment	Check	13496	5/14/2020	8,634.82	General Networks Corp	
Supplier Payment	Check	13497	5/14/2020	62.06	Genuine Parts Company - Remit-To: NAPA - Los Angeles	
Supplier Payment	Check	13498	5/14/2020	293.42	Gordon Truck Centers	
Supplier Payment	Check	13499	5/14/2020	4,710.00	GrantAnalyst.com LLC	
Supplier Payment	Check	13500	5/14/2020	4,440.45	H&H Wood Recyclers	
Supplier Payment	Check	13501	5/14/2020	1,525.86	Harper Houf Peterson Righellis Inc	
Supplier Payment	Check	13502	5/14/2020	5,132.50	Hart Crowser Inc	
Supplier Payment	Check	13503	5/14/2020	23,436.75	HDR Engineering Inc - Remit-To: HDR Engineering - Chicago	
Supplier Payment	Check	13504	5/14/2020	1,265.47	HMI Oregon - Remit-To: Pacific WRO	
Supplier Payment	Check	13505	5/14/2020	8,909.00	HOF Equipment Company	
Supplier Payment	Check	13506	5/14/2020	1,278.51	Iron Mountain Inc - Remit-To: Iron Mountain - New York	
Supplier Payment	Check	13507	5/14/2020	2,887.50	Jack M Litman Phd	
Supplier Payment	Check	13508	5/14/2020	1,000.00	James E Lingeman	
Supplier Payment	Check	13509	5/14/2020	1,500.00	JCI Jones Chemicals Inc	
Supplier Payment	Check	13510	5/14/2020	5,743.04	Key Code Media, Inc	
Supplier Payment	Check	13511	5/14/2020	6,166.62	Kittelson & Associates Inc	
Supplier Payment	Check	13513	5/14/2020	41.71	Landmark Ford	
Supplier Payment	Check	13514	5/14/2020	61.68	Legacy Salmon Creek Hospital	
Supplier Payment	Check	13515	5/14/2020	94,073.86	Leotek Electronics USA LLC - Remit-To: Leotek - City of Industry	
Supplier Payment	Check	13516	5/14/2020	2,728.30	Lifeline Connections	
Supplier Payment	Check	13517	5/14/2020	959.00	Lois D Cohen Associates - Remit-To: Supplier Lois D Cohen Associates	
Supplier Payment	Check	13518	5/14/2020	46,720.94	Magnum Power LLC	
Supplier Payment	Check	13519	5/14/2020	200.00	McAuliffe Consulting Inc	
Supplier Payment	Check	13520	5/14/2020	176,969.50	McClure and Sons Inc.	
Supplier Payment	Check	13521	5/14/2020	3,976.28	McFarlanes Bark Inc	

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Supplier Payment	Check	13522	5/14/2020	205.07	Munnell-Sherrill Inc	
Supplier Payment	Check	13523	5/14/2020	4,032.48	National Association for the Advancement of Colored People	
Supplier Payment	Check	13524	5/14/2020	15,872.63	Nelson Nygaard Consulting Associates Inc - Remit-To: Nelson Nygaard Consulting Associates Inc	
Supplier Payment	Check	13525	5/14/2020	1,885.08	North Side Electric Inc	
Supplier Payment	Check	13526	5/14/2020	8,885.00	Parkeon	
Supplier Payment	Check	13527	5/14/2020	87,936.67	PBS Engineering and Environmental Inc	
Supplier Payment	Check	13528	5/14/2020	7,431.30	PPC Solutions Inc	
Supplier Payment	Check	13529	5/14/2020	2,250.00	Public Safety Testing Inc	
Supplier Payment	Check	13530	5/14/2020	700.00	Purple Communications Inc	
Supplier Payment	Check	13531	5/14/2020	12,498.22	Quetel Corporation	
Supplier Payment	Check	13532	5/14/2020	1,762.58	RELX Inc. - Remit-To: LexisNexis - Chicago	
Supplier Payment	Check	13533	5/14/2020	7,207.06	River City Environmental	
Supplier Payment	Check	13534	5/14/2020	9.69	Shred It USA LLC	
Supplier Payment	Check	13535	5/14/2020	11,330.66	Sierra-Cedar Inc - Remit-To: Sierra-Ceder Inc. / Atlanta	
Supplier Payment	Check	13536	5/14/2020	5,216.92	Skillsoft Corp	
Supplier Payment	Check	13537	5/14/2020	304.43	SME Solutions LLC	
Supplier Payment	Check	13538	5/14/2020	12,080.00	Southwest Washington Humane Society	
Supplier Payment	Check	13539	5/14/2020	4.10	State of Oregon	
Supplier Payment	Check	13540	5/14/2020	95.00	T2 Systems Inc - Remit-To: T2- Atlanta	
Supplier Payment	Check	13541	5/14/2020	602.00	Timber Supply Explosives Inc	
Supplier Payment	Check	13542	5/14/2020	796.09	Transunion Risk & Alternative Data Solutions Inc	
Supplier Payment	Check	13543	5/14/2020	1,008.00	Triangle Resources Inc	
Supplier Payment	Check	13544	5/14/2020	403.12	Triple J Enterprises	
Supplier Payment	Check	13545	5/14/2020	11,036.00	Vancouver Downtown Association	
Supplier Payment	Check	13546	5/14/2020	229.19	Walter E Nelson Company	
Supplier Payment	Check	13547	5/14/2020	7,644.86	Wapiti NW LLC	
Supplier Payment	Check	13548	5/14/2020	21,078.05	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	13549	5/14/2020	2,690.81	Western Equipment Distributors - Remit-To: Western Equipment - Los Angeles	
Supplier Payment	Check	13550	5/14/2020	3,565.63	Wilson Oil Inc	
Supplier Payment	Check	13551	5/14/2020	40,152.78	Wire Works LLC	
Supplier Payment	Check	13552	5/14/2020	44.58	WW Grainger Inc	
Supplier Payment	Check	13553	5/14/2020	30.48	XPO Logistics Enterprise Services, Inc - Remit-To: XPO - Portland	
Supplier Payment	Check	13554	5/14/2020	2,282.68	Zayo Group Holding Inc - Remit-To: Zayo Group Holding Inc	
Supplier Payment	Check	13555	5/14/2020	15,586.75	Allegiance Benefit Plan Management Inc	
Supplier Payment	Check	13556	5/14/2020	8,033.40	AT & T Mobility II LLC	
Supplier Payment	Check	13557	5/14/2020	194,481.72	Athlactron Holding	
Supplier Payment	Check	13558	5/14/2020	1,561.98	Cellco Partnership - Remit-To: Cellco - Dallas	
Supplier Payment	Check	13559	5/14/2020	100.00	City of Vancouver - Remit-To: COV Main	
Supplier Payment	Check	13560	5/14/2020	451.00	City of Vancouver - Remit-To: COV - Vehicle Reg	
Supplier Payment	Check	13561	5/14/2020	117.74	Columbia Resource Company	
Supplier Payment	Check	13562	5/14/2020	109.90	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	13563	5/14/2020	241.10	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	

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Supplier Payment	Check	13564	5/14/2020	109.90	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	13565	5/14/2020	114.90	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	13566	5/14/2020	24.91	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	13567	5/14/2020	114.90	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	13568	5/14/2020	20.40	Eagle Newspaper Inc	
Supplier Payment	Check	13569	5/14/2020	3,417.89	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	
Supplier Payment	Check	13570	5/14/2020	2,255.81	Northwest Staffing Resources Inc - Remit-To: NW Staffing - Portland	
Supplier Payment	Check	13571	5/14/2020	60.32	Qwest Corp - Remit-To: Qwest Corp- Seattle	
Supplier Payment	Check	13572	5/14/2020	7,085.00	Rebecca Dean	
Supplier Payment	Check	13573	5/14/2020	97,005.00	Southwest Clean Air Agency	
Supplier Payment	Check	13574	5/14/2020	4,436.53	Stephen D. Bonney	
Supplier Payment	Check	13575	5/14/2020	142.16	United Parcel Service	
Supplier Payment	Check	13576	5/14/2020	821.41	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	13577	5/14/2020	781.07	Willis Towers Watson Insurance Services West inc	
Ad Hoc Payment	Check	13578	5/20/2020	161.73	Ackley Personal Rep,Patricia	Utility Refunds: 0106050735-01
Ad Hoc Payment	Check	13579	5/20/2020	847.60	Anthony Ramos Jr.	Interview expense reimbursement
Ad Hoc Payment	Check	13580	5/20/2020	59.50	APRIL SUNSET	VOUCHER 2007713.030
Ad Hoc Payment	Check	13581	5/20/2020	10,276.27	Area Heating & Cooling	CMI-279625 refund
Ad Hoc Payment	Check	13582	5/20/2020	52.00	BETTY ANDERSEN	VOUCHER 2007712.030
Ad Hoc Payment	Check	13583	5/20/2020	112.26	Bradley and Ning Ding Fisher	Utility Refunds: 0150015090-03
Ad Hoc Payment	Check	13584	5/20/2020	36.80	Braina Syverson, Admin of the	Utility Refunds: 0075044690-06
Ad Hoc Payment	Check	13585	5/20/2020	135.27	Brett Nold	Utility Refunds: 0072070910-05
Ad Hoc Payment	Check	13586	5/20/2020	66.60	Buckmiller,Kyle L and Mattie L	Utility Refunds: 0042007006-14
Ad Hoc Payment	Check	13587	5/20/2020	59.50	CAITLIN BAXTER RATH	VOUCHER 2007707.030
Ad Hoc Payment	Check	13588	5/20/2020	34.84	Cara Pelzer	refund pkg permit COV09185
Ad Hoc Payment	Check	13589	5/20/2020	39.87	Carlos R and Jenni L Medina	Utility Refunds: 0154038200-02
Ad Hoc Payment	Check	13590	5/20/2020	43.97	Carol Martin	refund overpmt alarm
Ad Hoc Payment	Check	13591	5/20/2020	58.40	Cascade Radon	MPE-279321 refund
Ad Hoc Payment	Check	13592	5/20/2020	114.05	Catherine Royster	Utility Refunds: 0141005593-02
Ad Hoc Payment	Check	13593	5/20/2020	20.00	Charles Christian	refund alarm
Ad Hoc Payment	Check	13594	5/20/2020	248.00	Colton Anderson	Utility Refunds: 0046058602-10
Ad Hoc Payment	Check	13595	5/20/2020	20.00	Craig Chiappetta/ Valerie McCoy	refund overpmt alarm
Ad Hoc Payment	Check	13596	5/20/2020	154.84	Craig Ebersole	Utility Refunds: 0138001762-05
Ad Hoc Payment	Check	13597	5/20/2020	58.64	Dannie and Anna Bowden	Utility Refunds: 0158010067-02
Ad Hoc Payment	Check	13598	5/20/2020	46.86	Darrow,Barbara and Ray	Utility Refunds: 0111021014-04
Ad Hoc Payment	Check	13599	5/20/2020	77.14	Darrow,Ray	Utility Refunds: 0111021014-04
Ad Hoc Payment	Check	13600	5/20/2020	92.29	David D and Michele L Cowles	Utility Refunds: 0140004725-02
Ad Hoc Payment	Check	13601	5/20/2020	92.21	Deborah & Harold Broers	Utility Refunds: 0072026770-01
Ad Hoc Payment	Check	13602	5/20/2020	5.00	Eastland Sushi & Asia Cuisine	refund overpmt CIVICGOV
Ad Hoc Payment	Check	13603	5/20/2020	330.00	Family Solutions	Voucher #2000357.082
Ad Hoc Payment	Check	13604	5/20/2020	59.50	FLOYD SIEPMANN	VOUCHER 2007708.030
Ad Hoc Payment	Check	13605	5/20/2020	225.39	FRANK CLAYTON	VOUCHER 2007706.030
Ad Hoc Payment	Check	13606	5/20/2020	52.27	Grand Cam Investment Group LLC	Utility Refunds: 0500001435-01
Ad Hoc Payment	Check	13607	5/20/2020	58.40	Haskin Electric Inc	MPE-281039 refund
Ad Hoc Payment	Check	13608	5/20/2020	250.00	Hildreth,Eugene and Johnnie	Utility Refunds: 0002000111-02

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Ad Hoc Payment	Check	13609	5/20/2020	79.38	Irene and Robert Chrest	Utility Refunds: 0085011270-03
Ad Hoc Payment	Check	13610	5/20/2020	171.64	Jacob & Samantha Weis	Utility Refunds: 0073003693-04
Ad Hoc Payment	Check	13611	5/20/2020	62.65	Jamie Pearsall	Utility Refunds: 0074069998-04
Ad Hoc Payment	Check	13612	5/20/2020	96.00	Jennifer Lindbeg & Clayton Lindberg-Horn	Utility Refunds: 0067051800-08
Ad Hoc Payment	Check	13613	5/20/2020	51.56	Jerald Prosser and Ronnie Noize	Utility Refunds: 0117052632-01
Ad Hoc Payment	Check	13614	5/20/2020	21.53	Jill Bradley	Utility Refunds: 0067027900-07
Ad Hoc Payment	Check	13615	5/20/2020	146.85	John and Sarah Rawson	Utility Refunds: 0126006260-02
Ad Hoc Payment	Check	13616	5/20/2020	115.26	John Rawson	Utility Refunds: 0126006260-02
Ad Hoc Payment	Check	13617	5/20/2020	85.53	Joseph and Maryann Alviar	Utility Refunds: 0128140120-05
Ad Hoc Payment	Check	13618	5/20/2020	120.00	Kara K Starks	Utility Refunds: 0107002094-02
Ad Hoc Payment	Check	13619	5/20/2020	200.70	Kathleen Dean	Utility Refunds: 0141006064-02
Ad Hoc Payment	Check	13620	5/20/2020	29.71	Kenneth Kilgore	Utility Refunds: 0070025300-00
Ad Hoc Payment	Check	13621	5/20/2020	108.50	Kevin Ward	refund pkg permt COV09511
Ad Hoc Payment	Check	13622	5/20/2020	52.00	KIM ZERZAN	VOUCHER 2007711.030
Ad Hoc Payment	Check	13623	5/20/2020	51.34	Kristi Steele	Utility Refunds: 0500001042-02
Ad Hoc Payment	Check	13624	5/20/2020	140.07	Kuffner,Michael and Catheryn	Utility Refunds: 0109023930-01
Ad Hoc Payment	Check	13625	5/20/2020	59.50	LARRY WATSON	VOUCHER 2007709.030
Ad Hoc Payment	Check	13626	5/20/2020	58.14	Leatherman,Jessyka	Utility Refunds: 0096048900-05
Ad Hoc Payment	Check	13627	5/20/2020	20.45	Leonard and Kathleen Walko	Utility Refunds: 0022052800-09
Ad Hoc Payment	Check	13628	5/20/2020	52.00	LISAANA OTTER	VOUCHER 2007715.030
Ad Hoc Payment	Check	13629	5/20/2020	24.13	Marci Tobias	Utility Refunds: 0124001100-06
Ad Hoc Payment	Check	13630	5/20/2020	52.00	MARYLEE SKELLY	VOUCHER 2007705.030
Ad Hoc Payment	Check	13631	5/20/2020	59.50	MARY MCCARGAR	VOUCHER 2007710.030
Ad Hoc Payment	Check	13632	5/20/2020	24.39	Matthew and Jennifer Tangen	Utility Refunds: 0135003100-04
Ad Hoc Payment	Check	13633	5/20/2020	225.41	Michael and Marcy Lester	Utility Refunds: 0118041800-01
Ad Hoc Payment	Check	13634	5/20/2020	96.11	Mill Plain Electric Inc	MPE-281284 refund
Ad Hoc Payment	Check	13635	5/20/2020	40.00	Moonstone Medical Aesthetics	refund alarm
Ad Hoc Payment	Check	13636	5/20/2020	240.00	Nash- Holland 601 Columbia LLC	refund overpmt alarm
Ad Hoc Payment	Check	13637	5/20/2020	95.98	Nicolas Brock	Utility Refunds: 0074038300-06
Ad Hoc Payment	Check	13638	5/20/2020	440.00	Northwynd Condominium Assoc	Voucher #2000358.082
Ad Hoc Payment	Check	13639	5/20/2020	107.00	Oliver J Forral	Utility Refunds: 0067027876-24
Ad Hoc Payment	Check	13640	5/20/2020	76.75	Osprey Homes LLC	Utility Refunds: 0500002440-01
Ad Hoc Payment	Check	13641	5/20/2020	59.50	PATRICIA ELIAS	VOUCHER 2007717.030
Ad Hoc Payment	Check	13642	5/20/2020	59.50	PATRICIA ELIAS	VOUCHER 2007716.030
Ad Hoc Payment	Check	13643	5/20/2020	142.23	Paul Aponte	Utility Refunds: 0012037900-04
Ad Hoc Payment	Check	13644	5/20/2020	30.31	Paula Tell	Utility Refunds: 0500002147-02
Ad Hoc Payment	Check	13645	5/20/2020	28.69	Paula Tell and Joseph Burgher	Utility Refunds: 0500002147-02
Ad Hoc Payment	Check	13646	5/20/2020	171.10	Paul M Tanca, Trustee	Utility Refunds: 0158000520-02
Ad Hoc Payment	Check	13647	5/20/2020	400.65	PBS Engineering	refund pkg permit COV09547
Ad Hoc Payment	Check	13648	5/20/2020	25.00	PCS	7201905984 \$25 Uhlemeye
Ad Hoc Payment	Check	13649	5/20/2020	22.27	Periyaswamy Rajagopal	Utility Refunds: 0161012320-03
Ad Hoc Payment	Check	13650	5/20/2020	140.39	Rice,Gregory, Kenneth and Patricia	Utility Refunds: 0109000872-01
Ad Hoc Payment	Check	13651	5/20/2020	178.92	Roddy,John M	Utility Refunds: 0101000669-04 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13652	5/20/2020	60.97	Ronald Gatlin	refund pkg permit COV06969
Ad Hoc Payment	Check	13653	5/20/2020	20.69	Roody,John and Victoria	Utility Refunds: 0101000669-04
Ad Hoc Payment	Check	13654	5/20/2020	200.00	Salmon Creek Medical Center	Voucher #2000360.082
Ad Hoc Payment	Check	13655	5/20/2020	495.00	Salmon Creek Medical Center	Voucher #2000359.082
Ad Hoc Payment	Check	13656	5/20/2020	204.90	Sandra H Coker	Utility Refunds: 0018029000-07 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13657	5/20/2020	20.00	Sean/Pari Tabari	refund overpmt alarm

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Ad Hoc Payment	Check	13658	5/20/2020	60.32	Sean Williams, Guardian	Utility Refunds: 0069009700-08
Ad Hoc Payment	Check	13659	5/20/2020	20.00	Sharon Pearson	refund overpmt alarm
Ad Hoc Payment	Check	13660	5/20/2020	40.00	Sheri Clark	refund overpmt alarms
Ad Hoc Payment	Check	13661	5/20/2020	59.50	TAMARA DEGEN	VOUCHER 20014.030
Ad Hoc Payment	Check	13662	5/20/2020	136.78	Tefera,Rachel	Utility Refunds: 0112093008-03
Ad Hoc Payment	Check	13663	5/20/2020	54.89	Thacker,Rebecca	Utility Refunds: 0102000052-02
Ad Hoc Payment	Check	13664	5/20/2020	50.00	Thai Orchid Restaurant	refund overpmt alarm
Ad Hoc Payment	Check	13665	5/20/2020	102.00	The Estate of Gerald R Burden	Utility Refunds: 0099050010-03
Ad Hoc Payment	Check	13666	5/20/2020	138.28	The Weekley Group of Companies	Utility Refunds: 0500003040-01
Ad Hoc Payment	Check	13667	5/20/2020	164.29	Timothy W Robards	Utility Refunds: 0126008210-02
Ad Hoc Payment	Check	13668	5/20/2020	144.00	Total Mechanical Inc.	MPE-280512 refund
Ad Hoc Payment	Check	13669	5/20/2020	43.74	Vladimir and Nadezhda Zosim	Utility Refunds: 0141004202-02
Ad Hoc Payment	Check	13670	5/20/2020	35.47	Weathers,Michael and Stephanie	Utility Refunds: 0112000610-02
Ad Hoc Payment	Check	13671	5/20/2020	574.99	William Cooley	Interview expense reimbursement
Ad Hoc Payment	Check	13672	5/20/2020	27.58	Wochinick,Robert and Brenton	Utility Refunds: 0101010118-06
Supplier Payment	Check	13673	5/20/2020	247.00	Accurate Corporate Services Inc	
Supplier Payment	Check	13674	5/20/2020	26,500.00	Ace W. Collins	
Supplier Payment	Check	13675	5/20/2020	116.83	A-Check America Inc - Remit-To: A-Check - Glendale	
Supplier Payment	Check	13676	5/20/2020	10,410.63	Action Technology Systems	
Supplier Payment	Check	13677	5/20/2020	842.26	AK Timber Services	
Supplier Payment	Check	13678	5/20/2020	5,117.39	Alert-All Corp	
Supplier Payment	Check	13679	5/20/2020	17,440.00	Allegis Group Holdings Inc - Remit-To: TekSystems Inc - Atlanta	
Supplier Payment	Check	13680	5/20/2020	200.00	American Medical Response Northwest Inc - Remit-To: AMR - Vancouver	
Supplier Payment	Check	13681	5/20/2020	121.80	American Sani-Can	
Supplier Payment	Check	13682	5/20/2020	485.62	Aramark Uniform & Career Apparel LLC - Remit-To: Aramark - Pasadena	
Supplier Payment	Check	13683	5/20/2020	205.00	Arborscape Ltd Inc	
Supplier Payment	Check	13684	5/20/2020	371.14	Archaeological Services LLC	
Supplier Payment	Check	13685	5/20/2020	12,483.13	Bank Of America N.A. - Remit-To: Account Analysis	
Supplier Payment	Check	13686	5/20/2020	11,251.92	Bentley Systems Incorporated	
Supplier Payment	Check	13687	5/20/2020	6,087.13	Bound Tree Medical LLC	
Supplier Payment	Check	13688	5/20/2020	3,657.54	Boys and Girls Clubs of Southwest Washington	
Supplier Payment	Check	13689	5/20/2020	200.00	BSK Associates - Remit-To: Supplier BSK Associates	
Supplier Payment	Check	13690	5/20/2020	21,529.85	CH2M Hill Inc - Remit-To: CH2M - Dallas	
Supplier Payment	Check	13691	5/20/2020	767.51	Chicago Title Company of WA	
Supplier Payment	Check	13692	5/20/2020	1,698.39	Cintas	
Supplier Payment	Check	13693	5/20/2020	10.70	City of Portland - Remit-To: City of Portland - General AR	
Supplier Payment	Check	13694	5/20/2020	7,500.00	Craciun Retail LLC	
Supplier Payment	Check	13695	5/20/2020	352.30	Craig and Julie Pfeifer	
Supplier Payment	Check	13696	5/20/2020	2,511.36	CUES Inc - Remit-To: CUES Inc - Cincinnati	
Supplier Payment	Check	13697	5/20/2020	5,947.50	Davidson Benefits Planning	
Supplier Payment	Check	13698	5/20/2020	1,138.20	Distinctive Landscape LLC	
Supplier Payment	Check	13699	5/20/2020	750.00	eLock Technologies LLC	
Supplier Payment	Check	13700	5/20/2020	275.00	ERF Company Inc	
Supplier Payment	Check	13701	5/20/2020	324.12	Eric Atwell	
Supplier Payment	Check	13702	5/20/2020	2,487.50	Esix Sportswear	

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Supplier Payment	Check	13703	5/20/2020	3,624.42	Ferguson Enterprises - Remit-To: Ferguson - Dallas	
Supplier Payment	Check	13704	5/20/2020	1,955.00	Fisher's Landing, LLC	
Supplier Payment	Check	13705	5/20/2020	30,975.30	Friends of Trees	
Supplier Payment	Check	13706	5/20/2020	326.78	GameTime - Remit-To: GameTime - Fort Payne	
Supplier Payment	Check	13707	5/20/2020	4,119.89	Genuine Parts Company - Remit-To: NAPA - Los Angeles	
Supplier Payment	Check	13708	5/20/2020	5.68	Genuine Parts Company - Remit-To: NAPA - Vancouver	
Supplier Payment	Check	13709	5/20/2020	2,523.28	George Elevator Service LLC	
Supplier Payment	Check	13710	5/20/2020	46.21	Gordon Truck Centers	
Supplier Payment	Check	13711	5/20/2020	234.50	Government Revenue Solutions Holdings I LLC	
Supplier Payment	Check	13712	5/20/2020	7,418.90	Halbert Construction Services LLC	
Supplier Payment	Check	13713	5/20/2020	4,693.75	Harper Houf Peterson Righellis Inc	
Supplier Payment	Check	13714	5/20/2020	96,104.72	HDR Engineering Inc - Remit-To: HDR Engineering - Chicago	
Supplier Payment	Check	13715	5/20/2020	1,208.49	Iron Mountain Inc - Remit-To: Iron Mountain - New York	
Supplier Payment	Check	13716	5/20/2020	3,062.50	Jack M Litman Phd	
Supplier Payment	Check	13717	5/20/2020	2,000.00	James Bryan	
Supplier Payment	Check	13718	5/20/2020	4,873.73	Janus Youth Programs Inc	
Supplier Payment	Check	13719	5/20/2020	2,250.00	JCI Jones Chemicals Inc	
Supplier Payment	Check	13720	5/20/2020	95,343.40	Jeffrey Barrar PS	
Supplier Payment	Check	13721	5/20/2020	7,822.50	Jensen Hughes Inc	
Supplier Payment	Check	13722	5/20/2020	1,084.00	Kurita America Inc - Remit-To: US Water - Minneapolis	
Supplier Payment	Check	13723	5/20/2020	2,469.08	Lakeyland Inc	
Supplier Payment	Check	13724	5/20/2020	5,040.00	LChester Marketing, LLC	
Supplier Payment	Check	13725	5/20/2020	22,896.00	Lexipol LLC	
Supplier Payment	Check	13726	5/20/2020	1,240.32	Linguava Interpreters Inc	
Supplier Payment	Check	13727	5/20/2020	151.76	Mark IV Enterprises Inc	
Supplier Payment	Check	13728	5/20/2020	3,367.50	Marquam Group LTD	
Supplier Payment	Check	13729	5/20/2020	720.00	Maul Foster & Alongi Inc	
Supplier Payment	Check	13730	5/20/2020	1,335.62	McFarlanes Bark Inc	
Supplier Payment	Check	13731	5/20/2020	3,943.00	Murray Smith Inc	
Supplier Payment	Check	13732	5/20/2020	3,855.37	Otak Inc	
Supplier Payment	Check	13733	5/20/2020	3,938.97	Pacific Apex Construction LLC	
Supplier Payment	Check	13734	5/20/2020	16,491.00	Pacific Power Group LLC	
Supplier Payment	Check	13735	5/20/2020	90.00	Parkeon	
Supplier Payment	Check	13736	5/20/2020	1,746.19	Physio-Control Inc - Remit-To: Stryker Medical	
Supplier Payment	Check	13737	5/20/2020	214.41	Potter Webster Co	
Supplier Payment	Check	13738	5/20/2020	2,114.56	Progressive Services, Inc - Remit-To: Supplier Progressive Services, Inc	
Supplier Payment	Check	13739	5/20/2020	245,701.88	PSI Water Technologies Inc	
Supplier Payment	Check	13740	5/20/2020	610.00	Public Safety Testing Inc	
Supplier Payment	Check	13741	5/20/2020	242.25	Purple Communications Inc	
Supplier Payment	Check	13742	5/20/2020	818.09	Quadient, Inc - Remit-To: Neopost USA Inc	
Supplier Payment	Check	13743	5/20/2020	4,857.55	Retail Lockbox Inc	
Supplier Payment	Check	13744	5/20/2020	62,883.65	Right of Way Associates Inc	
Supplier Payment	Check	13745	5/20/2020	2,190.06	S&B Inc	
Supplier Payment	Check	13746	5/20/2020	8,130.00	SafeFire LLC	
Supplier Payment	Check	13747	5/20/2020	7,202.86	San Diego Police Equipment Co Inc	

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Supplier Payment	Check	13748	5/20/2020	366.72	Software House International SHI - Remit-To: SHI - Dallas	
Supplier Payment	Check	13749	5/20/2020	1,951.20	Special Services Group LLC	
Supplier Payment	Check	13750	5/20/2020	30,333.17	SP Plus Corporation	
Supplier Payment	Check	13751	5/20/2020	10,099.68	Stantec Consulting Services Inc - Remit-To: Stantec - Chicago	
Supplier Payment	Check	13752	5/20/2020	20.72	Stericycle Inc	
Supplier Payment	Check	13753	5/20/2020	6,500.00	Thales Consulting Inc - Remit-To: Supplier Thales Consulting Inc	
Supplier Payment	Check	13754	5/20/2020	3,735.20	The F.A. Bartlett Tree Expert Co	
Supplier Payment	Check	13755	5/20/2020	1,219.50	Towing & Recovering Services Inc	
Supplier Payment	Check	13756	5/20/2020	907.85	Triple J Enterprises	
Supplier Payment	Check	13757	5/20/2020	39,299.58	TV Etc ESD 112	
Supplier Payment	Check	13758	5/20/2020	1,422.09	Universal Field Services Inc	
Supplier Payment	Check	13759	5/20/2020	29,319.05	Vancouver National Historic Reserve Trust	
Supplier Payment	Check	13760	5/20/2020	743.47	Walter E Nelson Company	
Supplier Payment	Check	13761	5/20/2020	2,790.40	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	13762	5/20/2020	1,779.41	Waste Management - Remit-To: Waste Management Los Angeles	
Supplier Payment	Check	13763	5/20/2020	191.37	Western Equipment Distributors - Remit-To: Western Equipment - Los Angeles	
Supplier Payment	Check	13764	5/20/2020	19,310.26	Wilson Oil Inc	
Supplier Payment	Check	13765	5/20/2020	508.31	WW Grainger Inc	
Supplier Payment	Check	13766	5/20/2020	7,567.00	Xchange Recovery	
Supplier Payment	Check	13767	5/20/2020	79.86	XPO Logistics Enterprise Services, Inc - Remit-To: XPO - Portland	
Supplier Payment	Check	13768	5/20/2020	2,132.39	YOLO Washington LLC	
Supplier Payment	Check	13769	5/20/2020	982.47	Cellco Partnership - Remit-To: Cellco - Dallas	
Supplier Payment	Check	13770	5/20/2020	233.89	Clark County - Remit-To: Clark County - Treasurer Seattle	
Supplier Payment	Check	13771	5/20/2020	1,494,650.14	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	13772	5/20/2020	857.88	Clark Public Utility District No. 1	
Supplier Payment	Check	13773	5/20/2020	724.58	Clark Public Utility District No. 1	
Supplier Payment	Check	13774	5/20/2020	315.43	Clark Public Utility District No. 1	
Supplier Payment	Check	13775	5/20/2020	752.19	Clark Public Utility District No. 1	
Supplier Payment	Check	13776	5/20/2020	1,472.09	Clark Public Utility District No. 1	
Supplier Payment	Check	13777	5/20/2020	505.85	Clark Public Utility District No. 1	
Supplier Payment	Check	13778	5/20/2020	29.70	Clark Public Utility District No. 1	
Supplier Payment	Check	13779	5/20/2020	425.41	Clark Public Utility District No. 1	
Supplier Payment	Check	13780	5/20/2020	1,100.00	Clark Regional Wastewater District	
Supplier Payment	Check	13781	5/20/2020	2,355.45	Columbia Resource Company	
Supplier Payment	Check	13782	5/20/2020	108.34	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	13783	5/20/2020	89.95	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	13784	5/20/2020	108.41	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	13785	5/20/2020	188.27	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	13786	5/20/2020	101.10	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	13787	5/20/2020	13.74	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	

INVOICE PAYMENTS REPORT

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Supplier Payment	Check	13788	5/20/2020	138,624.71	Davidson Kilpatric & Krislock PLLC	
Supplier Payment	Check	13789	5/20/2020	8,931.16	DS Forensics Inc	
Supplier Payment	Check	13790	5/20/2020	7,862.84	Fire Mountain Farms Inc	
Supplier Payment	Check	13791	5/20/2020	98,113.23	Intermountain Slurry Seal Inc	
Supplier Payment	Check	13792	5/20/2020	3,552.10	Keating Bucklin & McCormack Inc PS	
Supplier Payment	Check	13793	5/20/2020	3,371.27	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	
Supplier Payment	Check	13794	5/20/2020	1,773.45	Northwest Staffing Resources Inc - Remit-To: NW Staffing - Portland	
Supplier Payment	Check	13795	5/20/2020	9,461.33	Qwest Corp - Remit-To: Qwest Corp- Seattle	
Supplier Payment	Check	13796	5/20/2020	60,586.44	State of Washington Department of Employment Security - Remit-To: State of Washington Department of Employment Security / Seattle	
Supplier Payment	Check	13797	5/20/2020	14.45	United Parcel Service	
Supplier Payment	Check	13798	5/20/2020	300.00	US Bank - Remit-To: US Bank - St Paul	
Supplier Payment	Check	13799	5/20/2020	17,172.13	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	13800	5/22/2020	8,561.87	Aflac	
Supplier Payment	Check	13801	5/22/2020	5,071.93	AFSCME Local #307	
Supplier Payment	Check	13802	5/22/2020	1,962.00	Chapter 13 - Trustee	
Supplier Payment	Check	13803	5/22/2020	22,184.76	IAFF Local #452	
Supplier Payment	Check	13804	5/22/2020	682.50	IAM Local #1374	
Supplier Payment	Check	13805	5/22/2020	8,575.69	Life Insurance Company of North America	
Supplier Payment	Check	13806	5/22/2020	475.00	MFS Service Center Inc	
Supplier Payment	Check	13807	5/22/2020	4,204.12	OPEIU Local #11	
Supplier Payment	Check	13808	5/22/2020	576.00	Teamsters Local #58	
Supplier Payment	Check	13809	5/22/2020	332.50	UA Local #290	
Supplier Payment	Check	13810	5/22/2020	1,074.97	United Way of the Columbia Willamette	
Supplier Payment	Check	13811	5/22/2020	899.40	Vancouver Command Guild	
Supplier Payment	Check	13812	5/22/2020	11,357.40	Vancouver Police Officer Guild	
Supplier Payment	Check	13813	5/22/2020	2,165.40	Western Conference of Teamsters	
Supplier Payment	Check	13814	5/22/2020	1,068.72	Western Metal Industry Pension Plan	
			SUBTOTAL	7,551,084.39		
Hansen			5/19/2020	3,789.90	City Payments	Posted 05-12-20 to 05-18-20
Hansen			5/26/2020	1,318.12	City Payments	Posted 05-19-20 to 05-25-20
			SUBTOTAL	5,108.02		
Visa			5/19/2020	0.00	Miscellaneous	Parks Class Refunds - FCC 05-12-20 thru 05-18-20
Visa			5/19/2020	0.00	Miscellaneous	Parks Class Refunds - MCC 05-12-20 thru 05-18-20
Visa			5/19/2020	0.00	Miscellaneous	Parks Class Refunds - Special Events 05-12-20 thru 05-18-20
Visa			5/19/2020	0.00	Miscellaneous	Parks Class Refunds - WREC 05-12-20 thru 05-18-20
Visa			5/26/2020	0.00	Miscellaneous	Parks Class Refunds - FCC 05-19-20 thru 05-25-20
Visa			5/26/2020	0.00	Miscellaneous	Parks Class Refunds - MCC 05-19-20 thru 05-25-20
Visa			5/26/2020	0.00	Miscellaneous	Parks Class Refunds - Special Events 05-19-20 thru 05-25-20
Visa			5/26/2020	0.00	Miscellaneous	Parks Class Refunds - WREC 05-19-20 thru 05-25-20
			SUBTOTAL	0.00		
			TOTAL	7,556,192.41		

INVOICE PAYMENTS REPORT

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*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

City of Vancouver
Payroll Council Report
May 12, 2020 - May 25, 2020

Check No.	Date	Explanation	Amount
2587-2589	05/22/20	10 2020 Payroll	\$ 10,433.57
55167-57051	05/22/20	10 2020 Direct Deposits	\$ 2,996,111.19

\$ 3,006,544.76



Staff Report 065-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/1/2020

SUBJECT 2020 CDBG/HOME Program Action Plan

Key Points

- The City is required by the US Department of Housing and Urban Development to adopt an annual Action Plan describing how federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program funds will be allocated.
- Resources available for the 2020 program year (July 1, 2020 – June 30, 2021) include \$1,483,862 in CDBG funds and \$768,300 in HOME funds.
- A 20-person review committee composed of community representatives and City staff prioritized the applications and has provided funding recommendations for the 2020 Action Plan.
- The prioritizations occurred before the effects of the COVID-19 outbreak. In an attempt to more effectively address the community needs as a result of the virus, staff is recommending revisions to the allocation list that prioritize funding of homelessness resources, rental assistance, and small business support.
- In order to honor the Committee priorities, staff has identified funding from alternative sources that can be used to complement or substitute for CDBG and HOME funds. The five housing construction projects initially recommended by the review committee for CDBG or HOME funds are now recommended to receive Affordable Housing Funds.
- Recommended funding supports projects that correspond with the 5-year Consolidated Plan goals and respond to the impacts of COVID-19 on vulnerable community members or the broader economic downturn caused by the pandemic.
- Estimated outcomes of 2020 CDBG and HOME projects include 1,253 people receiving public services; 60 business owners assisted plus an additional 100-160 business loans or grants and up to 940 additional businesses receiving technical assistance through 2020 CDBG and CDBG-CV funds; 6 homeowner housing units preserved; and 119 households receiving rental assistance.
- Staff will be issuing an expedited RFP for CDBG-funded small business assistance. Implementation oversight of the business assistance program will be provided by City Economic Development staff. Staff will update the number of potential businesses assisted with this funding in June.
- The City has received an additional \$769,471 in CDBG funds (CDBG-CV) from the first

round of COVID-19 response funding allocated under the federal Coronavirus Aid, Relief and Economic Security (CARES) Act. Please see “CDBG Coronavirus Response” staff report (submitted for the June 1, 2020 Council meeting) for the proposed use of CDBV-CV funds.

Strategic Plan Alignment

Goal 3, Objective 3.2: Improve services available to underserved or vulnerable residents.

Present Situation

The Department of Housing and Urban Development (HUD) requires an annual Action Plan that outlines how the City intends to allocate its CDBG and HOME resources. The proposed draft of the 2020 Action Plan is attached and available at www.cityofvancouver.us/cdbg.

CDBG and HOME awards made through the 2020 Action Plan process must be consistent with the goals and objectives included in the City’s 2019-2023 Consolidated Plan related to Affordable Housing, Public Services, Economic Development, and Public Facilities and Infrastructure.

The City allocates the majority of its annual CDBG and HOME funding to community partners through a competitive application process as described in the 5-year Consolidated Plan. The following describes the 2020 Action Plan process and funding recommendations.

Responding to COVID-19

The revised recommendations focus on vulnerable community members and/or the broader economic downturn caused by the pandemic. For a description of how each project contributes to the COVID-19 response, see the attached project descriptions. The agencies have confirmed their ability to implement the projects under the public health emergency conditions and serve additional people or households where increased funding has been recommended.

Separate from the 2020 CDBG and HOME funds, the City has received an additional \$769,471 in CDBG funds (CDBG-CV) from the first round allocated under the federal Coronavirus Aid, Relief and Economic Security (CARES) Act. See the “CDBG Coronavirus Response” staff report dated May 4, 2020 for the proposed use of CDBG-CV funds.

2020 Funds available

An estimated \$1,483,862 in CDBG and \$768,300 in HOME funds is available for the 2020 program year starting July 1, 2020 and ending June 30, 2021. While 2020 entitlement amounts have been confirmed by HUD, available funds are subject to change based on program income and spending from previous years’ project.

Application and prioritization process

The application process for 2020 CDBG and HOME funds began in November of 2019. The City received 21 proposals with requests totaling approximately \$3 million. A 20-person volunteer committee composed of community representatives and City staff completed the prioritization process. The

committee reviewed grant proposals, attended applicant presentations, scored and prioritized the projects, and suggested funding options. Following completion of this process, the COVID-19 crisis imposed significant impacts on the local economy. In response, City staff has recommended shifting proposed funding for housing projects to public service and small business assistance activities to assist with COVID-19 recovery efforts. The housing projects that were initially recommended for funding by the committee will now be funded through the Affordable Housing Fund.

2020 CDBG awards

Proposed funding awards for 2020 CDBG (\$1,483,862) support the following priorities. A list of funding awards and project descriptions are attached.

- **Public services (\$325,000, 22%):** Case management for homeless and at-risk youth; homeless outreach; housing intake and diversion services; and financial literacy/first-time homebuyer education.
- **Business assistance (\$666,257, 45%):** Technical assistance, grants and loans for small business owners. (Note: CDBG-CV funding will provide an additional \$390,577)
- **Housing services (\$181,000, 12%):** Case management to help households experiencing or at risk of homelessness find and maintain rental housing. Paired with HOME-funded rental assistance.
- **Administration and Implementation (\$311,605, 21%):** Staff and administrative costs to carry out the CDBG program and projects. The amount of CDBG funds that may be used for administration is capped by federal guidelines.
- **Housing projects (moved to Affordable Housing Fund):** Acquisition and preservation of multifamily rental housing for veterans and other low-income households; development of homes providing affordable homeownership opportunities. These projects will now be funded through the Affordable Housing Fund.

2020 HOME awards

Proposed funding awards for 2020 HOME (\$768,300) support the following priorities. A list of funding awards and project descriptions are attached.

- **Rental assistance (\$500,000, 65%):** Assistance with security deposits, rent and utilities to help households experiencing or at risk of homelessness afford housing. Paired with CDBG-funded housing services.
- **City housing rehab program (\$199,977, 26%):** Loans to low-income homeowners to assist with needed repairs that address health, safety and livability issues.
- **Administration (\$68,323, 9%):** Staff and administrative costs to carry out the HOME program and projects. The amount of HOME funds that may be used for administration is capped by federal guidelines.
- **Housing projects (moved to Affordable Housing Fund):** Construction of multifamily housing for seniors and low-income families. These projects will now be funded through the Affordable Housing Fund.

Advantage(s)

Projected outcomes of the recommended 2020 projects are shown in the table that follows. The recommended awards would allow the City to continue making progress toward meeting the five-year projected outcomes from the 2019-2023 Consolidated Plan. Note that projects funded in one program year may be implemented and/or completed in subsequent program years. The 2019 program year ends June 30, 2020. Actual 2019 outcomes will be reported in Consolidated

Annual Performance and Evaluation Report later this year.

Progress toward meeting 2019-2023 Consolidated Plan outcomes

Consolidated Plan Goal	Tracked Outcomes	5-Yr Plan Projected Outcomes	2019 Projected Outcomes*	2020 Projected Outcomes
Affordable Housing	New rental units	165 units	26 units	Affordable Housing Fund
	Rental rehab units	100 units	47 units	Affordable Housing Fund
	Homeowner rehab units	35 units	9 units	6 units
	New homeowner housing units	10 units	4 units	Affordable Housing Fund
	Homebuyer assistance units	8 units	2 units	None funded
	Rental assistance households served	250 households	50 households	119 households
Public Services	Low/ moderate income people served	29,715 people	5,943 people	1,253 people
Economic Development (Business Assistance)	Businesses assisted	150 businesses	39 businesses	1,100-1,600 businesses
Public Facilities and Infrastructure	Low/moderate income people served	21,375 people	5,943 people	None funded

*The current 2019 program year ends June 30, 2020. Actual 2019 outcomes will be reported in Consolidated Annual Performance and Evaluation Report later this year.

Disadvantage(s)

None of note. The 2020 Action Plan funding recommendations are supported by the City's federal CDBG and HOME entitlements and program income.

Budget Impact

The proposed funding recommendations are supported by the City's federal CDBG and HOME entitlements and program income. There will be minimal impact on the City's budget.

Prior Council Review

- April 20, 2020, City Council memo in lieu of workshop, 2020 Action Plan funding recommendations.
- May 18, 2020, City Council workshop, revised 2020 Action Plan funding recommendations.

Action Requested

Adopt a resolution approving and adopting the 2020 Community Development Block Grant and HOME Investment Partnerships Action Plan and authorizing the City Manager to execute agreements on behalf of the City of Vancouver consistent with the CDBG and HOME Investment Partnerships Annual Action Plan.

Peggy Sheehan, Community Development Programs Manager, 487-7952

ATTACHMENTS:

- ▣ 2020 Action Plan Presentation
- ▣ 2020 Action Plan Resolution
- ▣ 2020 Action Plan Funding Recommendations
- ▣ 2020 Action Plan Project Descriptions

The background of the slide features a photograph of Vancouver City Hall, a modern building with a curved glass facade and brick accents. The words "VANCOUVER CITY HALL" are visible on the building's exterior. In the foreground, there is a blurred image of a hanging basket filled with vibrant pink and purple flowers, likely petunias, which adds a touch of nature to the urban scene.

2020 Action Plan and CDBG COVID-19 Response

Community Development Block Grant (CDBG) and HOME Investment Partnerships Program

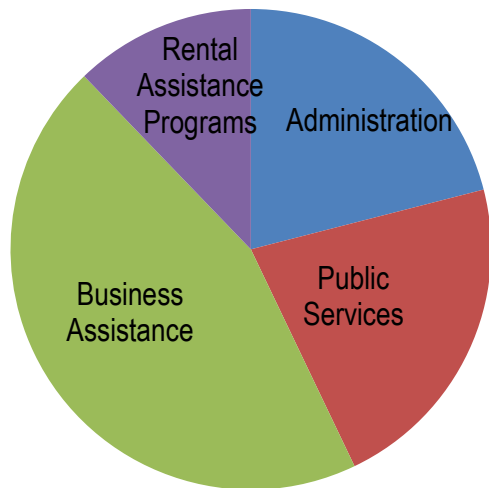


June 1, 2020

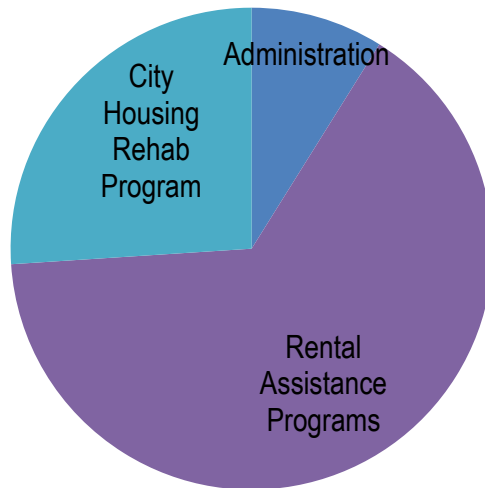
Vancouver City Council Public Hearing
Peggy Sheehan, Community Development Programs
Manager

Priorities for 2020 Action Plan (CDBG/HOME) and CDBG-CV funds

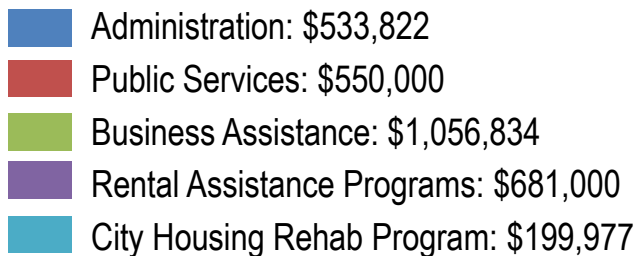
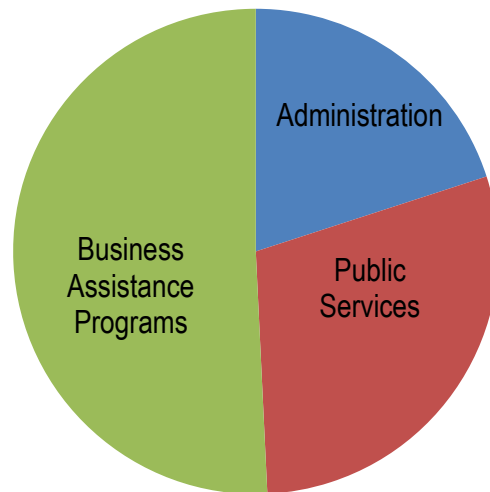
2020 CDBG: \$1,483,862



2020 HOME: \$768,300



CDBG-CV: \$769,471



2020 Action Plan – Public services

Agency	Project	CDBG Request	Recommended CDBG Award	Est. People Served
Boys & Girls Club	Gang Prevention Program (Youth Mentoring)	\$50,000	\$50,000	65
Community Housing Resource Center	Building Financial Stability	\$25,000	\$50,000	500
Council for the Homeless	Dynamic Diversion Project	\$50,000	\$75,000	170
Janus Youth	Oak Bridge Case Management	\$50,000	\$75,000	218
Share	Outreach	\$50,000	\$75,000	300
TOTAL			\$325,000	1,253

2020 Action Plan – Business assistance

Agency	Project	CDBG Request	Recommended CDBG Award	Est. Businesses Served
Hispanic Metropolitan Chamber	Latino Business Assistance Program	\$75,000	\$75,000	35
Mercy Corps Northwest	Small Business Development	\$50,000	\$50,000	25
Selected through RFI	Small Business Assistance Programs	-	\$541,257*	Grants/loans: 100 to 160 Tech. assistance: Up to 940
Total			\$666,257	Grants/loans: 100 to 160 Tech. assistance: Up to 1,000

*Will be combined with additional \$390,577 in CDBG-CV funds

2020 Action Plan – Rental assistance and services

Agency	Project	CDBG Request	HOME Request	Recommended CDBG Award	Recommended HOME Award	Est. Households Served
Janus Youth	The Nest - Rental Assistance and Services	\$60,000	\$100,000	\$60,000	\$100,000	26
Lifeline Connections	Recovery Rental Assistance and Services	\$6,000	\$30,000	\$6,000	\$30,000	6
Salvation Army	Pathways to Hope – Rental Assistance and Services	\$39,600	\$180,400	\$15,000	\$70,000	8
Second Step Housing	Rental Assistance and Services	\$50,000	\$100,000	\$50,000	\$100,000	25
Share	ASPIRE - Rental Assistance and Services	\$50,000	\$200,000	\$50,000	\$200,000	54
TOTAL				\$181,000	\$500,000	119

2020 Action Plan – City admin and rehab program

Project	Recommended CDBG Award	Recommended HOME Award	Est. # Served
Administration and Implementation	\$311,605	\$68,323	n/a
Housing Rehabilitation Program	-	\$199,977	6 units

Note: The City is also holding \$523,000 in CDBG funds from 2018 and 2019 for a City-managed homelessness project (shelter and/or Navigation Center)

CDBG-CV funds for COVID-19 response

- Federal Coronavirus Aid, Relief, and Economic Security (CARES) Act includes \$5 billion in additional CDBG funds (CDBG-CV)
- Purpose is to prevent, prepare for, and respond to COVID-19
- City has received **\$769,471** in CDBG-CV funds
 - Funding to be added to 2019 Action Plan, which allows projects to proceed upon City Council approval
 - Proposed plan for funds on following slides

Use of CDBG-CV funds

All funded activities must respond to COVID-19 impacts. Details regarding all projects and awards will be provided to Council.

Use of funds	Preliminary details	Delivery	Amount
Public Services	Examples of eligible activities include homeless services, housing services, food distribution, public health initiatives and senior programs.	Short RFI process to solicit projects.	\$225,000
Business Assistance	• Grants or loans of \$2,500-\$50,000 for microenterprises with up to 5 employees that have been negatively affected by COVID-19 (owner must be low/moderate income); and • Technical assistance to businesses negatively affected by COVID-19. Implementation through City Economic Development staff.	Short RFI process to solicit letters of interest, or contracts with existing business TA partners.	\$390,577 (Will be combined with additional \$541,257 from 2020 CDBG funding)
Administration	If not needed to support COVID-19 response, funds may be reallocated to one of the other categories.	Staff and overhead costs.	\$153,894
TOTAL			\$769,471



Council action requested

- Approve 2020 Action Plan (\$1,483,862 CDBG and \$768,300 HOME)
- Approve use of CDBG-CV funds (\$769,471)

Questions and Discussion

- **Peggy Sheehan**, Community Development Programs Manager
- peggy.sheehan@cityofvancouver.us, 360-487-7952

6/1/2020

RESOLUTION NO. _____

A RESOLUTION relating to the adoption of the City's Community Development Block Grant (CDBG) and HOME Investment Partnerships Annual Action Plan for the 2020 program year; authorizing the City Manager to execute agreements on behalf of the City of Vancouver consistent with the CDBG and HOME Investment Partnerships Annual Action Plan; providing for severability and an effective date.

WHEREAS, the City Council recognizes the importance of providing community development funds for housing and programs that improve the lives of the low-income citizens of the city of Vancouver; and

WHEREAS, the City of Vancouver received its 2020 program year (07-01-20 to 06-30-21) allocation for Community Development Block Grant (CDBG) and HOME Investment Partnership funds through the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the City anticipates having approximately \$1,483,862 in CDBG funds and \$768,300 in HOME funds for the 2020 program year; and

WHEREAS, the dollar amounts are subject to change based on project timing and final contracting requirements; and

WHEREAS, a grant review committee composed of community members and City staff participated in the initial review process and prioritization of applications; and

WHEREAS, the COVID-19 pandemic has negatively affected the national and local economy; and

RESOLUTION - 1

WHEREAS, the COVID-19 effects prompted City staff to adjust the review committee recommendations to quickly respond to the COVID-19 crisis; and

WHEREAS, all of the projects initially recommended by the committee have the potential to be to be funded through other City funding sources; and

WHEREAS, the City Council reviewed the initial Action Plan funding awards via a workshop on May 18, 2020; and

WHEREAS, adoption of the Action Plan is required to receive and award HUD funding for the 2020 program year.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The recitals set forth above are adopted as findings supporting the action of the City Council in adopting this resolution.

Section 2. The 2020 Community Development Block Grant and HOME Investment Partnerships Annual Action Plan, attached as Exhibit A and incorporated by reference, is hereby approved and adopted.

Section 3. The City Manager is hereby authorized to execute agreements on behalf of the City of Vancouver, consistent with the CDBG and HOME Investment Partnerships Annual Action Plan.

Section 4. Severability. If any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

RESOLUTION - 2

Section 5. Effective Date. This resolution shall be effective immediately upon adoption.

RESOLUTION - 3

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Signed this ____ day of _____, 2020.

Anne McEnerny Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

RESOLUTION - 4

2020 Action Plan: Proposed CDBG and HOME Funding Awards

June 1, 2020

In early February, the CDBG and HOME Prioritization Committee developed a list of projects for funding. This process occurred before the effects of the COVID-19 outbreak were known. While it is still impossible to predict the full impact of COVID-19, the City is proposing the below funding awards in an attempt to more effectively address community needs. The 2020 Action Plan document and descriptions of each project are available on the City website at www.cityofvancouver.us/cdbg.

NOTE: City is also holding \$523,000 in CDBG funds from 2018 and 2019 for homelessness project (shelter and/or Navigation Center) to be spent in 2021 unless HUD offers additional timeliness waivers.

Agency	Project	2020 CDBG Award	2020 HOME Award	Expected Outcomes
PUBLIC SERVICES				
Boys and Girls Clubs of SW Washington	Gang Prevention	\$50,000	-	65
Community Housing Resource Center	Building Financial Stability	\$50,000	-	500
Council for the Homeless	Dynamic Diversion Project	\$75,000	-	170
Janus Youth	Oak Bridge Case Management	\$75,000	-	218
Share	Outreach	\$75,000	-	300
Agencies identified through RFI	Public Services: Serving people who are homeless, seniors, and others impacted by COVID-19. Agencies/projects to be identified through RFI process.	-	-	TBD
Public Services Total		\$325,000	-	1,253 people
RENTAL ASSISTANCE AND SERVICES				
Janus Youth	The Nest - Rental Assistance & Housing Services	\$60,000	\$100,000	26
Lifeline Connections	Recovery Rental Assistance and Services	\$6,000	\$30,000	6
Share	ASPIRE - Rental Assistance and Housing Services	\$50,000	\$200,000	54
Salvation Army	Pathway to Hope	\$15,000	\$70,000	8
Second Step Housing	Rental Assistance and Housing Services	\$50,000	\$100,000	25
Rental Assistance Total		\$181,000	\$500,000	119 households
BUSINESS ASSISTANCE				
Hispanic Metropolitan Chamber	Latino Business Assistance Program	\$75,000	-	35
Mercy Corps Northwest	Small Business Development	\$50,000	-	25
City and partner organization(s)	Business Assistance Programs: Technical assistance and grants/loans for small businesses impacted by COVID-19. Implemented by City along with partner organization(s) to be identified through RFI process.	\$541,257	-	100-160 with loans/grants; up to 940 with tech. assistance*
Business Assistance Total		\$666,257	-	100-160 businesses with loans/grants; up to 1,000 businesses with tech. assistance*
CITY SET-ASIDES				
City of Vancouver	Administration and Implementation	\$311,605	\$68,323	-
City of Vancouver	Housing Rehabilitation Program	-	\$199,977	6 homes
City Set-Asides Total		\$311,605	\$268,300	-
TOTAL 2020 ALLOCATION / AWARDS		\$1,483,862	\$768,300	

*Expected outcomes for 2020 CDBG funding and additional \$390,577 in CDBG-CV funds for business assistance programs.

2020 CDBG/HOME Action Plan
Project Descriptions

The 2020 CDBG and HOME prioritization process occurred before the effects of the COVID-19 outbreak. In an attempt to more effectively address the community needs that have emerged due to the pandemic, the City has proposed the following revised awards. The recommended projects are consistent with the City's 5-year Consolidated Plan goals and respond to the impacts of COVID-19 on vulnerable community members or the broader economic downturn caused by the pandemic. To 2020 Action Plan is available to review at www.cityofvancouver.us/cdbg.

PUBLIC SERVICES PROJECTS

Agency	Boys and Girls Clubs of SW Washington
Project	Gang Prevention
Consolidated Plan Goal	Public Services
Funding Request	CDBG: \$50,000
Funding Recommendation	CDBG: \$50,000
Description	Staffing for a gang prevention mentoring program serving high-risk youth.
Estimated Beneficiaries	135 youth
Location Description	O.K. Clubhouse and Teen Turf Club in Bagley Downs neighborhood, Fruit Valley Elementary in Fruit Valley neighborhood, Washington Elementary in Rose Village neighborhood, Heights O.K. 2 Clubhouse at Skyline Crest

Agency	Community Housing Resource Center
Project	Building Financial Stability
Consolidated Plan Goal	Public Services
Funding Request	CDBG: \$25,000
Funding Recommendation	CDBG: \$50,000
Description	Staffing for first-time homebuyer program. One-on-one first-time homebuyer education and financial literacy workshops.
Role in COVID-19 Recovery	Addresses expected increase in individuals and microbusiness owners seeking help with budgeting and credit due to financial instability
Estimated Beneficiaries	500 people
Location Description	Services available to residents citywide

Agency	Council for the Homeless
Project	Dynamic Diversion Project
Consolidated Plan Goal	Public Services
Funding Request	CDBG: \$50,000
Funding Recommendation	CDBG: \$75,000
Description	Staffing for program to provide housing search and barrier reduction coaching to people experiencing homelessness.

Role in COVID-19 Recovery	Prevent or address potential increase in homelessness; and serve the currently homeless population that is vulnerable to COVID-19
Estimated Beneficiaries	170 people
Location Description	Services available to residents citywide

Agency	Janus Youth
Project	Oak Bridge Case Management
Consolidated Plan Goal	Public Services
Funding Request	CDBG: \$50,000
Funding Recommendation	CDBG: \$75,000
Description	Staffing for emergency shelter of youth who have run away, are experiencing homelessness, are victims of sex-trafficking, or are at-risk on the streets
Role in COVID-19 Recovery	Prevent or address potential increase in homelessness; and serve the currently homeless population that is vulnerable to COVID-19
Estimated Beneficiaries	218 youth
Location Description	Services available to residents citywide

Agency	Share
Project	Outreach
Consolidated Plan Goal	Public Services
Funding Request	CDBG: \$50,000
Funding Recommendation	CDBG: \$75,000
Description	Staffing to support homeless outreach case management, which provides essential supplies, referrals, transportation, and housing assistance to people experiencing homelessness.
Role in COVID-19 Recovery	Prevent or address potential increase in homelessness; and serve the currently homeless population that is vulnerable to COVID-19
Estimated Beneficiaries	300 people
Location Description	Services available to residents citywide

BUSINESS ASSISTANCE PROJECTS

Agency	Hispanic Metropolitan Chamber
Project	Latino Business Assistance
Consolidated Plan Goal S	Economic Development
Funding Request	CDBG: \$75,000
Funding Recommendation	CDBG: \$75,000
Description	Staffing to provide one-on-one business technical assistance to Latinos and other small business owners, or prospective business owners, in the City of Vancouver.
Role in COVID-19 Recovery	Technical assistance targeted to small businesses hurt by COVID-19

Estimated Beneficiaries	35 business owners
Location Description	Services available to residents citywide

Agency	Mercy Corps NW
Project	Business Assistance
Consolidated Plan Goal	Economic Development
Funding Request	CDBG: \$50,000
Funding Recommendation	CDBG: \$50,000
Description	Staffing to provide small business education, technical assistance, and access to capital to aspiring entrepreneurs and low-income business owners.
Role in COVID-19 Recovery	Technical assistance targeted to small businesses hurt by COVID-19
Estimated Beneficiaries	25 business owners
Location Description	Services available to residents citywide

Agency	To be determined through RFP process
Project	Small Business Assistance Programs (grants, loans and technical assistance)
Consolidated Plan Goal	Economic Development
Funding Request	NA
Funding Recommendation	CDBG: \$591,257 (plus additional COVID-19 CDBG funds: \$340,577)
Description	Small business grants and loans anticipated between \$2,500 to \$50,000 for small businesses that have been negatively affected by COVID-19. Technical assistance to businesses negatively affected by COVID-19, including those receiving grants and loans.
Role in COVID-19 Recovery	Assistance targeted to small businesses hurt by COVID-19
Estimated Beneficiaries	To be determined based on final program design and proposals received through RFP process.
Location Description	Services available to residents citywide

HOUSING PROGRAMS

Agency	Janus Youth
Project	The Nest – Rental Assistance and Housing Services
Consolidated Plan Goal	Affordable Housing
Funding Request	CDBG: \$60,000 HOME:\$100,000
Funding Recommendation	CDBG: \$60,000 HOME:\$100,000

Description	Rental assistance and housing services/case management to help chronically homeless youth (young adults) and their families access and maintain housing.
Role in COVID-19 Recovery	Provision of affordable housing will be even more critical due to economic impacts of COVID-19; these programs address immediate affordability by providing rental assistance and self-sufficiency services
Estimated Beneficiaries	26 households
Location Description	Services available to residents citywide

Agency	Lifeline Connections
Project	Recovery Rental Assistance and Services
Consolidated Plan Goal	Affordable Housing
Funding Request	CDBG: \$6,000 HOME: \$30,000
Funding Recommendation	CDBG: \$6,000 HOME: \$30,000
Description	Rental assistance and housing services/case management for adults who have been diagnosed with a substance use and/or mental health disorder and who are unsheltered and/or chronically homeless.
Role in COVID-19 Recovery	Provision of affordable housing will be even more critical due to economic impacts of COVID-19; these programs address immediate affordability by providing rental assistance and self-sufficiency services
Estimated Beneficiaries	6 households
Location Description	Services available to residents citywide

Agency	The Salvation Army
Project	Recovery Rental Assistance and Services
Consolidated Plan Goal	Affordable Housing
Funding Request	CDBG: \$39,600 HOME: \$180,400
Funding Recommendation	CDBG: \$15,000 HOME: \$70,000
Description	Rental assistance and housing services/case management for low income homeless families to secure and maintain permanent housing
Role in COVID-19 Recovery	Provision of affordable housing will be even more critical due to economic impacts of COVID-19; these programs address immediate affordability by providing rental assistance and self-sufficiency services
Estimated Beneficiaries	8 households
Location Description	Services available to residents citywide

Agency	Second Step Housing
Project	Rental Assistance and Housing Services
Consolidated Plan Goal	Affordable Housing
Funding Request	CDBG: \$50,000 HOME: \$100,000
Funding Recommendation	CDBG: \$50,000 HOME: \$100,000
Description	Rental assistance and housing services/case management to help people experiencing homelessness access and maintain housing.
Role in COVID-19 Recovery	Provision of affordable housing will be even more critical due to economic impacts of COVID-19; these programs address immediate affordability by providing rental assistance and self-sufficiency services
Estimated Beneficiaries	25 households
Location Description	Services available to residents citywide

Agency	Share
Project	ASPIRE – Rental Assistance and Housing Services
Consolidated Plan Goal	Affordable Housing
Funding Request	CDBG: \$50,000 HOME: \$200,000
Funding Recommendation	CDBG: \$50,000 HOME: \$200,000
Description	Rental assistance and housing services/case management to help people experiencing homelessness access and maintain housing.
Role in COVID-19 Recovery	Provision of affordable housing will be even more critical due to economic impacts of COVID-19; these programs address immediate affordability by providing rental assistance and self-sufficiency services
Estimated Beneficiaries	54 households
Location Description	Services available to residents citywide

CITY SET-ASIDES

Agency	City of Vancouver
Project	Housing Rehabilitation Program
Consolidated Plan Goal	Affordable Housing
Funding Recommendation	HOME: \$199,997
Description	Loans of up to \$25,000 for low-income homeowners to make needed repairs.
Role in COVID-19 Recovery	Addresses expected increase in low-income homeowners experiencing financial instability who need critical repairs to remain in their homes.
Estimated Beneficiaries	6 units/households
Location Description	Services available to residents citywide

Agency	City of Vancouver
Project	Administration and Implementation
Funding Recommendation	CDBG: \$311,605 HOME: \$68,323
Description	Staff and administrative costs to carry out CDBG and HOME activities.



Staff Report 066-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/1/2020

SUBJECT CDBG Coronavirus Response

Key Points

- The City has received an additional \$769,471 in CDBG funds (CDBG-CV) from the first round of COVID-19 response funding allocated under the federal Coronavirus Aid, Relief and Economic Security (CARES) Act.
- CDBG-CV funds must be used to prevent, prepare for, or respond to COVID-19.
- The Department of Housing and Urban Development (HUD) has also issued regulatory waivers that allow the City to use the funding for additional public services and shorten the public comment period for the proposed funding priorities.
- Staff is proposing to use the CDBG-CV funds for public services that serve people impacted by COVID-19, and for grants, loans and technical assistance to businesses. Funds will be contracted to agencies through expedited RFI processes.
- The CDBG-CV funding priorities will be added to the HUD-approved 2019 Action Plan. This allows the City to spend the CDBG-CV funds as soon as Council approves the priorities.

Strategic Plan Alignment

Goal 3, Objective 3.2: Improve services available to underserved or vulnerable residents.

Present Situation

Separate from the 2020 CDBG and HOME entitlement, the City has received an additional \$769,471 in CDBG funds (CDBG-CV) from the first round of funding allocated under the federal Coronavirus Aid, Relief and Economic Security (CARES) Act. The CDBG-CV funds must be used to prevent, prepare for, or respond to COVID-19 and its community impacts.

In addition, the Department of Housing and Urban Development (HUD) has issued regulatory waivers allowing the City additional flexibility and the ability to respond more quickly to the

pandemic:

- The City can determine use of COVID-19 response money without a competitive application process; recipients and activities must still meet eligibility requirements
- The City can allow for a five-day public review period for COVID-19 response activities instead of the usual 30 days
- The City can exceed the usual 15% funding cap for public services, provided that the funded activities respond to COVID-19

Proposed CDBG-CV funding priorities

Based on emerging community needs and feedback from City leadership and external stakeholders, staff is proposing to spend the \$769,471 in CDBG-CV funds for public services and small business assistance as described in the chart below. Funds will be contracted to agencies through expedited RFI processes; staff will provide a copy of all CDBG-CV contracts to City Council. **See attached list of recommended funding priorities for additional details on each.**

Use of funds	Preliminary details	Amount
Public services	Activities must be in response to COVID-19 and its community impacts. Examples of eligible activities include services for people who are homeless, housing services, food distribution, and financial or legal technical assistance.	\$225,000
Business assistance	Components include: · Grants or loans of \$2,500 to \$50,000 for small businesses that have been negatively affected by COVID-19. Business owners must be at/below 80% of area median income. Funds available for selected operating expenses and expenses related to adapting the business to COVID-19. · Technical assistance to small businesses negatively affected by COVID-19, including those receiving grants and loans. Example activities include guidance on business planning, marketing, operational changes, or applications for SBA loans or other funding.	\$390,577
Administration	If administration dollars are not needed, these funds will be moved into one of the other categories.	\$153,894
TOTAL		\$769,471

Award process

Staff is currently preparing to advertise the proposed CDBG-CV funding priorities for the five-day public comment period. If approved by Council at the June 1, 2020 public hearing, the priorities will be added to the HUD-approved 2019 Action Plan through a plan amendment. This allows the City to begin spending the money immediately rather than waiting until the 2020 Action Plan is approved by HUD.

Funds will be contracted to agencies through expedited RFI processes. The public services component will be open to proposals that respond to COVID-19 and its community impacts. The scope of work for the microenterprise grants program and business technical assistance will be prescribed by the City. The Economic Development staff will assist in implementing the program.

Advantage(s)

Allow the City to respond quickly to meet the needs of residents and businesses impacted by COVID-19.

Disadvantage(s)

None of note.

Budget Impact

The proposed funding recommendations are supported by the City's federal CDBG-CV allocation. The related budget appropriation will be included in the first supplemental appropriation of 2020.

Prior Council Review

- April 20, 2020, City Council memo in lieu of workshop, 2020 Action Plan recommendations (including preliminary discussion of CDBG-CV funding).
- May 18, 2020, City Council workshop, proposed CDBG-CV funding priorities.

Action Requested

Adopt a resolution approving and adopting the 2019 Action Plan amendment to include the CDBG-CV funding priorities and authorizing the City Manager to execute agreements on behalf of the City of Vancouver consistent with the CDBG and HOME Investment Partnerships Annual 2019 Action Plan.

Peggy Sheehan, Community Development Programs Manager, 487-7952

ATTACHMENTS:

- ▢ CDBG-CV Resolution
- ▢ CDBG-CV Funding Allocation Plan

06/01/2020

RESOLUTION NO. _____

A RESOLUTION relating to the adoption of the City of Vancouver Community Development Block Grant COVID-19 (CDBG-CV) funding allocation plan for inclusion in the 2019 Action Plan; authorizing the City Manager to execute agreements on behalf of the City of Vancouver consistent with the CDBG and HOME Investment Partnerships Annual 2019 Action Plan, providing for severability and an effective date.

WHEREAS, the City of Vancouver received an allocation of \$769,471 in CARES Act Community Development Block Grant (CDBG-CV) funds through the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the City Council recognizes the importance of providing timely assistance funding in response to the COVID-19 pandemic; and

WHEREAS, City staff has identified CDBG-CV funding priorities based on current community needs; and

WHEREAS, funding will be awarded to community partners for public services and business assistance projects that respond to COVID-19 through expedited Request for Interest processes;

WHEREAS, the CARES Act provides CDBG grantees with timing flexibilities that make it easier to use CDBG-CV grants; and

WHEREAS, the City will amend the 2019 Action Plan to add the CDBG-CV funding allocation plan; and

RESOLUTION - 1

WHEREAS, adoption of the CDBG-CV funding plan is required to receive and award HUD funding.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The recitals set forth above are adopted as findings supporting the action of the City Council in adopting this resolution.

Section 2. The Community Development Block Grant COVID-19 (CDBG-CV) funding allocation plan, attached as Exhibit A and incorporated by reference, is hereby approved and incorporated into the 2019 Action Plan.

Section 3. Authorizing for the City Manager to execute agreements on behalf of the City of Vancouver consistent with the CDBG and HOME Investment Partnerships Annual 2019 Action Plan.

Section 4. Severability. If any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

Section 5. This resolution shall be effective immediately upon adoption.

RESOLUTION - 2

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Signed this ____ day of _____, 2020.

Anne McEnerny Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

RESOLUTION - 3

Exhibit A: Funding Allocation Plan for CDBG-CV Funds (available to spend upon Council approval)

The City of Vancouver has been fortunate to receive an additional \$769,471 in CDBG funds (CDBG-CV) from the first round of COVID-19 response funding allocated under the federal Coronavirus Aid, Relief and Economic Security (CARES) Act. Based on emerging community needs and feedback from City leadership and external stakeholders, staff is proposing to spend the CDBG-CV funds on public services and small business assistance as described in the chart below. Funds will be contracted to agencies through expedited RFI processes; the City will provide details regarding all funded projects to City Council and the public. The City may begin spending CDBG-CV funds following Council approval of the funding plan. CDBG-CV funds will be added through an amendment to the City's 2019 Action Plan to allow for faster implementation.

Use of funds	Preliminary details	How delivered	Amount
Public services	Activities must be in response to COVID-19 and its community impacts and serve low/moderate income people (earning up to 80% of area median income). Examples of eligible activities include: • Services for people who are homeless • Services tied to rental assistance programs • Safe Park programs • Food distribution • Public health initiatives • Senior programs (wellness check, RX deliveries) • Financial and legal technical assistance	Expedited RFI process to solicit proposals from selected agencies that currently offer these services.	\$225,000
Business assistance programs	Activities must be in response to COVID-19. Components include: • Grants and loans of \$2,500 to \$50,000 for small businesses that have been negatively affected by COVID-19. Business owners must be low/moderate income (earning up to 80% of area median income). Example uses of funds include operating expenses such as rent, utilities and payroll. Other expenses related to adapting the business to COVID-19 conditions (e.g., social distancing measures, delivery staff) may be considered. • Technical assistance to small businesses negatively affected by COVID-19, including those receiving grants and loans. Example activities include guidance on business planning, marketing, operational changes, or applications for SBA loans or other funding.	Expedited RFI process to solicit letters of interest from Community Development Financial Institutions (CDFIs), credit unions, or business technical assistance agencies; or provided through contracts with existing partners. City Economic Development staff will implement the program.	\$390,577
Administration	If administration dollars are not needed, these funds will be moved into one of the other categories.	City staff and overhead costs.	\$153,894
TOTAL			\$769,471

City Fact Sheet



May 2020

City of Vancouver Small Business Assistance Program COVID-19 Impact

Summary

The City of Vancouver is using federal Community Development Block Grant funds to create a program to assist small businesses that have been negatively impacted by COVID-19.

Background

There are over 14,000 businesses in Vancouver. Of these, 95% are considered small businesses with fewer than 50 employees. Approximately 11,000 businesses in Vancouver have fewer than 10 employees.

Minority and women-owned businesses have been hit particularly hard by COVID-19. In Vancouver, approximately 30% of our small businesses are women-owned and 15% are minority-owned. Many of these are micro-enterprises, with five or fewer employees. Examples of micro-enterprises include small cafes and coffee shops, barbers, hair and nail salons, bookstores, housekeepers, small shops—all of which have been impacted by forced closures due to COVID-19.

Program Proposal

Vancouver's small businesses are facing an unprecedented crisis due to closures ordered due to COVID-19, and many others are struggling to stay open, many have already laid off employees, and many others are temporarily closed. The scope of impact in Vancouver isn't fully realized yet, however, it is likely that Vancouver reflects national trends that indicate 25% of small businesses are shut down and 40% report they are likely to soon shut temporarily. In order to survive, small businesses in Vancouver need help finding a path to getting back to work, reopening, and serving their customers.

To respond to the impacts of COVID-19, the City of Vancouver's federal Community Development Block Grant (CDBG) program issued a Request for Information (RFI) on May 18, 2020 seeking proposals to implement Small Business Support Programs. Funding is provided by the City through a special CDBG allocation (CDBG-CV) under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act).

The RFI seeks partners to assist in supporting local small businesses negatively affected by COVID-19. Agencies/firms will identify their interest in providing any combination of technical assistance and/or processing of grants and loans. The City envisions that agencies/firms that might be interested in this contract could be Community Development Financial Institutions, Nonprofits, Credit Unions, Banks, or Business Associations. The City estimates having up to \$931,834

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available (\$390,577 from CDBG-CV and \$541,257 from 2020 CDBG) for grants, loans, grant/loan processing, and technical assistance serving businesses that meet eligibility requirements. Funds must be utilized by December 31, 2021. The focus of these efforts is to benefit microenterprises (defined by HUD as a business having five or fewer employees, one or more of who owns the business) and small businesses (fewer than 50 employees). All businesses assisted must demonstrate negative impact due to COVID-19 and meet income eligibility guidelines. The business may not have received funding from any other source, such as SBA, Federal CARES funding, local funding, or state funding.

Measures of program success include:

- Between 100-160 microenterprises or small businesses to receive grants or loans
- Up to 1000 microenterprises or small businesses to receive technical assistance

Program Proposal RFI

A team of City staff will select agency/firm(s) to implement the program from among proposals responsive to the City's RFI. The City's selection will be made by evaluating the proposals submitted. Each response to this RFI will be evaluated and scored as follows:

1. Project Approach and Understanding (25 points maximum)
2. Proposer Capabilities and Qualifications (30 points maximum)
3. References (20 points maximum)
4. Cost Proposal (25 points maximum)

The lower the proposed staff costs, the more competitive the proposals will be. Agencies responding to the RFQ are anticipated to provide the following detailed budgets:

- a. Budget with funding for a grant program and staff costs to administer the grant program;
- b. Budget with funding for a loan program and staff costs to administer the loan program;
- c. Budget with funding for a technical assistance program and staff costs to provide technical assistance.

Program Administration Guidelines

Once a proposal(s) is selected, City staff will work with the agency/firm(s) to finalize the program of business assistance.

Additionally, city Economic Development staff will work collaboratively with the selected agency/firm(s) to design the program, provide outreach, administer the initial application process and prioritize the applications. The selected agency/firm(s) will then administer the remainder of the program. Program parameters will be determined by CDBG regulations as well as city of Vancouver requirements:

To qualify for assistance, the business should:

- Qualify as a small business.
- Owner must have a low- or moderate-income ($\leq 80\%$ of the Area Median Income) at the time of the application.
- Have experienced a loss of income beginning March 16, 2020 due to COVID-19.
- Be located within the City of Vancouver and have a current city business license.
- Have no outstanding fees, fines or liens owed to the City of Vancouver or Clark County or any current or pending Washington State Liquor and Cannabis Board infractions.

Businesses should *not* qualify if:

- The business received funding from any other source, such as SBA, Federal CARES funding, local funding, state funding.
- Business has existing drive-thru service capability, unless that business is an independently owned, non-national franchise.
- Business is a corporate or franchise restaurant with more than three existing locations unless the business is an independently owned franchised business that is:
 - primarily owned by an individual(s) residing in the City of Vancouver, or
 - owned by a legal entity that is primarily owned by individuals residing in the City of Vancouver.
- Business owner has any current or pending liens or fees owed to the City of Vancouver or Clark County.

Program Description:

- Priority is given for a woman or minority owned business
- Business owners of multiple qualifying Vancouver businesses are restricted to receiving one grant.
- Business recipients will be required to provide financial records showing that the funds were used in accordance with this provision.
- Business recipients must provide information demonstrating that COVID-19 is directly affecting their business financially.

Approximate Timeline

May 18, 2020	Release Request for Information
May 28, 2020	Online Q&A session at 10 a.m. for interested agencies. City will give brief presentation and answer questions submitted through Webex chat function. Webex meeting information will be posted online at www.cityofvancouver.us/CDBG
June 11, 2020	RFI responses due to City through ZoomGrants (online) no later than 3 p.m.
June 12-19, 2020	Review of RFI responses and agency interviews
Late June	Contracting and program implementation
July	Business assistance is available

For Additional Information, Contact:

Teresa Brum, Economic Division Development Manager
(360) 487-7949 or Teresa.brum@cityofvancouver.us

www.cityofvancouver.us

(360) 487-8600 | WA Relay 711

415 W. 6th St. | PO Box 1995, Vancouver, WA 98668-1995

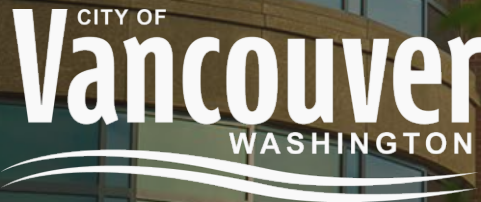
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To request other formats, please contact:
City of Vancouver

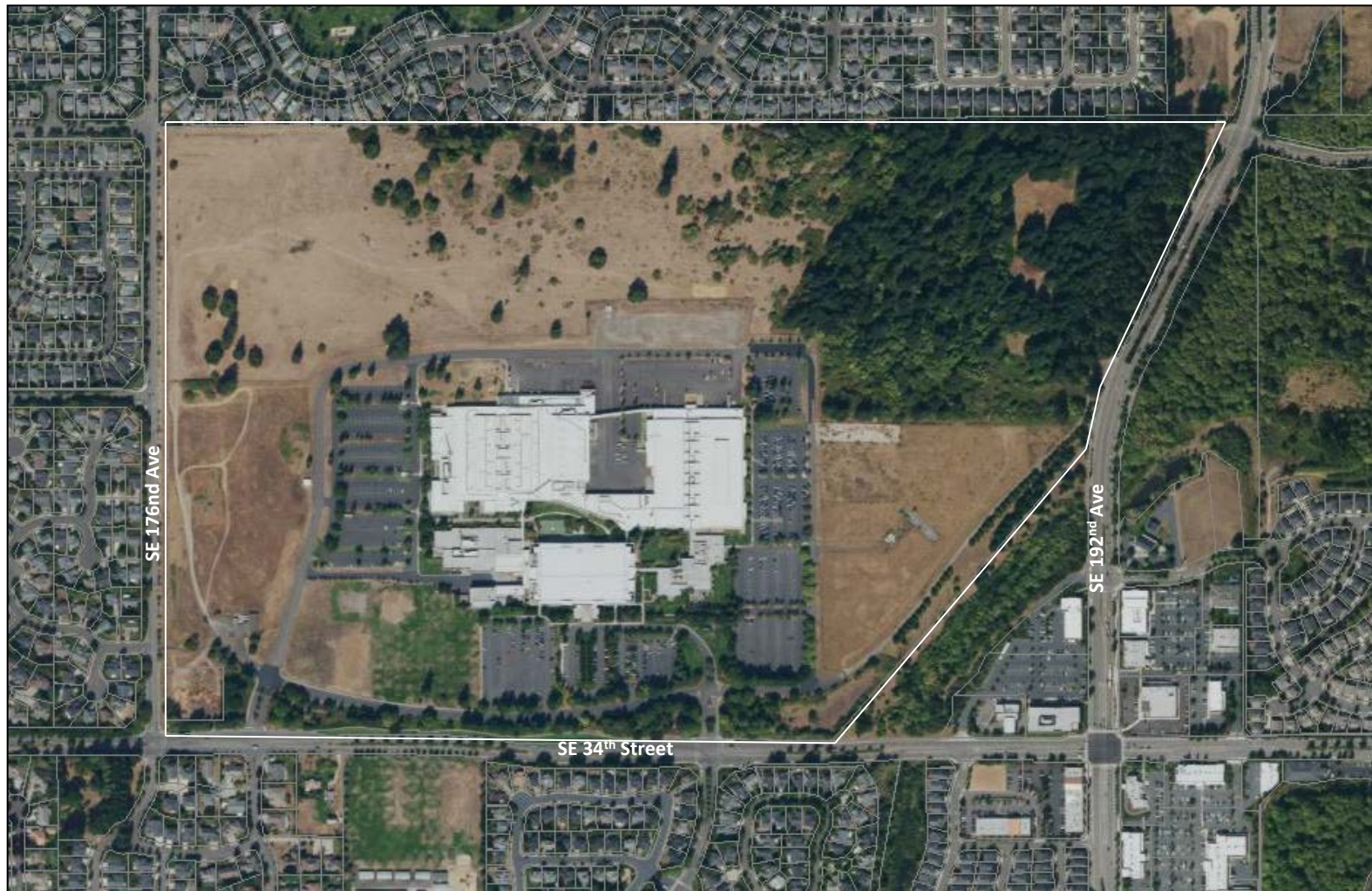
The background of the slide features a photograph of Vancouver City Hall, a modern building with a curved glass facade and brick accents. In the foreground, there is a large, vibrant basket of pink and purple flowers, likely petunias, which are slightly out of focus. A semi-transparent dark grey banner is overlaid across the top half of the image, containing the main title text in white.

SEH/HP Development Agreement Extension

The logo for the City of Vancouver, Washington, is located in the bottom left corner. It features the words "CITY OF" in a small, sans-serif font above the word "Vancouver" in a large, bold, serif font. Below "Vancouver" is the word "WASHINGTON" in a smaller, sans-serif font. A stylized white wave graphic is positioned beneath the text.

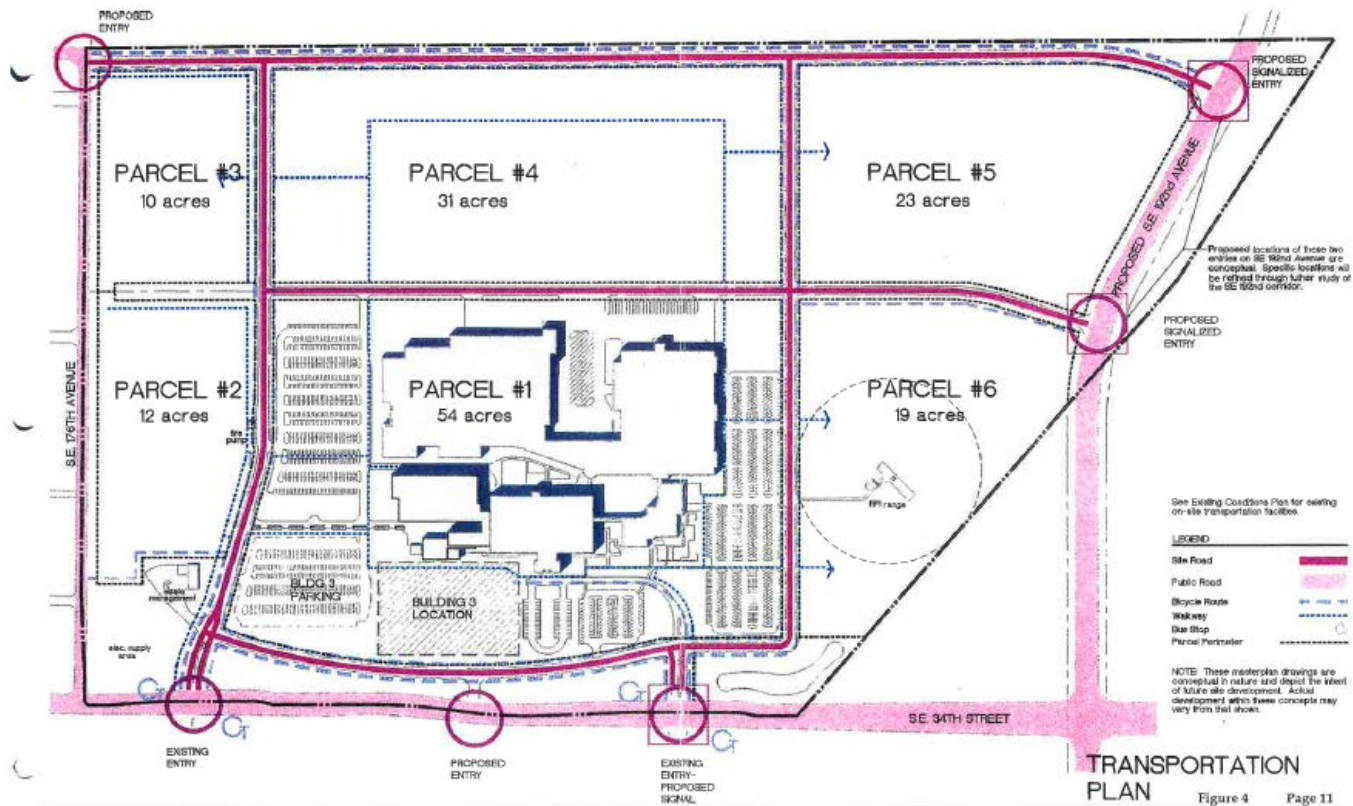
CITY OF
Vancouver
WASHINGTON

June 1, 2020
City Council Hearing
Greg Turner, Land Use Manager



HP Master Plan

- In 1997, Clark County approved the Hewlett Packard (HP) South Campus master plan development
- Master plan was intentionally diagrammatic and consisted of 2.6 million square feet of research, office, manufacturing and distribution uses
- Master plan included a development concept, conceptual development plan, a list of permitted uses as well as land use procedures and standards



TRANSPORTATION PLAN

Figure 4 Page 11

Development Agreement

- Site was annexed and the City approved the HP Development Agreement in 2001
- Purpose of the DA:
 - allocate concurrency trips along SE 164th and 192nd Ave
 - allocate additional capacity for transportation system improvements within the master plan
 - vest the site to the 1996 Clark County Code and the 1997 master plan approval

Property Sale

- HP sold the property to SE Inc in 2009 and the Development Agreement was extended to June 4, 2020
- New Blueprint Partners is purchasing the property with the intent of submitting for a comp plan and zone change to allow for a greater mix of uses as well as submitting plans to develop an updated master plan and new development agreement

Development Agreement Extension

- Comp plan and zone change amendment as well as the new master plan and D.A. will require Council approval
- Existing D.A. expires on June 4, 2020
- Applicant had initially requested a 5 year extension and has since revised the request to 2 year extension to reserve the traffic capacity vesting contained in the D.A.
- Provisions in the D.A. regarding completion of the comp plan/zone change amendment, updated master plan approval and D.A. amendment within two years.

Trip Vesting/Concurrency

- Vested to 30,000 total daily trips including 4,200 AM peak and 3,590 PM peak
- Trips reserved on the transportation system for use by the developer
- Concurrency measured by average PM peak hour travel speed through the entire length of the corridor
- Corridors operating above level of service standards and extension of D.A. will create no disproportionate burden on other properties or developments

Recommendation

Staff recommends the D.A. extension request for a period of two years be approved.

Questions and Discussion

- Greg Turner, Land Use Manager
- (360) 487-7883
- E-mail: greg.turner@cityofvancouver.us



Staff Report 067-20

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 6/1/2020

SUBJECT SE, Inc. Development Agreement Extension

Key Points

- The development agreement expires on June 4, 2020, and the new owners are requesting a two-year extension to give them time to update the master plan. The project's reserved traffic capacity and vesting contained in the existing development agreement is critical to the proposed new project moving forward.
- The Hewlett Packard (HP) South Campus master plan development was approved by Clark County in 1997 and the SE, Inc. Development Agreement was approved by the City Council on June 4, 2001, for the site located at 18110 SE 34th Street. The approved master plan and development agreement vested the development of approximately 2.6 million square feet of research, office, manufacturing and distribution uses on the site.
- The property was purchased by SE, Inc. in 2009 with plans to develop the property for their use in accordance with the approved master plan. At that time, the development agreement was extended to 2020.
- The property is in the process of being purchased by New Blueprint Partners which has begun the process of developing an updated Master Plan for the property which will include a comprehensive plan amendment/zone change and a revised development agreement.

Strategic Plan Alignment

Goal 8: Strengthen commercial, retail and community districts throughout the city.

Present Situation

The 189-acre site currently contains approximately 690,000 square feet of building area. It is currently 50% leased and the new owner is planning to refresh and upgrade the building all while talking to potential future tenants. The remainder of the site is undeveloped.

The site was annexed into the City in 1996 and the City and Clark County agreed at the time that

County staff would process the master plan application. The HP South Campus master plan was approved by the Clark County Hearings Examiner in 1997. The purpose of the master plan was to create a planning framework for the site which optimized campus development, preserved future flexibility and expedited regulatory approvals. It established a simple configuration of building, circulation, utility and landscape/recreation systems to accommodate a selective range of potential development. The plan was intentionally diagrammatic to clearly establish planning guidelines, yet retain the flexibility to respond to evolving needs. The master plan was to guide development on the campus for the next 20 years and the maximum build out was anticipated to be 2.6 million gross square feet of floor area.

A development agreement was approved by City Council in 2001. The development agreement allocated concurrency trips along the SE 164th and SE 192nd Avenue Corridors to allow future build out of the campus in accordance with the approved master plan. Additionally, the development agreement vests the development of the site to the 1996 Clark County Code and the 1997 Master Plan approval consistent with the East County annexation agreements between the City of Vancouver and Clark County.

In 2009, the site was purchased by the Shin Etsu Chemical Corporation (SE Inc.). At the time, SE Inc. was considering developing the site as a silicon based technology campus, including all of the uses that were permitted by and consistent with the City's Comprehensive Plan and the Master Plan. SE, Inc. requested an extension of the development agreement and the City Council granted the extension to June 4, 2020. In 2015, SE, Inc. had filed a request with the City for a much longer extension period but then decided to withdraw the request.

This site represents the largest parcel of contiguous single ownership urban employment land in the Vancouver Urban Growth Area. In the last 40 years, it has had two owners: Hewlett Packard and Shin Etsu Chemical. While full development of the site would require a significant effort, the property represents significant economic development capacity beyond its current state. The property is in the process of being purchased by New Blueprint Partners which had initially requested a five-year extension and has since revised the request a two-year extension of the DA. As outlined in the extension request, the new owners will be seeking a comprehensive plan amendment and zone change to a mixed use designation for the site. Additionally, a mixed use master plan will be submitted along with an amended and restated development agreement to memorialize higher intensity economic investment in the site and to ensure the on-site development will conform to the approved master plan. This comprehensive plan amendment will ultimately be reviewed by the Planning Commission and come before City Council for consideration within the next two years.

With regard to trip vesting, the developer was granted vesting of 30,000 total daily trips, including 4,200 AM peak hour trips and 3,590 PM peak hour trips as part of the original Development Agreement. These trips are reserved on the transportation system for the use by the developer. Generally, this means that the developer meets concurrency requirements and is allowed to generate that number of trips before they would be subject to additional mitigation measures over and above those already required in the existing terms of the DA.

Concurrency is maintained for each concurrency corridor, and is measured by average PM peak-hour travel speed through the entire length of each corridor. (It should be noted that delays caused by specific vehicle movements at individual intersections only impact concurrency if such delays cause the average travel speed of the entire corridor to fall below the adopted level-of-service

standard.) There are only two concurrency corridors that will be directly impacted by this development; 164th / 162nd Avenue, and 192nd Avenue. The Adopted LOS Standard Average PM Peak Speed for both these corridors is 10 MPH. Speed measurements taken by the RTC in late 2019 indicate that both corridors are currently operating above 26 MPH, therefore both corridors are operating well above level-of-service standards and are anticipated to continue doing so even as surrounding undeveloped areas are developed over time. The extension of the current DA at this site will create no disproportionate burden on other properties or developments.

Advantage(s)

1. Will provide an updated master plan for the site consistent with current development patterns
2. Enables the new developer, as well as the City, to realize the development of one of the City's few remaining large parcels.

Disadvantage(s)

None

Budget Impact

None

Prior Council Review

None

Action Requested

On June 1, 2020, subject to public hearing, adopt a resolution extending the SE, Inc. Development Agreement and authorize the City Manager to sign the addendum to the Development Agreement.

Greg Turner, Land Use Manager, 487-7883

ATTACHMENTS:

- ▣ Applicant Memorandum - May 26, 2020
- ▣ City Council Resolution
- ▣ Second Addendum to SE, Inc. Development Agreement
- ▣ DA Amendment Application
- ▣ Narrative
- ▣ First Addendum to the DA dated November 16, 2009
- ▣ Development Agreement dated June 4, 2001
- ▣ Final HP South Campus Master Plan dated 1998
- ▣ HE Decision dated August 24, 1997

MEMORANDUM

To: Mayor Anne McEnerny-Ogle and Vancouver City Council

cc: Eric Holmes, Chad Eiken and Greg Turner

From: Stephen W. Horenstein and Tim Schauer

Subject: S-E Inc. Development Agreement Extension – Parcel #'s: 126455000 and 126816000
("Property or Site")

Date: May 26, 2020

We write on behalf of New Blueprint partners LLC ("New Blueprint"), the proposed developer of the above-referenced Property, to be known as the ***Vancouver Innovation Center***. New blueprint is under contract to purchase this Property from S – E Inc., contingent upon obtaining the extension of the term of the original Hewlett Packard Development Agreement ("DA") that is before you.

STATUS AND HISTORY OF THE PROPERTY

The Property is just shy of 175 acres in size and to our knowledge, the largest contiguous single owner property available for employment centered development in the City of Vancouver and its UGA, other than section 30. It currently has connected buildings on site of approximately 715,000 sf, about 300,000 sf of which is currently occupied by a variety of tenants. New Blueprint has preliminarily engaged an architectural firm to refresh and enhance the space with new design and is already marketing the space to new tenants.

Heretofore, the Property was owned first by Hewlett-Packard and then a company related to SEH America, both acquiring the Property for their own use. Over more than 40 years, neither company found a need to develop the Property for its own manufacturing and R&D needs. The decisions by these companies about whether to develop the site were affected by market forces, financing, and the availability of other manufacturing sites owned by these companies. These decisions were not made locally.

It is a new day for the Property. New Blueprint proposes to acquire the Property for development now. As is typical with land developers, as opposed to land users, once properties are acquired it makes financial sense to move forward with development and tenant occupancy, as soon as possible. New Blueprint brings a broad and experienced vision for this Property to employers and the local community.

DEVELOPMENT APPLICATIONS

New Blueprint's plan for the Property requires the following land-use applications:

1. **Comprehensive Plan and Zone Change Applications** – these applications have been submitted and a pre-application conference was held on May 21. We are currently awaiting a pre-app report from City staff. Based on the pre-app report, a full application for comprehensive plan amendment and zone change will be submitted by mid-June, if the DA is extended on June 1, 2020.
2. **New Master Plan** – Hewlett-Packard has an approved master plan for the Site that since the 1980's has sequestered the 175-acre property from the surrounding neighborhoods. New Blueprint will submit a new and fully revised master plan for the Site that contemplates an employment centered development with supporting retail uses and residential development designed to buffer these commercial activities from the surrounding residential neighborhoods. This plan also includes 20 acres designated for a new Evergreen School District middle school with a full campus and parking. The plan proposes that the school will share additional parking with on-site office and light industrial buildings for off hour school events and activities. A Purchase and Sale Agreement is currently being negotiated with the school district that will be contingent on the plan for the Property coming together.
3. **Amended and Restated Development Agreement** – this document will restate the original DA and its amendments to provide for the buildout of the Site under the current land-use code, identify development standards and with the return of some traffic capacity to the transportation system.

TRAFFIC CAPACITY

The original DA vested sufficient traffic capacity for a full buildout of 175 acres for light industrial use. The primary reason for extending the DA is to preserve that traffic capacity for the proposed new development. Given the development that has occurred on 164th Ave., 192nd Ave., along 34th street to the south of the Property, and multiple residential developments west and north of the Property since the original DA was approved, *it is simply not possible to build out the 175 acre site without preserving its existing traffic capacity*. However, the mix of employment centered, and related uses New Blueprint is proposing for a master plan of the Site will allow return of some of the reserved traffic capacity to the transportation system, once the master plan has been fully and finally approved. We do not have an estimate of the amount of traffic capacity that will be returned to the system at this time.

In response to a question from Councilman Stober at the recent workshop, we would note that under the Growth Management Act and the City's Planning and Transportation Code provisions, it is the case that traffic capacity is reserved in DA's without payment therefor. However, transportation impact fees are assessed against development at the time of either site plan approval or building permit issuance based on a trip calculation formula and generally the impact the development has on the surrounding transportation system.

MULTI MODAL AND ACCESS

This 175-acre property has been a fenced off secure campus shielded by large trees and landscaping for its 40+ year history. New Blueprint intends to open the Site and its new amenities to be enjoyed by the public, something that has not been available in the past.

To attract the desired employment tenants by New Blueprint, a complete community will be developed on the Property with more than sidewalks and bike lanes. The plan envisions a complete comprehensive pedestrian network to make walking a viable option for people that live and work on the Property and also for surrounding properties. A new 25th/29th street will be constructed east to west through the Property to enhance circulation both for the project, the new school site and the surrounding neighborhoods. We are in discussion with staff about including pedestrian/bike enhancements along 34th street.

TIMING

It is New Blueprint's goal to have the comprehensive plan amendment and zone change, as well as master plan and the amended and restated development agreement fully and finally approved at the end of the City's 2020 comprehensive plan update cycle. This would typically occur in December 2020 or January 2021 and could conceivably be extended depending on the status of COVID 19.

The request for a two-year extension of the existing DA is to accommodate both the uncertainty of the deadline for final approval of the above referenced applications and to accommodate any appeals of one or more such applications.

JOBS

Under the original Hewlett-Packard master plan approximately 2500 – 3000 people were employed on the Site. New Blueprint's proposed master plan will accommodate 4500 – 5000 office/light industrial jobs, including approximately 100 family wage jobs at the new proposed middle school.

The most comparable development of the Site currently in Clark County is the nearby Columbia Tech Center. This is today the most successful mixed-use employment master plan in the community. It was entitled more than 25 years ago by Tim Schauer, Steve Horenstein and our respective firms.

The Columbia Tech Center employment centered master plan provides a 40% office/light industrial – 30% commercial – 30% residential mix. The New Blueprint master plan would contain a 60% office/light industrial – 15% supportive commercial – 25% residential mix.

HOUSING CHOICES

The Property is surrounded by existing residential uses on 3 sides. New Blueprint intends to develop residential on the Site to buffer existing adjacent uses and block neighborhoods from being able to

view the office/light industrial buildings. There will be some micro-lot single family homes targeted to employees who work or will work onsite. There will be a senior housing project along 192nd Avenue as close as they can get to the adjacent medical clinic and retail services. New Blueprint's plan offers to develop East Vancouver's first privately owned multi-family project that will set aside 20% of the units for affordable housing IF the City adds the SE 34th Street/192nd Ave areas to its affordable housing tax credit program.

Given the 175-acre size of the Site, its location in the middle of substantial residential development to the north, south and west, and its location between two major commercial corridors (164th Ave. and 192nd Ave.) the market will be best served by this mix of uses.

We look forward to receiving your approval of a DA extension so New Blueprint's proposed project can proceed as outlined above.

06-01-20

RESOLUTION NO. _____

A RESOLUTION relating to the amendment of a development agreement, pursuant to RCW Chapter 36.70B, to extend the term of the development agreement; and authorizing the City Manager or his designee to execute an amendment to a previously approved development agreement.

WHEREAS, the HP South Campus Master Plan was approved by the Clark County Hearings Examiner Order dated August 21, 1997, and annexed into the City of Vancouver on January 1, 1997; and

WHEREAS, HP and the City executed a development agreement dated on June 4, 2001, to govern and vest development within the HP South Campus; and

WHEREAS, the original Development agreement was extended on November 16, 2009, and is due to expire on June 4, 2020; and

WHEREAS, a previous request for extension of the Development Agreement was filed on December 21, 2015, with a much longer extension period, and the parties agree that this request for an extension supersedes and replaces the request filed on December 21, 2015, which is now withdrawn.

WHEREAS, a public hearing was duly noticed and held by City Council Monday May 18, 2020, regarding the approval of the attached amended development agreement;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. Amendment of Development Agreement: City Council, in accordance with RCW 36.70B.200 hereby authorizes the City Manager or his designee to execute on behalf of the

RESOLUTION - 1

City an amendment to the June 4, 2001 development agreement in the form attached hereto as Exhibit "A".

ADOPTED at regular session of the Council of the City of Vancouver, this _____ day of _____, 2020.

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

Attachment: Exhibit A – Amended Development Agreement

RESOLUTION - 2

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Stephen W. Horenstein, Attorney
Horenstein Law Group PLLC
500 Broadway, Suite 370
Vancouver, WA 98660

Grantor	:	The City of Vancouver, Washington, a Washington municipal corporation
Grantee	:	S-E, Inc., a Delaware corporation
Abbreviated Legal	:	Tax Lot #5&7 Section 6, T1N, R3E #10 Martin DLC, #22N, 41, 36, 13 WM Simmons DLC, and Tax Lot #172 WM Simmons DLC, Section 6, T1N, R3E
Assessor's Tax Parcel Nos.	:	126455000 and 126816000
Full Legal Description	:	See Exhibit A
Reference Numbers of Related Documents:		

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

This Amendment to Development Agreement (this "Amendment") is entered into on this _____ day of June, 2020 (the "Effective Date"), by and between The City of Vancouver, Washington, a Washington municipal corporation (the "City") and S-E, Inc., a Delaware corporation ("SE").

RECITALS:

A. On June 4, 2001, the City Manager of the City executed a Development Agreement (“DA”) for the HP South Campus Master Plan (hereinafter referred to as the Property), pursuant to authority granted to him by the Vancouver City Council, which DA was amended by the First Amendment to Development Agreement dated November 16, 2009 (the “First Amendment”);

B. The term of the DA, as extended by the First Amendment expires on June 4, 2020; and

C. SE is the fee title holder and affiliate of Shin Etsu Chemical Corporation, the prior owner listed under the DA. New Blueprint Partners LLC (“New Blueprint”) is under contract with SE to acquire and develop the Property.

D. Extension of the DA is necessary to facilitate development of the Property as generally described below.

E. Section 14 of the DA provides that the parties may mutually agree to extend the term of the DA.

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

Section 1. Development Agreement Amendment. This Amendment to the Development Agreements shall be implemented under the authority of and in accordance with RCW 36.70B.170 – 210. It will modify existing contracts between the Parties upon its approval by ordinance or resolution following a public hearing as provided in RCW 36.70B.170 and execution by the Parties.

Section 2. Effective Date; Term of Agreement. The Effective Date of this Agreement is the earlier of the following: (1) the date ten (10) days after the day of the City’s approval by ordinance or resolution following a public hearing as provided for in RCW 36.70B.170, or (2) the date on which a fully executed version is recorded with the County Auditor. This Agreement will take effect upon the Effective Date and will terminate two (2)) years thereafter, unless extended, amended, or terminated by mutual written consent of the Parties.

Section 3. Developer Obligations In connection with the 2 year extension provided for in Section 2 above, New Blueprint agrees as follows:

A. New Blueprint shall submit an application for a comprehensive plan amendment and corresponding zone change to apply an employment centered mixed use designation to the property in accordance with the City’s 2020 timeline for its annual comprehensive plan review process. In this regard, New Blueprint has

submitted pre-application information for this process and a preapplication conference was held on May 21, 2020.

- B. New Blueprint shall also submit an application for an employment centered master plan for the Property to be reviewed along with the application for the comprehensive plan amendment and rezone referenced in Section 3(A) above. The City will process this application in the ordinary course to ensure that the conversion of the Property from an employment designation to a mixed use designation provides sufficient jobs along with related compatible uses allowed in the mixed use zoning designation and in conformance with the comprehensive plan policies in this regard.
- C. New Blueprint will submit, in connection with its application for the above referenced master plan, an Amended and Restated Development Agreement that supports among other matters, the job creation and other mix of uses, design standards and transportation improvements provided for in the master plan to ensure that on-site development will conform with the approved master plan.

Section 4. Miscellaneous Provisions

4.1 Recitals. Each of the Recitals contained herein are intended to be, and are incorporated as, covenants between the Parties and will be so construed.

4.2 Counterparts. This Amendment may be executed in counterparts; however, all signature pages will be recorded together, and the complete recorded Amendment will constitute the final instrument.

4.3 Termination. This Amendment will terminate upon the mutual agreement of the Parties in writing, which will be recorded, or upon expiration of the Term, whichever first occurs.

4.4 Authorization. The persons executing this Amendment on behalf of City and Developer are authorized to do so and, upon execution by such parties, this Development Amendment will be a valid and binding obligation of such parties in accordance with its terms. The Parties have each obtained any and all consents required to enter into this Amendment and to consummate or cause to be consummated the transactions contemplated hereby.

4.5 Run with the Land. This Amendment will run with the land and inure to the benefit of and be binding on the Parties' successors and assigns and will be recorded with the County Auditor.

4.6 Public Hearing. The City Council has approved execution of this Amendment by resolution after a public hearing.

4.7 Dispute Resolution. Should a disagreement arise between the Parties, the Parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by a civil action.

4.8 Venue. This Amendment will be construed in accordance with the laws of the State of Washington, and venue is in the Clark County Superior Court.

4.9 Attorneys' Fees. If a suit, action, or other proceeding of any nature whatsoever (including any proceeding under the U. S. Bankruptcy Code) is instituted in connection with any controversy arising out of this Amendment or to interpret or enforce any rights or obligations hereunder, the prevailing party will be entitled to recover its attorney, paralegal, accountant, and other expert fees and all other fees, costs, and expenses actually incurred and reasonably necessary, as determined by the court at trial or on any appeal or review, in addition to all other amounts provided by law.

4.10 Performance. Failure by any Party at any time to require performance by the other Parties of any of the provisions hereof will not affect the Parties' rights hereunder to enforce the same, nor will any waiver by a Party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this clause.

4.11 Severability. If any portion of this Amendment will be invalid or unenforceable to any extent, the validity of the remaining provisions will not be affected thereby. If a material provision of this Amendment is held invalid or unenforceable such that a Party does not receive the benefit of its bargain, then the other Parties will renegotiate in good faith terms and provisions that will effectuate the spirit and intent of the Parties' agreement herein.

4.12 Inconsistencies. If any provisions of the City Code and land use regulations are deemed inconsistent with this Amendment, the provisions of this Amendment will prevail, excepting the City's reserved authority described above.

4.13 Amendments. This Amendment may only be amended by mutual written agreement of the Parties, and all amendments will be recorded in the Clark County deed records. Agreement by the City may only be obtained through a Type IV legislative proceeding.

4.14 Survival. Any covenant or condition set forth in this Amendment, the full performance of which is not specifically required prior to the expiration or earlier termination but which by its terms is to survive the termination of this Amendment, will survive the expiration or earlier termination of this Amendment and will remain fully enforceable thereafter.

4.15 No Benefit to Third Parties. The Parties are the only parties to this Amendment and are the only parties entitled to enforce its terms, except as otherwise specifically provided in this Amendment. There are no third-party beneficiaries.

4.16 Entire Agreement. This Amendment and the underlying Development Agreements, as amended from time to time, constitute the entire agreement between the Parties as to the subject matter.

4.17 Non-waiver. Waiver by any Party of strict performance of any provision of this Amendment will not be deemed a waiver of or prejudice a Party's right to require strict performance of the same or any other provision in the future. A claimed waiver must be in writing and signed by the Party granting a waiver. A waiver of one provision of this Amendment will be a waiver of only that provision. A waiver of a provision in one instance will be a waiver only for that instance, unless the waiver explicitly waives that provision for all instances.

4.18 Interpretation of Amendment; Status of Parties. This Amendment is the result of arm's-length negotiations between the Parties and will not be construed against any Party by reason of its preparation of this Amendment. Nothing contained in this Amendment will be construed as creating the relationship of principal and agent, partners, joint ventures, or any other similar relationship between the Parties.

4.19 Future Assurances. Each of the Parties will promptly execute and deliver such additional documents and will do such acts that are reasonably necessary, in connection with the performance of their respective obligations under this Amendment according to the Schedule so as to carry out the intent of this Amendment.

[signature pages to follow]

CITY OF VANCOUVER,
Washington

By: _____

Name: _____

Title: _____

Date: _____

Approved as to form only:

S-E, INC., a Delaware corporation

By: _____

Print Name: _____

Title: _____

Date: _____

State of _____)

) ss.

County of _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as _____ of S-E, Inc., a Delaware corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2020.

Notary Seal

Notary Public for Washington

Name of Notary

My appointment expires: _____

APPROVED AND AGREED TO:

NEW BLUEPRINT PARTNERS, LLC, a
Delaware limited liability company

By: _____

Print Name: _____

Title: _____

Date: _____

State of _____)

) ss.

County of _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as _____ of New Blueprint Partners, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2020.

Notary Seal

Notary Public for Washington

Name of Notary

My appointment expires: _____

EXHIBIT A

Legal Descriptions

PARCEL I:

A tract of property situated in the William Simmons Donation Land Claim and the Hutson Martin Donation Land Claim of Sections 5 and 6, Township 1 North, Range 3 East of the Willamette Meridian, in Clark County, Washington, being described as follows:

COMMENCING at the Northeast corner of said Section 6; thence South 01°12'07" West along the East line of said Section 6 a distance of 1298.25 feet to a point on the North line of that tract as surveyed by Mackay and Sposito January 9, 1979 and recorded in Book 9 of Surveys, Page 116 of Clark County Records; thence South 88°56'01" East along said North line a distance of 237.30 feet to the TRUE POINT OF BEGINNING; thence North 88°56'01" West along said line a distance of 237.30 feet; thence North 89°09'22" West along said line a distance of 4163.82 feet, more or less, to the West line of that tract conveyed to the Hewlett Packard Company under Auditor's File No. 7906250149, Clark County deed records or the Northerly projection thereof; thence South 01°24'13" West along the West line of said Hewlett Packard tract a distance of 2025.43 feet to a point on the North line of that tract conveyed to Public Utility District No. 1 under Auditor's File No. 9105290001, Clark County deed records; thence South 88°35'47" East along the North line of said Public Utility District No. 1 tract a distance of 270.00 feet to the Northeast corner thereof; thence South 01°24'13" West along the East line of said Public Utility District No. 1 tract a distance of 200.00 feet; thence North 88°35'47" West along the South line of said Public Utility District No. 1 tract a distance of 270.00 feet to a point on the West line of aforesaid Hewlett Packard tract; thence South 01°24'13" West along the West line of said Hewlett Packard tract a distance of 110.00 feet to the Southwest corner thereof; thence South 88°47'25" East along the South line of said Hewlett Packard tract a distance of 2536.46 feet to the Southeast corner thereof; thence North 42°14'22" East along the East line of said Hewlett Packard tract a distance of 2010.47 feet; thence North 34°22'04" East along the East line of said Hewlett Packard tract a distance of 1010.51 feet to the TRUE POINT OF BEGINNING.

EXCEPTING therefrom any portions lying within SE 34th Street and SE 176th Avenue.

ALSO EXCEPTING therefrom that tract of land conveyed to Clark County, Washington, a municipal corporation, by Statutory Warranty Deed recorded on December 15, 1992, under Auditor's File No. 9212150216.

ALSO EXCEPTING therefrom that tract of land conveyed to the Newland Group, Inc. by deed recorded June 13, 2000 under Auditor's File No. 3226286, more particularly described as follows:

BEGINNING at the Northeast corner of that parcel of land conveyed to Hewlett Packard Company by deed recorded under Auditor's File No. 7906250149, records of Clark County, Washington; thence along the Easterly line of said parcel South 34°22'04" West 1010.51 feet; thence continuing along said Easterly line South 42°14'22" West 219.51 feet to a point on proposed Easterly right of way line of S.E. 192nd Avenue

as shown on sheets 5 through 7 of the S.E. 192nd Avenue Right of Way Plans prepared for the City of Vancouver by David Evans and Associates, Inc., dated March 2000, said point also being on the arc of a 1085.00 foot radius curve; thence along said Easterly right of way line the following courses: from a tangent bearing of North 22°01'55" East, along said curve to the right, through a central angle of 06°23'39" an arc distance of 121.08 feet; thence North 44°41'47" East 32.12 feet; thence North 28°25'34" East 115.00 feet; thence North 18°13'20" East 50.80 feet; thence North 28°25'34" East 541.30 feet to a point of curvature with a 1205.00 foot radius curve; thence along said curve to the left, through a central angle of 04°26'18" an arc distance of 93.35 feet; thence North 71°43'14" East 57.72 feet; thence North 13°25'34" East 60.00 feet; thence North 21°34'10" West 55.29 feet to a point on the arc of a 1205.00 foot radius curve; thence from a tangent bearing of North 17°29'00" East along said curve to the left, through a central angle of 01°33'15" an arc distance of 32.69 feet to a point on the North line of said Hewlett Packard parcel; thence along said North line South 88°56'01" East 216.54 feet to the POINT OF BEGINNING.

FURTHER EXCEPTING therefrom that portion conveyed to the City of Vancouver by Statutory Warranty Deed recorded July 2, 2001 as Auditor's File No. 3340502, being that portion lying with SE 192nd Avenue, and any additional portion lying within and between SE 192nd Avenue and the excepted tract described immediately above.

PARCEL II:

A parcel of property in the William Simmons Donation Land Claim in the Southwest quarter of Section 6, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Section 6; thence South 01°24'13" West along the West line of said Section 6 a distance of 1320 feet to the Northwest corner of Government Lot 4; thence South 89°09'22" East along the North line of said Government Lot 4 a distance of 879.95 feet to the Northwest corner of that tract conveyed to Hewlett Packard Company by deed recorded under Auditor's File No. 7906250149; thence South 01°24'13" West along the West line of said Hewlett Packard tract 2225.44 feet to a point that is 110.00 feet North 01°24'13" East from the Southwest corner of said Hewlett Packard tract and the TRUE POINT OF BEGINNING; thence South 88°35'47" East 270 feet; thence North 01°24'13" East 200.00 feet; thence North 88°35'47" West 270.00 feet to the West line of said Hewlett Packard tract; thence South 01°24'13" West along said West line 200.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING therefrom any portion lying within SE 176th Avenue.



Planning Permit Application

LAND USE PRELIMINARY APPLICATION (LUP)

415 W 6th ST ~ Vancouver, WA 98660, P.O. Box 1995 ~ Vancouver, WA 98668, Phone (360) 487-7800

Email completed application to epplans@cityofvancouver.us

REVIEW TYPE (Check one review and one process type)	
Review Type:	☐ Type I ☐ Type II ☐ Type III ☐ Type IV ☐ Tree Removal Only (nuisance or hazard)
Process Type:	☐ Standard ☐ Streamline (Type II Applications only - Pre-submittal Meeting required)
USE	
☐ Single-Family	☐ Commercial ☐ Multi-family ☒ Industrial ☐ Residential
☐ Duplex	☐ Wireless Communications Facility (new) see VMC 20.890
PROJECT INFORMATION	
Site Acres: +/- 174.26 acres	Disturbed Acres: NA Zoning: IL Sewer: ☐ Septic ☒ Public Water: ☐ Well ☒ Public
Proposed # of Lots: NA	Dwelling Units: NA
Non-Residential Bldg. Square Footage: NA	Ground Floor: NA Total of All Upper Floors: NA
Hard Surface Area Square Feet - New: NA	Replacement: NA Total: NA
PROJECT NAME AND LOCATION	
Proposed project name: Hewlett-Packard Development Agreement Extension	
Project site address: 18110 SE 34th Street Vancouver, WA 98683 Parcel #(s): 126455-000	
PROJECT DESCRIPTION	
(Briefly describe the proposed project. Provide more detail in project narrative)	
The applicant is requesting to extend the existing Development Agreement - as is - for an additional 5 years. (Recorded under Auditors No 3343884)	
PRIMARY APPLICANT	CONTACT
Business Name: S-E Inc.	Business Name: MacKay Sposito
Contact Name: T. Murasawa	Contact Name: Erin Toman, Land Development Services Manager
Address: 5618 Highway 332 East	Address: 1325 SE Tech Center Drive, Suite 140
City/State/Zip: Freeport TX 77541 Ph (914) 455-0800	City/State/Zip: Vancouver, WA 98683 Ph (360) 823-1335
Phone:	Phone:
Email: tmurasawa@shin-tech.com	Email: etoman@mackaysposito.com
ELECTRONIC PLANS SUBMITTER (required) (responsible for ePlans uploading and correspondence)	OWNER (attached additional sheets for multiple owners)
Name: MacKay Sposito Attn: Erin Toman	Name: S-E Inc.
Address: 1325 SE Tech Center Drive, Suite 140	Address: 5618 Highway 332 East
City/State/Zip: Vancouver, WA 98683 Ph (360) 823-1335	City/State/Zip: Freeport, TX 77541 Ph (979) 233-7861
Email (required): etoman@mackaysposito.com	Email: tmurasawa@shin-tech.com
Phone:	Phone:
ONLINE PAYMENT	
Existing ePermits User Name: NA Request an ePermits Account	
REQUIRED SIGNATURES	
As evidenced by my signature below, I/we agree that City of Vancouver staff has my/our full permission to enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.	
Applicant Signature:	Date:
Property Owner Signature: <i>Attorney for Owner</i>	Date: 3-19-20

LUP APPLICATION SUB TYPES

Please check all applicable applications and information where necessary

☐ Airport Height Overlay District
☐ Archaeological Pre-determination
☐ Binding Site Plan
☐ Boundary Line Adjustment # of lots to be adjusted:
☐ Comprehensive Plan Amendment (Including Zone Map Amendment with Comp Plan)
☐ Conditional Use Permit ☐ Initial (Type III) (Comm. Centers, Group Meal Service, Shelters) ☐ Major Modification (Type III) ☐ Minor Modification (Type I) Engineering Review Required ☐ Yes ☐ No
☐ Covenant Release
☐ Critical Areas (not used when in Shoreline) Check one → ☐ Duplex/Single Family ☐ All Other Uses Check one → ☐ Permit ☐ Statement of Exemption (No Fee) Check the applicable critical area(s) ☐ Fish & Wildlife ☐ Frequently Flooded ☐ Geological Hazards ☐ Wetlands ☐ Minor Exception (not common) ☐ Reasonable Use (not common)
☐ Design Review ☐ Exterior Modification Only ☐ All Others
☒ Development Agreement ☐ Initial ☐ Modification ☒ Extension
☐ Historic Preservation
☐ Legal Lot Determination # of lots to be reviewed:
☐ Master Plan/Public Facilities MP ☐ Conceptual (without Site Plan Review) ☐ Detailed (with Site Plan Review) ☐ Hybrid (Some areas with Site Plan Review)
☐ Planned Development ☐ Commercial ☐ Residential ☐ Mixed Use* *Ground Floor SF: NA Upper Floor SF:
☐ Plat Alteration
☐ Post Decision Review/Modification (Includes Planned Development/Master Plan Modifications) ☐ Type I ☐ Type II ☐ Type III Engineering Review Required ☐ Yes ☐ No

☐ Road Modification ☐ Minor (Administrative) ☐ Technical (Minor) ☐ Major (Design) Submitted: ☐ Before ☐ After Decision (submitted after decision is not common)
☐ Shoreline Permits ☐ Substantial Development Permit ☐ Shoreline Permit Exemption (no fee) ☐ Shoreline Conditional Use ☐ Shoreline Variance
☐ Site Plan Review ☐ Type I ☐ Type II Check Use Type below ☐ Residential ☐ Non-Residential ☐ Qualified Planned Action ☐ Unoccupied Commercial/Utility Structure ☐ Commercial Pad ☐ Land Extensive Stormwater ☐ Yes ☐ No Transportation ☐ Yes ☐ No
☐ State Environmental Policy Act (SEPA) ☐ Check if for Single-Family Residential house (only) ☐ Residential Site Plan Review (SPR) ☐ Grading Only ☐ Subdivision or Planned Development ☐ Non-Project Actions (not common) ☐ All Other (Includes Comm/Indust SPR) ☐ Qualified Planned Action (When more than one applies check All Other)
☐ Subdivision/Short Subdivision ☐ Short Subdivision (2-9 lots) ☐ Subdivision (10+ Lots)
☐ Temporary Use ☐ Commercial/Industrial ☐ Unforeseen Emergency ☐ Seasonal or Special Event ☐ Model Home or Sales Office
☐ Tree Plan Enter Tree Plan Level (1 to 7): (Tree Removal for nuisance or hazard tree(s) is Level 3)
☐ Variance ☐ Check if for Single Family Residential house ☐ Type I - # requested: ☐ Type II - # requested: Stormwater ☐ Yes ☐ No Transportation ☐ Yes ☐ No
☐ Zoning Certificate
☐ Zoning Map Amendment (Not involving Comprehensive Plan Amendment)
☐ Zoning Verification

MEMORANDUM

To: City of Vancouver Planning Department/Building Permit Center

cc: Marc Esrig, Ron Schinik, Steve Monroe

From: Stephen W. Horenstein

Subject: Narrative in Support of Extension of Development Agreement between the City of Vancouver and SE Inc. – Property located at 18110 SE 34th Street.

Date: March 19, 2020

We represent New Blueprint Partners who is the purchaser of the above-referenced property from SE Inc.

This is a superseding request to extend the attached Development Agreement dated June 1, 2004 by and between the City of Vancouver (City) and Hewlett Packard Company for a period of five years. The most recent request for an extension was filed on December 21, 2015 for a much longer extension period and that application should now be considered withdrawn.

The current Development Agreement and existing extension thereof approved by City of Vancouver Resolution M 3702 is due to expire on June 4, 2020.

The property that is the subject of the Development Agreement has been owned by Hewlett Packard and SE Inc., each having the intention to develop out the property for their own use. Neither company has fully utilized the property and it is in a prime location for further development. Our client, as a long term real estate investor rather than a user, has begun the process of developing an updated Master Plan for the property which will be submitted for preapplication in mid-April of this year. It is anticipated that this plan will be fully approved by the City by the end of 2020. Our client will then seek to build out the undeveloped portions of this 174.2-acre site for sale and lease.

The existing building on the property, originally constructed and at least partially used by Hewlett Packard is 690,000 sf in size. It is currently only approximately 50% leased and our client is in the process of planning to refresh and upgrades to the building while talking to potential new tenants to fill the remaining space with additional companies and the jobs they bring to the City.

The reserved traffic capacity and vesting is critical to this project going forward and for this reason we request that the City approve a 5-year extension of the Development Agreement.

Please let us know if we can provide further information.

5
11/16/09

RESOLUTION NO M 3702

A RESOLUTION of the City Council of the City of Vancouver, Washington, conditionally authorizing the City Manager to extend a development agreement with Shin Etsu Chemical Corporation, title holder, and its affiliate companies, including, but not limited to S E H America (associate subsidiary company controlled by Shin Etsu Chemical) governing the site known as the Hewlett Packard South Campus (Site)

WHEREAS, the there is an existing development agreement for the site approved by the City in 2001 that vests through June 4, 2016 a Master Plan for development of approximately 2.6 million square feet of research, office, manufacturing and distribution uses on the Site, and

WHEREAS, the Site has been acquired by Shin Etsu Chemical Corporation, and

WHEREAS, Shin Etsu Chemical Corporation is considering to develop the site as a silicon based technology campus, including all uses that are permitted by and consistent with the City's Comprehensive Plan and the Master Plan, and

WHEREAS, the current development agreement for the Site includes provides for extension of the agreement by mutual consent, and

WHEREAS, current forces within the technology sector combined with the state of the global economy warrant an extension of the terms of the development agreement from the current expiration date of June 4, 2016 to June 4, 2020, and

WHEREAS, such an extension provides additional certainty and predictability needed to facilitate industrial investment in the technology sector, provide for Hewlett Packard's continued presence in the community and assure the site remains a target of economic investment, as anticipated by the City's Comprehensive Plan and the Master Plan for the Site

RESOLUTION 1

C9110901/EH MW

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER

Section 1 The City Manager or his designee is authorized to execute the First
Amendment to the Development Agreement as attached hereto

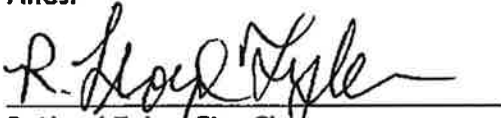
Section 2 Effective Date The Development Agreement shall take effect upon execution
by the parties thereto

SIGNED this 23rd day of December, 2009



Royce E Pollard, Mayor

Attest



R Lloyd Tyler, City Clerk
~~By: Carrie Lewellen, Deputy City Clerk~~

Approved as to form



Ted H Gathe, City Attorney

1	Effective Date	<u>11-16</u> , 2009
2	Parties	THE CITY OF VANCOUVER, WASHINGTON, a Washington municipal corporation (hereinafter referred to as the City) and Shin Etsu Chemical Corporation, title holder and its affiliate companies, including, but not limited to SEH America (associate subsidiary company controlled by Shin Etsu Chemical)

WHEREAS, on June 4, 2001, the City Manager of the City of Vancouver executed a Development Agreement (DA) for the HP South Campus Master Plan pursuant to authority granted to him by the Vancouver City Council, and

WHEREAS, the HP South Campus (Site) has been purchase by Shin Etsu Chemical Corporation, title holder, and its affiliate companies, including, but not limited to SEH America (associate subsidiary company controlled by Shin Etsu Chemical Corporation) to be occupied and further developed for all purposes consistent with the Comprehensive Plan and Master Plan including but not limited to research, office, manufacturing and distribution site for silicon based technologies and other permitted uses, and

4 Amendment

5 Continuation The terms of this First Amendment shall supersede any term, condition, or obligation of any party hereunder to the contrary in the DA Except as amended herein, all other terms and conditions of the DA shall continue in full force and effect

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT 1

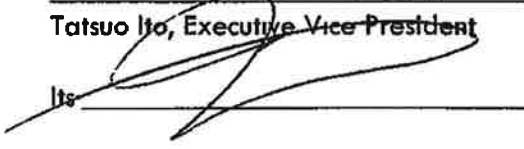
Page 25 of 131

CITY OF VANCOUVER

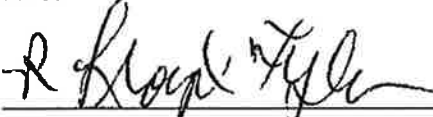

Pat McDonnell, City Manager

Shin Etsu Chemical Corporation

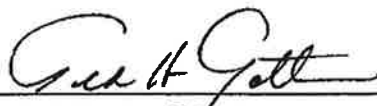

Tatsuo Ito, Executive Vice President

Its 

Attest


R Lloyd Tyler, City Clerk
~~By Carrie Lewellen Deputy City Clerk~~

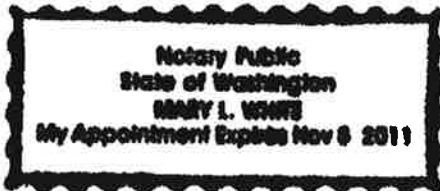
Approved as to form

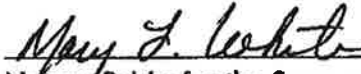

Ted H. Gathe, City Attorney

STATE OF WASHINGTON)
)ss
COUNTY OF CLARK)

I hereby certify that I know or have satisfactory evidence that Pat McDonnell is the person who appeared before me, and that said person acknowledged that he (he/she) is authorized to execute the foregoing document and acknowledges it as the City Manager of the City of Vancouver to be the free and voluntary act of such party for the uses and purposes therein mentioned

Dated this 23rd day of December, 2009




Notary Public for the State of Washington
Residing at Vancouver
My commission expires 11-8-11
Name (print) Mary L White

STATE OF WASHINGTON)
)ss
COUNTY OF CLARK)

I hereby certify that I know or have satisfactory evidence that Tatsuo Ito is the person who appeared before me and that said person acknowledged that he (he/she) is authorized to execute the foregoing document and acknowledges it as the Executive Vice President of Shin Etsu Chemical Corporation to be the free and voluntary act of such party for the uses and purposes therein mentioned

Dated this 15th day of January, 2010

Judith K Hoggatt
Notary Public for the State of Washington
Residing at Battle Ground
My commission expires 2-17-2012
Name (print) Judith K Hoggatt





3343884
Page: 1 of 10
07/11/2001 04:14P
Clark County, WA

RECORD AND RETURN TO:
City of Vancouver – City Clerk’s Office
P O Box 1995
Vancouver, WA 98668-1995

Please Print Neatly or Type Information
DOCUMENT TITLE(S)

Development Agreement

REFERENCE NUMBER(S) OF RELATED DOCUMENT(S)

9807210520 Additional Reference #'s on page _____

GRANTOR(S)

Hewlett-Packard Company,

Additional Grantors on page # _____

GRANTEE(S)

City of Vancouver

Additional Grantees on page # _____

LEGAL DESCRIPTION (abbreviated form: i.e. lot, block, plat or section, township, range,
quarter/quarter)

NE 1/4 Sec 6 T1N R3E of WM Additional Legal is on page # _____

ASSESSOR’S PROPERTY TAX PARCEL/ACCOUNT NUMBER

126455-000 Additional Parcel #'s on page _____

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**RECORDING REESTED BY
AND WHEN RECORDED RETURN TO:**
Stephen W. Horenstein, Attorney
Miller Nash LLP
P.O. Box 694
Vancouver, WA 98666

DEVELOPMENT AGREEMENT

Grantor: Hewlett-Packard Company
Grantee: City of Vancouver, Washington
Abbreviated Legal:
Assessor's Tax Parcel #s 126455
Other Reference Nos: 9807210520

Effective Date:

June 4, 2001

Parties:

HEWLETT-PACKARD COMPANY, a
Delaware corporation (hereinafter referred to
as "HP"); and

THE CITY OF VANCOUVER,
WASHINGTON, a Washington municipal
corporation (hereinafter referred to as "the
City").

RECITALS

A. HP owns certain property within the City legally described in Exhibit "A" attached hereto and incorporated fully by this reference, commonly known as the HP South Campus, hereinafter "the Property." At the time of the execution and approval of this Development Agreement all of the Property is subject to this Development Agreement.

B. The HP South Campus Master Plan was approved by the Clark County Hearings Examiner Final Order (PUD 96-003 and COV 96-002) dated August 21, 1997, hereinafter referred to as "the HP Master Plan." The mistake in the application number that

- 1 -

Hewlett Packard South Development Agreement

June 4, 2001

referred to the Master Plan as a PUD was corrected by the Hearings Examiner at the time of the approval. At the time of the approval of the HP Master Plan, the HP South Campus already contained about 715,000 square feet of floor area and about 2,500 employees. Full build-out of the site is estimated to include 2.6 million square feet of gross floor area and almost 10,000 employees.

C. While the City annexed the Property effective January 1, 1997, the application for the HP Master Plan was submitted prior to that date, and therefore, Clark County was responsible for the processing of the application. It was recognized during Clark County's review and approval that the City would be responsible for the implementation of the master plan over time.

D. HP received preliminary Site Plan Approval for Building Three on the South Campus on January 23, 1997, which approved the development of Building Three based upon the submittal of final site plan approval materials. Thus far, HP has not submitted final site plan approval materials, but remains vested for 186 PM peak hour trips for the duration of the preliminary Site Plan Approval, which will expire on January 23, 2002, five years from the date of issuance, unless HP files for an extension.

E. The parties desire to enter into this Development Agreement to govern the development of the Property, including reserving capacity in the transportation system for development within the HP South Campus for the purpose of meeting concurrency requirements.

F. Pursuant to RCW 36.70B.170(1), the parties are authorized to enter into a development agreement that sets forth development standards and other provisions that apply to and govern and vest the development, use, and mitigation of the development of the Property.

NOW, THEREFORE, the parties agree as follows:

1. **Purpose.** The purpose of this Development Agreement is to:

- 1.1 Reserve capacity in the SE 192nd Avenue corridor for development within the HP Master Plan for the purpose of meeting concurrency requirements.
- 1.2 Reserve capacity in the SE 164th Avenue corridor for development within the HP Master Plan for the purpose of meeting concurrency requirements.
- 1.3 Allocate additional capacity, to those developments within the HP Master Plan.

- 1.4 Not preclude the allocation of additional capacity to any development within the HP Master Plan in the event HP constructs or improves transportation infrastructure that will create additional capacity in the SE 192nd Avenue corridor.
- 1.5 Incorporate by reference, and make binding on the parties, the approval of the HP South Campus Master Plan, as approved by the Clark County Hearings Examiner, consistent with the East County annexation transition agreements between the City and the County that specifically provide for vesting, and as described in the Recitals above.
- 1.6 The City shall recognize the vesting of the HP Master Plan, approved by Clark County on August 24, 1997 (PUD96-003), under the Clark County Code (CCC) Section 18.414.070. This provision states that development shall be constructed in a timely manner, following the phasing approved in the master plan. Substantial progress toward development of the first phase or entire project, whichever is applicable, shall occur within twenty percent (20%) of the project's timeline as adopted in the approved master plan. If substantial progress is not made, extensions for successive periods of two (2) years may be granted. Existing development on the master plan site may constitute substantial progress towards fulfilling these timelines.

Twenty percent of the HP Master Plan timeline is 4 years. This was calculated because the HP Master Plan was approved on August 24, 1997 as a 20-year plan, and twenty percent of 20 years is 4 years. The light industrial Hewlett-Packard complex was in place at time of master plan approval and constitutes substantial progress towards fulfilling the master plan timeline.

2. Description of the Proposed Development on this Property. The development on the Property shall be consistent with the HP Master Plan approved by the Clark County Hearings Examiner, described in the Recitals above.

3. Vesting. Under the Clark County Code (CCC), Section 18.414.070, HP, by virtue of obtaining Master Plan approval by the Hearings Examiner on August 24, 1997, is vested to the CCC standards in place on December 9, 1996, the Technically Complete date, as well as to the *Master Plan for Hewlett-Packard Company*. HP may elect to be subject to later enacted laws, regulations and ordinances subject to City Council approval. Any modifications, additions, or changes to the approved HP Master Plan, as described on pages 15-16 of the approved *Master Plan for Hewlett-Packard Company*, shall be considered under the rules in effect as of the date of vesting as described above. If the project is not considered vested under the standards listed above, then HP will have to comply with current laws, regulations and ordinances. Any permit or approval issued by the City after the execution of this Development Agreement must be consistent with this Development Agreement.

4. Reservation of Transportation Capacity in the SE 192nd Avenue Corridor. A traffic study was completed by David Evans and Associates, Inc., on June 14, 1999, to determine the average daily trips, AM peak hour trips, and PM peak hour trips generated by development of the HP Master Plan in accordance with its provisions. Full utilization of the HP Master Plan site will generate approximately 30,000 vehicle trips per day, 4,200 trips during the AM peak hour, and 3,590 trips during the PM peak hour. The specific numbers of trips generated by the HP South Campus at each of the five studied intersections are indicated in Table 4 of the traffic study, which is attached to this Development Agreement as Exhibit "____" and incorporated herein by this reference. All five of the studied intersections were projected to operate at level of service "D" or better in the AM and PM peak hours, and the levels of service of the five studied intersections are listed in Table 6 of the attached traffic study. To the extent that any proposed development within the HP Master Plan permitted to utilize the trips described in this section does not generate more than the number of trips described herein, such development(s) shall be found to comply with and meet concurrency requirements for the SE 192nd Avenue corridor and shall not be required to provide any system improvements relating to concurrency.

5. Reservation of Transportation Capacity in the SE 164th Avenue Corridor. An addendum to the traffic study on SE 192nd Avenue was completed by David Evans and Associates, Inc., on December 9, 1999, to determine the impacts of HP's short-term development of an additional 525,000 square feet of office/research facilities on the HP South Campus. A copy of this addendum is attached to this Development Agreement as Exhibit "____" and incorporated herein by this reference. The traffic study addendum estimated that such expansion on the HP South Campus would create an additional 305 PM peak hour trips on SE 164th Avenue. City staff has indicated that the south SE 164th Avenue Corridor TMZ has the capacity for another 1,496 PM peak hour trips. To the extent that any proposed development within the HP Master Plan permitted to utilize the trips described in this section does not generate more than the number of trips described herein, such development(s) shall be found to comply with and meet concurrency requirements for the SE 164th Avenue corridor and shall not be required to provide any system improvements relating to concurrency. In addition to the trips described in this section, HP shall remain vested of the duration of this Development Agreement for the 186 PM peak hour trips on SE 164th Avenue from the preliminary site plan approval of Building Three described in Recital D above.

6. Dedication of Right-of-Way. Studies conducted by David Evans and Associates, considered the future needs of HP for SE 192nd Avenue. These studies included the identification of specific locations of access points to the 192nd Avenue corridor. These access points have been included in the city's design and will be constructed as part of the SE 192nd Avenue Phase 2 project. Under the agreement with Clark County previously mentioned, HP agreed to dedicate needed right-of-way for SE 192nd Avenue. HP hereby agrees to dedicate the right-of-way within 60 days of execution of this agreement, and/or immediately before award of the construction contract for SE 192nd Avenue, Phase 2. The city agrees, at it's own

cost, to prepare all necessary legal descriptions, maps, provide recordation and construction of the improvements of SE 192nd Avenue, with exception of traffic signal improvements at the access points noted above, in consideration for the land dedication.

Traffic signal improvements shall be made at the sole expense of HP at such time the access roads are completed which serves the HP site. All underground conduits and junction boxes will be constructed as part of the City's SE 192nd Avenue construction project to include the erection of traffic signal poles and mast arms. HP will be responsible for the installation of the remaining components and electrical control equipment.

7. Allocation of Additional Trips. The parties hereby agree that trips generated by the commercial office and industrial uses within the HP Master Plan. Meet the adopted Level of Service (LOS) standards for both corridors of SE 164th Avenue at 14 mph and for SE 192nd Avenue estimated at 10 mph.

7.1 The HP Master Plan uses provide an exceptional opportunity to create family wage jobs. A substantial majority of the HP Master Plan will be devoted to Light Industrial and Office uses. In general, the ratio of manufacturing and office to support services is expected to range from approximately 80:20 to 50:50, but will ultimately be market dependent. Commercial retail uses will be limited to no more than 10% of the total full build-out floor area (10% of 2,600,000=260,000 square feet).

7.2 The HP Master Plan was approved under Chapter 18.414 of the Clark County Code.

7.3 The HP Master Plan incorporates a commitment to Commute Trip Reduction. HP currently is subject to the provisions of commute trip reduction found in RCW 70.94.521, *et seq.*, and local ordinance. HP's commute trip reduction programs at the South Campus location include such programs as ridesharing, transit subsidies, and alternative work schedules. HP's future development consistent with the HP Master Plan will also incorporate such programs, to the extent required.

8. Allocation of Additional Capacity for System Improvements. If HP constructs or improves any transportation infrastructure within the study area, corridor or applicable transportation system that creates additional capacity in said area, HP shall not be precluded from being allocated the additional capacity that the construction or improvement of the transportation infrastructure creates up to the amount needed for the build-out of the HP Master Plan as noted in this agreement.

9. Evaluation of Progress: In the first quarter of the 13th year after the adoption of the Development Agreement, HP shall have the obligation to schedule a meeting with the City

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07/11/2001 04:14P
Clark County, WA

CITY OF VANCOUVER

AGR

17.00

and the City shall have the obligation to meet with HP in one or more meetings as necessary. The purpose of these meetings will be to examine the progress of development on the HP South Campus and to determine HP's need for the remaining unused vehicular trips on SE 192nd Avenue that are reserved for HP pursuant to this Development Agreement. Should HP desire to extend the term of the Development Agreement for the purpose of vesting itself for all or some portion of the then remaining unused vehicular trips on 192nd Avenue for an additional period of time, HP shall Provide the City with a form of Amended Development Agreement containing HP's proposal in this regard to the City not later than 180 days before the expiration of this Development Agreement. The City shall thereafter hold a public hearing on the amended Development Agreement under the law now in effect for such purposes as may be hereinafter amended. If HP and City staff have been able to reach agreement as to the number of remaining vehicular trips on 192nd Avenue that should remain vested for HP beyond the expiration of the original Development Agreement then the City staff and HP shall make a joint recommendation in this regard. If the parties have not reached agreement then each shall present their position and recommendation to the City Council at the public hearing. In any event, the final decision as to the number of remaining vehicular trips on 192nd Avenue that shall remain vested for HP beyond the expiration of the original Development Agreement shall be the decision of the City Council after public hearing.

10. Access onto SE 192nd Avenue. The parties agree that access onto SE 192nd Avenue from the HP South Campus shall be consistent with the design of Phase II of SE 192nd Avenue, as depicted in Exhibit "___" to this Development Agreement.

11. HP Master Plan Approval Incorporated by Reference. The Hearings Examiner's Final Order approving the HP Master Plan, incorporating Clark County case files PUD 96-003 and COV 96-002, are hereby incorporated into this Development Agreement by reference and shall become binding on all of the parties to this Development Agreement.

12. Reserved Authority of City. Anything in this Development Agreement to the contrary notwithstanding, the City shall have the authority to impose new or different regulations to the extent required by a serious threat to public health and safety as required by RCW 36.70B.170(4), to the extent such threat is proximately caused, or proximately aggravated by, the impacts of the proposed development of the Property, or any portion thereof; provided, however, that such action shall only be taken by legislative act of the City Council after appropriate public process. HP reserves all rights to contest and/or appeal the implementation of such new or different regulation, and further reserve the right to seek any damages they may be lawfully entitled to, to the extent such new or different regulation impacts the property rights conveyed under this Development Agreement.



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Page: 8 of 10
07/11/2001 04:14P
Clark County, WA

13. Run with the Land. This Development Agreement shall be binding on the parties' successors and assigns. This Development Agreement shall be recorded with the Clark County Auditor.

14. Term. The term of this Development Agreement shall be fifteen (15) years. The parties may mutually agree to extend the term.

15. Public Hearing. The City Council has approved execution of this Development Agreement by resolution after a public hearing.

DATED this 4th day of June, 2001.

CITY OF VANCOUVER

HEWLETT-PACKARD COMPANY

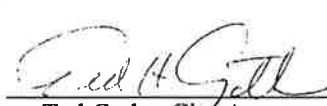
By: 
Pat McDonnell, City Manager

By: 
Title: Ann O. Baskins
Vice President
General Counsel
and Secretary

Attest:

By: 
Sylvia Costich, Interim City Clerk

Approved as to form:

By: 
Ted Gathe, City Attorney

- 7 -

Hewlett Packard South Development Agreement

June 4, 2001

STATE OF WASHINGTON)
: ss.
County of Clark)

I certify that Pat McDonnell appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the City Manager of CITY OF VANCOUVER, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 4th day of June, 2001.

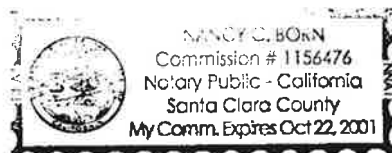


Mary L. White
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 11-8-03
Residing in Vancouver

STATE OF California)
: ss.
County of Santa Clara)

I certify that Anne Bastias appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it the _____ of HEWLETT-PACKARD COMPANY to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 18th day of June, 2001.



Nancy C. Born
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 10-22-2001

C. A. T. S. - R E A L P R O P E R T Y
LEGAL DESCRIPTION MAINTENANCE

SERIAL NUMBER 126455-000

LINE NUMBER	TEXT
1	#5&7 6-1-3E #10 MARTIN DLC, #22N&41&36&13 SIMMONS DLC 181.38A
2	A TT OF LAND CONSISTING OF PTNS OF WM. SIMMONS AND HUTSON
3	MARTIN DLC'S A PTN GOVT LOTS 1 & 4 AND ALL GOVT LOTS 2 & 3
4	ALL IN SEC 6 AND A PTN OF GOVT LOT 5 IN SEC 5 ALL IN T1N
5	R3EWM DAF: BEG AT NW COR SEC 6 & RNG TH S 1 DG 24'13" W ALG
6	W LI SD SEC 1320 FT TO THE NW COR OF GOVT LOT 4 TH S 89 DG
7	09' 22" E ALG N LI SD GOVT LOT 879.95 FT TO TPOB TH CON-
8	TINUE S 89 DG 09' 22" E ALG N LINES OF GOVT LOTS 4,3,2 &1
9	IN SEC 6 FOR A DIST OF 4163.82 FT TO NW COR GOVT LOT 5 IN
10	SEC 5 TH S 88 DG 56'01" E ALG N LI GOVT LOT 5 FOR A DIST
11	OF 237.30 FT TH LEAVING SD N LI & BEARING S 34 DG 22' 04" W
12	1010.51 FT TH S 42 DG 14'22" W 2010.47 FT TAP IN C/L OF SE
13	34TH ST (A PUB RD) TH N 88 DG 47' 25" W ALG SD C/L 2536.46
14	FT TH LEAVING SD C/L & BEARING N 1 DG 24'13" E 2335.44 FT
15	TO TPOBSUBJ TO RI OF PUB IN & TO PTN LYING WIIN R/W PUB RD
16	EXC #172

FULL LEGAL SENT TO PRINTER DEVICE

MASTER PLAN FOR HEWLETT-PACKARD COMPANY

TWC Project #96-111

Prepared for:

**Hewlett-Packard Company
Vancouver Division
18110 SE 34th Street
Vancouver, Washington 98668**

Prepared by:

**The JD White Company, Inc.
1111 Main Street ♦ Suite 300
Vancouver, Washington 98660
(360) 696-1338
(503) 286-9485
Fax (360) 696-9317**

January 1998

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DEVELOPMENT CONCEPT

Purpose of the Master Plan

The purpose of the Hewlett-Packard Company (HP) Master Plan is to create a planning framework for the Vancouver site that optimizes campus development, preserves future flexibility and expedites regulatory approvals. The Master Plan is a critical planning tool for making informed decisions in the context of a long-term strategy for the HP campus. The Master Plan will guide development on the campus for the next 20 years by establishing maximum floor area build-out, Development Standards, and plans for internal circulation and access, landscaping, utilities and security.

The Master Plan also forms the basis for updating entitlement agreements with Clark County and other regulatory agencies.

Master Plan Approach

The Master Plan establishes a simple configuration of building, circulation, utility and landscape / recreation systems, accommodating a selective range of potential development. The plan is intentionally diagrammatic to clearly establish planning guidelines, yet retain the flexibility to respond to evolving needs. The plan is not a detailed engineering document and is not intended to be used for implementing projects. It will be used as a filter in setting project boundaries.

The maximum build-out is anticipated to be 2.6 million gross square feet of floor area. Uses on the site are expected to be a range of approximately 80:20 manufacturing and office and support services, to 50:50 manufacturing and office and support services (office and support services are in conjunction with on- or off-site industrial activity), but will ultimately be market dependent.

Assumptions

The Master Plan is predicated on the following assumptions:

- The Master Plan will be approved by Clark County, but will be implemented by the City of Vancouver, which has annexed the property, who will adopt the Master Plan by reference.
- SE 192nd Avenue will be constructed.

Existing Conditions

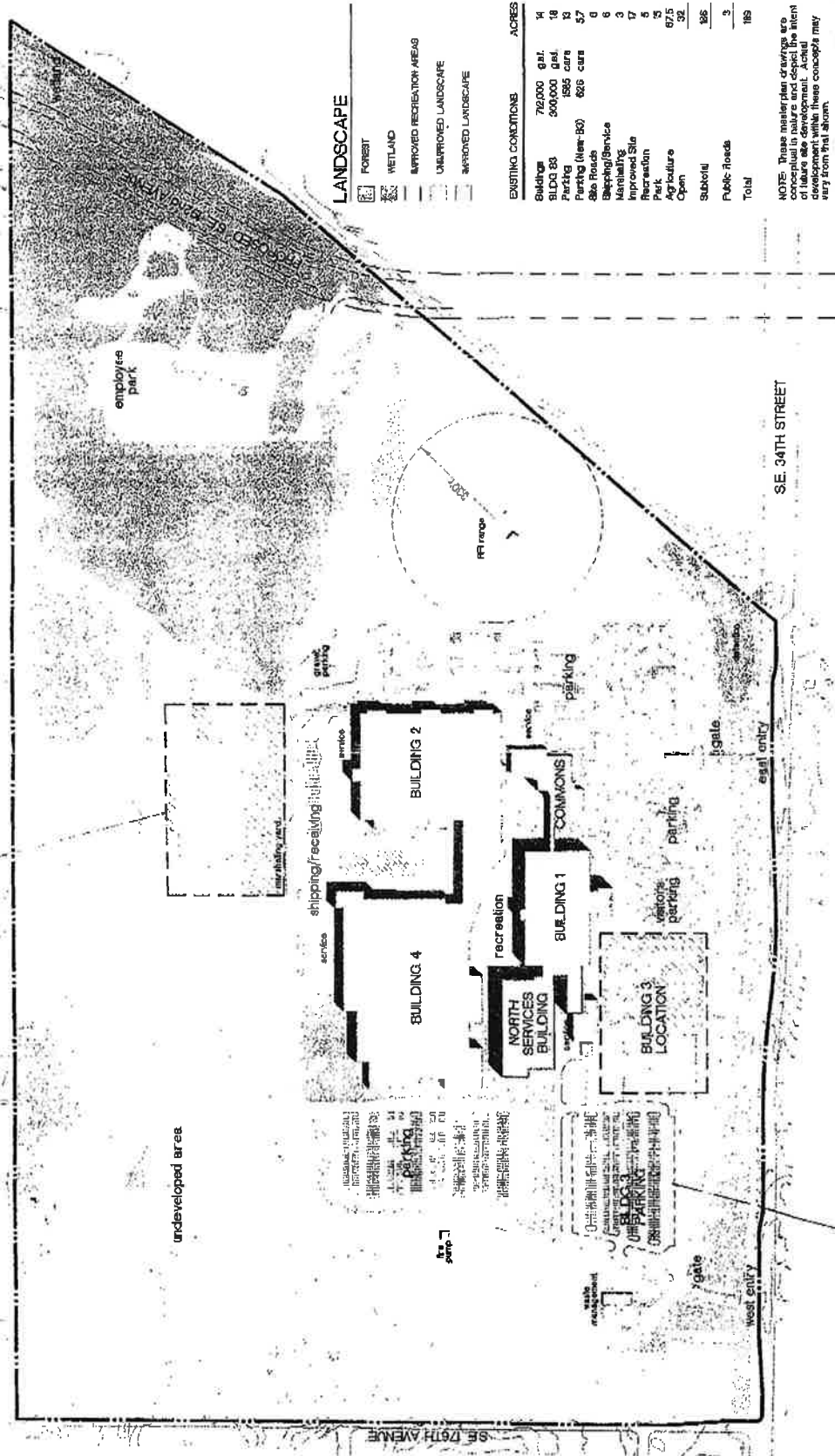
Existing Conditions Plan

The Existing Conditions Plan shows the footprint of existing buildings and parking lots and internal roads on the site, including locations of some uses such as shipping / service areas, marshaling, recreation, and open space areas (Figure 1). The building zones for Building B3 and the truck trailer parking area not proposed to be built under the proposed Master Plan.

Site Location

The site is bordered by SE 176th Avenue on the west and SE 34th Street on the south in eastern Clark County. The northeastern boundary of the property will be formed by the future extension of SE 192nd Avenue. The property is located in Township 1 North, Range 3 East, Section 6 and the northwest quarter of Section 5. The Clark County Tax Assessor map identifies the site as Parcel 126455, Lots 5, 7, 10, 13, 22N, 36, 41. A vicinity map is attached as Figure 2.

PLANNED TRAILER PARKING AREA.
 PLANNED TRAILER PARKING AREA.
 PLANNED TRAILER PARKING AREA.
 (APPROVED CITY OF VANCOUVER BUILDING PERMIT #2020236)

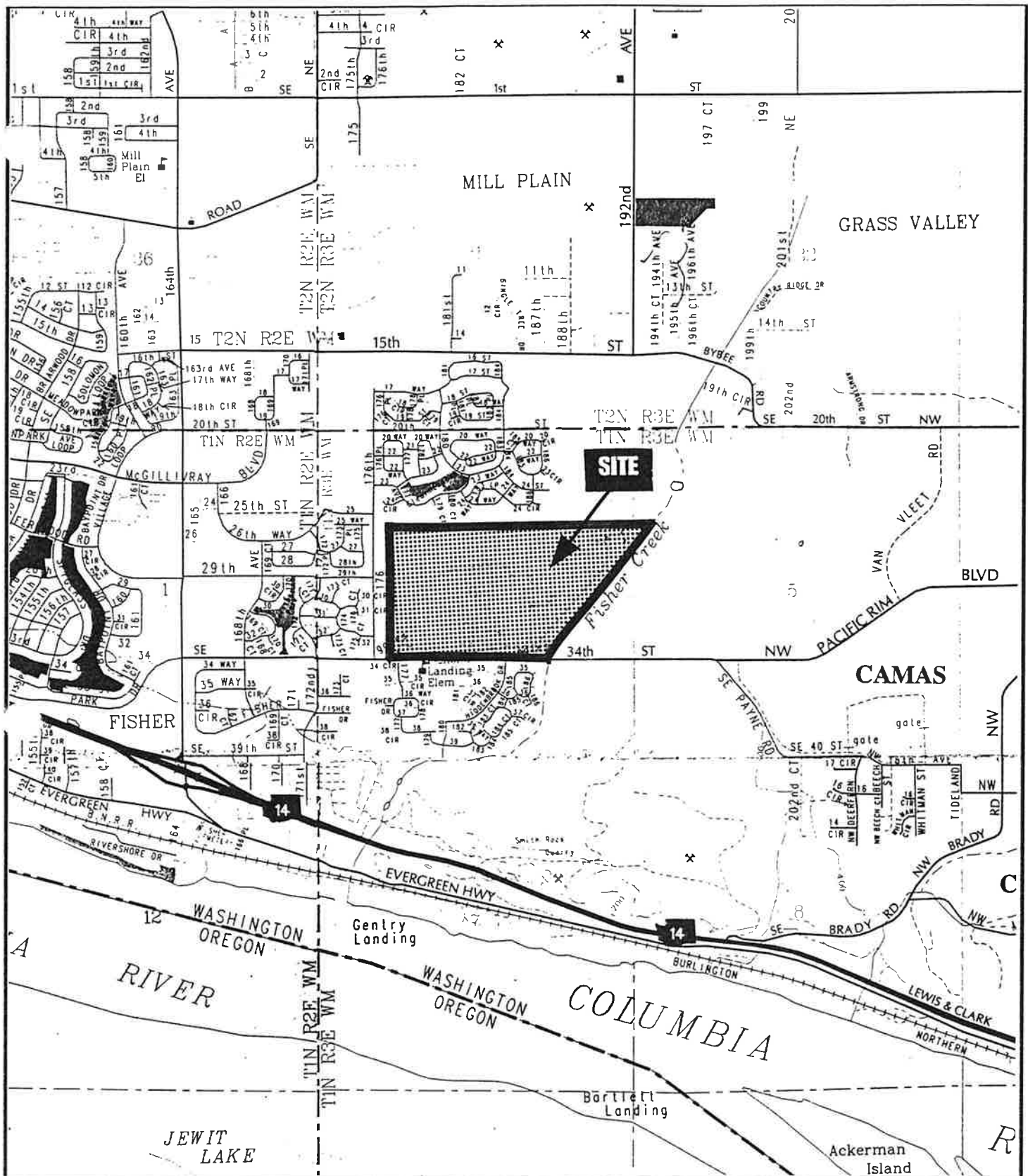


PLANNED B3 BUILDING AND SITE IMPROVEMENTS
 (PRELIMINARY APPROVED CLARK COUNTY SITE PLAN REVIEW #SPR85233)

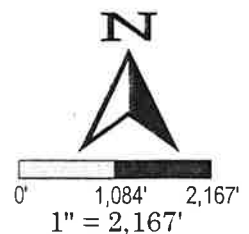
Figure 1
EXISTING CONDITIONS
 Page 2

Wulfer & Miley
 10101 1st Avenue, S.E.
 Everett, WA 98203
 P&E Consulting Engineers

hp
Hewlett-Packard Co.
 Resource Center
 Site Master Plan



Title: VICINITY MAP
 Project: HP Master Plan
 Location: Clark County, Washington
 Date: January 1998
 Source: Clark County Road Atlas, 1994



Description of Site Facilities

HP's campus encompasses 189 acres, of which approximately 79 acres (42%) in the central and south-central portions are developed for HP facilities, consisting of five buildings, a private recreation area and parking lots. Of the remaining 110 acres, 75 acres are held for interim agricultural use, 32 acres are undeveloped open space, and 3 acres are temporarily used for truck marshaling. Proposed construction of SE 192nd Avenue on the east boundary of the campus will reduce the total site area by approximately 8 acres to 181 acres. Primary uses are light manufacturing (approximately 471,495 gross square feet) and office / support services (240,904 gross square feet). Total employee occupancy is 2,505, including all shifts. Existing campus buildings are one story high, except the B1 building, which is two stories plus a partial basement. All buildings have been constructed since 1979.

In addition to the existing facilities, another building, known as B3, is currently in the permitting stage, and is not intended to be built under the proposed Master Plan. B3 is proposed to be constructed in phases, with full build-out to consist of approximately 300,000 square feet of floor area with 659 parking spaces on approximately 10 acres. Phase I is proposed to include the construction of approximately 180,000 to 200,000 square feet of floor area. Phase II construction will occur based on market demand and conditions. The structure will have a footprint of approximately 100,000 square feet.

B3 is intended to provide office and light manufacturing space for research and development to support HP's current light industrial activities. Phase I will consist entirely of office support activities. Phase II may include facilities for light manufacturing.

The truck trailer parking area has been approved by Clark County and the City of Vancouver for the area immediately northeast of Building 4. It will provide approximately 170 parking spaces for truck trailers. This parking area received site plan review approval from Clark County and building permit approval from the City of Vancouver.

Landscaping

The site has five distinctive landscape zones. Buffer landscaping with large deciduous and coniferous trees and shrubs has been installed along frontage with SE 34th Street. The areas immediately adjacent to the buildings include highly manicured plantings of irrigated lawn, flowering shrubs and shade trees. These areas include building entries, courtyards, parking lots and recreational areas. Forest areas vary from the dense coniferous woodlands in the northeast portion of the site to mixed species areas along the north property line. Other areas on campus include low maintenance holding areas used for construction laydown and water detention facilities.

Circulation

Access to the campus is from two points on SE 34th Street. The east entry is used by employees and visitors; the west entry by employees, service, and shipping / receiving personnel. Bicycles and pedestrians obtain access at the same locations that automobiles and trucks use on SE 34th Street. There are no bike lanes or sidewalks adjacent to on-site roadways. Southeast 34th Street has been recently improved to four lanes with sidewalks and bus pullouts on each side. Southeast 176th Avenue has recently been improved with two lanes of traffic, bike lanes and sidewalks. There is no vehicle access to the site from SE 176th Avenue; however, employees walking or bicycling have access to the site from SE 176th Avenue near the PUD substation through a card key gate. A proposed extension of SE 192nd Avenue would intersect the northeastern boundary of the site. This road would provide three lanes of traffic and bike lanes, with access to the site.

The internal road network consists of a campus loop road providing access to all existing buildings. Truck traffic enters through the westerly entry on SE 34th Street and travels directly to the shipping / receiving areas, which are primarily to the north of buildings B2 and B4. Employee parking is inside of the loop road near the building entries. Visitor parking is located near the B1 building entry. A total of 1,585 parking spaces are provided, equivalent to 2.25 spaces per 1,000 square feet of gross floor area.

Covenant

In 1979, HP entered into an agreement with Clark County regarding anticipated employment at final build-out, Development Standards, required road improvements and utilities. Since 1979, the Development Standards in industrial zones have changed to the point where HP's standards are much more stringent than the standard industrial Development Standards, particularly the setback requirements. In addition, several issues in terms of road capacity and threshold build-outs, need to be established in light of the new Master Plan. HP is proposing to remove the existing 1979 covenant and has applied for a covenant release in association with its Master Plan application.

Clark County Zoning Designation

The Clark County zoning designation for the site is ML. The zoning designations for the parcels surrounding the site are:

North: R1-6, R-22 (northwest of the site), and R-18 (north-northeast of the site)
South: R1-6, R-22 (southeast of the site)
East: R1-6
West: R1-6

Clark County Comprehensive Plan Designation

The Clark County Land Use Plan map designates the site as Light Industrial. The Land Use Plan map designates the parcels adjacent to and surrounding the site as:

North: Urban Low Residential, Urban Medium Residential (northwest and north-northeast of the site)
South: Urban Low Residential, Public Facilities, Urban Medium Residential (southeast of the site)
East: Open Space (northeast corner), Urban Low Residential, Mixed-Use
West: Urban Low Residential

Surrounding Uses

To the north, west, and south are single-family residential subdivisions. There is a significant amount of undeveloped land to the east. Fisher's Landing Elementary School in the Evergreen School District is being constructed south of the campus on SE 34th Street. Within two years, property abutting the north, west and south sides of the campus are expected to be fully built out. The timing of development to the east will depend on the construction of SE 192nd to the south.

DEVELOPMENT TIMING

The Master Plan is intended to guide development on the campus for the next 20 years. The plan has been developed to reflect HP's long-term business strategy, which defines the type and magnitude of development related to square footage build-out, rather than a timeline. Full build-out of the campus is estimated to be 2.6 million square feet, which would result in total employment for the entire campus to be 9,900 employees.

CONCEPTUAL DEVELOPMENT PLAN

The Conceptual Development Plan indicates the potential parcel configuration of the HP campus. The Plan shows six parcels; however, the actual number of parcels at build-out will depend on market conditions. The Plan is not intended to limit or establish the size or shape of individual parcels on the campus site.

Parcel Development Examples

An example of how future uses might be organized is provided on the Parcel Development Examples plan (Figure 3). The configurations are based on a sample 20-acre area, with corresponding parcel data.

LIST OF POTENTIAL USES

The Master Plan identifies the types of uses on the site in the list of potential uses but does not limit uses to particular areas. In general, the ratio of manufacturing and office and support services is expected to range from approximately 80:20 to 50:50, but will ultimately be market dependent. Commercial retail uses will be limited to no more than 10% of the total full build-out floor area (10% of 2,600,00 = 260,000 square feet).

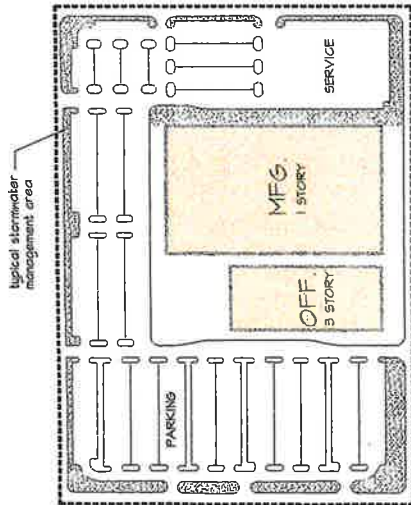
The chart following Figure 3 is a list of allowable uses in the HP Master Plan. ¹ The appropriate review, as listed, is mandatory.

“P” - Permitted uses

“C” - Conditional uses which may be permitted, subject to the approval of a conditional use permit from the City of Vancouver .

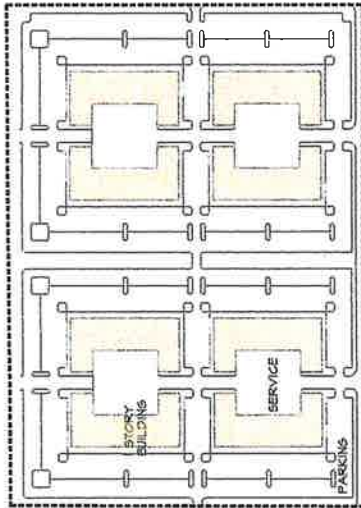
“R/A” - Uses which may be permitted, subject to review and approval of the Planning Director. (The application for a use subject to Planning Director review to be subject to a Type II process as provided in CCC 18.600 or closest equivalent city process, provided that a pre-application review shall not be required. The Planning Director should be the initial review authority unless an applicant requests review by the examiner, in which case the applications should be subject to a Type III process or equivalent (but without pre-application review). Applications for a use subject to Planning Director review and for site plan review for that use can be processed concurrently if requested by an applicant.

¹ The list of potential uses on the HP campus was derived from Clark County Code Chapter 18.317.030. All uses prohibited in ML zones in Clark County were excluded from the list. Most permitted uses were retained, but some uses such as zoos, were not. No uses were added that were not on the use list in 18.317.030.



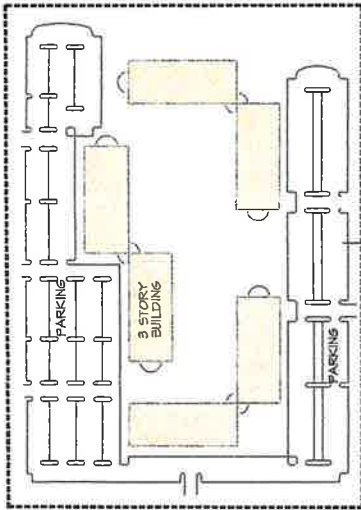
MANUFACTURING/OFFICE

PARCEL DATA				
BUILDING FOOTPRINT	261,000 SF	6.0 AC.	450%	
BUILDING G.S.F.	3400,000 SF			
PARKING	950,000 SF	9.0 AC.	410%	
SERVICE	78,000 SF	2.0 AC.	410%	
LANDSCAPE	102,000 SF	4.0 AC.	420%	
TOTAL PARCEL	810,000 SF	20 AC.	100%	



LIGHT INDUSTRIAL

PARCEL DATA				
BUILDING FOOTPRINT	235,000 SF	5.4 AC.	427%	
BUILDING G.S.F.	4235,000 SF			
PARKING	366,000 SF	9.4 AC.	442%	
SERVICE	98,000 SF	2.2 AC.	411%	
LANDSCAPE	102,000 SF	4.0 AC.	420%	
TOTAL PARCEL	810,000 SF	20 AC.	100%	



OFFICE PARK

Examples may include corporate headquarters, research and development, or related uses for industrial concerns.

PARCEL DATA				
BUILDING FOOTPRINT	165,000 SF	3.8 AC.	419%	
BUILDING G.S.F.	3445,000 SF			
PARKING/SERVICE	531,000 SF	12.2 AC.	461%	
LANDSCAPE	174,000 SF	4.0 AC.	420%	
TOTAL PARCEL	810,000 SF	20 AC.	100%	

NOTE: These masterplan drawings are conceptual and do not constitute an offer of future site development. Actual development within these concepts may vary from that shown.

PARCEL DEVELOPMENT EXAMPLES

Figure 3
Page 7

Walter & May
J.D. White Company, Inc.
David Evans & Associates
PAE Consulting Engineers

SRG
Sustainable
Resilient
Growth

N.T.S.
BY ANY OF
THE

Hewlett-Packard Co.
Vancouver Division
Site Master Plan



A. Services-Office and Support

Office and support services in conjunction with on- or off-site industrial activity, such as general administrative facilities (human resources, advertising, accounting, data processing, facility management, etc.), product support service centers, repair facilities, copy centers, telephone call centers, research and development facilities, employee training facilities, conference and meeting facilities, etc.

R/A

P

P

B. Services-Retail

Services Commercial Uses

Service Commercial Uses

(Maximum of 260,000 square feet for the 189-acre Master Plan site) which are permitted in the Clark County Highway Commission District and are not located within 200 feet of the center line of the public right-of-way within industrial building

Exterior stand-alone structure

P

(Stand-alone commercial use or combination of stand-alone commercial uses in a single building or contiguous complex of buildings containing more than 65,000 square feet of floor area are prohibited, unless the applicant shows as part of the site review application that a larger concentration of stand-alone commercial uses will be integrated physically and functionally with other uses on the Master Plan site and will not be oriented, marketed or operated primarily to serve customers off the Master Plan site.)

R/A

C. Assembly-Manufacture² of Products.

Assembly and fabrication of sheet metal products

P

Assembly, manufacture, compounding or treatment of articles or merchandise from the following previously prepared materials: cellophane, canvas, cloth, cork, felt, fiber, glass, hair, horn, lacquer, paper, plastics, precious or semiprecious metals or stones, shell textiles, wood (excluding sawmills, lumber mills and planing mills), yarns and paint

P

Manufacture, compounding, processing, packaging, or the treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, food and beverage products

P

Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay

P

Manufacture of musical instruments, toys, novelties, rubber or metal stamps

P

Manufacture of optical goods, scientific and precision instruments and equipment

P

Manufacture of artificial limbs, hearing aids, dentures, surgical instruments and dressings, and other devices employed by the medical and dental professions

P

Manufacture and/or assembly of communication equipment and electronic equipment and supplies

P

² Manufacturing in this instance is defined to include modern manufacturing activities including software development,

Printing, publishing and bookbinding P

Manufacture of cable, transmission P

D. Processing and Storage.

Wholesale business, storage buildings and warehouses P

Processing uses such as laboratories, blueprinting and photocopying P

Brewery, distillery or winery P

E. Other.

Welding shop P

Administrative, educational, and other related activities and facilities in conjunction with a permitted use P

Agriculture P

Silviculture P

Off-site hazardous waste treatment and storage facilities, subject to State Siting Criteria (RCW 70.105.210) P

Heliports subject to Section 18.406.020J of the Clark County Zoning Ordinance C

Public and private recreational facilities P

F. Public Services and Facilities.

Buildings and other structures such as police and fire substations P

Educational institutions P

Sewer, water and utility transmission lines P

Museums, historic and cultural exhibits and the like P

Accessory Uses.

The following accessory uses are permitted on the HP campus:

1. On-site hazardous waste treatment and storage facilities, subject to State Siting Criteria (RCW 70.105.210).
2. Gate houses or security facilities under 1,000 square feet of floor area³

³ Gatehouses or security facilities are not listed in 18.317.035 of the Clark County Zoning Code. However, gatehouses and security facilities are required to insure public safety and company security at the HP campus. Their identification as an accessory use is not inconsistent with the intent of the Clark County Zoning Code.

TRANSPORTATION AND CIRCULATION PLAN

The Transportation and Circulation Plan (Figure 4) shows proposed on-site circulation and access to public roads.

Vehicular access to and within the site is based on a grid system of major streets which provide access to each of the principal parcels identified in the Master Plan. The grid system parallels the existing street system and provides connections with SE 176th Avenue, SE 34th Street, and the proposed extension of SE 192nd Avenue.

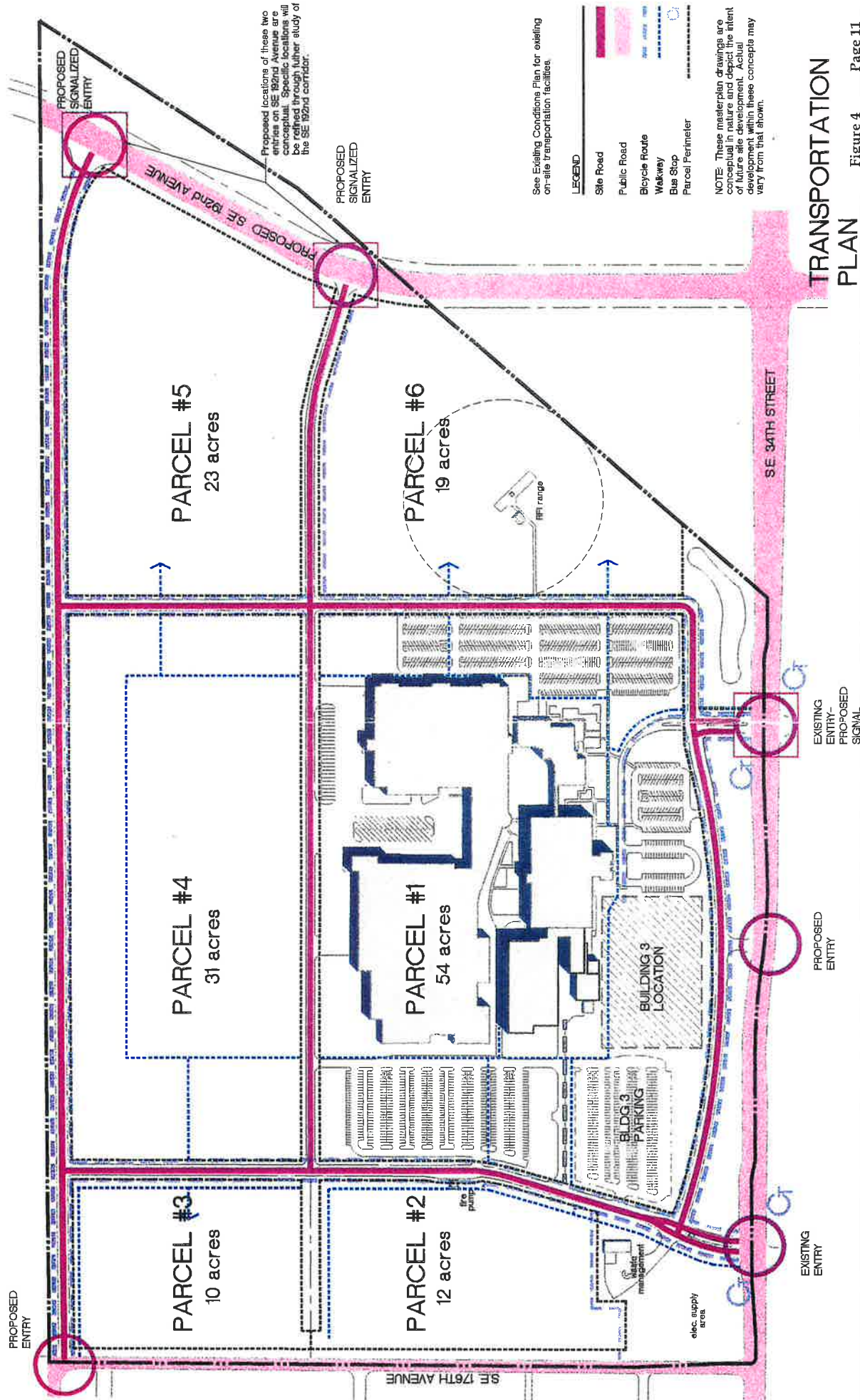
The two existing entries on SE 34th Street are proposed to be supplemented by four additional ones that would provide access to the entire site. A new entry is proposed on SE 176th Avenue; one additional entry is proposed on SE 34th Street; and two new entries are proposed on the extension of SE 192nd Avenue. The two existing access points and the four new ones are illustrated on the Transportation Plan diagram. The principal roadways which make up the internal circulation system and that provide access to the principal parcels are also illustrated on the Transportation Plan diagram.

The proposed North Boundary Road may be either a private road or a public road. The Master Plan provides for the road to connect to SE 192nd Avenue at the east and SE 176th Avenue at the west boundary of the HP parcel. As a private road, it would be for HP use and would serve for internal circulation and would not connect directly to NE 192nd Avenue. The proposed North Boundary Road is agreed to be a public roadway that needs to be constructed to collector standards from SE 176th to SE 192nd by the property owner (HP or its successors) if both conditions 1 and 2 below are met:

- Condition 1: An intersection of the North Boundary Road with SE 192nd Avenue is requested by HP (or a successor owner of Parcel 5) and is constructed as an at-grade intersection providing for all turning movements from the west, north, and south approaches of the intersection.
- Condition 2: Building permits are issued for development on at least 60% of the parcel frontage on the south side of the North Boundary Road.

The transportation system was developed to ensure that adequate circulation and adequate access are available to support planned use of the main 189-acre site. As indicated elsewhere, the principal parcels have the potential to be developed independently according to market demands, and by HP or companies with which the site may be jointly developed. It is, therefore, important to provide access to each of the six major parcels. In addition, it is critical that sufficient capacity be available for access to and from the principal parcels. The need to provide independent access to the northern and western parcels defined the need for an access to SE 176th Avenue. Two accesses to the extension of SE 192nd Avenue allows independent access to the northern and eastern parcels and provides a location that could allow specific access for trucks.

As noted in the Transportation Plan diagram, signalization is proposed for three locations: the existing east entry on SE 34th Street and the two accesses on SE 192nd Avenue. Proposed locations of these two entries on SE 192nd Avenue are conceptual. Specific locations will be designated through the approval by the City of Vancouver of a road access plan (for SE 192nd Avenue from SE 134th Street to the north HP property line) involving surrounding land owners and HP. It is recognized that due to balancing transportation and environmental concerns, 1000-foot spacing between intersections will not likely be achieved. Although a warrant analysis for three access points has not been conducted, it is likely that prior to site build-out, signalization warrants will be met. In addition, although a more detailed analysis will be required at a later time, the three site accesses proposed for signalization are judged to be spaced appropriately from other existing or proposed signalized intersections to allow for efficient traffic flow. The east entry on SE 34th Street is aligned with a street serving the residential area to the south. The southern proposed signalized intersection on SE 192nd Avenue could potentially be aligned with a street serving the area to the east.



The Transportation Plan diagram also notes some of the provisions for bicyclists, pedestrians, and users of public transit. The diagram reinforces the concept of providing for bicyclists and pedestrians along the same roadways that provide motor vehicle access to the major parcels. The diagram also illustrates some of the key bicycle and pedestrian facilities that serve the existing HP buildings in Parcel No. 1. Bus stops are also indicated on SE 34th Street near both existing entry points. Should public transit be provided on SE 192nd Avenue, the southerly, signalized entry would also provide a good bus stop placement opportunity. HP is an industry leader in the promotion of alternative modes of transportation. HP currently provides covered bicycle parking, lockers and showers. Such facilities need to be site and building specific and therefore will be designed in conjunction with future development proposals for the campus.

Market conditions and demands of HP will determine the ultimate development of individual parcels and the amount of traffic generated. The need for the development of all or portions of the transportation network shown on the Transportation and Circulation Plan in conjunction with the development of individual parcels will be governed by traffic analysis at the time of individual site plan approvals. In addition to the approximately 1 million square feet existing or planned at the campus planned, an additional 1.6 million square feet of development is anticipated with the full build-out of the campus. New manufacturing, light industrial, or office development is planned and could produce up to approximately 20,000 daily vehicle trips. This amount of development reinforces the need for a regional arterial system of which SE 192nd Avenue and a new interchange are key components.

HP will dedicate to the city or county the full width of the proposed SE 192nd Avenue through the east end of the site as shown on the Transportation Plan when funding is secured to construct SE 192nd Street from at least the north HP boundary line to State Route 14 (SR-14), including funding of the proposed interchange between SE 192nd Avenue and SR-14. HP will dedicate this land subject to receiving appropriate Traffic Impact Fee credits for right-of-way and construction costs as per the current County program.

UTILITY PLAN

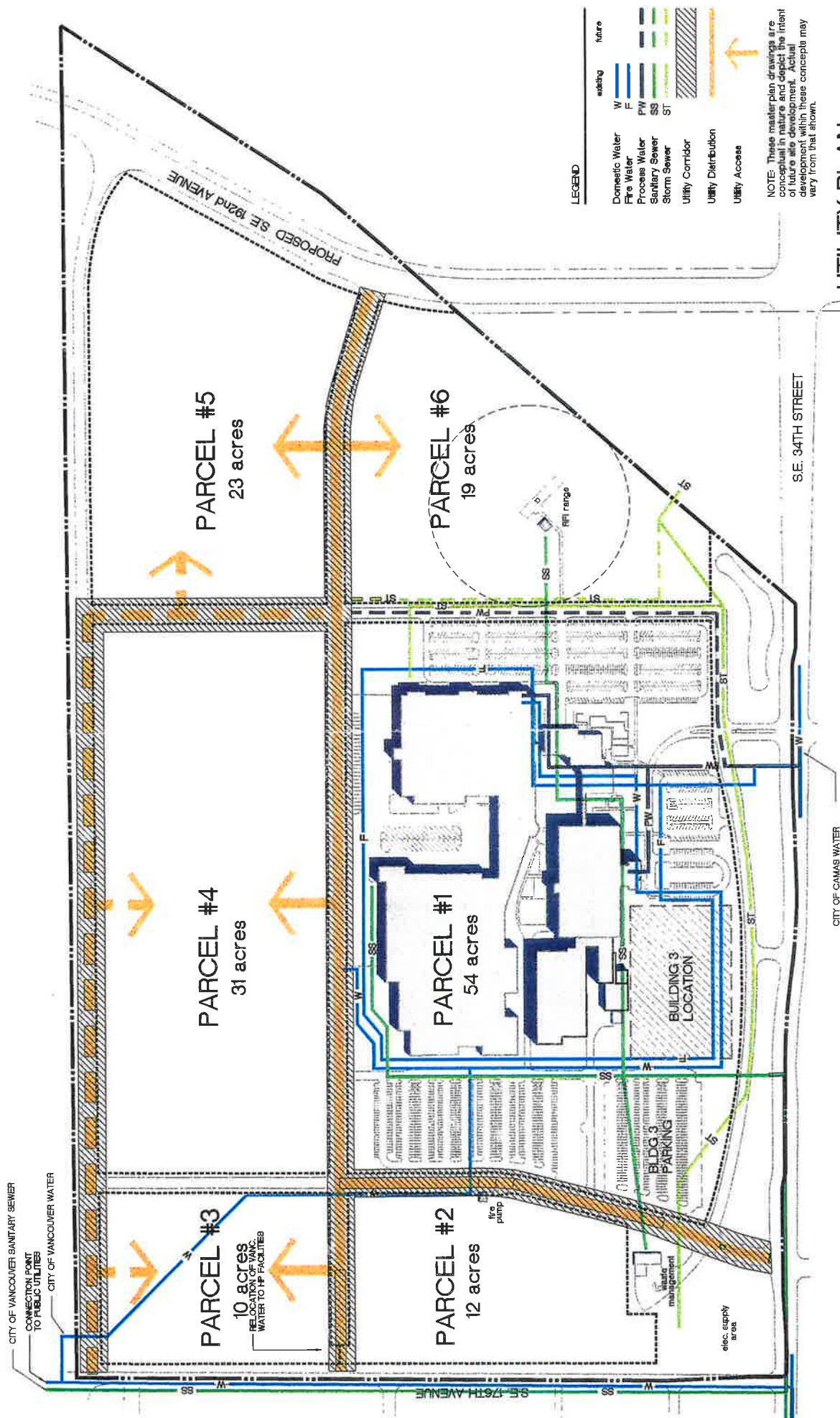
Utility corridors are proposed to follow the campus road system. Utilities for HP buildings will extend from existing campus systems, using the utility corridors for distribution. A utility corridor integrated with the north campus road will allow Parcels 3, 4, and 5 to be serviced separately from HP should these parcels be owned or occupied by non-HP users. Non-HP users would make an independent connection to city utility mains, and would not hook up to private HP utility lines.

There are two graphics indicating the existing locations of utilities in adjacent rights-of-way and the existing and future proposed locations of on-site utilities. The Utility Plan-Water / Sewer (Figure 5) shows the existing and future locations of domestic, fire, and process water supply lines; sanitary sewer; and storm sewer lines. The Plan also indicates the proposed utility corridor for future lines servicing undeveloped portions of the site.

The Utility Plan-Electrical (Figure 6) illustrates the existing and future locations of communication and electrical lines, as well as the proposed utility corridor for serving future development on the site.

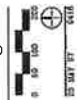
PUBLIC SERVICES

The Master Plan will use existing public facilities and services, and will not require extension of public services to areas not currently served.



UTILITY PLAN- WATER/SEWER

Figure 5
Page 13



Walker & May
 J.D. White Company, Inc.
 David Evans & Associates
 PAE Consulting Engineers

The following providers currently provide services to the HP site:

- Clark Public Utilities: electricity
- Northwest Natural Gas: natural gas
- US West: telephone service
- BFI: solid waste disposal service
- Vancouver Fire Department No. 5: fire suppression
- Vancouver Police Department, East Precinct: police

OPEN SPACE PLAN

Open space will be provided through on-site existing and proposed passive landscaped and natural areas.

CONCEPTUAL DRAINAGE PLAN

The conceptual drainage plan is presented in the Preliminary Stormwater Report on Sheets SW 2, SW 3, SW 4 and Parcel Development Examples. The site soils are highly permeable. Recent geotechnical engineering performed at the site indicates that a 600 inch per hour infiltration rate is available. This infiltration rate is capable of discharging drainage without any potential flooding.

DEVELOPMENT STANDARDS

The Development Standards in the following section establish the permitted and conditional uses, and standards for: height and setbacks; performance; landscaping and screening; parking and loading; access and circulation; and, storage of solid waste and recyclable materials.

AMENDMENT PROCEDURES

A) Any modifications, additions, or changes to an approved Master Plan are subject to the following:

- 1) Minor changes that do not affect the general concept for development of the site as set out in the Master Plan shall be reviewed as a Minor Development process as described in the City of Vancouver's Code. To be considered minor, the amendment must meet the following criteria:
 - a) Substantial compliance with the approved site plan and conditions imposed in the existing Master Plan with no changes in use and no departure from the bulk and scale of structures originally proposed; and,
 - b) no greater impact would occur.
- 2) Changes that do not affect the general concept for development of the site as set out in the Master Plan shall be reviewed as a Major Development process as described in the City of Vancouver's Code. To be considered moderate, the amendment must meet the following criteria:
 - a) Substantial compliance with the approved site plan and conditions imposed in the existing Master Plan but having a change in use and/or less than fifty percent (50%) change in the bulk and scale of structures originally proposed; and,
 - b) some increase in anticipated impacts would occur.

- 3) Changes that do not meet the above criteria will be considered major amendments affecting the general Master Plan development concept and shall be subject to a more extensive Major Development review. Fees in effect at the time of the change request application will be applicable.
- B) Proposed Master Plan amendments shall be subject to review criteria of Section 18.414.050, consistent with Section 18.600.110 of Clark County's Master Plan Ordinance.
- C) Appeal provisions for Master Plan approval or amendments, and development approvals pursuant to an approved Master Plan shall be as specified in Chapter 18.600 in Clark County's Code.

PLANNING DIRECTOR REVIEW

Purpose

Upon review of the Planning Director, certain uses may be allowed in this Master Plan; provided, that the director is of the opinion that such uses would not be incompatible with the existing character of the area. Further, the director, at his / her discretion, may refer any proposal to the Hearings Examiner for his / her review and approval, or denial. Any uses approved under this provision by either the Planning Director, or Hearings Examiner in public hearing, shall be compatible with adopted city land use policies and goals.

Review Procedure for the Director

It shall be the duty of the Planning Director to review the proposed use to ascertain all pertinent facts, and to state approval or disapproval of the proposed use fifteen (15) working days of the filing of such a request. The Planning Director shall forward his written statement of findings and reasons to the Hearings Examiner at his / her next regular meeting.

Findings

In approving a use, the Planning Director shall first make a finding that all of the following conditions exist:

- A. That the site of the proposed use is adequate in size and shape to accommodate said use, and all yards, spaces, walls and fences, parking, loading, landscaping and other features required to adjust said use with land and uses in the neighborhood to ensure that said use is compatible with neighborhood land uses.
- B. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed uses.
- C. That the proposed use will have no substantial adverse effect on abutting property or the permitted use thereof.
- D. That free-standing commercial facilities should augment HP's site and/or its employees (i.e., food services, daycares and recreational facilities).

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HEWLETT-PACKARD COMPANY

MASTER PLAN

DEVELOPMENT STANDARDS

TWC Project #96-111

Prepared for:

**Hewlett-Packard Company
Vancouver Division
18110 SE 34th Street
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January 1998

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HEWLETT-PACKARD COMPANY MASTER PLAN DEVELOPMENT STANDARDS

Purposes

Hewlett-Packard Campus Master Plan. The Hewlett-Packard Master Plan site is intended to provide locations for activities which require processing, fabrication, storage, wholesale trade and their supporting uses.

The following chart is a list of allowable uses in the HP Master Plan.¹ The appropriate review, as listed, is mandatory.

“P”- Permitted uses

“C”- Conditional uses which may be permitted, subject to the approval of a conditional use permit from Clark County.

“R/A” - Uses which may be permitted, subject to review and approval of the Planning Director.²

A. Services-Office and Support

Office and support services in conjunction with on- or off-site industrial activity, such as general administrative facilities (human resources, advertising, accounting, data processing, facility management, etc.), product support service centers, repair facilities, copy centers, telephone call centers, research and development facilities, employee training facilities, conference and meeting facilities, etc. P

B. Services-Retail

Service Commercial Uses

(Maximum of 260,000 square feet for the 189-acre Master Plan site) which are permitted in the Clark County Highway Commercial District (CH) and are not located within 200 feet of the center line of the public right-of-way within industrial building Exterior stand-alone structure P

(Stand-alone commercial use or combination of stand-alone commercial uses in a single building or contiguous complex of buildings containing more than 65,000 square feet of floor area are prohibited, unless the applicant shows as part of the site review application that a larger concentration of stand-alone commercial uses will be integrated physically and functionally with other uses on the Master Plan site, and will not be oriented, marketed or operated primarily to serve customers off the Master Plan site.) R/A

¹ The list of potential uses on the Hewlett-Packard campus was derived from Clark County Code Chapter 18.317.030. All uses prohibited in ML zones in Clark County were excluded from the list. Most permitted uses were retained, but some uses, such as zoos, were not. No uses were added that were not on the use list in 18.317.030.

² Please see page 5 of the Master Plan document.

C. Assembly-Manufacture³ of Products.

Assembly and fabrication of sheet metal products	P
Assembly, manufacture, compounding or treatment of articles or merchandise from the following previously prepared materials: cellophane, canvas, cloth, cork, felt, fiber, glass, hair, horn, lacquer, paper, plastics, precious or semiprecious metals or stones, shell textiles, wood (excluding sawmills, lumber mills and Planing mills), yarns and paint	P
Manufacture, compounding, processing, packaging, or the treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, food and beverage products	P
Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay	P
Manufacture of musical instruments, toys, novelties, rubber or metal stamps	P
Manufacture of optical goods, scientific and precision instruments and equipment	P
Manufacture of artificial limbs, hearing aids, dentures, surgical instruments and dressings, and other devices employed by the medical and dental professions	P
Manufacture and/or assembly of communication equipment and electronic equipment and supplies	P
Printing, publishing and bookbinding	P
Manufacture of cable, transmission	P

D. Processing and Storage.

Wholesale business, storage buildings and warehouses	P
Processing uses such as laboratories, blueprinting and photocopying	P
Brewery, distillery or winery	P

E. Other.

Welding shop	P
Administrative, educational, and other related activities and facilities in conjunction with a permitted use	P
Agriculture	P
Silviculture	P
Off-site hazardous waste treatment and storage facilities, subject to State Siting Criteria (RCW 70.105.210)	P
Heliports subject to Section 18.406.020J of the Clark County Zoning Ordinance	C
Public and private recreational facilities	P

F. Public Services and Facilities.

Buildings and other structures such as police and fire substations	P
Educational institutions	P
Sewer, water and utility transmission lines	P
Museums, historic and cultural exhibits and the like	P

³ Manufacturing in this instance is defined to include modern manufacturing activities including software development

ACCESSORY USES

The following accessory uses are permitted on the Hewlett-Packard campus:

1. On-site hazardous waste treatment and storage facilities, subject to State Siting Criteria (RCW 70.105.210).
2. Gate houses or security facilities under 1,000 square feet of floor area⁴

HEIGHT REGULATIONS

New lots and structures and additions to structures subject to this chapter shall comply with the applicable standards for lots, building height, setbacks and building separation in Table 1.

Table 1: Standards

(Additional setbacks and/or landscape requirements may apply, particularly adjoining residential uses or zones. See Table 2 of the Development Standards)

Subject	Standard
Minimum area of new zoning district	50 acres
Maximum area of new zoning district	None
Minimum lot area ⁵	10,000 sq. ft.
Minimum lot width	100 feet
Minimum lot depth	100 feet
Maximum building height	No height limit
Minimum building setback ⁶	
Front / street side	20 feet
Side (interior)	10 feet
Rear	15 feet
Maximum building coverage	50 percent
Minimum landscaped area / type	20 percent / L1

⁴ Gatehouses or security facilities are not listed in 18.317.035 of the Clark County Zoning Code. However, gatehouses and security facilities are required to insure public safety and company security at the HP campus. Their identification as an accessory use is not inconsistent with the intent of the Clark County Zoning Code.

⁵ A special minimum lot area is proposed for a portion of what is shown as Parcel No. 5 from the Conceptual Development Plan. There is a large stand of mature trees in the area of the conceptual Parcel No. 5 (see attached map). For the area delineated on the attached map, only one parcel shall be created in this more heavily treed area without Planning Director review. Through development as a single parcel, more opportunities will exist to create a site plan that will have the potential to retain the most existing mature trees. If a proposal is brought forth to partition this area, the participant would be subject to Planning Director review and be evaluated on the effectiveness of the proposed design to retain mature trees. This modification fully responds to the Hearings Examiner decision, condition D in Final Order PUD 96-003 / COV 96-002 (please see Figure 1A).

⁶ A special setback along SE 176th Avenue frontage provides that no building over one story may be built closer than 40 feet from the right-of-way.

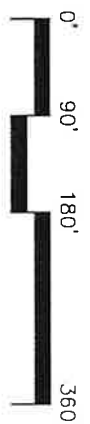
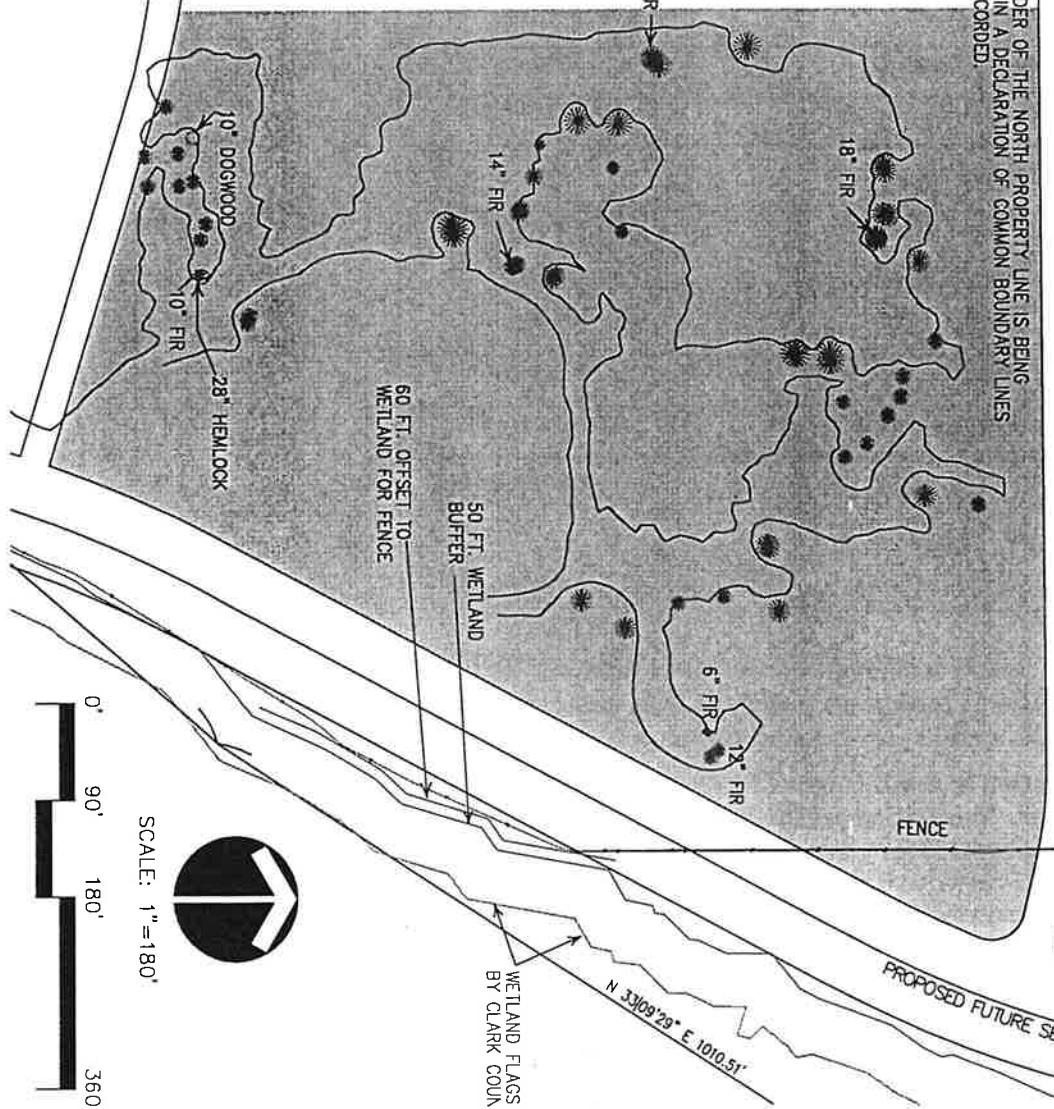
3	9	10	11	12	13	109	110	111	112	113	114	115	116	124	125	126	127	128	129	130
---	---	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

EAST END BOUNDARY LINE
ADJUSTMENT AF # 9508020029

THE REMAINDER OF THE NORTH PROPERTY LINE IS BEING
AGREED TO IN A DECLARATION OF COMMON BOUNDARY LINES
NOT YET RECORDED.

25.5 Acres

THIS AREA TO BE DEVELOPED AS SINGLE LOT
UNLESS PLANNING DIRECTOR APPROVAL.



SCALE: 1"=180'



Planning & Environmental Services - Since 1976
1111 Main St., Suite 300 Vancouver, WA 98660
Tel. (360) 696-1338 Portland (503) 286-9485 Fax (360) 696-9317

FIGURE 1A

PROJECT NAME: HEWLETT-PACKARD MASTER PLAN
DRAWING NAME: N.E. PARCEL WITH SINGLE LOT AREA
LOCATION: VANCOUVER, WASHINGTON
SOURCE: Olson Engineering Inc.

DES. Olson	12/97
DRW. T.N.	12/97
CHK. E.G.	12/97
APP.	
REV. T.N.	5/14/98
PRO #	98-114

PERFORMANCE STANDARDS

No land or structure shall be used or occupied within this district unless there is continuing compliance with the following minimum performance standards:

1. Maximum permissible noise levels shall be as determined by WAC Chapter 173-60, as amended, and applicable provisions of Chapter 18.402 of the Clark County Code⁷.
2. Smoke and Particulate Matter. Air emissions must be approved by the Southwest Washington Air Pollution Control Authority.
3. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building. Exterior lighting shall be designed to shield surrounding streets and land uses from nuisance and glare.

DEVELOPMENT STANDARDS

Integration of Commercial Uses with Other Uses on Site

Commercial uses proposed as part of the Hewlett-Packard Master Plan are encouraged to be integrated with other non-commercial uses on the site. The following techniques should be explored as commercial uses are proposed to be added to the HP Master Plan site:

1. Location of commercial facilities (interior of the site, rather than at the edge).
2. Design of commercial buildings (common architectural themes, building materials and landscaping materials)
3. Orientation of activity areas associated with commercial development towards the interior of the site (access, parking, entries to buildings and service entries).
4. Integration of pedestrian ways on the site to connect proposed commercial facilities to other non-commercial uses on site.
5. Scaling and focusing signs and lighting to emphasize convenience of access from within the site at least as much as from outside.

The above listed techniques are not intended to be prescriptive design standards, they are rather listed as ideas to encourage integration of commercial activities with other non-commercial activities on the site.

Landscaping and Screening Design and Approval Standards.

In terms of future build-out, HP proposes to plant and maintain landscaping in accordance with specific locations and uses as follows:

1. Domestic areas adjacent to primary buildings which have high visibility will provide a professional, high quality and manicured image.
2. Site buffers along property boundaries establish a positive public image, screen HP activities, meet county requirements and blend the campus site with the surrounding community.
3. Landscaping in parking lots and on internal circulation routes are to provide a unifying character, establish identifiable corridors of circulation and highlight primary entries.
4. Recreational areas are to provide for safe athletic activities and accommodate intense recreational uses.
5. Holding areas are to be visually pleasing and inexpensive to develop and maintain.

⁷ *References to Clark County Code sections, Clark County Departments of Community Development and Public Works, and Clark County Planning Director, should be considered also to refer to their equivalent for the City of Vancouver (i.e., Vancouver Municipal Code, Departments of Community Development and Public Works, and Vancouver Director of Community Development), for any development in the Master Plan occurring after January 1, 1997, date of annexation of the HP campus.

6. Agricultural areas are to be maintained in large parcels as a holding method for future development.
7. Minimizing irrigation requirements and managing water consumption will play an increasingly important role and HP will endeavor to incorporate conservation measures into the Landscaping Plan to address this issue.

A. Applicability

The following standards apply to landscaping and screening on the Hewlett-Packard campus site. Landscaping and screening within public rights-of-way shall comply with the applicable provisions in Chapter 12.05 of the Clark County Code*.

B. Landscaping and Screening Design Standards (Figures 1 through 7: Landscaping and Fence Standards).

1. L1, General Landscaping (Figure 1).
 - a. Intent. The L1 standard is for open areas. It is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.
 - b. Required Materials. There are two ways to provide trees and shrubs to comply with an L1 standard. Shrubs and trees may be grouped. Groundcover plants, grass lawn or approved perennial flowers must fully cover the landscaped area not in shrubs and trees. See Table 2.
 - i) Where the area to be landscaped is less than ten (10) feet deep, one (1) tree shall be provided per thirty (30) linear feet.
 - ii) Where the area is ten (10) feet deep or greater, one (1) tree shall be provided per eight hundred (800) square feet and either two (2) high shrubs, or three (3) low shrubs shall be provided per four hundred (400) square feet of landscaped area.
2. L2, Low Screen Landscaping (Figure 2).
 - a. Intent. The L2 standard uses a combination of distance and low-level screening to separate uses or development. The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.
 - b. Required Materials. The L2 standard requires enough low shrubs to form a continuous screen three (3) feet high and ninety-five percent (95%) opaque year around. In addition, one (1) tree is required per thirty (30) lineal feet of landscaped area or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A three- (3) foot high masonry wall or fence at an F2 standard or a berm may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area. See Table 2.

FIGURES 1 through 7 Landscaping & Fence Standards

Figure 1
L1 - General Landscaping

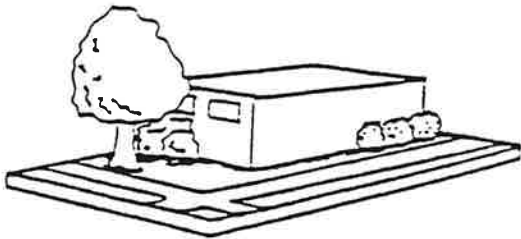


Figure 2
L2 - Low Screen Landscaping

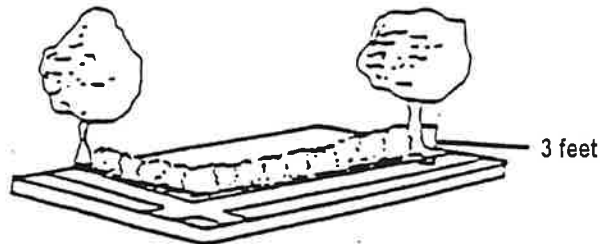


Figure 3
L3-High Screen Landscaping

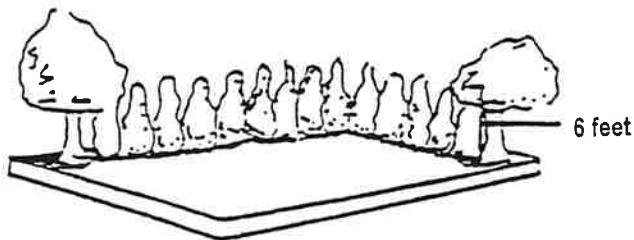


Figure 4
L4 - High Wall Landscaping

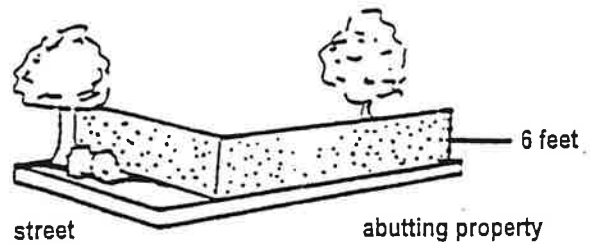


Figure 5
L5 - High Berm Landscaping

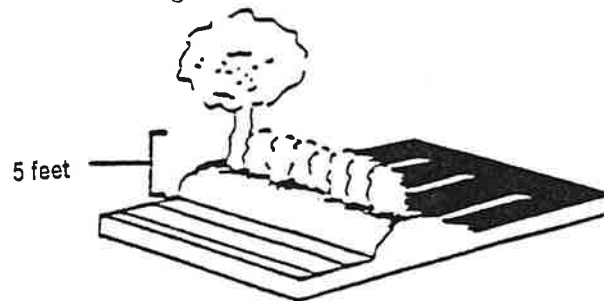


Figure 6
F1 - Fence, Partially Sight-Obscuring

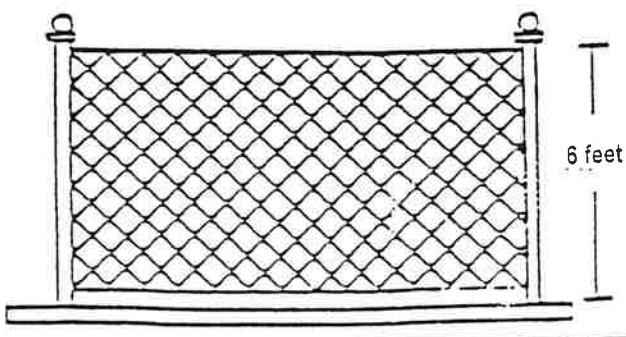
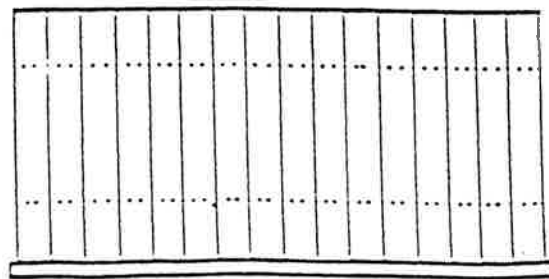


Figure 7
F2 - Fence, Fully Sight-Obscuring



3. L3, High Screen Landscaping (Figure 3).
 - a. Intent. The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.
 - b. Required Materials. The L3 standard requires enough high shrubs to form a screen six (6) feet high and ninety-five percent (95%) opaque year around. In addition, one tree is required per thirty (30) lineal feet of landscaped area or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-(6) foot high wall or fence that complies with an F1 or F2 standard (Figures 6 and 7), with or without a berm may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area. See Figure 3.
4. L4, High Wall Landscaping (Figure 4).
 - a. Intent. The L4 standard is used where extensive screening of visual and noise impacts is needed to protect abutting sensitive uses and/or there is little space for separation between uses.
 - b. Required Materials. The L4 standard requires a six-(6) foot high wall that complies with the F2 standard (Figure 7). When adjacent to another property, the wall shall abut the property line. When adjacent to a street or road right-of-way, the wall shall be on the interior side of the landscaped area. One (1) tree is required per thirty (30) lineal feet of wall or as appropriate to provide a tree canopy over the landscaped area. In addition, four (4) high shrubs are required per thirty (30) lineal feet of wall. Groundcover plants must fully cover the remainder of the landscaped area. See Figure 4.
5. L5, High Berm Landscaping (Figure 5).
 - a. Intent. The L5 standard can be used instead of the L4 standard where extensive screening is warranted and more space is available for separation between uses.
 - b. Required Materials. The L5 standard requires a berm four (4) to six (6) feet high. If the berm is less than six (6) feet high, low shrubs that comply with the L2 standard must be planted on top of the berm so that the overall screen height is six (6) feet. In addition, one (1) tree is required per thirty (30) lineal feet of berm, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. See Figure 5.

Table 2: Landscaping and Screening Matrix

Zoning of proposed development												
Single-family		Multi-family		Campus, office & university		Commercial		Industrial				
All R1 zones		R-12 through R-43		OR, OC, and U zones		All C zones		ML		MH		
Zoning of land abutting development site	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Separated from site by a street	Not separated by a street	Separated from site by a street	Not separated by a street	
	by a street	by a street	by a street	by a street	by a street	by a street	by a street	by a street	by a street	by a street	by a street	
Single-family	None	None	L2 10-ft	L3 5-ft	L2 10-ft	L4 in 15-ft L5 in 10-ft	L2 10-ft	L4 in 15-ft L5 in 10-ft	L3 10-ft	L4 in 50-ft L5 in 40-ft	L3 10-ft	L4 in 50-ft L5 in 40-ft
Multi-family	None	L3 5-ft	L1 5-ft	L1 5-ft	L2 5-ft	L2 5-ft	L2 10-ft	L4 in 15-ft L5 in 10-ft	L3 10-ft	L4 in 15-ft L5 in 10-ft	L3 10-ft	L4 in 20-ft L5 in 15-ft
Campus, office, university	L1 5-ft	L3 10-ft	L1 10-ft	L2 5-ft	L2 5-ft	L3 5-ft	L2 10-ft	L3 5-ft	L2 10-ft	L4 in 15-ft L5 in 10-ft	L3 10-ft	L4 in 15-ft L5 in 10-ft
Commercial	L1 5-ft	L3 10-ft	L2 5-ft	L3 10-ft	L2 5-ft	L3 10-ft	L2 10-ft	L3 5-ft	L2 10-ft	L3 5-ft	L2 10-ft	L3 10-ft
Industrial	L1 5-ft	L3 50-ft	L2 5-ft	L3 10-ft	L2 5-ft	L3 10-ft	L3 10-ft	L2 5-ft	L2 10-ft	L1 5-ft	L2 10-ft	L3 10-ft
	L1 5-ft	L3 50-ft	L2 5-ft	L3 15-ft	L2 5-ft	L3 15-ft	L2 10-ft	L3 10-ft	L2 10-ft	L3 10-ft	L2 10-ft	L1 0-ft

6. F1, Fence, Partially Sight-obscuring (Figure 6).
 - a. Intent. The F1 fence standard provides partial visual separation. The standard is applied where a proposed use or development has little impact, or where visibility between areas is more important than a total visual screen.
 - b. Required Materials. A fence or wall that complies with the F1 standard shall be six (6) feet high and at least fifty percent (50%) sight-obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials. See Figure 6.
7. F2, Fence, Fully Sight-obscuring (Figure 7).
 - a. Intent. The F2 fence standard provides visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation. .
 - b. Required Materials. A fence or wall that complies with the F2 standard shall be six (6) feet high and one hundred percent (100%) sight-obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials. See Figure 7.

C. Landscaping and Screening Approval Standards--Generally.

1. A Landscape Plan shall contain landscaping and screening consistent with the applicable design standards, based on Table 2 and other applicable provisions of this chapter.
2. The applicant may provide landscaping and screening that exceeds the standards in this chapter; provided:
 - a. A fence or wall, (or a combination of a berm and fence or wall), may not exceed a height of six (6) feet above the finished grade at the base of the fence or wall (or at the base of a berm, if combined with one) unless the approval authority finds additional height is necessary to mitigate potential adverse effects of the proposed use or other uses in the vicinity; and
 - b. Landscaping and screening shall not obstruct sight distance at intersections as provided in Chapter 12.05 of the Clark County Code*.
3. The Planning Director may approve use of existing vegetation to fulfill landscaping and screening requirements of this chapter if that existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.
4. As a condition of approval of a conditional use or planned unit development, the county may require an applicant to provide landscaping and screening that differs from the standards in Table 2 where necessary to comply with the other applicable approval standards for the use or development.
5. Landscaped areas required for stormwater management purposes may be used to satisfy the landscaping area requirements even though those areas may be inundated by surface water.
6. Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right of way or private street easement, unless authorized under Chapter 12.05 of the Clark County Code*.

D. Landscape and Screening Standards for Outdoor Activity Areas and Equipment.

1. Outdoor activity areas shall be screened from property used or zoned for residential purposes or a public road right-of-way to at least an F2 or L3 standard if within one hundred (100) feet of the property or right-of-way, and to at least an F1 standard if equal to or more than one hundred (100) feet from the property or right-of-way. Outdoor activity areas include storage of solid waste and recyclables from the site and, where permitted, storage of goods, materials or equipment.

2. Rooftop and ground-level exterior equipment shall be screened from adjoining property used or zoned for residential purposes or from an adjoining public road right-of-way to at least an F2 or L3 standard if visible at grade from the property or right-of-way.

E. Landscaping and Screening Standards for Parking and Loading Areas.

1. A minimum five- (5) foot wide strip landscaped to at least an L2 standard, or a minimum ten- (10) foot wide strip landscaped to at least an L1 standard shall be provided where vehicle parking or loading adjoins a public road right-of-way.
2. Where a vehicle parking or loading area adjoins a property with zoning or land uses other than the proposed land use, the area shall be landscaped and screened as provided in Table -2 adjoining the other property.
3. Parking areas that contain at least seven (7) spaces shall contain landscape islands equally distributed at a ratio of one (1) island for every seven (7) parking spaces. A landscape island shall contain at least twenty-five (25) square feet, shall be at least four (4) feet wide, and shall prevent vehicles from damaging trees, such as by using a wheel stop or curb.
4. At least one (1) tree shall be planted in each landscape island. Trees in landscape islands shall reach a mature height of thirty (30) feet or more, cast moderate to dense shade in the summer, live at least sixty (60) years, require little maintenance, (such as by being insect, disease and drought resistant and not producing fruit), and be suited for use in the proposed location, (such as by being tolerant of pollution and direct and reflected heat).

F. Landscaping and Screening Standards for Special Buffers Along North and West Property Boundaries (Figure 8).

1. A special landscape and screening standard is established along the west property frontage with SE 176th Avenue. This landscape buffer will be of the character shown in Figure 9.
2. A special landscape and screening standard is established along the north property boundary. A landscaped buffer of 30 (thirty) feet along the property line will separate the potential future street right-of-way from the rear property line of adjoining residences. This landscaped buffer will be of the character shown in Figure 10. This landscaping will be installed no later than at the time of site plan approval for development of parcels abutting the northern property line. At the time of site plan approval requiring this landscaping, a maintenance agreement will be recorded specifying responsibility for the maintenance of this landscape strip. If a Northern Boundary Road is not constructed, the ten- (10) foot landscape strip will be in addition to landscaping required under general Landscaping and Screening Standards.

G. Timing, Selection, Installation, Maintenance and Irrigation Standards.

1. Timing. That applicant shall install landscaping and screening required by this chapter consistent with the approved site plan or an approved modification thereto before the county issues an occupancy permit or final inspection for the development in question; provided, the Planning Director may defer installation of plant materials for up to six (6) months after the county issues an occupancy permit or final inspection for the development in question if the Planning Director finds doing so increases the likely survival of plants.
2. Shrubs and Groundcover Selection. All required groundcover plants and shrubs must be of sufficient size and number to meet the required standards within three (3) years of planting. Mulch (as a groundcover) must be confined to areas underneath plants and is not a substitute for living groundcover plants, lawn or approved flowers.
 - a. Shrubs shall be supplied in a minimum three- (3) gallon containers or equivalent burlap balls with a minimum spread of eighteen (18) inches to meet the L2 buffer requirement, and minimum of five- (5) gallon containers or equivalent burlap balls



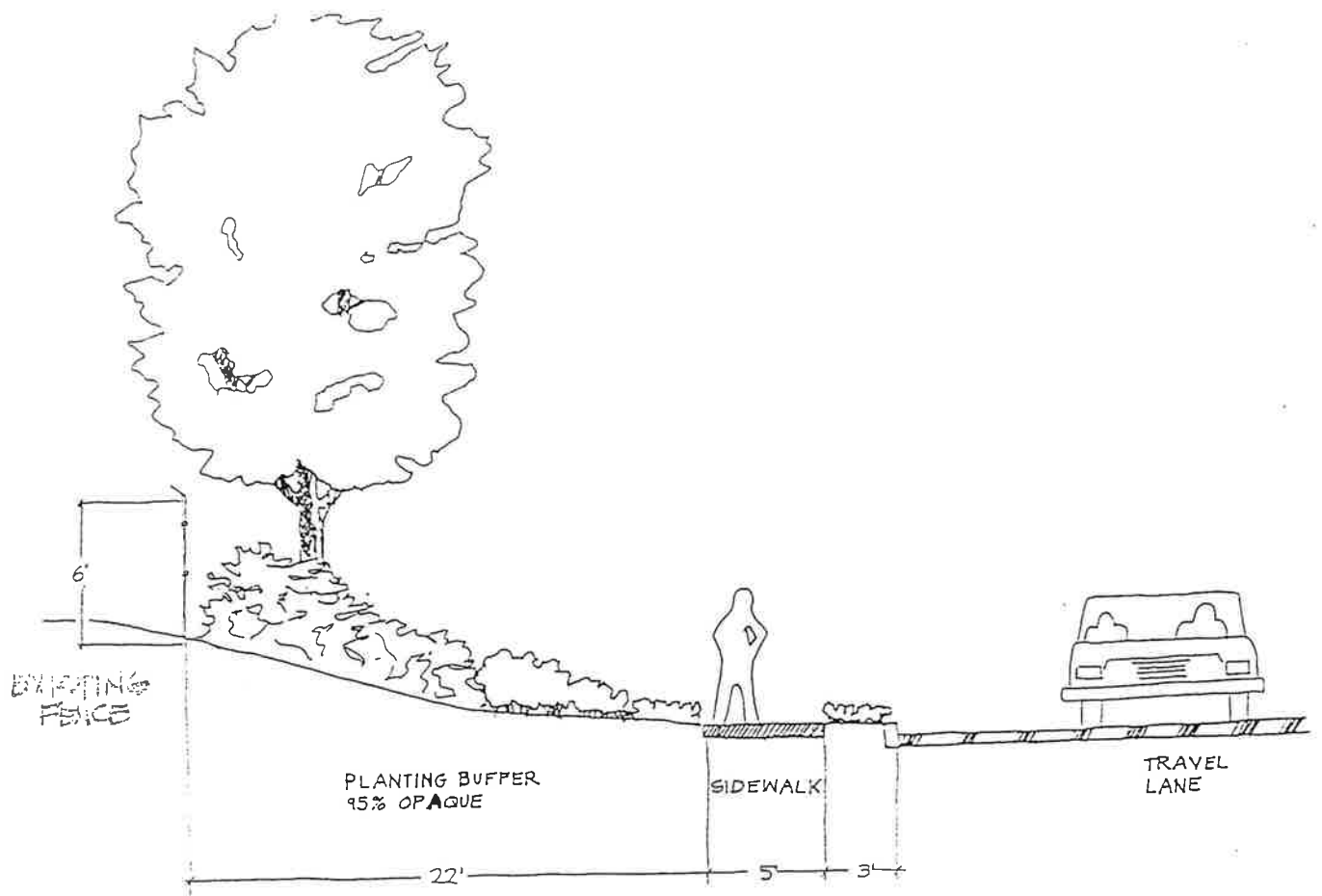
LANDSCAPE BUFFER

Walker & Macy
J.D. White Company, Inc.
David Evans & Associates
PAB Consulting Engineers

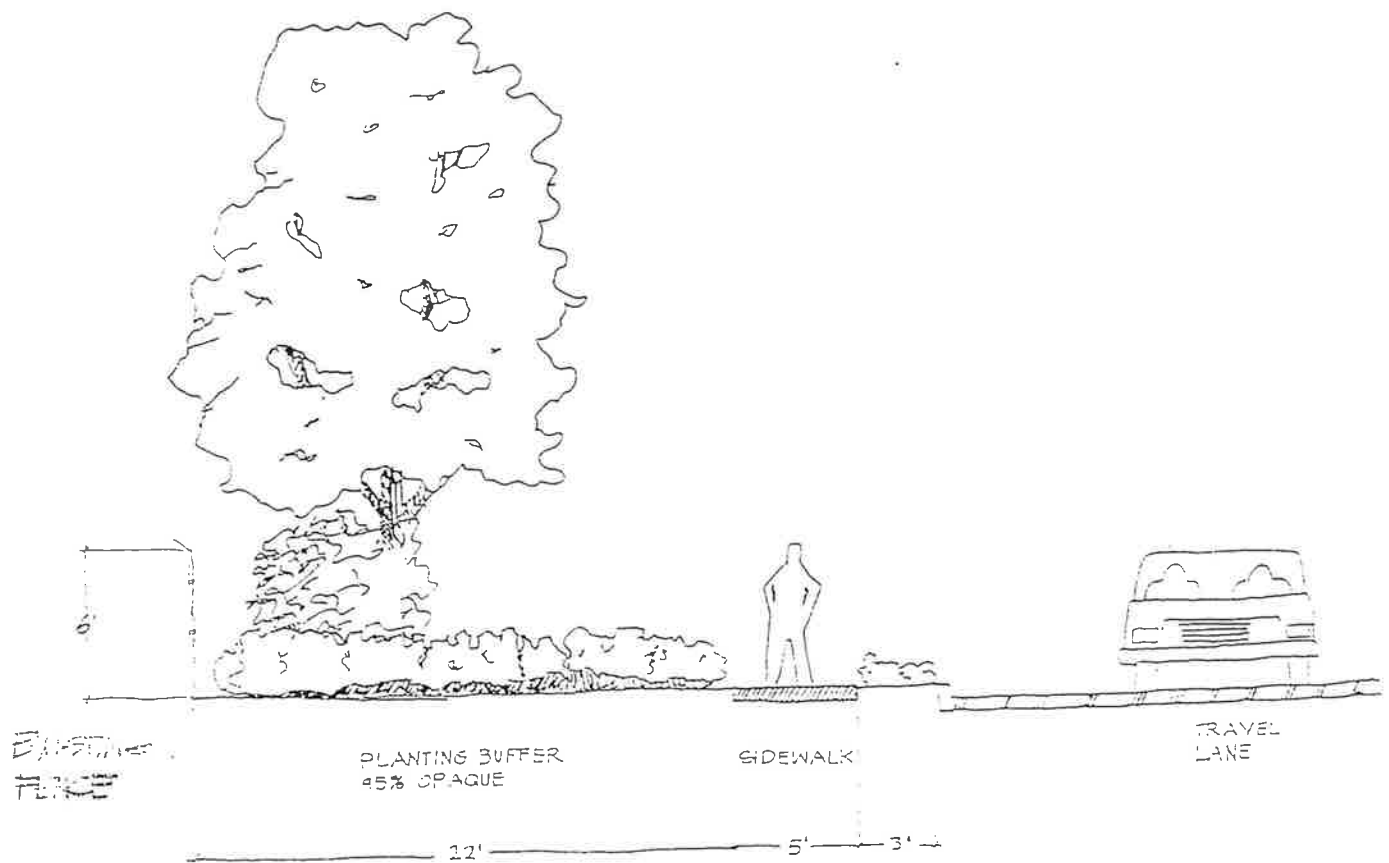


Hewlett-Packard Co.
Vancouver Division
Site Master Plan

Figure 8
Page 12

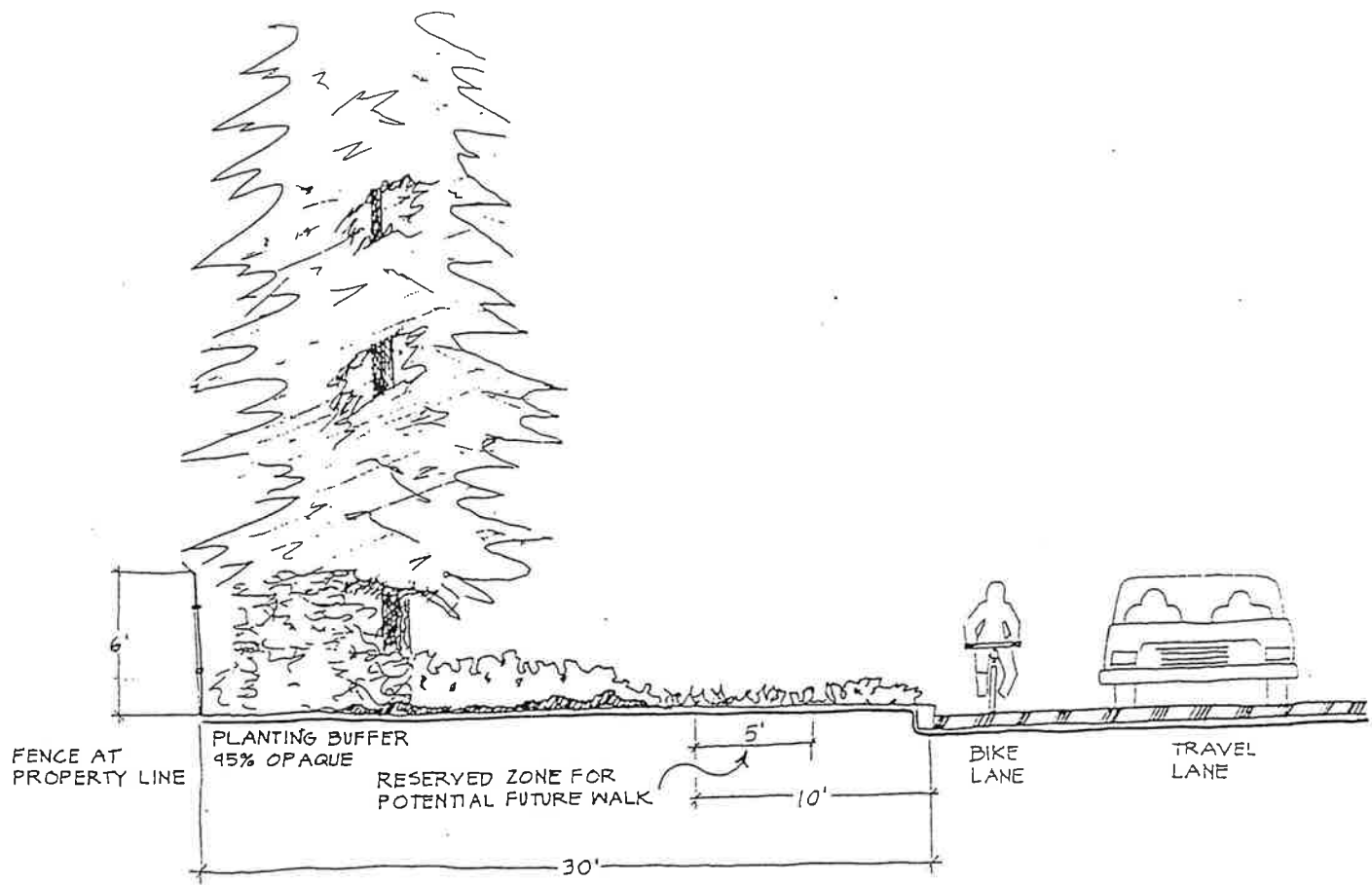


**BUFFER PLANTING
SE 176th AVENUE (SLOPE CONDITION)**



**BUFFER PLANTING
SE 176th AVENUE (LEVEL CONDITION)**

**Figure 9
Page 13**



**BUFFER PLANTING
NORTH ROAD & EAST PL SECTIONS**

- with a minimum spread of thirty (30) inches to meet the L3 buffer requirement. Reduction in the minimum size may be permitted if certified by a registered landscape architect that the reduction shall not diminish the intended effect or the likelihood the plants will survive.
- b. Groundcover plants shall be placed not more than thirty (30) inches on center and thirty (30) inches between rows. Rows of plants shall be staggered for a more effective covering. Ground-cover shall be supplied in a minimum four- (4) inch size container or a two and one-quarter- (2¼) inch container or equivalent if planted eighteen (18) inches on center. Reduction in the minimum size may be permitted if certified by a registered landscape architect that the reduction shall not diminish the intended effect or the likelihood the plants will survive. A lawn or flower bed of flowers approved by the Planning Director may be substituted for groundcover plants.
3. Tree Selection. Trees may be deciduous or evergreen. The required tree height shall be measured from the ground level at final planting to the top of the tree
 - a. Required trees for parking and loading areas shall be a minimum caliper of two (2) inches and a minimum height of ten (10) feet at the time of planting.
 - b. Required deciduous trees (other than street trees) shall be fully branched, have a minimum caliper of one and one-half (1-1/2), and a minimum height of eight (8) feet at the time of planting.
 - c. Required evergreen trees (other than street trees) shall be fully branched and a minimum of six (6) feet high at the time of planting.
 - d. If the Planning Director decides reducing the minimum size of trees will not detract from the desired effect of the trees, he or she may reduce the minimum size of trees (other than street trees) if the applicant submits a written statement by a landscape architect registered in Washington or expert in the growing of the tree(s) in question certifying that the reduction in size at planting will not decrease the likelihood the trees will survive.
 - e. See also subsection E4 of this section regarding trees in landscape islands in parking lots.
 - f. See also Chapter 12.05 of the Clark County Code* regarding street trees and vegetation in the right-of-way.
 4. Selection--Generally. Landscape materials should be selected and sited to produce a hardy and drought-resistant landscape area. Selection should include consideration of soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, compatibility with existing native vegetation preserved on the site, water conservation where needed, and the impact of landscaping on visibility of the site for purposes of public safety and surveillance. Landscaping materials shall be selected in accordance with a list of plant materials adopted by reference as the Clark County Plant List.
 5. Installation Standards. The applicant shall show and comply with the following:
 - a. Plant materials will be installed to current nursery industry standards.
 - b. Plant materials shall be properly supported to ensure survival. Support devices such as guy wires or stakes shall not interfere with vehicular or pedestrian movement.

- c. Existing trees and plant materials to be retained shall be protected during construction, such as by use of chain link or other sturdy fence placed at the dripline of trees to be retained. Grading, topsoil storage, construction material storage, vehicles and equipment shall not be allowed within the dripline of trees to be retained.
 - 6. **Maintenance.** Maintenance of landscaped areas is the ongoing responsibility of the property owner. Required landscaping must be continuously maintained in a healthy manner. plants that die must be replaced with in-kind materials unless otherwise authorized by the Planning Director. Vegetation shall be controlled by pruning, trimming or otherwise so that it will not interfere with the maintenance or repair of any public utility, restrict pedestrian or vehicular access, or obstruct sight distance at intersections as provided in Chapter 12.05 of this Code.
 - 7. **Irrigation.** The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering. All required landscaped areas in the urban growth boundary must comply with one of the following:
 - a. A permanent built-in irrigation system with an automatic controller will serve the landscape area in question, and the system will be installed and operational before the county grants an occupancy permit or final inspection for the development in question; or,
 - b. A temporary irrigation system will serve the landscape area in question; provided, to receive approval of this system, the applicant must submit a statement from a landscape architect registered in Washington or expert in the growing of the vegetation in question certifying that the proposed temporary irrigation system will provide sufficient water to ensure that the plant materials to be planted will survive installation and, once established, will survive without watering other than natural rainfall; or,
 - c. A permanent or temporary irrigation system will not serve the landscape area in question; provided:
 - i) The Planning Director finds the landscape area otherwise fulfills the requirements of this chapter, and,
 - ii) The applicant submits the following with the site plan application to the Clark County Department of Community Development*:
 - a) A statement from a landscape architect registered in Washington, or expert in the growing of the vegetation in question certifying that the materials to be planted will survive without watering other than natural rainfall; and,
 - b) A plan for monitoring the survival of required vegetation on the approved site plan for at least one year and for detection and replacement of required vegetation that does not survive with like-kind material or other material approved by the Planning Director; and,
 - c) A statement from the applicant agreeing to install an irrigation system if the Planning Director finds one is needed to ensure survival of required vegetation, based on the results of the monitoring plan.
- D. *The Clark County Department of Community Development* maintains an approved plant list that should be consulted in determining appropriate vegetation.*

Parking and Loading Standards.

A. Generally.

1. Applicability. Except as otherwise provided by this title, required off-street parking and loading spaces shall be improved and maintained as set forth in this section for all uses on the HP campus site.
2. Timing. Parking and loading spaces required for a given use or development shall be consistent with this Master Plan before the county* issues an occupancy permit or final inspection for the use or development in question.
3. Availability.
 - a. Parking spaces required for a given use or development shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for the storage of vehicles or materials, or for the parking of trucks used in conducting the business or use.
 - b. Loading spaces required for a given use or development shall be available for loading and unloading of trucks and similar vehicles.
 - c. Required off-street parking spaces may not be used for loading or unloading unless the Planning Director finds that loading and unloading in those spaces will occur during hours of the day when the spaces are not needed for parking.
4. Location of Parking and Loading Facilities.
 - a. Off-street parking spaces for other uses shall be located on the same lot as the use or on another lot not more than three hundred (300) feet from the building or use they are intended to serve, measured in a straight line from the building; provided, where required parking for a use or development will be located on a lot other than the lot on which the use it serves is located, then, before the county issues a building permit for the use or development, the applicant shall submit an agreement executed by the owner of the lot where the off-site parking is proposed authorizing use of the lot for the proposed parking spaces for the use or development in question.
 - b. Loading spaces for a given use shall be situated on the same lot as the use it serves, except as provided for joint use of facilities.
 - c. Loading spaces shall not be located in a required front yard. Access drives and maneuvering areas for parking and loading spaces shall not be located in a required front yard, except to the minimum extent practicable for access to the site.
5. Joint Use of Facilities. The Clark County Planning Director* may authorize use of given off-street parking and/or loading spaces by two or more uses if:
 - a. The Planning Director finds the applicant has shown that the uses that share the parking and/or do not require that parking and/or loading at the same time; and,
 - b. Where shared parking or loading for a use or development will be located on a lot other than the lot on which the use it serves is located, then, before the county issues a building permit for the uses or developments on one lot that will be served by the shared parking and/or loading on another lot, the applicant shall submit an agreement executed by the owner of the off-site lot where parking and/or loading is proposed authorizing use of the lot for the proposed parking and/or loading spaces for the use or development in question subject to terms and conditions that assure parking and/or loading will be available for each use it serves as provided in paragraph A5a of this section.

6. Change or Expansion of a Use. A site plan that changes the use of an existing structure or lot shall provide off-street parking and loading for the new use as required by this section. A site plan that enlarges an existing structure or use shall provide for additional parking and loading based only on the parking and loading requirements of the expansion, except as otherwise provided in Clark County Code*, Chapter 18.412 (Nonconforming Uses).
 7. **Lighting.** Light fixtures in parking or loading areas shall be consistent with RCW 47.3-6.180 on public roadways and not cast significant light or glare off-site on adjacent properties.
 8. **Surfacing.** All parking and loading spaces and related access drives and maneuvering areas shall be paved to standards approved by the director of public works.
 9. **Drainage.** Stormwater drainage facilities for parking and loading spaces and related access drives and maneuvering areas shall comply with this Master Plan and Standards Chapter 13.25 of the Clark County Code*.
 10. **Wheel Stops and Curbs.**
 - a. Parking and/or loading spaces on the perimeter of a parking lot or adjacent to interior landscaped areas or sidewalks shall include a wheel stop or curb at least four (4) inches high located three (3) feet back from the front of the parking and/or loading space.
 - b. The front three (3) feet of a parking space may be improved with groundcover landscape material, instead of asphalt or concrete pavement, provided that the area shall not be counted toward landscape or open space area requirements.
 - c. The perimeter of a parking or loading area and access and maneuvering drives associated with them shall be improved with a curb, rail or equivalent so that vehicles do not extend over a property line, sidewalk or public or private street.
 11. **Maintenance of Parking and Loading Areas.** Required parking and loading spaces and associated access and maneuvering drives shall be maintained in good repair at all times.
- B. Calculation of Parking Requirements. A site plan for a given use or uses shall show that at least the number of parking spaces required by Table 3 will be provided consistent with this section unless otherwise consistent with this section.*
1. Where Table 3 requires a certain number of parking spaces based on the area of a building, the area shall be the gross floor area within the exterior walls of the structure, excluding the area of a building that encloses parking or loading spaces.
 2. Where more than one use occupies a given structure or parcel of land or where a given business includes a combination of uses, the minimum required number of parking spaces shall be the sum of the requirements for each use, except to the extent the uses comply with the requirements of this section for shared parking.
 3. Where a building may be used for more than one purpose, and the applicant does not limit the permitted uses in the building, parking spaces shall be provided based on the possible use(s) that require the most parking spaces.
 4. Where Table 3 does not list the parking requirements for a proposed use, the Planning Director shall determine the minimum parking requirements for the use, based on requirements in Table 3 for other similar uses, if any, or on substantial evidence of parking needs for similar uses in other, similar locations.
 5. Up to 30 percent (30%) of required parking spaces and all parking spaces in excess of minimum requirements may comply with the standards for compact cars in Table 4.

6. All parking areas shall comply with applicable local, state and federal standards regarding parking for disabled persons.
7. Any user of the site may apply to the review authority to reduce the required number of parking spaces to less than that required in Table 3 as part of site plan review application or other application if the review authority finds that a lesser number of off-street parking spaces will be enough to fulfill all parking needs of the use or development, based on substantial evidence in the application, such as an adequate survey of parking demand at similar uses under similar conditions. The number of parking spaces for disabled persons may not be reduced under this subsection.

C. Parking Design Standards. Off-street parking spaces shall comply with the standards for stalls and aisles, as set forth in Table 4 and Figure 11.

D. Loading Space Number and Design Standards.

1. Commercial, industrial and public utility uses that have a gross floor area of five thousand (5,000) square feet or more, shall provide truck loading or unloading berths in accordance with the following table:

Square Feet of Floor Area	Number of Berths Required
Less than 5,000	0
5,001 - 30,000	1
30,001 - 100,000	2
100,000 and over	3

2. Restaurants, office buildings, hotels, motels, hospitals and institutions, schools and colleges, public buildings, recreation or entertainment facilities, and any similar use that has a gross floor area of thirty thousand (30,000) square feet or more, shall provide off-street truck loading or unloading berths in accordance with the following table:

Square Feet of Floor Area	Number of Berths Required
Less than 30,000	0
30,001-100,000	1
100,000 and over	2

3. A loading berth shall be at least twelve (12) feet wide and thirty-five (35) feet long, and have a height clearance of fourteen (14) feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required length of these berths shall be increased.

Table 3: Minimum Number of Parking Spaces

Use	Minimum Number of Parking Spaces*
A. Commercial residential	
1. Hotel	1 space / bedroom
2. Motel	1 space / bedroom
3. Clubs / lodges	Spaces to meet the combined requirements of the uses being conducted, such as hotel, restaurant, auditorium, etc.
B. Institutions	
1. Welfare or correctional institutions	1 space / 3 beds for patients or inmates
2. Convalescent hospital, nursing home, sanitarium, rest home, home for the aged	1 space / 3 beds for patients or residents
3. Hospital	2 spaces / bed
C. Places of assembly	
1. Church	1 space / 4 seats, or 8 feet of bench length in the main auditorium
2. Library, reading room, museum, art gallery	1 space / 400 square feet of floor area
3. Preschool, nursery, kindergarten, mini day care center or commercial day care center	2 spaces / teacher or employee
4. Elementary or junior high school	1 space / 4 seats, or 8 feet of bench length in auditorium or assembly room, whichever is greater
5. High school	1 space / employee, plus 1 space / each 6 students, or 1 space / 4 seats, or 8 feet of bench length in the auditorium, whichever is greater
6. College, commercial school for adults	1 space / 3 seats in classroom
7. Other auditoriums, meeting rooms	1 space / 4 seats, or 8 feet of bench length
D. Commercial amusements	
1. Stadium, arena, theater	1 space / 4 seats, or 8 feet of bench length
2. Bowling alley	5 spaces / lane
3. Dance hall skating rink	1 space / 150 square feet of floor area

Table 3: Minimum Number of Parking Spaces, continued

Use		Minimum Number of Parking Spaces*
E. Commercial		
1.	Retail store except supermarkets and stores selling bulky merchandise and grocery stores, 1,500 square feet gross floor area or less	1 space / 350 square feet of floor area
2.	Commercial retail, 1,501 square feet or more	1 space / 350 square feet of floor area
3.	Service or repair shops	1 space / 200 square feet of floor area
4.	Retail stores and outlets selling furniture, automobiles or other bulky merchandise where the operator can show the bulky merchandise occupies the major area of the building	1 space / 600 square feet of floor area
5.	Bank, office (except medical and dental)	1 space / 400 square feet of floor area
6.	Medical and dental office or clinic	1 space / 200 square feet of floor area
7.	Eating or drinking establishments	1 space / 200 square feet of floor area
8.	Mortuaries	1 space / 4 seats or 8 feet of bench length
F. Industrial		
1.	Manufacturing establishment	1 space / 500 square feet
2.	Storage warehouse, wholesale establishment, rail or trucking freight terminal	1 space / 2,000 square feet of floor area

* There is no maximum allowable number of spaces.

Table 4: Parking Stall Design Standards

Angle	Type	Stall Width	Stall Depth	Aisle Width	Curb Length
A		B	C	D	E
0°	Compact	8.0	8.0	12.0	22.0
	Standard	9.0	9.0	12.0	22.0
45°	Compact	8.0	19.1	14.0	11.3
	Standard	9.0	19.8	13.0	12.7
60°	Compact	8.0	20.4	19.0	9.2
	Standard	9.0	21.8	18.0	10.4
70°	Compact	8.0	20.6	20.0	8.5
	Standard	9.0	21.0	19.0	9.6
90°	Compact	7.5	15.0	24.0	7.5
	Standard	9.0	18.0	24.0	9.0

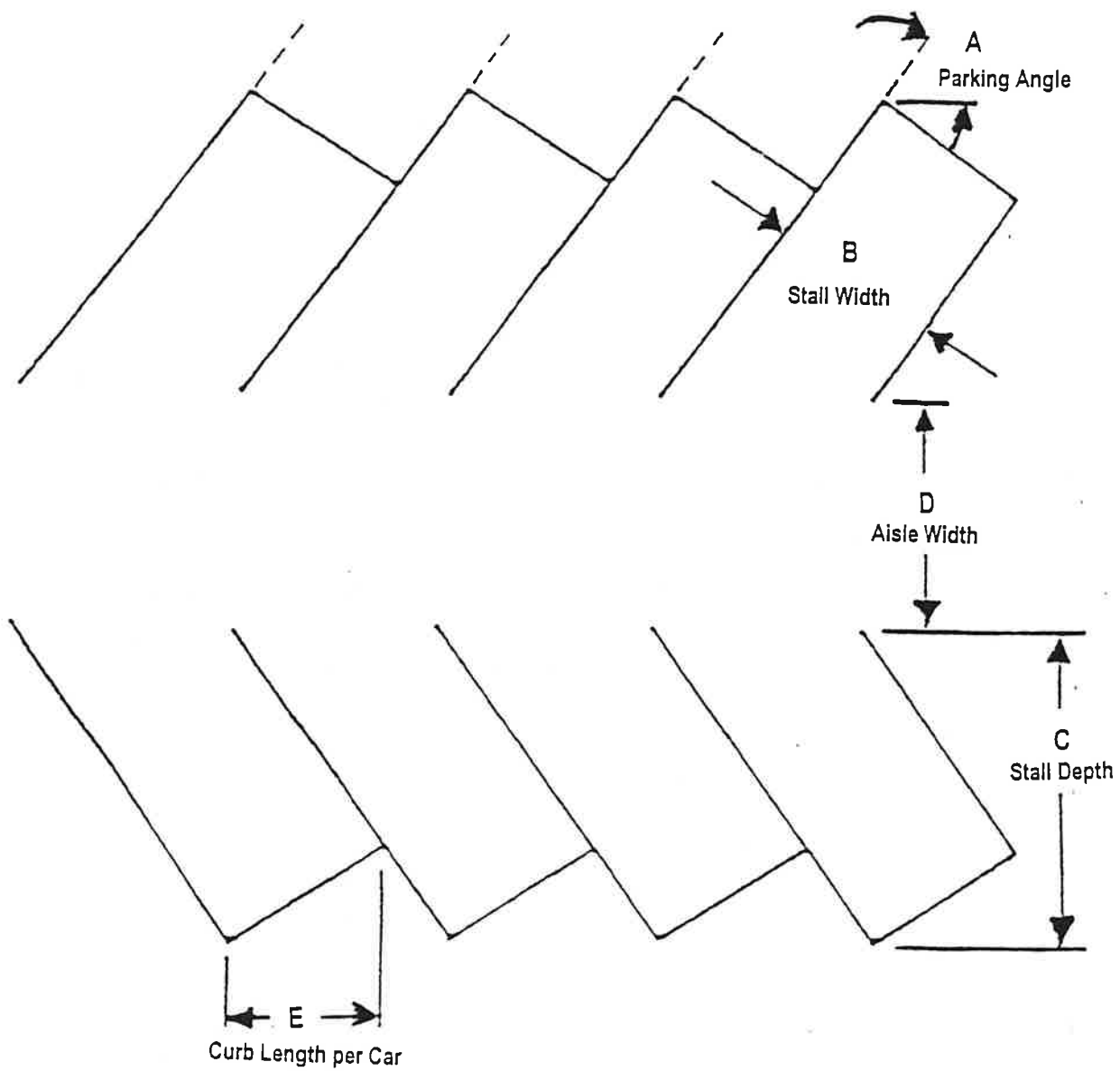


Figure 11
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Access and Circulation Standards.

- A. *Applicability. This section applies to new development that includes parking or loading areas or vehicle, bicycle or pedestrian circulation, including changes to access and circulation of existing development.*
- B. *Vehicle Access and Circulation Generally.*
1. Availability. Access and circulation required for a proposed use or development shall be improved to the standards in this chapter before the county issues an occupancy permit or final inspection for the use or development in question.
 2. Joint Access. The Clark County Planning Director* may authorize joint access by two or more uses if:
 - a. The Clark County Planning Director* finds the access will comply with other applicable access and circulation standards of these standards; and,
 - b. Before the county issues a building permit for the use or development on one lot that will be served by shared access on another lot not owned by HP, the applicant shall submit to the HP cross-easements or equivalent agreements executed by the owner of the affected property and filed permanently in county records with deeds to the properties authorizing use of the properties for the proposed shared access.
 3. Access and circulation drives shall comply with the HP Master Plan and shall be wide enough to safely accommodate the traffic that will use it. Each parking and loading space shall have access from a street by means of such a drive.
 4. It shall be practicable for a typical driver to enter and exit all loading spaces and to enter and exit all groups of more than two (2) parking spaces without backing or maneuvering in a street other than an alley.
- C. *Pedestrian Circulation. Pedestrian circulation shall be provided consistent with the following:*
1. Required pedestrian circulation routes shall be improved with an asphalt, concrete or other approved all-weather surface; provided, pedestrian circulation routes through recreational or open space areas may be improved with a material consistent with their purpose and the characteristics of their location.
 2. Pedestrian circulation routes shall connect structures and uses on the site, such as buildings, vehicle and bicycle parking areas, children's play areas, required outdoor areas, open spaces, plazas, resting areas and viewpoints.
 3. The applicant shall extend pedestrian circulation routes to sidewalks and transit stops along streets abutting the site, to pedestrian facilities that extend to the edge of the site from off-site, and to the edge of the site in the direction of existing, approved or proposed off-site pedestrian and transit facilities.
 4. To the extent practicable, the pedestrian circulation system shall be designed to minimize the distance a pedestrian needs to walk between typical origins and destinations on and off the site, including transit stops, public sidewalks and building entrances. Circuitous routes generally should be avoided except for an appropriate purpose given the use or setting.
 5. Where pedestrian or bicycle routes cross access, maneuvering, parking or loading areas, the crossing must be clearly identified by using any of the following methods: striping; elevation changes; speed bumps; different paving material; and/or, another method that effectively alerts drivers, pedestrians and cyclists of the location and nature of the crossing.

6. Where a pedestrian or bicycle route is parallel and adjacent to an auto travel lane, the pedestrian or bicycle route must be safely separated from the auto travel lane by using a raised path, a raised curb, bollards, landscaping or other physical barrier.

D. Access Standards for Drive-in, Drive-up and Drive-through Uses.

1. All uses providing drive-in, drive-up and drive-through services as defined by this title shall provide on the same site queuing spaces for in-bound vehicles as follows:

Use	Requirement
Drive-in banks	5 spaces / service terminal
Drive-in restaurant	10 spaces / service window
Gasoline service stations	3 spaces / pump
Mechanical car washes	3 spaces / washing unit
Parking facilities:	
Free-flow entry	1 space / entry driveway
Ticket dispense entry	2 spaces / entry driveway
Manual ticket dispensing	8 spaces / entry driveway
Attendant parking	10% of the parking capacity served by the driveway
Other facilities	To be set in site Plan or conditional use review

2. A vehicle queuing space shall be eighteen (18) feet long and eight (8) feet wide and shall not be used for backing and maneuvering space for parking or other purposes.

Standards for Storage of Solid Waste and Recyclable Materials.

A. Applicability. This section shall apply to nonresidential construction that is subject to the Master Plan.

B. Amount of Storage Required.

1. The amount of solid waste and recyclable storage area required is based on the predominant use(s) of the building, (i.e., office, retail, educational / institutional or other). If a building has more than one of the uses listed in this section, and that use occupies twenty percent (20%) or less of the gross floor area of the building, the floor area occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one of the uses listed in this section, and that use occupies more than twenty percent (20%) of the gross floor area of the building, then the storage area requirement for the whole building shall be the sum of the requirement for the area of each use.
2. Storage areas for multiple uses on a single site may be combined and shared.
3. The specific requirements are based on an assumed storage height of four (4) feet for solid waste / recyclables. Vertical storage higher than four (4) feet but no higher than seven (7) feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of forty-three percent (43%) of specific requirements). Where vertical or stacked storage is proposed, the site plan shall include drawings to illustrate the layout of the storage area and dimensions of containers.

4. Buildings shall provide a minimum storage area of ten (10) square feet, plus the following:

Office:	4 square feet / 1,000 square feet of gross floor area (GFA)
Retail:	10 square feet / 1,000 square feet of GFA
Educational and Institutional:	4 square feet 1,000 square feet of GFA
Other:	4 square feet / 1,000 square feet of GFA

- C. *Location, Design and Access Standards. Required storage areas for solid waste and recyclable materials shall comply with the following standards:*

1. Location.

- a. The storage area for source-separated recyclables shall be located with the storage area for residual mixed solid waste.
- b. Indoor and outdoor storage areas shall comply with Uniform Building and Fire Code requirements.
- c. Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.
- d. Outdoor storage areas can be located within interior side yard or rear yard areas. Outdoor storage areas shall not be located within a required front yard setback or in a yard adjacent to a public right-of-way or private street easement unless no alternative location is possible. Outdoor storage areas shall not be located in a side or rear yard which abuts property that is not within the same development (perimeter yard of the development as opposed to the side yard of one project on one interior lot within the development).
- e. Exterior storage areas shall be located in central and visible locations on a site to enhance security for users.
- f. Exterior storage areas can be located in a parking area, if the proposed use provides at least the minimum number of parking spaces required for the use after deducting the area used for storage and access.
- g. The storage area shall be accessible for collection vehicles and located so it will not obstruct pedestrian or vehicle traffic movement on the site or on public streets adjacent to the site.

2. Design Standards.

- a. The dimensions of the storage area shall accommodate containers consistent with current methods of local collection.
- b. Storage containers shall meet Uniform Fire Code standards and be made of and covered with waterproof materials or situated in a covered area.
- c. Exterior storage areas shall be enclosed by a screen to at least an F2 standard. A gate(s) through the fence shall allow access to users and haulers. The gate(s) for haulers shall be capable of being secured in a closed and open position.
- d. Storage containers shall be clearly labeled to indicate the type of materials accepted.

3. Access Standards.
 - a. Access to storage areas can be limited for security reasons. However, the storage area shall be accessible to users at convenient times of the day, and to collection service personnel on the day and approximate time they are scheduled to provide collection service.
 - b. Storage areas shall be designed to be easily accessible to collection trucks and equipment, considering paving, grade and vehicle access. A minimum of ten (10) feet horizontal clearance and eight (8) feet of vertical clearance is required if the storage area is covered.
 - c. Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion.

Crime Prevention and Safety Guidelines.

To the extent practicable, all development subject to the Master Plan shall comply with the following guidelines:

1. Building orientation and public use areas shall take into consideration the user's ability to monitor other doorways as a safety provision.
2. Exterior area where mailboxes will be located shall be lighted.
3. Exterior lighting levels shall be selected and light fixtures shall be oriented towards areas vulnerable to crime.

Bicycle Guidelines.

Bicycle areas are not required to meet the following standards; however, developments are encouraged to meet these standards to the extent practicable.

A. Design Guidelines.

1. Bicycle parking facilities should either be a lockable enclosure in which the bicycle is stored, or a secure stationary rack which supports the frame so the bicycle cannot easily be pushed or fall to one side. Racks that require a user-supplied lock should accommodate locking the frame and both wheels using either a cable or U-shaped lock.
2. Bicycle parking spaces should be at least six (6) feet long, and two and one-half (2 1/2) feet wide, and overhead clearance in covered spaces should be a minimum of seven (7) feet.
3. A five- (5) foot aisle for bicycle maneuvering should be provided and maintained beside or between each row of bicycle parking.
4. Bicycle racks or lockers should be securely anchored.
5. Required bicycle parking should be well lighted and secure.
6. Bicycle parking should not obstruct walkways. A minimum five (5) foot wide aisle shall remain clear.
7. If ten (10) or more bicycle spaces are provided for commercial development, then at least fifty percent (50%) of the bicycle spaces should be covered. A lockable enclosure shall be considered as a covered parking space. No covered spaces are required for industrial development.
8. All of the required bicycle parking for residential uses should be covered. This may include space provided in a carport or garage.

B. Location Guidelines.

- 1a. Bicycle parking should be located on the site within fifty (50) feet of a primary building entrance. Bicycle parking should have direct access to both the public right-of-way and to the primary entrance of the principal use.
- 1b. Bicycle parking may be provided within a building easily accessible for bicyclists.
2. For buildings or developments with multiple entrances, bicycle parking should be located at the most appropriate employee entrance.
3. Bicycle parking may be located in the public right-of-way only with the approval of the director of Clark County Public Works*.

Signage Standards.

- | | | |
|----|------------|--|
| A. | 18.409.010 | Purpose. |
| B. | 18.409.012 | Scope. |
| C. | 18.409.014 | Definitions. |
| D. | 18.409.020 | Signs Prohibited. |
| E. | 18.409.025 | Sign Permits. |
| F. | 18.409.040 | Signs Permitted With Sign Permit Unrestricted by Zoning District. |
| G. | 18.409.050 | Specifications for Signs on HP-owned Property Controlled by Zoning District. |
| H. | 18.409.055 | Special Sign Control Districts. |
| I. | 18.409.060 | Limited Access Highway--Restricted Advertising. |
| J. | 18.409.070 | Nonconforming Signs. |
| K. | 18.409.080 | Mobile Home Park Signs. |
| L. | 18.409.090 | Signs Facing Residential Districts. |
| M. | 18.409.095 | Sign Placement / Solar Access. |
| N. | 18.409.100 | On-site Interference. |
| O. | 18.409.110 | Lighted Signs as Nuisance. |
| P. | 18.409.120 | Enforcement. |
| Q. | 18.409.130 | Removal of Signs in Violation of This Chapter. |
| R. | 18.409.140 | Maintenance and Appearance of Signs. |
| S. | 18.409.150 | Abandoned Signs. |

A. 18409.010 Purpose.

The purpose of this chapter is to add sign requirements common to the HP Master Plan campus site for the preservation of the character of the Master Plan area, structures, and uses. These requirements include, but are not limited to, standards relating to the number, size, placement and physical characteristics of signs.

B. 18.409.012 Scope.

The signage covered under this chapter includes, but is not limited to: all industrial, office and commercial signs, and wall graphics; professional and business signs; and, banners, balloons, flags and

other temporary signage. It is not intended to regulate traffic signs or other governmental street signs. Further, it is not intended to regulate the display of the national or state flag.

C. 18.409.014 Definitions.

The following definitions and terms shall be used in the interpretation of this chapter:

1. **Banner.** "Banner" means an on-site sign such as those used to announce an open house, a grand opening, or to make a special announcement. Normally,, it is constructed of cloth, canvas, or similar material and is without a rigid frame. It will be considered either as a fascia or freestanding sign, depending on the method of attachments, and will have to comply with the normal zone requirements.
2. **Bay Door Sign.** "Bay door sign" means a number sign which is affixed to bay doors and includes sign type BD1 (*Section G, Specifications for Signs on HP-owned Property*).
3. **Billboard.** "Billboard" shall mean the same as "off-premises sign." See definition of "off-premises sign."
4. **Bulletin Board.** "Bulletin board" means a sign which is designed for the posting of bulletins, notices and announcements.
5. **Business Complex.** "Business complex" means two (2) or more commercial businesses on a lot or contiguous lots with common access and parking.
6. **Business Complex Sign.** "Business complex sign" means a sign which is designed to identify a business complex where no single business identification and/or advertisement occupies more than fifty percent (50%) of the sign area.
7. **Directional Sign.** "Directional sign" means any sign which is designed and erected solely for the purpose of traffic or pedestrian direction, and which is placed on the property to which the public is directed. See also "off-premises directional signs." Directional signs may be one of the following types: MD, DS1; DS2; DS3; DS4; or DS5 (*Section G, Specifications for Signs on HP-owned Property*).
8. **Doorway Identification Sign.** "Doorway identification sign" means a non-illuminated sign which is limited to the name, address, and number of the building, institution, or person and to the activity carried on the building or institution, or the occupancy of the person; PROVIDED, that the lettering, excluding numbers, of each sign shall not exceed two (2) square feet.
9. **Electronic Message Center.** "Electronic message center" means a sign on which the copy changes automatically on a lampband or through mechanical means, such as electrical or electronic time and temperature units.
10. **Fascia Signs.** "Fascia sign" means a flat sign which projects one and one-half (1-½) feet or less horizontally from the vertical face of the wall of a building, or vertical face of a canopy awning or parapet upon which it is affixed, painted, or attached, running parallel for its whole length to the face or wall of the building and which does not extend beyond the horizontal width of such wall, awning or parapet.
11. **Freestanding Sign.** "Freestanding sign" means a sign not attached to or forming a part of a building.
12. **Height of Sign.** "Height of sign" means the vertical distance measured from grade at the point of support, or average grade for multiple supports and monument signs, to the highest point on the sign and sign structure.
13. **Industrial Complex.** "Industrial complex" means two (2) or more industrial businesses on a lot or contiguous lots with common access and parking.

14. Industrial Complex Sign. "Industrial complex sign" means a sign which is designed to identify an industrial complex where no single business identification and advertisement occupies more than fifty percent (50%) of the sign.
15. Monument Sign. "Monument sign" means a sign and supporting structure which has similar top and bottom dimensions and is constructed as a solid structure, or one which gives the appearance of a continuous, nonhollow, unbroken, unfenestrated mass. Further, similar top and bottom dimensions shall mean dimensions which are within ten percent (10%) of each other.
16. Portable Sign. "Portable sign" means any sign designed to move or to be moved by trailer or vehicle to advertise at different locations. Further, these signs including any sign which is not firmly fastened to a building or the ground.
17. Premises. "Premises" means the area within the jurisdiction of the HP Master Plan.
18. Off-Premises Directional Sign. "Off-premises directional sign" means a sign which is located outside the area included in the HP Master Plan.
19. Projecting Sign. "Projecting sign" means a sign which projects more than one and one-half (1-½) feet horizontally from the vertical face of a building, awning, canopy or parapet.
20. Rooftop Sign. "Rooftop sign" means a sign erected upon the roof of a building or canopy, or a sign attached to a building which projects vertically above the roof, eave, awning or parapet; however, this does not include signs attached to the vertical face of a parapet, awning or canopy; PROVIDING, the sign does not project above the vertical face of the parapet, awning or canopy to which it is attached.
21. Rotating Sign. "Rotating sign" means a sign in which the sign itself, or any portion of the sign, moves in a revolving or similar manner.
22. Which directs persons to a premises different from where the sign is located. These signs typically include an address or street name or direction such as "...two blocks north on the right."
23. Sign. "Sign" means a display or device affixed to the ground, attached to a building, or other structure using graphics, symbols, and/or written copy designed specifically for the display of a commercial or other advertisement to the public.
24. Sign Area.
 - a. The area of a freestanding sign or structure not utilizing an integral part of the building for its background means the largest cross-sectional area of the sign measured to a line encompassing all portions of the sign structure, including tubing used in lighting such sign or structure, but excluding posts without attached lighting. Further, the base on which a monument-type sign is set may be excluded; PROVIDED, there is no attached lighting.
 - b. The area of a double-faced sign (i.e., a sign painted on two sides, or signs which are erected in a "V" configuration with an angle between the two faces not exceeding thirty (30°)degrees, shall be the largest area on one side of the sign. Further, these types of signs shall be considered as one sign for the purpose of determining the number of signs allowed.
 - c. The area of any sign or structure utilizing an integral part of the building or awning as a background means the area within the shortest line drawn to include all letters, design and tubing which are a part of the sign or structure; PROVIDED, that for illuminated awnings the area shall be limited to the area

within the shortest line drawn to include all copy and graphics, excluding illuminated areas outside of these lines.

25. Street Frontage. "Street frontage" means the linear frontage of a parcel of property abutting a single public street.
26. Temporary Sign. "Temporary sign" means any sign which is not permanently installed or affixed to any sign structure or building, and not displayed for longer than thirty (30) days. In case of construction project signs, they may be maintained for the duration of the construction. Temporary signs shall also include balloons attached to buildings or property. (Ord. 1991-12-109)
27. Traffic Sign. "Traffic sign" means a free-standing, post-mounted regulatory traffic sign intended for on-site traffic and excludes public right-of-way traffic signs. Traffic signs on HP property may include the following types: TS1 or TS2 (*Section G, Specifications for Signs on HP-owned Property*).
28. Wall Mount Sign. "Wall mount sign" means a fascia sign, including SR1, SR2, SR3 or WM signs (*Section G, Specifications for Signs on HP-owned Property*).
29. Portable Sign. "Portable sign" means any sign designed to move or to be moved by trailer or vehicle to advertise at different locations. Further, these signs including any sign which is not firmly fastened to a building or the ground.

Signs permitted.

1. Directional Signs.
2. Traffic Signs.
3. Bay Door Signs.
4. Wall Mount Signs.

D. 18.409.020 Signs Prohibited.

Erection of signs having any of the following characteristics is prohibited on the HP Master Plan campus site:

1. Signs which bear or contain statements, words or pictures of an obscene nature.
2. Signs advertising activities that are illegal under state or federal laws or regulations in effect at the location of such signs or at the location of such activities.
3. A sign which does not bear the names of the owner or person responsible for the maintenance of the advertising sign.
4. Signs artificially illuminated which are of such intensity or placed in such manner as to interfere with, or impair the vision of the driver of a motor vehicle, or otherwise interfere with any driver's operation of a motor vehicle.
5. Signs which attempt or appear to attempt to direct the movement of traffic by interfering with, imitating or resembling any official traffic sign, signal or device.
6. Signs which prevent the driver of a vehicle from having a clear and unobstructed view of official signs and approaching or merging traffic, as defined under Clark County Code Sections 18.411.40 and 12.05.360.
7. Signs which exceed a height of thirty-five (35) feet.
8. Signs located or projecting within the public right-of-way unless a written street use permit has been obtained.
9. Rooftop and rotating signs.

10. Portable signs, temporary signs, flags and banners unless a temporary sign permit has been approved by the Planning Director.
11. Signs containing strobe lights which are visible from beyond the property line.
12. Any sign not specifically permitted by these standards, excluding those signs identified in the scope of these standards.
13. Signs which contain flashing lights which exceed more than ten percent (10%) of the area of the sign.
14. Off-premises signs (billboards).

E. 18.409.025 Sign Permits.

1. Sign Permits Required. Sign permits per Clark County Code Chapter 18.409 are required for all permitted signs on the HP Master Plan campus, except real estate signs, per Clark County Code Chapter 18.409. Additionally, a building permit may be required for the installation of a sign pursuant to Clark County Code Title 14.
2. Applicants should refer to Clark County Code, Chapter 18.409.025 (B), (C) and (D) for details regarding sign permit applications.
3. Signs on HP property leased from HP by another party or non-HP property within the Master Plan campus site must also be approved by HP.
 - a. Applicants should submit the following information to Vancouver Site Services, Hewlett-Packard Company, 18110 SE 34th Street, Vancouver, WA 98683.
 - i) Applicant's name, address and telephone number; and,
 - ii) A description of all signs proposed with a dimensioned diagram showing type face, materials and size of sign, and the proposed location.
 - b. HP will evaluate the proposed sign for consistency with the overall character of the signage on the Master Plan campus site. Applicants should review Section H., *Specifications for Signs on Property Leased from HP*, below and the accompanying graphics, as well as visit the campus site, for an idea of the type of signage that would be appropriate to the site.
 - c. HP will respond in writing, either approving, approving with conditions, returning with revisions or denying the application. Any sign not approved by HP, notwithstanding approval by Clark County, may not be installed on the Master Plan campus site.
 - d. Real Estate Signs: For the purpose of advertising a particular lot, building, or premises for sale, lease or hire, one (1) or more temporary unlighted sign(s) located on the premises being advertised shall be allowed as follows:
 - i) A premises with linear street frontage of six hundred sixty (660) feet or less, shall be allowed one sign with a maximum area of thirty-two (32) square feet.
 - ii) A premises with linear street frontage greater than six hundred sixty (660) feet and less than one thousand three hundred twenty (1,320) feet shall be allowed one sign with a maximum area of thirty-two (32) square feet. A second sign shall be allowed, PROVIDED:
 - a) The minimum spacing between signs on the same premises shall be five hundred (500) feet; and,

- b) The total area of both signs added together does not exceed 0.05 feet times the linear street frontage; and,
 - c) The maximum area of each sign shall not exceed thirty-two (32) square feet.
- 3. A premises with linear street frontage of one thousand three hundred twenty (1,320) feet or greater shall be allowed one sign for each six hundred sixty (660) feet of linear street frontage; , PROVIDED, the minimum spacing between signs on the same premises shall be a minimum five hundred (500) feet and the maximum area of each sign shall be thirty-two (32) square feet.

F. 18.409.040 Signs Permitted With Sign Permit Unrestricted by Zoning District.

The following types of signs are permitted on the HP Master Plan campus site. They require a sign permit and may require a building permit. in all zoning districts, unless specifically provided for in a particular zone. In such case, individual district regulations shall apply.

- 1. Temporary Signs
 - a. For the purpose of advertising a real estate subdivision, a temporary sign is permitted at each entrance of an officially recorded plat, PROVIDED, the sign does not exceed thirty-two (32) square feet in area.
 - b. For the purpose of identifying a subdivision, range, estate, or farm, a permanent sign may be erected as an integral part of a gate or entrance structure, PROVIDED, there are not more than two (2) signs; each of which does not exceed thirty-two (32) square feet in area.
 - c. For the purpose of restricting the use of property, signs are permitted along the boundary line of a publicly or privately owned tract of land. Each such sign shall not exceed two (2) square feet in area. In addition, at the entrance of such tract of land, one (1) sign shall be permitted, not to exceed sixteen (16) square feet in area.
 - d. For the purpose of identifying or giving information pertaining to a public or semi-public institution, signs identifying the type of institution or related buildings are permitted. Each such sign shall not exceed one hundred twenty-eight (128) square feet in area. In addition, one (1) bulletin board is permitted, not to exceed thirty-two (32) square feet in area.
 - e. For the purpose of identifying the entrance, exit, traffic direction, and parking facilities of public or private property on premises, signs are permitted not exceeding eight (8) square feet in area, and eight (8) feet in height.
 - f. For the purpose of giving directions, off-premises signs may be permitted by the jurisdiction governing off-premises signs, whether Clark County, the City of Vancouver or the City of Camas.
 - g. For the purpose of identifying the architect, engineer, or contractor of work under construction, one (1) temporary sign is permitted, not exceeding thirty-two (32) square feet in area.
 - h. For the purpose of informing and directing traffic, on-premises directional signs, menu boards, and height warning signs are permitted,; PROVIDED, the signs are not oriented to and not intended to be legible from an off-site street or other private property; FURTHER PROVIDING, that menu board and on-site directional signs shall not exceed thirty-two (32) square feet in area and eight (8) feet in height. (Ord. 1991-12-109)

G. 18.409.050 Specifications for Signs on HP-owned Property Controlled by Zoning District.

1. All signs on HP-owned and -occupied property must conform to the design and installation specifications in this section. Graphics, Figures 1 through 14, illustrating the requirements follow this section. All signs in this section must also receive a sign permit from Clark County.
2. Directional Signs (MD, DS1, DS2, DS3, DS4, and DS5) (Figures 12 through 25)
 - a. Post finish. Primed and painted a matte polyurethane, acrylic enamel or acrylic lacquer finish to match Rodda #840 (4) Good Night, maximum gloss 15°, smooth, free of scratches, gouges, bulges, foreign matter, or other imperfections.
 - b. Minimum sign panel: Panel thickness 0.100", mounted with adhesive 3M VHB 4950 double-sided foam tape to aluminum extruded frame. Prime and paint matte polyurethane finish to match Rodda #905 (1) Pale Mist. Prime and paint entire frame and both sign panels. Paint finish to be smooth, free of scratches, foreign matter, or other imperfections.
 - i) Graphics:
 - a) Center all text and symbols vertically and horizontally, unless indicated otherwise. Place all text and symbols level and spaced for visual balance.
 - b) Lettering and symbols shall be surface applied Black 3M Scotchlite reflective vinyl material, Series #580, or Black 3M Scotchcal vinyl material 2 millimeters thick, Series #3475. All lettering shall be executed in such a manner that all edges and corners of the letter forms are true, clean, correctly spaced, and photographically precise. All lettering and graphics must accurately reproduce the letter form.
 - c) Type: For MD signs, Helvetica Medium, condensing to 80%, no letter spacing; for all other directional signs, Helvetica Medium, condensing to 83%, -30 letter spacing.
 - ii) Directional signs must comply with the dimensions shown for each directional sign type in Figures 1 through 6.
 - iii) Traffic Signs (TS1, TS2)
 - a) Post finish: Primed and painted a matte polyurethane finish to match Rodda #840 (4) Good Night, maximum gloss 15°, smooth, free of scratches, gouges, bulges, foreign matter, or other imperfections.
 - b) Aluminum sign panel: Panel thickness 0.100", mounted with adhesive 3M VHB 4950 double-sided foam tape to aluminum extruded frame. Prime and paint matte polyurethane finish to match Rodda #905 (1) Pal Mist. Prime and paint entire frame and both sign panels. Paint finish to be smooth, free of scratches, foreign matter, or other imperfections.
 - c) Graphics:
 - i) Center all text and symbols vertically and horizontally, unless indicated otherwise. Place all text and symbols level and spaced for visual balance.

Hewlett Packard Master Plan
Main Directional Sign (MD)

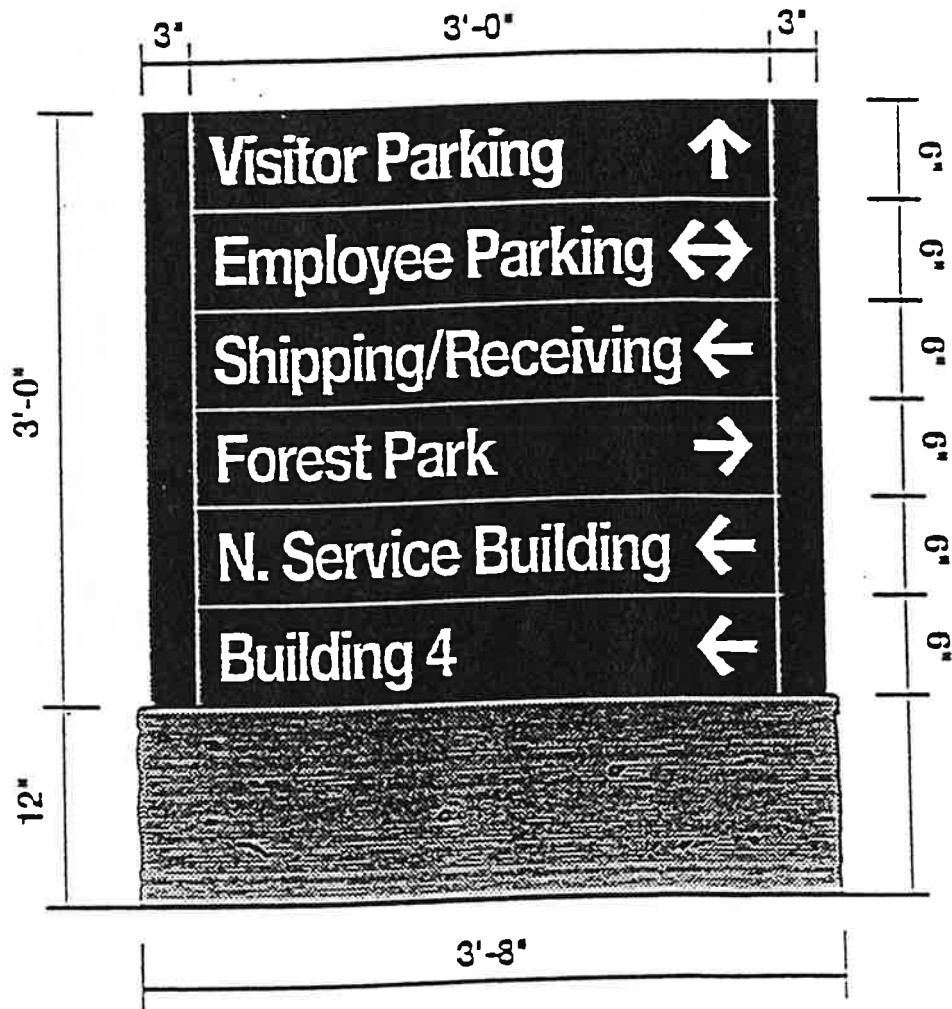


Figure 12
Page 35

Hewlett Packard Master Plan
Directional Sign (DS1)

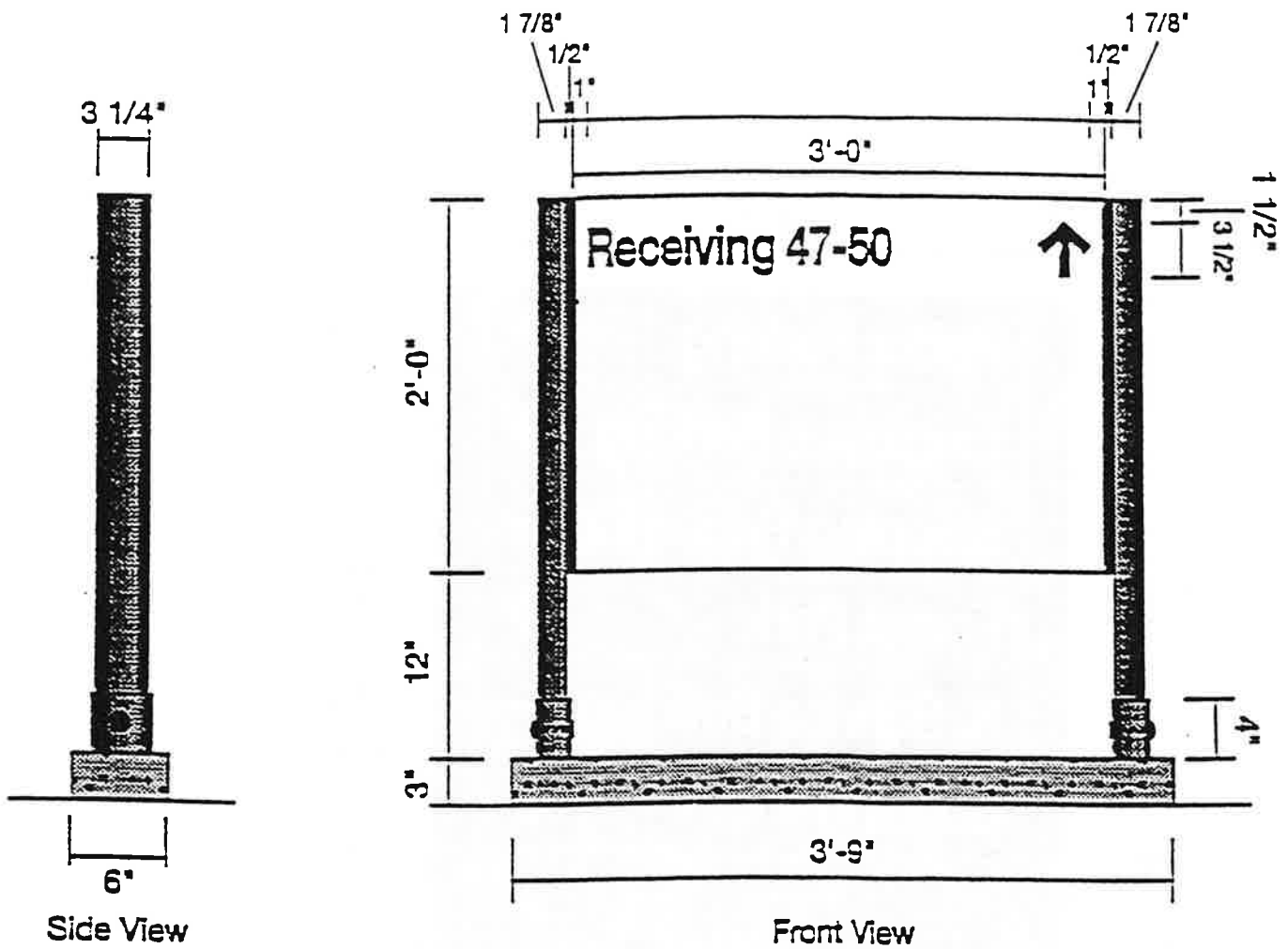
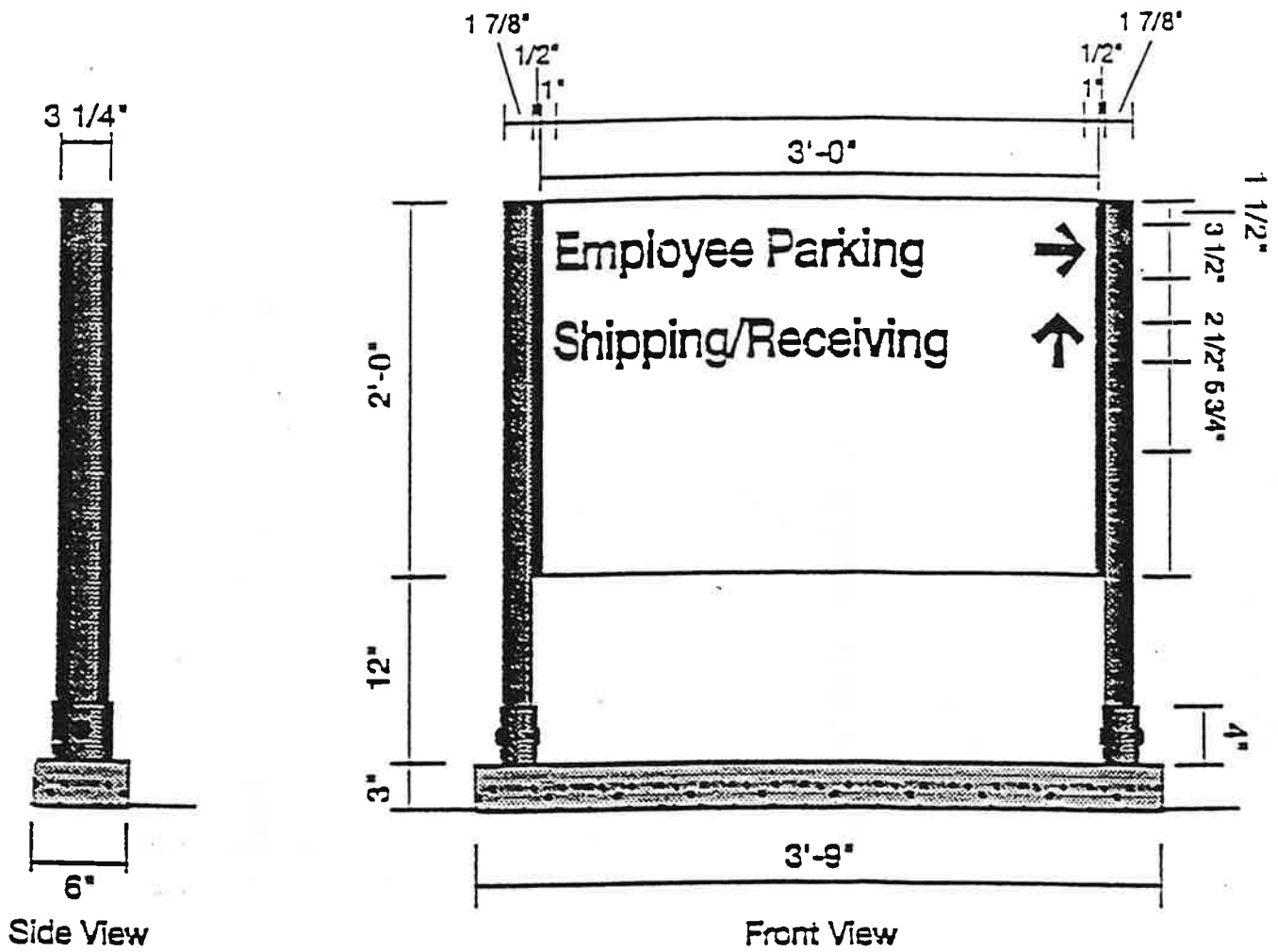
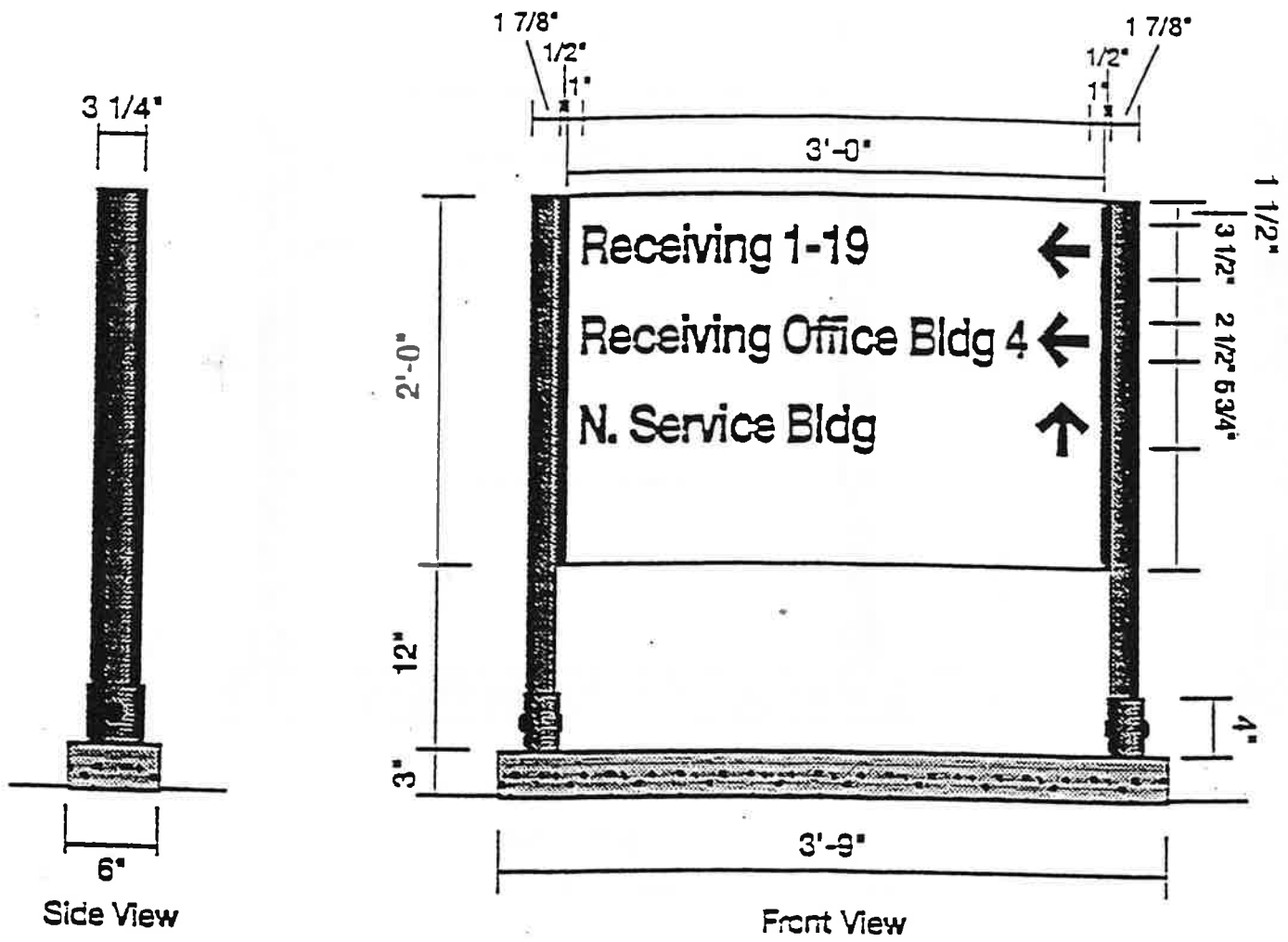


Figure 13
Page 36

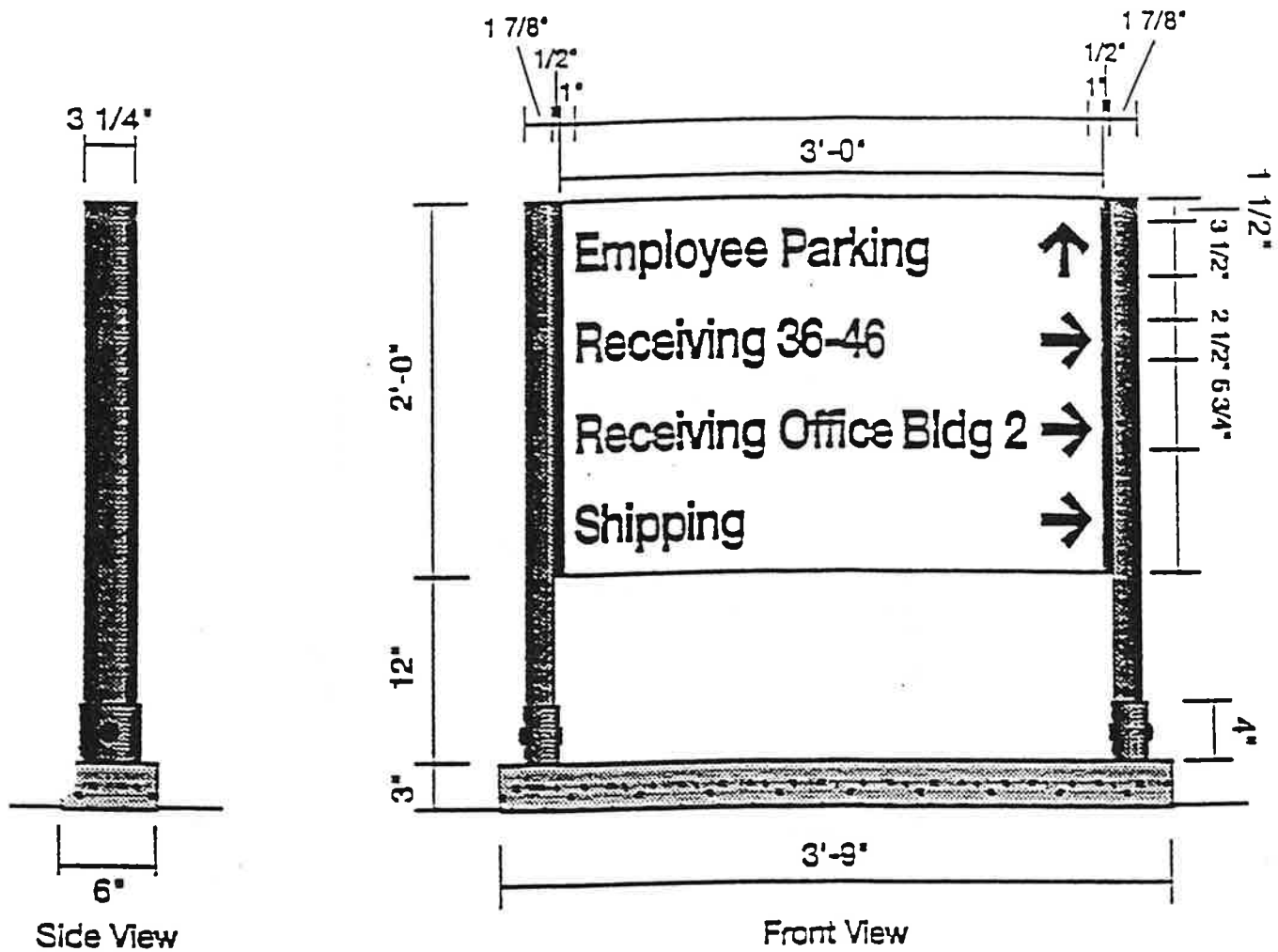
Hewlett Packard Master Plan
Directional Sign (DS2)



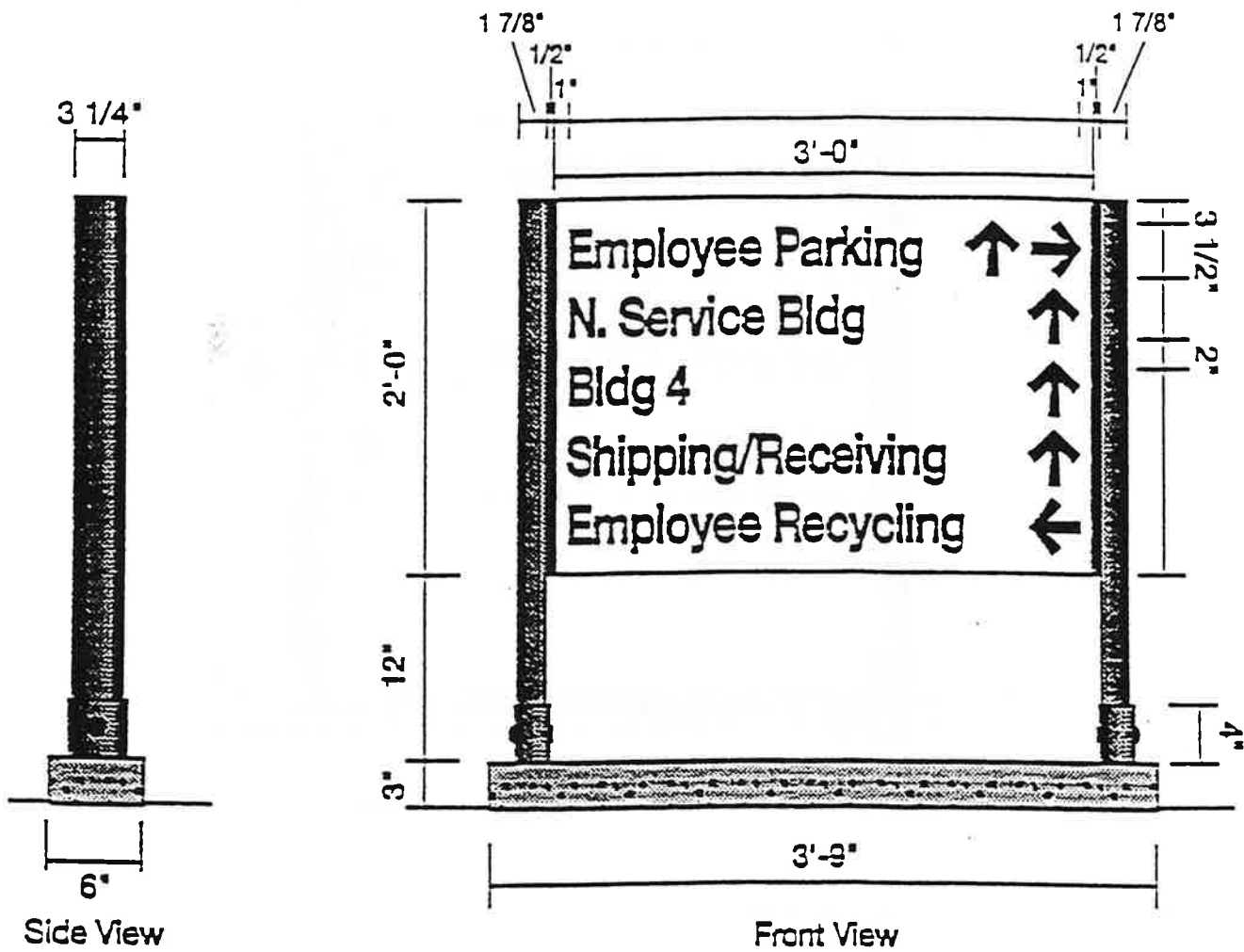
Hewlett Packard Master Plan
Directional Sign (DS3)



Hewlett Packard Master Plan
Directional Sign (DS4)



Hewlett Packard Master Plan
Directional Sign (DS5)



The drawing consists of two views: a Side View on the left and a Front View on the right.

Side View: Shows a vertical post with a diameter of 3 1/4". The base of the post is 6" wide. The post is mounted on a base that is 3" high.

Front View: Shows a square sign assembly. The sign is a black octagon with the word "STOP" in white, centered within a white square. The sign is 2'-0" wide and 2'-0" high. The sign is mounted on a post that is 18" high. The post has a diameter of 1 7/8" at the top and 1 1/2" at the base. The sign is 5 1/2" from the top of the post. The sign is 4" from the bottom of the post. The sign is 2'-9" wide at the base. The sign is 2'-0" wide at the top. The sign is 2'-0" high. The sign is 2'-0" wide. The sign is 2'-0" high.

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Hewlett Packard Master Plan
Traffic Sign (TS2)

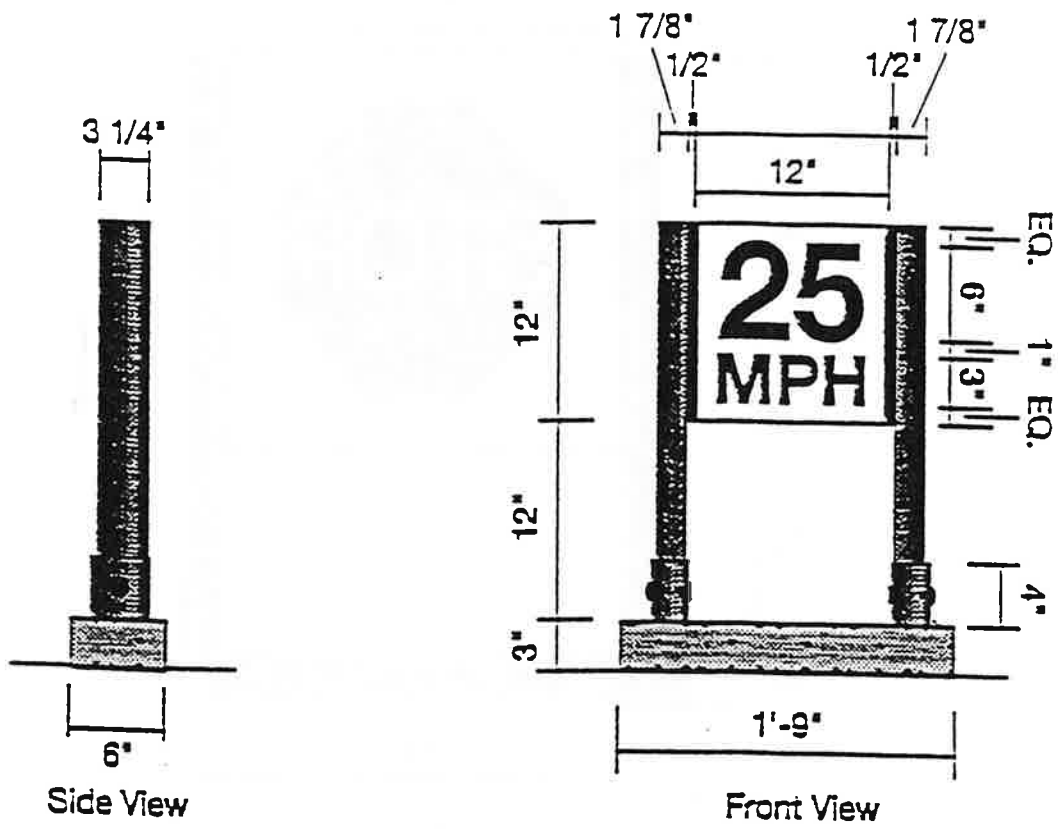
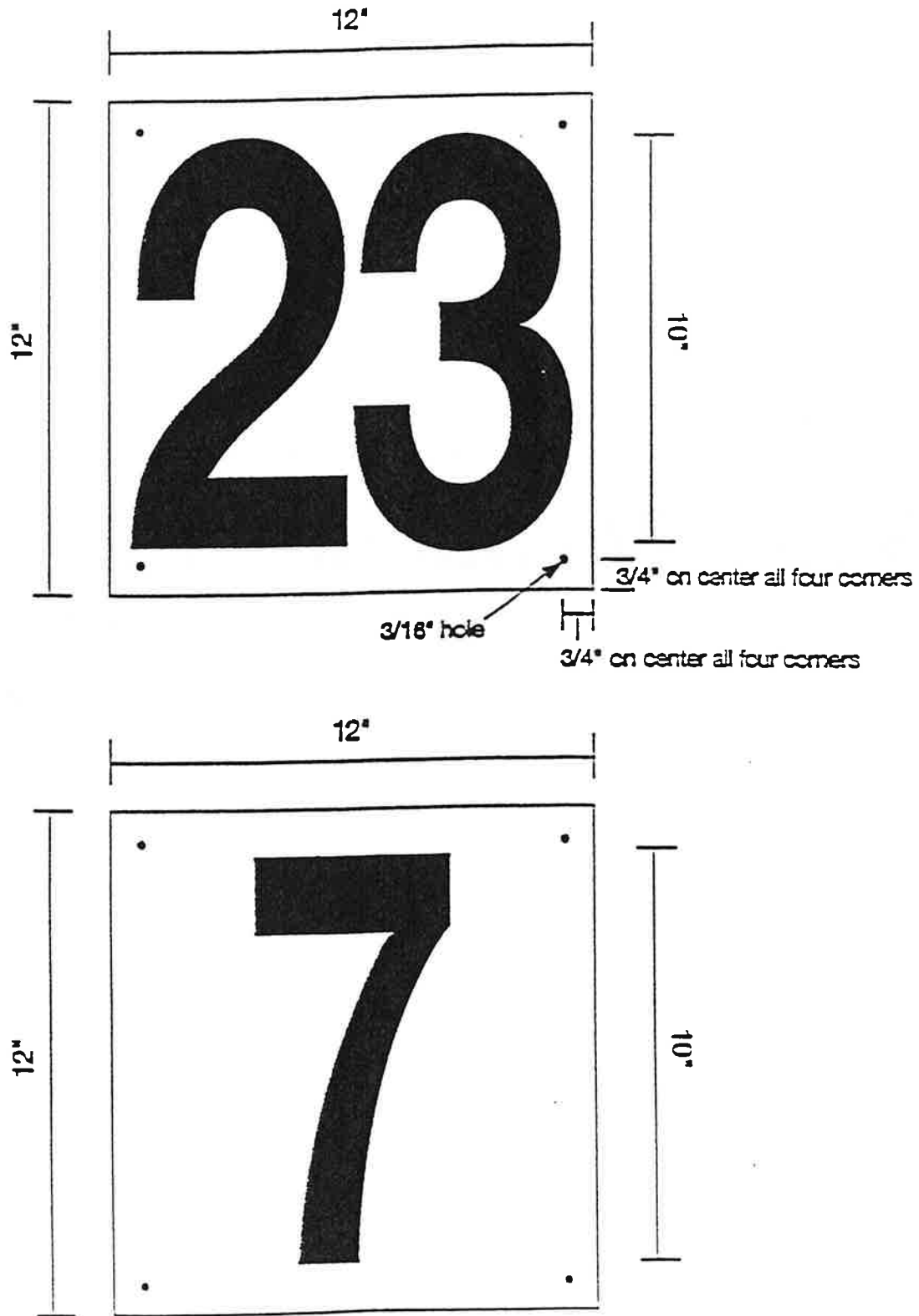
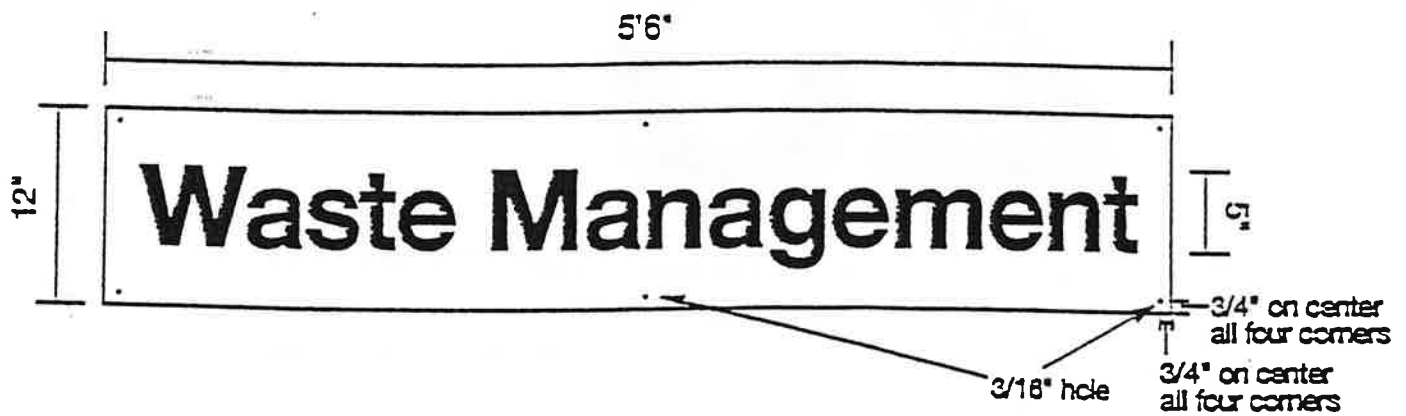


Figure 19
Page 42

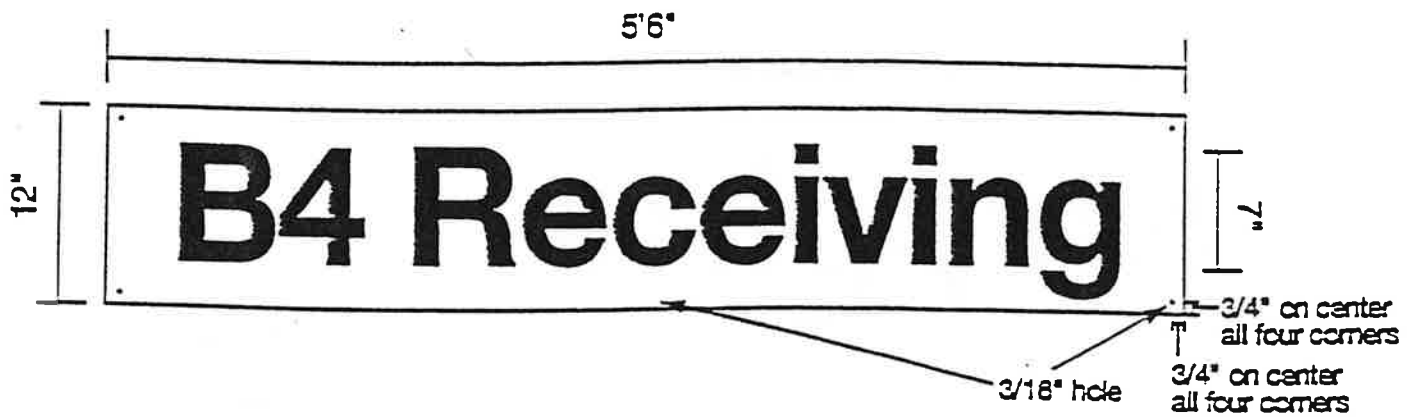
Hewlett Packard Master Plan
Bay Door Numbers (BD1)

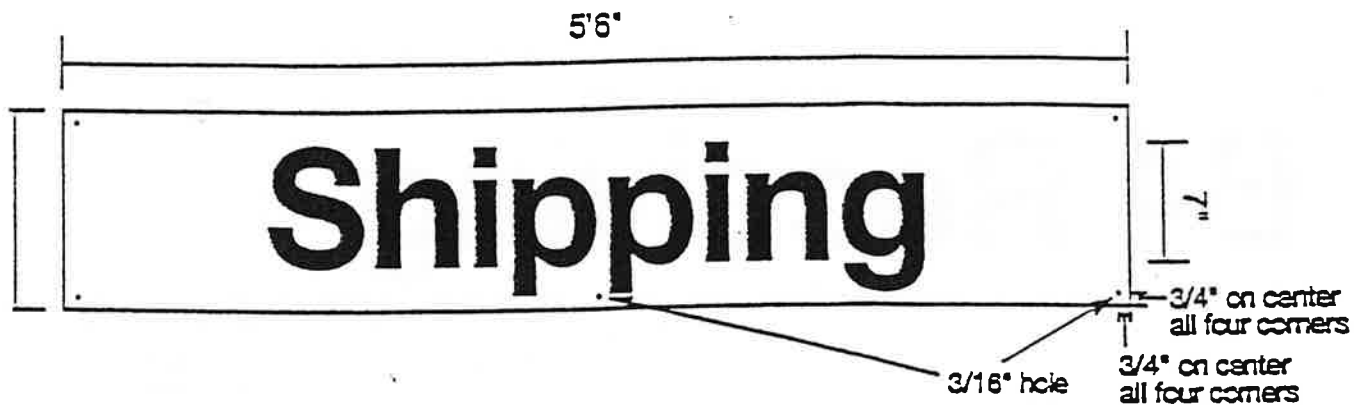


Scale 1/4" = 1'

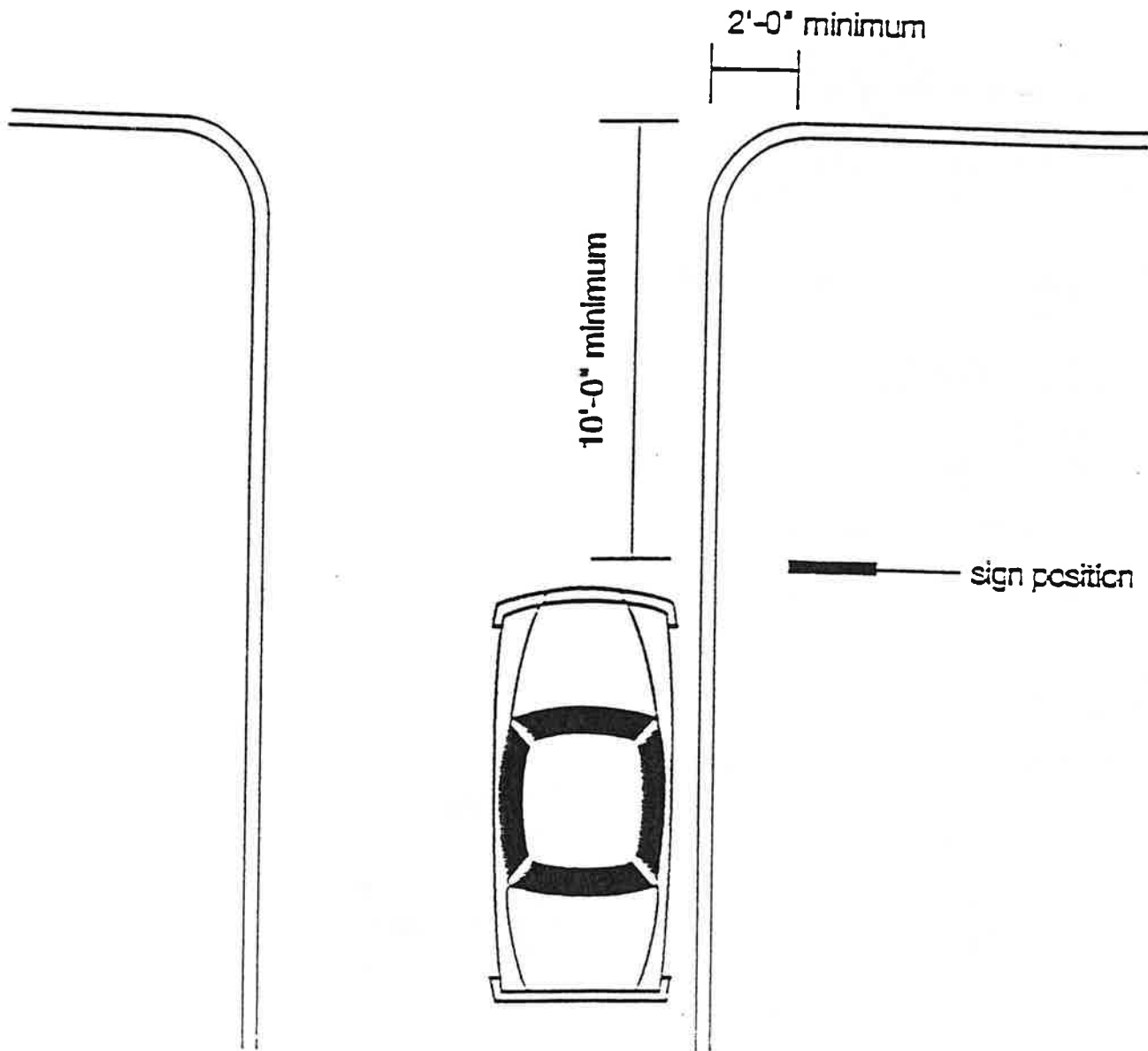


Hewlett Packard Master Plan
Wall Mount Sign (SR2)





Hewlett Packard Master Plan Sign Position



Helvetica Medium

A B C D E F G H I J K L M N
O P Q R S T U V W X Y Z
a b c d e f g h i j k l m n o p q
r s t u v w x y z
1 2 3 4 5 6 7 8 9 0

Letterspacing & Condensing

Main Directional Sign

Shipping

Condensing: 80% Letterspacing: none

Standard Directional Sign

Shipping

Condensing: 83% Letterspacing: -30

Wall Mount Sign

Shipping

Condensing: 100% Letterspacing: none

Bay Door Numbers

23

Condensing: 75% Letterspacing: -20

Arrow



3 1/2"

- (ii) Lettering and symbols shall be surface applied Black 3M Scotchlite reflective vinyl material, Series #580, or Black 3M Scotchcal vinyl material, 2 millimeters thick, Series #3475, with the exception of Sign Type TS1. Lettering and symbols for Sign Type TS1 shall be Ruby Red 3M Scotchlite reflective vinyl material, Series #580 or #580-82. All lettering shall be executed in such a manner that all edges and corners of the letter forms are true, clean, correctly spaced, and photographically precise. All lettering and graphics must accurately reproduce the letter form.
- d) Traffic signs must comply with the dimensions shown for traffic sign types in Figures 7 and 8.
- iv) Bay Door Signs (BD1)
 - a) Sign panel: Panel thickness 1/16" aluminum. Prime and paint matte polyurethane finish to match color of building. Paint finish to be smooth, free of scratches, foreign matter, or other imperfections.
 - b) Type: Helvetica Medium, condensing to 75%, -20 letter spacing.
 - c) Bay door signs must comply with the dimensions shown for bay door signs in Figure 9.
- v) Wall Mounted Signs (SR1, SR2, SR3, WM)
 - a) Aluminum sign panel: Panel thickness 1/16" aluminum. Prime and paint matte polyurethane finish to match color of building. Paint finish to be smooth, free of scratches, foreign matter, or other imperfections.
 - b) Mounting: 12"x12" plaque to be mounted with a #10x1" zinc-plated panhead Phillips tapping screw into a plastic molly. One in each corner of sign. 12"x5'6" plaque to be mounted with a #10x1" zinc-plated panhead Phillips tapping screw. One in each corner, one top center, one bottom center.
 - c) Graphics:
 - (i) Center all text and symbols vertically and horizontally, unless indicated otherwise. Place all text and symbols level and spaced for visual balance.
 - (ii) Lettering and symbols shall be surface applied black 2 millimeters 3M vinyl material. All lettering shall be executed in such a manner that all edges and corners of the letter forms are true, clean, correctly space, and photographically precise. All lettering and graphics must accurately reproduce the letter form. Colors shall be consistent with highway standards.
 - (iii) Type: Helvetica Medium, no condensing or letter spacing.

- d) Wall mounted signs must comply with the dimensions shown for bay door signs in Figures 10 to 12.
- vi) All arrows should be Helvetica Medium, 3-1/2 inches high and 3-1/2 inches wide.
- vii) Concrete for the bases of directional and traffic signs must comply with the following construction specifications:
 - a) General
 - (i) Summary: Work of this section includes concrete work associated with the traffic and informational signage at the Hewlett-Packard - VCD site.
 - (ii) Quality Assurance:
 - (a) Codes and Standards:
 - (i) Comply with provisions of the following Codes, specifications and standards, except as otherwise shown or specified:
 - (a) ACI 301 "Specifications for Structural Concrete for Buildings".
 - (b) ACI 311 "Recommended Practice for Concrete Inspection".
 - (c) ACI 318 "Building Code Requirements for Reinforced Concrete".
 - (d) ACI 304 "Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete".
 - (ii) Comply with building Code requirements more stringent than the above.
 - (b) Workmanship:
 - (i) Set and Maintain Screeds, Lines and Forms within the following Tolerance Limits:
 - (a) Variations from grade + 1/8-inch per foot, not cumulative; not to exceed 1/4 inch in 10 feet.
 - (ii) Contractor is responsible for correction of concrete work which does not conform to specified requirements, including strength, tolerances and finishes. Correct deficient concrete as directed by Architects.
 - b) Products
 - (i) Materials:
 - (a) Materials for Concrete:
 - (i) Portland Cement: Comply with ASTM C 150, type as required.

- (ii) Aggregates: Comply with ASTM C 33.
 - (iii) Water: Clean, free of oils, acids, organic matter.
 - (iv) Air-Entraining Admixture: Comply with ASTM C 260.
 - (v) Water-Reducing Admixture: Comply with ASTM C 494.
- (b) Form Materials:
 - (i) Unexposed Concrete Surfaces: Suitable material, dressed on at least two edges and one side for tight fit.
 - (ii) Exposed Concrete Surfaces: Provide $\frac{3}{4}$ inch PS 1, Type I concrete form grade plywood, grade and type stamped.
- (ii) Mixes:
 - (a) Ready-mixed Concrete: Comply with ASTM C 94, Mix Design Alternate No. 3; and in addition:
 - (i) Minimum Cement Content per Cubic yard: 564 pounds.
 - (ii) Slump: 4 inch maximum (plus 0, minus 2- $\frac{1}{2}$ inches).
 - (iii) Use air-entraining admixture in horizontal concrete exposed to freezing and thawing, as recommended by the UBC for "Moderate Exposure".
 - (iv) During hot weather, or under conditions contributing to rapid setting of concrete, a shorter mixing time than specified in ASTM C 94 may be required. When the air temperature is between 85°F and 90°F, reduce the mixing and delivery time from 1- $\frac{1}{2}$ hours to 75 minutes, and when the air temperature is above 90°F, reduce the mixing and delivery time to 60 minutes.
 - (b) Compressive Strength:
 - (i) 3,000 psi at 28 days.
 - (ii) When less than 30 tests are available for establishing a Standard Deviation, provide "Modification Factor" of 1988 U.B.C. Table 26-A-1. When less than ten tests are available, design mixtures according to UBC paragraph 2604(d) 3 B or Table 26-A-3.

c) Execution

(i) Forming and Placing Concrete:

(a) Formwork: Construct so concrete members and structures are of correct size, shape, alignment, elevation and position, complying with ACI 347.

(i) Provide openings in formwork to accommodate work of other trades. Accurately place and securely support items built into forms.

(ii) Clean and adjust forms prior to concrete placement. Apply form release agents or wet forms, as required. Retighten forms after concrete placement, if required to eliminate mortar leaks.

(b) Surface Preparation: Remove loose material from the compacted sub-base surface immediately before placing concrete.

(c) Installation of Embedded Items: Set and build into the work anchorage device and other embedded items required for other work that is attached to or supported by cast-in-place concrete. Use setting diagrams, templates and instructions provided with embedded items for locating and setting them.

(d) Concrete Placement:

(i) Comply with ACI 304, placing concrete in a continuous operation within Planned joints or sections. Do not begin placement until work of other trades affecting concrete is completed.

(ii) Consolidate placed concrete using mechanical vibrating equipment with hand rodding and tamping, so that concrete is worked around reinforcement and other embedded items and into all parts of forms.

(iii) Protect concrete from physical damage or reduced strength due to weather extremes. In cold weather, comply with ACI 306.

(iv) Hot Weather Placing: When hot weather conditions exist that would seriously impair the quality and strength of concrete, place concrete in compliance with ACI 305 and as specified below:

(a) Cool ingredients before mixing to maintain concrete temperature at time of placement below 75° F. Mixing water may be chilled, or chopped ice may be used to control the concrete temperature provided the water equivalent of the ice is calculated to the total amount of mixing.

(b) Wet forms thoroughly before placing concrete.

- (d) Do not use retarding admixtures unless otherwise accepted in mix designs.
 - (ii) Concrete Finishes:
 - (a) Exposed-to-View Surfaces: Provide a smooth finish. Remove fins and projections, patch defective areas with cement grout, and rub smooth. Minimum sequence for finish on exposed-to-view surfaces:
 - (ii) Curing:
 - (a) Provide protections as required to prevent damage to exposed concrete surfaces.
- 3. Specifications for Signs on Property Leased from HP.

All signs on property owned by HP, but leased to another occupant, should strive to make the signage consistent with, but not identical to, HP signage. All signs to be installed on property leased from HP must be approved by both Clark County and HP. Refer to Section G., *Specifications for Signs on HP-owned Property*, for a description of the HP sign approval process. At its discretion, HP may elect to include sign specifications in lease agreements. Refer to Clark County Code, Chapter 18.409.025 (B), (C) and (D) for a description of the Clark County sign permit process.
- 4. Specifications for Signs on Non-HP Property.

All signs that are not on HP-owned property must be approved by both Clark County and HP. Refer to *Section G, Specifications for Signs on HP-owned Property*, for a description of the HP sign approval process. At its discretion, HP may elect to include sign specifications in covenant agreements with purchasers of HP property. Refer to Clark County Code, Chapter 18.409.025 (B), (C) and (D) for a description of the Clark County sign permit process.
- 5. Zoning Districts

In addition to the signs enumerated in Section 18.409.040, the following signs are permitted by zoning districts. Other types of signs are strictly prohibited unless authorized by another section or not covered by the scope of this chapter.
- 6. On-Premises Freestanding Signs:
 - a. Allowable Area: One (1) square foot per lineal foot of street frontage of the premises up to a maximum of two hundred fifty (250) square feet; PROVIDED, that a premises with less than thirty-two (32) feet of linear street frontage shall be allowed a maximum of thirty-two (32) square foot sign.
 - b. Number of Signs: One (1) sign per street frontage.
 - c. Height of Sign: Maximum twenty-five (25) feet.
- 7. On-Premises Fascia and Projecting Signs:
 - a. Allowable Area: One (1) square foot per linear foot of building, as measured horizontally along a side building elevation, up to a maximum of two hundred fifty (250) square feet per sign, PROVIDED, that a building elevation with less than thirty-two (32) feet of horizontal length shall be allowed a maximum thirty-two (32) square foot sign.
 - b. Projecting Signs: Projecting signs shall not project horizontally more than eight (8) feet from the wall of a building and shall not project vertically more than six

(6) inches above the eave or parapet and shall not project over a roof or canopy; further, projecting signs shall be prohibited within the front yard setback and shall be a minimum of eight (8) feet above grade.;

8. Business or Industrial Complex Signs (Freestanding Signs).

- a. Allowable Area: 1.5 square feet per lineal foot of street frontage of the premises up to a maximum of three hundred fifty (350) square feet for each sign, PROVIDED, that a premises with less than forty-three (43) feet of lineal street frontage shall be allowed to a maximum sixty-four (64) square foot sign.
- b. Height of Sign: Maximum thirty (30) feet.
- c. Number of Signs: One per street frontage. An additional sign is allowed if any single frontage exceeds six hundred sixty (660) feet, PROVIDING, a minimum spacing of five hundred (500) feet is maintained between freestanding signs. Total square footage of all signs must fall within allowable area.;

9. Allowable Combination of Sign Types:

- a. On any premises, only these combinations are allowable:
 - i) On-premises fascia signs, projecting signs and a freestanding sign,
 - ii) On-premises fascia signs, projecting and business or industrial complex sign(s).
- b. Electronic Message Center: If an electronic message center is proposed with any of the sign types, the area of the electronic message center shall not exceed fifty percent (50%) of the area of the sign; PROVIDED, the area limitation shall not apply if the sign is solely limited to time and temperature information.
- c. Temporary Signs: A permit for temporary sign(s) and/or banner(s) for a grand opening or other special event may be approved by Clark County (CCC 18.409.050(C)(6)).
- d. Light Manufacturing: ML; Industrial Park: MP; Heavy Manufacturing: MH.
 - i) On-Premises Freestanding Signs: Same as Section 18.409.050 (C-1);
 - ii) On-Premises Fascia and Projecting Signs: Same as Section 18.409.050 (C-2);
 - iii) Industrial Complex Signs (Freestanding Signs): Same as Section 18.409.050 (C-3);
- e. Allowable Combinations of Sign Types:
 - i) On any street frontage, only the following combinations are allowed:
 - (a) On-premises fascia, projecting and freestanding signs,
 - (b) On-premises fascia, projecting and industrial complex signs;
 - (c) Electronic Message Center: Same as Section 18.409.050(C-5);
 - (d) Portable or Temporary Signs: Same as Section 18.409.050(C-6); and,
 - (e) Real Estate Signs: Same as Section 18.409.050(C-7).
- f. Agricultural: AG; Forest: FR; Rural Farm: RF; Rural Estate: RE; Rural Residential: RR; Suburban: RS.

- i) Agricultural Signs. For the purpose of advertising handicraft and farm products produced on the premises, one sign for each six hundred sixty (660) feet of road frontage is permitted on any one (1) property under the same ownership. Each such sign shall not exceed thirty-two (32) square feet in area. The maximum height shall be twenty (20) feet.
 - ii) Home Occupation and Home Businesses. Signs identifying home occupations and home businesses shall be limited to two (2) square feet and shall be unlighted. The maximum height shall be eight (8) feet.
 - iii) Conditional Use Permit. For conditional uses such as churches, private recreational facilities, veterinary clinics, etc., shall be the same as subsection 18.409.050(B) above.
- g. Real Estate Signs. Same as subdivision 18.409.050(A-3) above. (Ord. 1991-12-109)

H. 18.409.055 Special Sign Control Districts.

1. Purpose. There are areas within the county in which the character is formed by a general concept or major development focus, such as a regional shopping center, a major employer, a major transportation corridor, or a commercial core area. The following restrictions are established for application within special sign control districts to provide a unified approach to signs and/or the enhancement of a development concept for a specific geographic area in the county.
2. District Regulations. The following regulations are in addition to the underlying zone requirements. Where conflicts arise between the underlying zoning district standards and the special district standards, the stricter of the two requirements shall apply:
 - a. Vancouver Mall Special District.
 - i). Type.
 - a) All freestanding signs shall be the monument type,
 - b) Projecting signs shall not project more than three (3) feet horizontally from the wall of a building;
 - ii) Height. Freestanding signs shall not exceed twelve (12) feet in height, except that a business complex sign may be increased in height by two (2) feet per business, PROVIDING, the total height of the sign does not exceed twenty (20) feet,
 - b. Mill Plan Transportation Corridor (TC) Combining District.
 - i) Type.
 - a) All freestanding signs shall be of the monument type,
 - b) Setback. Freestanding signs shall not exceed five (5) feet in height within twenty (20) feet of a public or private right-of-way, as measured from the finish grade or top of berm;
 - ii) Height. Freestanding signs shall not exceed twenty (20) feet in height, except complex signs shall not exceed twenty-five (25) feet in height. (Ord. 1991-12-109)

I. 18.409.060 Limited Access Highway--Restricted Advertising.

The provisions of this section shall be applicable to all land adjoining or adjacent to Interstate 5 (I-5) and Interstate 205 (I-205) and within three hundred (300) feet of the edge of the right-of-way, and within commercial, industrial or business park zoning districts.

1. Restrictions.
 - a. No sign or sign structure, or portion thereof, shall exceed a height of fifty (50) feet;
 - b. The erection or remodeling of signs directed at limited access highways shall be approved by the Planning Director, only after consideration has been given to the location, size, and orientation of such signs, as provided for in this section;
 - c. The sign shall be designed to be viewed by a person of normal vision acuity traveling on I-5 or I-205;
 - d. Signs either attached to buildings or freestanding structures shall only contain advertising display specifically and directly related to products produced, sold, used, or otherwise handled, or services rendered on the real property;
 - e. Not more than one (1) limited access highway advertising sign shall be located on the premises. The total number of signs allowed on the premises shall not exceed the district standards of Section 18.409.050;
 - f. The area of the sign shall comply with the standards of the district in which it is located.
2. Conformance to State Law. Nothing in this section shall be construed to permit the erection of signs which are prohibited by state law or any amendments thereto. (Ord. 199.12.109)

J. 18.409.070 Nonconforming Signs.

Nonconforming signs shall be subject to the conditions set forth below:

1. A nonconforming sign or sign structure shall not be altered or enlarged in any manner unless such alteration or enlargement would bring the sign into conformity with the signs permitted in the zoning district in which it is located, PROVIDED, the restriction against alteration does not apply to copy or panel changes where the sign area and shape is maintained.
2. Any nonconforming sign or sign structure may be maintained with ordinary care.
3. All nonconforming temporary signs, portable signs, flags, pendants and banners shall be removed by March 31, 1992. (Ord. 1991-12-109)

K. 18.409.080 Mobile Home Park Signs.

Mobile home park signs shall be permitted as follows:

1. Identification signs advertising mobile home park, PROVIDED, that such signs shall have a maximum area of thirty-two (32) square feet and no more than one sign allowed per street frontage;
2. Only nonilluminated and indirectly illuminated signs shall be permitted in multifamily A1, A2, AR, FR, RF, RE, RR, and RS Zones. No flashing or intermittent illumination shall be permitted;
3. No sign or sign structure shall exceed fifteen (15) feet in height;

4. Signs over five (5) feet in height shall conform to the minimum setback designated for structures in that zone;
5. Incidental signs for the information and convenience of tenants and the public relative to parking, traffic movement, office, restrooms, etc., are allowed, PROVIDING, such signs do not exceed four (4) square feet in area, and PROVIDING, name plates do not exceed eight by twelve (8x12) inches in area;
6. One (1) sign advertising the sale of each mobile home located on a mobile home lot. (Ord. 1991-12-109)

L. 18.409.090 Signs Facing Residential Districts.

No sign advertising a business which is not conducted on the premises or a commodity or service which is not the preliminary product of sale or services on the premises, shall face or be oriented toward any adjoining or abutting residential district within two hundred (200) feet of the premises on which the sign is to be placed. (Ord. 1991-12-109)

M. 18.409.095 Sign Placement / Solar Access.

The applicant shall certify that placement of the proposed sign will not impact the availability of direct sunlight to an existing solar energy system, which, by the determination of the Planning Director, contributes substantially to the space and/or water-heating requirements of a building. (Ord. 1991-12-109)

N. 18.409.100 On-Site Interference.

The location and structural design of freestanding signs shall be such as to not interfere with the safe and efficient use of off-street parking and loading areas, including aisle-ways and access driveways.

O. 18.409.110 Lighted Signs as Nuisances.

Illuminated signs shall be placed so as not to be a nuisance to any residents or future residents of adjacent residentially zoned property within two hundred (200) feet of the sign. A nuisance shall be defined as flashing lights or lights of such intensity which may interfere with the residents' peaceful occupancy of their home. As part of a sign permit or site Plan review process, the Planning Manager may require signs to be screened, shielded, relocated, or the lighting adjusted, or other measures to mitigate a potential interference with adjoining residentially zoned property. (Ord. 1991-12-109)

P. 18.409.120 Enforcement.

Upon presentation of proper credentials, the Planning Manager or his duly authorized representative may enter at reasonable times a building or structure, or upon any premises in Clark County, to perform any duty imposed upon him by this chapter. He may inspect or reinspect all signs at his discretion. (Ord. 1991-12-109)

Q. 18.409.130 Removal of Signs in Violation of this chapter Master Plan.

If the Clark County Planning Manager or his duly authorized representative finds that any advertising sign is erected or maintained in violation of the prior sign regulations herein, or is erected or maintained in violation of the provisions of this chapter Master Plan, he shall may send a notice and order, pursuant to Title 32 of the Clark County Code, to the owner of the advertising sign and/or the owner of the building or premises to bring it into compliance, or to remove it within ten working days; PROVIDED, that signs which are deemed to be a health and safety hazard shall be required to be removed immediately. Unless the notice and order is appealed at the expiration of required notice periods, the Planning Manager or his duly authorized representative may institute appropriate action or proceedings to prevent, restrain, correct, or abate the violation, including fines and enforcement pursuant to Title 32 of the Clark County Code. (Ord. 1991-12-109)

R. 18.409.140 Maintenance and Appearance of Signs.

All advertising signs, together with all of their supports, braces, guys and anchors, shall be kept in good repair and maintained in a safe condition. All advertising signs and the sites upon which they are located shall be maintained in a neat, clear, and attractive condition, and advertising signs shall be kept free from excessive rust, corrosion, peeling paint, or other surface deterioration. The display surface of all outdoor advertising structures shall be kept neatly painted or posted. (Ord. 1191-12-109)

S. 18.409.15h0 Abandoned Signs.

Except as provided in this chapter, any person who owns or leases a sign shall remove such sign when either the function has discontinued or business it advertises has discontinued on the premises on which the sign is located; or when the sign is no longer properly repaired or maintained as required by this chapter. (Ord. 1991-12-109)

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BEFORE THE LAND USE HEARINGS EXAMINER
OF CLARK COUNTY, WASHINGTON

Regarding an application by the Hewlett-Packard Co.)	FINAL ORDER
for a covenant release and a master plan for a planned unit)	PUD 96-003
development for a 189-acre site north of SE 34th Street &)	COV 96-002
east of SE 176th Avenue in Clark County, Washington)	(Hewlett-Packard Master Plan)

I. SUMMARY

1. Hewlett-Packard (the "applicant") requests approval of a covenant release and approval of a master plan for a planned unit development ("PUD").

a. The applicant entered into a covenant with Clark County in 1979 to allow development of the 189-acre site with 2.2 million square feet of industrial and other uses and related public utility and facility needs. The terms of the covenant reflected regulations in the industrial zone at that time. Those regulations have been substantially amended since then, but the covenant continues to apply. If the covenant is released, development on the site will be subject to the regulations of Clark County and/or the City of Vancouver applicable when application is made for that development, except as modified pursuant to the proposed master plan.

b. The proposed master plan includes a development concept, conceptual development plan, a list of permitted uses and the procedures and standards to which they will be subject. In summary, the applicant intends to develop the site principally for industrial and manufacturing uses permitted in the ML (Light Manufacturing) zone of Clark County, although commercial uses are permitted up to a total of 260,000 square feet. The proposed standards generally comply with or exceed the standards of the ML zone. The master plan also includes preliminary plans for roads, utilities, open space and drainage and illustrations of possible lot divisions. Full build-out of the site is estimated to include 2.6 million square feet of gross floor area and almost 10,000 employees.

c. The campus now contains about 715,000 square feet of floor area and about 2500 employees. The County has approved a site plan application for an additional building containing 300,000 square feet, and building permit applications are in process for the first phase of that building.

2. The County issued a Mitigated Determination of Nonsignificance for the proposal on June 25, 1997. It requires the applicant to do an archeological predetermination and/or survey before the County approves site plans or issues permits for the site.

3. At the duly noticed public hearing in this matter, County staff recommended approval of the application subject to conditions of approval. The applicant largely accepted the recommended conditions of approval. Three members of the public testified orally or in writing with concerns. The hearings examiner held open the public record for one month after the hearing to allow the parties to address issues raised at the hearing. The principal contested issues in this case include the following:

a. Whether the master plan adequately addresses the transition between industrial and related uses on the site and residential land uses in the vicinity of the site, particularly east of 176th Avenue;

b. Whether the master plan is clear about when the applicant must improve 192nd Avenue and about whether a proposed road will be public or private; and

c. Whether the master plan contains adequate standards to address commercial land use on the site, particularly stand-alone commercial uses.

4. The examiner concludes that the covenant should be released and the master plan should be approved, subject to conditions of approval recommended by County staff with certain amendments. The conditions of approval are at the end of this final order.

II. HEARING AND RECORD

1. Hearings Examiner Larry Epstein (the "examiner") received testimony at the public hearing about this application on July 10, 1997. A record of that testimony is included herein as Exhibit A (Parties of Record), Exhibit B (Taped Proceedings), and Exhibit C (Written Testimony). These exhibits are filed at the Clark County Department of Community Development.

2. At the hearing, County planner Melissa Remick summarized the Clark County Department of Community Development Environmental Checklist Review and Staff report dated June 25, 1997 (the "Staff Report"). She noted that the applicant filed the application before the effective date of annexation of the site by the City of Vancouver. Therefore the County is responsible for processing the application, but the City of Vancouver is likely to administer implementation of the master plan over time. She also characterized the master plan as a conceptual document. It does not include an application for a specific subdivision of the site; nor does it include proposals for specific building designs. Division of the property and design review for structures will be subject to future proceedings.

3. Ed Gallagher, Jewel Barton, Dennis Cusack, Michael Spatz and John Replinger testified for the applicant. They summarized the public involvement process for the master plan, the applicant's existing and proposed operations, existing and proposed conditions on the site, existing and proposed uses, and existing and proposed public utilities and facilities including streets.

a. Mr. Gallagher raised concerns about and/or suggested specific changes to recommended conditions of approval 3B (regarding wellhead protection), 8B (regarding commercial uses), 13A (regarding provisions for archeological study before development), 14B (regarding timing of 192nd Avenue improvements), and 14H, I, K and L (regarding road improvements and a traffic study). See Exhibit 29.

b. Ms. Remick recommended approval of the proposed changes to conditions 3B and 13A. County Engineer Pete Capell recommended approval of proposed changed to condition of approval 14.

4. The examiner made a number of observations about the master plan to which the applicant responded at and after the hearing. As originally proposed, the master plan does not contain a landscape element, although there are groves of mature trees on the site. It does not address single family homes north, west and south of the site, such as with landscaping and building height standards to protect views and vistas from those homes. It does not contain standards to be used by the planning director whether to approve applications for uses permitted subject to planning director review and approval. It does not contain siting or design standards for permitted commercial uses other than the cap on total floor area. It does not provide clearly whether the north boundary road will be public or private under all foreseeable futures. It did not provide provisions for its own revision. The applicant proposed changes to the master plan to address most if these issues.

5. Doug Green and Chad Foremaster, president of the homeowners association west of the site, raised concerns and asked questions. Their principal concerns involved the lack of apparent transition between the site and their single family residential areas. They raised concerns about industrial vehicles and heavy traffic loads being unsuitable for local residential streets. They raised concerns about the impacts of future structures on views from adjoining homes. They objected to direct access from the site to 176th Avenue. Before the hearing area resident Carolyn Osten submitted a letter raising concerns about view and noise impacts (Exhibit 28).

6. The examiner held open the record for one month (until August 12) for the parties to respond to the issues raised in the testimony. At the conclusion of that time, the County submitted a memorandum recommending approval of the master plan subject to the recommended conditions of approval as revised at the hearing and with certain changes to the master plan proposed by the applicant and attached to that memo (Exhibit 30).

III. DISCUSSION

1. County staff recommended approval of the applications in this case based on the findings in the Staff Report and subject to conditions of approval in the Staff Report as amended at the hearing. The applicant accepted the findings and recommended conditions in the Staff Report as amended.

2. The examiner concludes the findings in the Staff Report show generally that the proposed applications do or can comply with the applicable standards, provided the applicant complies with the recommended conditions of approval. The examiner adopts and incorporates the findings in the Staff Report as his own except as expressly provided otherwise herein.

3. There are no factual disputes in the case. The only legal disputes concern whether the master plan goes far enough to address the following sources of potential adverse impacts and to achieve the general goals¹ and other standards for a master plan.

a. The master plan allows up to 260,000 square feet of commercial uses. It contains no standards to limit those uses. They could all be situated in one part of the site separate and isolated from the rest of the development. Such a result would conflict with the master plan concept which calls for an integrated approach.²³ It also could concentrate

¹ CCC 18.414.050.A provides a master plan shall comply with the following general goals:

1. Achievement of the goals and objectives of the community framework plan and the comprehensive plan;
2. Enhancement of economic vitality, particularly opportunities for high wage employment;
3. Efficient provisions and use of public facilities and services;
4. Measures to reduce the number of automobile trips generated and to encourage alternative modes of transportation; and

² CCC 18.414.010 provides in relevant part:

Through flexibility of standards and consolidation of reviews, master planning is intended to promote and facilitate quality development of larger sites in an integrated, cohesive

land use and traffic impacts of those commercial uses in a way not anticipated in the County's review of the master plan. Such results would be inconsistent with the character of the neighborhood and contrary to the orderly development of the site as a master planned unit, contrary to CCC 18.414.040.B.5.⁴ Therefore the examiner finds that the master plan should include standards to encourage integration of commercial uses on the site.

(1) In the list of potential uses, (see page 1 of the August 1, 1997 Master Plan Development Standards), the master plan makes a distinction between commercial uses situated more than 200 feet from the centerline of a public right of way within an industrial building and all other commercial uses. The former are permitted uses. The latter are subject to planning director review and approval. This encourages physical integration of commercial uses with other uses on the site in locations that are inherently more likely to be inward-focused.

(2) After the hearing the applicant amended the master plan to include a section entitled "Planning Director Review." (It is labeled page 13 of the May 1997 draft Master Plan on the attachment to Exhibit 30.) That section describes a process and includes four standards for the planning director to apply when deciding whether to approve stand-alone commercial uses. Three of the standards are substantially similar to those in CCC 18.414.050.B.2 and 3. The fourth standard provides:

That free-standing commercial facilities should augment HP's site and/or its employees (i.e., food services, daycare and recreational facilities).

(3) The examiner finds the standards that parallel CCC 18.414.050.B.2 and 3 are broad enough in scope to enable the planning director to deny an application for a free-standing commercial use due to or to impose conditions on the design of a free-standing commercial use to address the most significant potential sources of adverse impact: traffic and externalities due to access, views, lights, signs, noise, etc. But these standards do not encourage the integration of commercial uses into the site.

(4) The fourth standard, quoted above, is so broad that virtually any commercial use could be situated anywhere and in any configuration or combination. It addresses the service issue by relating uses to HP's employees. But it does not address the physical integration issue.

manner providing for the functional, design and other linkages between, and consistency among, a mix of individual uses and structures.

³ CCC 18.414.050.B.6 requires the master plan to comply with the following:

The proposed master plan facilitates quality development in an integrated manner which provides for a functional and design interrelation of uses and/or structures.

⁴ CCC 18.414.050.B.5 provides:

The establishment, maintenance and/or conduct of the use for which the development plan review is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare, injurious to property or improvements in said neighborhood; nor shall the use be inconsistent with the character of the neighborhood or contrary to its orderly development.

(5) The examiner finds that a stand-alone commercial use can be integrated into the master plan site by its location (i.e., interior to the site rather than along an edge) and/or by its design (i.e., using common architectural themes, building materials and landscape materials; orienting activity areas such as access, parking, entries and service toward the interior of the site; integrating pedestrian features to connect to surrounding buildings; and scaling and focusing signs and lighting to emphasize convenience of access from within the site at least as much as from outside). A standard should be added to require consideration of such approaches to integrating free-standing commercial uses.

(6) The examiner finds that commercial uses should not be concentrated in any particular area of the master plan, because that was not part of the proposal, and such concentration could increase potential adverse effects and would be inconsistent with the orderly development of the site and neighborhood. Therefore a standard should be added prohibiting a concentration of free-standing commercial uses. Although a numerical limit on concentration is inherently arbitrary, it is easy to administer and enforce. Given the long life of the master plan, the examiner finds a clear and objective standard is warranted. Flexibility can be provided by allowing the applicant to propose a design-oriented approach as a major amendment. Therefore a stand-alone commercial use or combination of uses in one or more buildings or in a contiguous complex shall not contain more than 65,000 square feet of floor area (i.e., 25% of the maximum permitted commercial area in the master plan). This ensures commercial uses will be distributed throughout the site in a manner that is reasonably likely to achieve physical integration.

(7) The process described in the Planning Director Review section is not consistent with procedures used by the County, does not provide for technically complete review, does not provide enough time for deliberation or processing and does not address integration with site design review.

(a) The examiner finds an application for a use subject to planning director review should be subject to a Type II process as provided in CCC 18.600 or closest equivalent City process, provided that pre-application review shall not be required. This will provide notice of the application to potentially interested parties. Such notice is warranted given the subjective nature of most of the standards the planning director will apply.

(b) The planning director should be the initial review authority unless an applicant requests review by the examiner, in which case the application should be subject to a Type III process or equivalent (but without pre-application review).

(c) Applications for a use subject to planning director review and for site plan review for that use should be processed concurrently if requested by an applicant.

b. The "Open Space" element of the master plan consists of one sentence:

Open space will be provided through on-site existing and proposed passive landscaped and natural areas.

(1) The examiner finds that is inadequate to comply with CCC 18.414.050.B because it does not promote retention of existing stands of mature timber on the site. Those trees are a significant natural environmental resource. Development requiring their removal would be inconsistent with the character of the area.

(2) The examiner finds that retention of a healthy and stable portion of the mature stands of trees on the site should be encouraged. Lots should be required to be large enough so that such healthy and stable areas of trees can be preserved. Site planning should be required to facilitate a coordinated approach to such retention. A condition of approval requiring a development standard to this effect or identification of stands to be preserved is warranted.

c. After the hearing, the applicant amended the master plan to address concerns about the transition between uses on the site and adjoining residential uses.

(1) The applicant amended Table 1 on page 3 of the August 1, 1997 Master Plan Development Standards to prohibit buildings more than one story high within 40 feet of the SE 176th Avenue right of way. The examiner finds this will preserve views from the west, adequately preserving that aspect of the neighborhood character.

(2) The applicant added landscape and screening standards for development abutting the west and north sides of the site. Two illustrations provide typical examples of what the screening will look like when mature. Additional details are provided in Section G of the Master Plan Development Standards, including species, size at planting, spacing, etc. The examiner finds these are adequate minimum standards. An applicant should be able to propose to use existing trees or equally effective forms of landscape buffers as part of site plan review.

(3) The applicant did not propose to restrict access to the street at the northwest corner of the site. The examiner finds that such an access limit is not warranted at this time, but that the County Engineer or his equivalent in the City should be able to order the applicant to restrict access to that road, if private, or to provide or contribute to the provision of traffic calming measures on that street off-site to the west if the nature or volume of site-related traffic causes or substantially contributes to traffic hazards or other adverse traffic conditions in the adjoining neighborhood. A condition of approval is warranted to this effect.

d. After the hearing, the applicant amended the provisions regarding the proposed northerly boundary road. First the applicant agreed to separate the road from the north edge of the site by at least 30 feet. Second the applicant removed references to potential lot numbers shown on the illustrative plans in the provisions that are to be used to decide whether that road is public or private. Instead the applicant substituted language requiring the road to be public when that road has a full-service intersection with 192nd Avenue and at least 60% of the frontage of the site abutting that road is developed. The examiner finds the second change clarifies an ambiguity in the original master plan.

e. After the hearing, the applicant amended the master plan to incorporate provisions for amendments. These provisions are consistent with CCC 18.414.100. Therefore they are appropriate.

VI. DECISION

Based on the above findings, discussion, and conclusions provided or incorporated herein and the public record in this case, the examiner hereby approves PUD 96-003 and COV 96-002 (Hewlett-Packard Master Plan), and releases the covenant that applies to the site in this case, subject to the following conditions of approval:

1. The applicant shall amend the master plan to be consistent with the conditions of approval of this final order and shall submit the amended master plan to the planning

director for review and approval before the County or the City authorizes development under the plan. The master plan shall be amended to be consistent with the attachment to Exhibit 30 except as otherwise provided herein.

A. The master plan shall be amended to include standards to encourage integration of commercial uses with other uses on the site. In addition to requiring stand-alone commercial uses to serve HP employees, development standards shall require such uses to be integrated into the master plan site by their location (i.e., interior to the site rather than along an edge) and/or by their design (i.e., using common architectural themes, building materials and landscape materials; orienting activity areas such as access, parking, entries and service toward the interior of the site; integrating pedestrian features to connect to surrounding buildings; and scaling and focusing signs and lighting to emphasize convenience of access from within the site at least as much as from outside).

B. The master plan shall be amended to prohibit a stand-alone commercial use or combination of stand-alone commercial uses in a single building or contiguous complex of buildings containing more than 65,000 square feet of floor area, unless the applicant shows as part of the site review application that a larger concentration of stand-alone commercial uses will be integrated physically and functionally with other uses on the master plan site and will not be oriented, marketed or operated primarily to serve customers off the master plan site.

C. The master plan shall be amended to require an application for a use subject to planning director review to be subject to a Type II process as provided in CCC 18.600 or closest equivalent City process, provided that pre-application review shall not be required. The planning director should be the initial review authority unless an applicant requests review by the examiner, in which case the application should be subject to a Type III process or equivalent (but without pre-application review). Applications for a use subject to planning director review and for site plan review for that use can be processed concurrently if requested by an applicant.

D. The master plan shall be amended to encourage retention of a healthy and stable portion of the mature stands of trees on the site. Lots should be required to be large enough so that healthy and stable areas of trees can be preserved. Site planning should be required to facilitate a coordinated approach to such retention. Existing standards of mature trees should be allowed to substitute for required buffers or landscaping.

2. The applicant shall submit to the planning director a statement releasing the covenant for the signature of the hearings examiner in a form approved by the County Prosecuting Attorney and, once signed and returned to the applicant, shall cause such statement to be filed in the appropriate county record.

3. Regarding water, wetlands and drainage:

A. The applicant shall submit a detailed storm water and erosion control plan for individual structures and facilities at the time of site plan review.

B. For any activity proposed within a wellhead protection area, the applicant shall provide detailed information at the time of site plan review of the site's proposed uses, building tenants, and any chemicals or materials which may negatively impact the portion of the site designated as a wellhead protection area. As a result of the information submitted by the applicant, staff may require mitigation or impose conditions of approval if staff concludes that a probable significant adverse environmental impact may result.

C. The applicant shall preserve and protect the existing on-site wetlands and buffers as identified in the October 1994-Wetland Delineation Report in accordance with Wetland Protection Ordinance Chapter 13.36.

4. The applicant may remove vegetation from the area noted as Area A on Exhibit No. 5. This vegetation clearing permit will remain valid for 12 months from the date of approval by the Hearings Examiner, and upon showing of good cause, may be extended for an additional 12 months. This vegetation clearing permit is not valid for the removal of any vegetation outside of the area noted as Area A on Exhibit No. 5. The applicant is responsible for ensuring that removal of such vegetation will not compromise the area's taxation classification, or the applicant must request a release of the Farm and Agriculture classification. *(Note: there are no conditions # 5 through 7.)*

8. Regarding land uses and their review:

A. The applicant shall work with Clark County staff to correct the project's activity number from a planned unit development activity to a master plan activity.

B. A maximum of 10% of the 2.6 million gross floor area permitted on the 189 acre site, or 260,000 square feet, may be for commercial uses if all of the following conditions are met. Each commercial use must be permitted outright within the Highway Commercial zoning district in effect upon the date of the Hearings Examiner's approval of the Master Plan [see Exhibit No. 25], located a minimum of 200 feet from the centerline of all public rights of way, and located entirely within buildings used primarily for industrial use. If the commercial use is proposed to be located in a stand-alone commercial structure which is not used primarily for industrial use, then the proposed commercial use must be reviewed and approved by the Planning Director.

C. Upon approval by the reviewing authority and timely implementation as described in CCC 18.414.070, the master plan shall remain in force unless amended through appropriate procedures outlined in CCC 18.414.100, or the equivalent City of Vancouver procedure. All development in the master plan area shall thereafter comply with the master plan requirements and standards included or referenced therein. *(Note: there are no conditions #9 through 12.)*

13. Prior to the issuance of site plan review approval for any and all structures, and prior to the issuance of any permits necessary for the installation of infrastructure, the applicant shall conduct an archaeological predetermination and/or survey pursuant to CCC 20.50.025 (3)(k)(i-v) adopted by Clark County and in effect upon the date of approval of this Master Plan by the Hearings Examiner for the area of development. (See Exhibit 26.)

14. Regarding roads and rights of way:

A. Prior to site plan approval, dedicate right(s)-of-way to the County as required for the eastern half-width of 35 feet for SE 176th Avenue and for the northern half-width of 50 feet for SE 34th Street across the relevant frontages of the site.

B. Regarding SE 192nd Avenue:

(1) Prior to site plan approval, the applicant shall dedicate the complete right of way for SE 192nd Avenue, as shown on the master plan or its amendments, to allow future construction to a Principal Arterial Parkway standard when there is a continuous functional roadway to the site and an interchange at SR-14.

(2) The applicant shall participate in the construction of SE 192nd Avenue including curb, gutter, sidewalk, paved roadway and street intersections through the entire site as required through approval of site plans for projects with access to SE 192nd Avenue.

(3) SE 192nd Avenue is listed in the Traffic Impact Fee Program. Under the current program, right of way dedication for SE 192nd Avenue and construction costs for SE 192nd Avenue improvements, if incurred by the owner, are eligible for TIF credits up to a maximum of the applicant's proportionate share.

C. Walkway connections to adjacent properties will need to be addressed at the time of site plan approval.

D. Roadway plans and profiles shall be prepared by an engineer, licensed in the State of Washington, and submitted for approval to Clark County prior to road construction.

E. As-built plans for all roadways shall be submitted in compliance with the Road Standards.

F. Driveway and intersection spacing shall be as required by County Code.

G. The applicant shall comply with ADA requirements at intersection and driveway locations.

H. The proposed North Boundary Road may be either a private road or a public road. The master plan provides for the road to connect to SE 192nd Avenue at the east and SE 176th Avenue at the west boundary of the HP parcel. As a private road, it would be for HP use and would serve for internal circulation and would not connect directly with SE 192nd Avenue. The proposed North Boundary Road is agreed to be a public roadway that needs to be constructed to 2-lane collector standards (C-2) from SE 176th Avenue to SE 192nd Avenue pursuant to CCC 12.05 by the property owner (HP or its successors) if both conditions 1 and 2 below are met:

1. An intersection of the North Boundary Road with SE 192nd Avenue is requested by HP (or a successor owner of Parcel 5) and is constructed as an at-grade intersection providing for all turning movements from the west, north, and south approaches of the intersection.

2. Building permits are issued for development on at least 60 percent of the parcel frontage on the south side of the North Boundary Road.

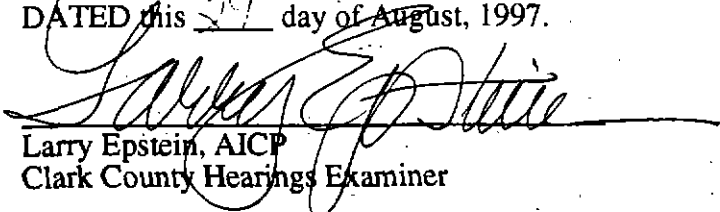
I. Connecting the "Mid-Site Access" street to SE 176th Avenue is not required and shall not be permitted, except for pedestrian, bicycle and emergency access, unless approved as a Major Amendment. The design of the intersection of the "Mid-Site Access" street with SE 192nd Avenue will be determined through an access management study for SE 192nd Avenue and refined, if necessary, through a traffic analysis triggered by site development. The "Mid-Site Access" street approach to NE 192nd Avenue will provide for and be designed to accommodate truck, automobile, bicycle and pedestrian traffic as required for proposed developments on the HP campus.

J. Proposed locations of the two access points to SE 192nd Avenue are conceptual. Specific locations will be designated through the approval by the City of Vancouver of a road access plan (for SE 192nd Avenue from SE 34th Street to the north HP property line) involving surrounding land owners and HP. It is recognized that due to balancing transportation and environmental concerns, 1,000 foot spacing between intersection may not be achieved.

K. Consistent with transportation concurrency management codes about when traffic studies are required, the applicant shall complete a traffic study sufficient to provide traffic volume data to determine the need and/or timing of intersection signalization. In addition, signal participation agreements may be required by the County Engineer.

L. The County Engineer or his equivalent in the City may order the applicant to restrict access to the North Boundary Road, if it is a private road, or to provide or contribute to the provision of traffic calming measures on the section of that street off-site to the west if the nature or volume of site-related traffic causes or substantially contributes to traffic hazards or other adverse traffic conditions in the adjoining neighborhood.

DATED this 24th day of August, 1997.


Larry Epstein, AICP
Clark County Hearings Examiner



DATE: May 27, 2020

TO: Anne McEnerny-Ogle, Mayor
City Council

FROM: Eric J. Holmes, City Manager

RE: **City of Vancouver COVID-19 Emergency Response Update and Ratification of Emergency Orders**

Executive Summary

Earlier this month, the Governor declared Clark County as eligible to seek a variance under the [Safe Start Washington plan](#) to move from Phase 1 to Phase 2 earlier than June 1. The Board of Health (County Council) [authorized the application for a variance](#) shortly thereafter, which was submitted by Clark County Public Health to state health officials. During the pendency of the variance request, an outbreak of COVID-19 infections at the Firestone Foods processing plant in Fruit Valley resulted in the variance application being placed on hold while this outbreak is resolved. As of this writing, there is not a clear date by which a decision on the variance may be rendered by State officials. Clark County Public Health is working closely with state health officials to address concerns about the Firestone outbreak in the context of a Phase 2 variance. Moving into Phase 2, if approved by the state, could allow additional activities ranging from additional outdoor recreation to opening of restaurants and retail, all under more detailed guidance issued by the governor.

Operational Changes

General Operations

The City continues to work in a manner consistent with the governor's Stay Home, Stay Healthy order, which is effective through May 31 and is expected to maintain in some form through all four phases of the Safe Start Washington plan. A majority of administrative staff are teleworking, and City facilities are closed to the public.

Public Meetings

Consistent with the governor's order on the Open Public Meetings Act (OPMA), all non-essential public meetings, such as planning commission, have remained suspended and City Council business has been restricted to "regular and necessary" items responsive to the pandemic emergency. However, as of the date of this memorandum, the Governor's order regarding OPMA is anticipated to expire midnight May 31, allowing these

other public meetings to resume and for a wider variety of items to be considered on the City Council's agenda. While these other meetings may resume, they will need to be conducted in a manner consistent with the other orders issued by the governor (virtual, physically distanced, etc.), guidance from the CDC, and the standards under development by the City of Vancouver to minimize the risks associated with the conduct of these meetings. We anticipate transitioning back to weekly meetings of the City Council in June, except the fourth Monday, which we have supplanted for time on June 20 for a retreat on financial forecast and 2021-22 budgets.

Parklets & Street Closures

Following the Council discussion on May 18 regarding parklets and street closures, staff has prepared the parameters of a parklet pilot program that is ready to be launched concurrent with the transition into Phase 2. The details of the program are in the attached briefing paper. The program anticipates two primary facets: one focuses on removing barriers to private parties building parklets in downtown and on private lots throughout the City, the other is the City taking an active role in funding construction of two to three "demonstration" parklets that could be used to illustrate a standard and be deployed in multiple locations throughout downtown. The funding for such a demonstration project would be approximately \$200,000 and could be funded from the CDBG business assistance allocation that is contemplated on Council's Monday agenda.

With respect to street closures, the City reached out to the Vancouver Downtown Association with an initial exploration of the interest in closing downtown streets to accommodate both space of pedestrians to physically distance and for outdoor retail sales. The initial response was not favorable. The City will continue to explore the role temporary street closures can play in an overall response.

Homelessness

Through a partnership with CTRAN, the City has found a new site for a safe park operation that had been located in the Vancouver Mall parking lot. CTRAN has made available a portion of the Evergreen Park n Ride located on the southwest corner of 18th and 137th Avenue, and site preparations are underway to set this facility up. In addition, the Living Hope church camp site is exceeding initial expectations on capacity and the City is exploring other partnerships for additional managed encampments. Additional details can be found in the attached update memorandum.

Neighborhood Cleanups

The pandemic response has also had a significant impact on the City of Vancouver's regular Spring Neighborhood Cleanup events. The free annual cleanups, sponsored by Solid Waste Services, are prized by neighborhood associations as a way to build community while disposing of bulky items and improving livability. This year, in compliance with Washington's "Stay Home" order, neighborhood cleanups scheduled for March, April, May and June were canceled. As the pandemic response continues, time and resources needed to conduct these events equitably for all neighborhoods has become constrained. City staff is working on alternatives to support neighborhoods and protect the health of the public and employees. These include promotion of the already expanded Spring Yard Debris & Tire coupon program through July, as well as expansion of the free curbside appliance pickup to include some bulky items collected at the curb. The latter would be a one-time, 2020 option only, scheduled in advance with Waste Connections. More information on these efforts is

anticipated in early June as details are coordinated with Waste Connections. These changed offerings will be designed to be cost neutral alternatives to the regular Neighborhood Cleanup events.

Reopening plan

The internal team tasked with developing the plan for Vancouver's reopening is well underway. To give a sense of the volume of details that need to be addressed for business operations to resume in a world with COVID-19, attached for Council's reference is a DRAFT departmental playbook outline developed by the team. While the Phase 3 reopening of customer-oriented City services could come in late June, until we are able to confidently and consistently meet these kinds of workplace standards, we will not reopen. Even after reopening, we will rely heavily on telework arrangements to as part of a comprehensive approach to keeping our employees and those we serve safe and healthy.

Parks and Recreation Services

As we look forward to the transition to future Phases of the Safe Start plan in concert with improving summer weather, the City has prepared an initial tiered approach to reopening some of these facilities as services. Attached for Council's reference is a preliminary list of "What's a go!" and "What's a no!" over the summer months.

Communications

From the onset of the pandemic, the City has used a variety of channels to communicate with our community about our response, to educate and raise general awareness of the Governor's orders, Vancouver's emergency orders, and public health information about the virus. Attached for Council's reference is a summary of data about the City's communications efforts March – April.

Emergency Orders

Following the May 18 Council meeting and consistent with the new gubernatorial proclamations, I have executed a new emergency order this week (Order 2020-14, attached) modifying the dates of closures of relevant City facilities and programs. I want to note for the Council that following provisions of certain emergency orders will naturally expire at the end of May 31:

- Defense from eviction of small businesses (2020-08, Sec. 1)
- Defense from residential foreclosure on private mortgages. (2020-08, Sec. 2).
- Utility Ratepayer Assistance. (2020-07, Sec. 2).

The current emergency order is accompanied by a ratifying resolution for Council's consideration.

Crime Statistics

Attached for reference is an updated analysis of crime during the COVID-19 emergency compared to previous years and a five year trend. A few observations from Chief McElvain:

- Overall, our calls for service and officer initiated activity throughout the pandemic are lower than previous years; however, we are seeing these increasing to the average.
- As time continues, we see notable increase in property crimes such as auto theft, burglary and vandalism. Although not provided in the documents, our NRT and Property Crimes Unit have made a few recent key arrests where suspects have been tied to multiple burglaries or other crimes.
- Lastly regarding Crime Stats, I would point out the highlighted section in the document named “AC Price Crime Stats” where we have noted the emerging crime series involving unemployment identity theft.

Traffic Stop Information (Two Documents): Recognizing the current activity and expressed community conversation/concern about exhibition of speed and racing vehicles on the west side of the city, we have increased our patrol emphasis to address these concerns by directed focus in the areas of Lower River Road (SR 501), the Waterfront west of I-5, and the Waterfront east of I-5 to Marine Park.

- The first document provides two tables. The first table provides total traffic stops by month for the past three months (May is to date, not the entire month). The second table provides total citations written for the same periods of time. You will note in May, the marked increase in proactivity and enforcement, which coincides with racers migrating from Portland to the west side of Vancouver.
- In the second document, you will note the exhibition of speed and police activity increase Friday through Sunday, and largely in the late evening hours.

West Precinct Command is actively monitoring and providing resources to address the current trends in the identified areas. During recent enforcement, we have noted as many as 300 or more racers gathering in the area, which increases the volume of calls when they disperse in smaller groups. We also note the racers use spotters for law enforcement in an effort to thwart enforcement.

Emergency Order Enforcement & Expectations

Despite movement toward Phase 2, we are seeing plans for community gatherings that are inconsistent with the Governor’s current stay home stay healthy order. Further, the combination of a prolonged “stay home” state, improving weather, national media coverage that creates confusion and ambiguity, and continually evolving public health guidance have all contributed to more individuals and households venturing out.

We recognize that a strong, aggressive law enforcement led approach to enforcement of the current stay home orders is both unrealistic and inconsistent with the relationship we strive to foster with the community we serve. We also recognize that there are real public health risks associated with public gatherings that are inconsistent with standing orders. Finally, there are indications from local and national public health officials and experts that living with COVID-19, a highly commutable disease, is likely to continue without a vaccine or herd immunity for a long time – 18 to 24 months or longer.

In light of this, the City is taking an approach that is focused on **education**, **awareness** and **expectations** to support voluntary compliance with standing orders and long term behavior change that is reflective of the conduct that will help keep Clark County on track to move through the phases of reopening as well as keep our community healthy for the long term.

The City's communications team is working with the Joint Information Center to develop a coordinated campaign in support of these objectives. The campaign is anticipated to complement the [Clark County Can](#) campaign developed by Public Health, and to focus on raising awareness, educating and encouraging behavior change using positive, supportive and engaging themes. It is expected to rely on our media channels (social media, CVTV, The Messenger), include signage and marking in public spaces to provide guidance and visual cues of something being different in the community, and include supportive materials for businesses.

Enforcement as trailing action

We recognize that, while voluntary compliance is the norm for our community and across the state, there are individuals or organizations that will seek to deliberately violate standing orders. For these activities, the City's approach relies on **early intervention** focused on dissuading potentially illegal activities, **education and awareness** to improve understanding of the current orders to encourage voluntary compliance, and if events proceed **assure a physical presence at the event** focused on preserving public order and continuing to encourage voluntary compliance with applicable laws, proclamations, and emergency orders. In addition to the above, we also intend to reach out to businesses in the area of each event to raise their awareness of the potential impacts to them so they can make informed choices to close or stay open. We are forming an internal multi-faceted team to address these kinds of activities that includes police, law, code compliance, parking enforcement and economic development representatives, as well as invitation to confer with Public Health.

Central to all these efforts is voluntary compliance as a strategy to assure we stay on track to full Phase 4 opening.

Despite our efforts on early intervention, some event sponsors may choose to proceed, and some events may become opportunities for special interests to advance their message or interests. In these circumstances, we will be diligent and disciplined in our enforcement efforts in a manner that minimizes the risks of escalation. That said, it is important to understand that regardless of whether there are citations issued or arrests of participants at these events, the event organizers may still face prosecution by the City Attorney's office based on information and evidence gathered by VPD at the scenes of these events.

Finally, this week the Washington Department of Labor and Industries [issued notice that businesses that violate standing orders are subject to citation and fines](#).

This week the City received its formal notice of allocation of CARES act funding from the State of Washington, which included additional guidance on how the funds may be deployed. In addition to the detail of how the allocation will be disbursed, organizations who receive reimbursement under this allocation will need to meet a five way test for expenditures:

- The expense is connected to the COVID-19 emergency.
- The expense is "necessary".
- The expense is not filling a short fall in government revenues.
- The expense is not funded through another budget line item, allotment or allocation, as of March 27, 2020.
- The expense wouldn't exist without COVID-19 OR would be for a "substantially different" purpose.

Under this guidance, we have identified a collection of new costs incurred as part of the City's COVID-19 response that include staffing expenses, technology investments, and identify how to effectively deploy these resources as part of the City's response. An appropriation for the use of this funding is anticipated to be part of the supplemental budget planned for later in June.

The operating environment of the COVID-19 pandemic continues to be dynamic, with daily changes to expectations rules and regulations. Inherent in this is ambiguity about the "right" path forward. I appreciate the Council's support, the resilience of our workforce and the compassion in our community as we chart a sustainable path to living and working in a world with COVID-19.

Attachments:

- A. Emergency order (2020-14) and resolution
- B. Parklet briefing paper
- C. Homeless response update
- D. DRAFT operational reopening playbook
- E. PRELIMINARY tiered approach to restoring parks and recreation services
- F. Updated crime statistics and analysis during COVID-19 emergency

6/1/2020

RESOLUTION NO. M-_____

A RESOLUTION ratifying and confirming Emergency Order 2020-14 as issued by the Vancouver City Manager;

WHEREAS, at 14:30 hours on March 13, 2020, the City of Vancouver declared a civil emergency pursuant to Washington State Constitution Article VI, Section 11, Revised Code of Washington Chapter 38.52, and Vancouver Municipal Code Chapter 2.12, due to the public health threat posed by sudden outbreak of the novel coronavirus (COVID-19); and

WHEREAS, the City's Declaration of Civil Emergency No. 2020-01 was ratified and affirmed by Resolution M-4061; Emergency Orders 2020-02, 2020-03, 2020-04, 2020-05, 2020-06, 2020-07, 2020-08 were ratified and confirmed by the Vancouver City Council by Resolution (M-4063) on April 6, 2020; Emergency Orders 2020-09, 2020-10, and 2020-11 were ratified and confirmed by the Vancouver City Council by Resolution (M-4065) on April 20, 2020; Emergency Order 2020-12 was ratified and confirmed by the Vancouver City Council by Resolution (M-4066) on May 4, 2020; and Emergency Order 2020-13 was ratified and confirmed by the Vancouver City Council by Resolution (M-4069) on May 18, 2020; and

WHEREAS, following the issuance of Declaration of Civil Emergency 2020-01 and the foregoing Emergency Orders, the Vancouver City Manager issued Emergency Order 2020-14 pursuant to Vancouver Municipal Code, Section 2.12.040, which authorizes the City Manager to

RESOLUTION - 1

issue such Orders when the Council is not in session, following a declaration of a civil emergency, subject to ratification and confirmation, modification or rejection by the City Council as soon as practicable following the issuance of such Orders; and

WHEREAS, the City Council agrees with Emergency Order 2020-14 and finds that it is appropriate to ratify, confirm and adopt the same;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. Ratification and Confirmation. Emergency Order 2020-14 as issued by the Vancouver City Manager is hereby ratified and confirmed pursuant to Section 2.12.040(C) of the Vancouver Municipal Code.

Section 2. Adoption and Incorporation by Reference. Except as otherwise provided in this Resolution, Emergency Order 2020-14 (attached) is hereby adopted and incorporated herein by this reference.

Section 3. Notice. Pursuant to Section 2.12.050 of the Vancouver Municipal Code, Notice of Emergency Order 2020-14 shall be given as soon as practicable by such means are practicable to news media within the general area of the city, the public, the governor, the state military department, and the Clark County department of emergency management or successor agency.

Section 4. Duration. Emergency Order 2020-14 shall continue through its stated expiration until modified or terminated by the City Manager or Vancouver City Council.

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INTRODUCED, PASSED, AND ADOPTED at a Regular Meeting of the Vancouver
City Council this 1st day of June, 2020.

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

EMERGENCY ORDER
IN AND FOR THE CITY OF VANCOUVER, WASHINGTON

No. 2020-14

**EXTENDING DURATION OF SPECIFIED SECTIONS OF EMERGENCY ORDERS
2020-03, 2020-05, 2020-09, 2020-11, 2020-13; LIFTING SUSPENSION OF PARK
SHELTER RENTALS; AUTHORIZING USE OF PARKLETS BY ABUTTING
PROPERTY OWNERS OPERATING BUSINESSES AND WAIVING APPLICATION
FEES THEREFOR**

At 14:30 hours on March 13, 2020, the City of Vancouver declared a civil emergency pursuant to Washington State Constitution Article VI, Section 11, Revised Code of Washington Chapter 38.52, and Vancouver Municipal Code Chapter 2.12 to address the public health threat posed by COVID-19. (Declaration of Civil Emergency No. 2020-01). The Vancouver City Council ratified and confirmed Declaration of Civil Emergency No. 2020-01 by Resolution (M-4061) on March 16, 2020. Thereafter, the City issued Emergency Orders 2020-02, 2020-03, 2020-04, 2020-05, 2020-06, 2020-07, 2020-08 which were ratified and confirmed by the Vancouver City Council by Resolution (M-4063) on April 6, 2020; Emergency Orders 2020-09, 2020-10, and 2020-11 which were ratified and confirmed by the Vancouver City Council by Resolution (M-4065) on April 20, 2020; Emergency Order 2020-12 which was ratified and confirmed by the Vancouver City Council by Resolution (M-4066) on May 4, 2020; and Emergency Order 2020-13, which was ratified and confirmed by the Vancouver City Council by Resolution (M-4069) on May 18, 2020.

On May 4, 2020, Governor Jay Inslee issued Washington State Emergency [Proclamation 20-25.3](#), which extended the duration of Washington's "Stay Home, Stay Healthy" Proclamation through 11:59 p.m. on May 31, 2020. Also on May 4, 2020, the Governor's Office announced the "[Safe Start Washington: A Phased Approach to Recovery](#)," which established a phased approach to reopening Washington's economy. As of May 28, 2020, the State of Washington remains in a declared state of emergency. Clark County, Washington has recorded a total of at least twenty-five (25) COVID-19 related deaths; a total of 9,094 people have been tested countywide, and of those, 548 were positive.

On March 18, 2020, the City issued Emergency Order 2020-03, section 1 of which closed to the public all City of Vancouver Parks and Recreation Community Centers. This closure was extended through May 31, 2020, by Emergency Order 2020-11. In light of the foregoing state of emergency that continues to exist, and in order to slow the spread of the disease and protect the lives of residents of the City of Vancouver, I find the adverse impacts of the COVID-19 require that the Parks and Community Centers should remain closed to the public through July 5, 2020.

On April 3, 2020, the City issued Emergency Order 2020-08, which established protections to residential tenants impacted by the COVID-19 emergency. These protections were extended through May 31, 2020, by Emergency Order 2020-11. In light of the foregoing state of emergency that continues to exist, I find that these protections must continue through July 31, 2020, in order to preserve the life, health and safety of our residents.

The City of Vancouver employs over 1,070 individuals in 10 departments, operates recreational facilities, conducts business activities, and regularly hosts and permits large gatherings of people in the regular operation of City business. On March 19, 2020, the City issued Emergency Order 2020-04, which established various employment policies to help slow the spread of the COVID-19 disease and, and protect the lives of residents of the City of Vancouver, while mitigating the impact to city employees and their families. This order was extended through May 31, 2020, by Emergency Order 2020-11. In light of the foregoing state of emergency that continues to exist, I find that these revised employment policies must continue through the duration of the emergency.

Section 10 of Emergency Order 2020-11 closed to the public all City of Vancouver Park Shelter rentals, and Order Closure of Community Gardens, Playgrounds, and Water Features through 23:59 hours July 31, 2020. Emergency Order 2020-12 modified this order by reopening Community Gardens. In order to mitigate the hardship posed to our residents while preserving the life, health, safety, and welfare of all Vancouver citizens, I find that Park Shelter use may resume to the extent such would be otherwise allowed by the Governor's Safe Start plan.

As of May 26, 2020, Clark County is eligible to apply to Phase 2 of Safe Start, which will allow patrons for the first time since March 2020 to visit restaurants and food establishments provided that adequate social distancing is in place. The City has examined the use of parklets (as defined below) and finds that, once Clark County enters Phase 2, the use of parklets will enable licensed food and beverage establishments to serve more patrons at a given time while still adhering to social distancing requirements. Doing so will aid these businesses and the recovery effort for Vancouver's economy while still promoting safe practices to curb the spread of COVID-19. In order to further this, continued suspension of on-street parking fees as provided in Emergency Order 2020-05, as extended by Emergency Order 2020-11, must continue through June 30, 2020.

As a result, of the foregoing, I find that further action is needed to preserve the life, health, safety, and welfare of the residents of the City of Vancouver.

NOW THEREFORE, IT IS HEREBY DIRECTED AND ORDERED THAT:

As a result of the above-referenced situation, pursuant to Washington State Constitution Article VI, Section 11, Revised Code of Washington Chapter 38.52, Vancouver Municipal Code

Chapter 2.12, and Resolution (M-4061) of the Vancouver City Council, I hereby Order that a state of emergency continues to exist in the City of Vancouver and further order as follows.

Section 1. Extending Duration of Community Centers Closures.¹ Effective immediately, and unless further modified, extended or terminated by the Vancouver City Council or Vancouver City Manager, the duration of specified Section 1 of Emergency Order 2020-03² is hereby extended to 23:59 hours on July 5, 2020. To the extent that the foregoing Order has already been extended by way of Emergency Order 2020-11, Section 3, this longer extension—being based upon more recent data, review and analysis—shall control. The remaining provisions of Emergency Order 2020-03, as previously amended, shall remain unaltered by this Emergency Order.

Section 2. Extending Duration of Section 1 of Emergency Order 2020-05 (On-Street Parking Enforcement).³ Effective immediately, and unless further modified, extended or terminated by the Vancouver City Council or Vancouver City Manager, Section 1 of Emergency Order 2020-05 is hereby extended to 23:59 hours on June 30, 2020. To the extent that the foregoing Order has already been extended by way of Emergency Order 2020-11, Section 5, this longer extension—being based upon more recent data, review and analysis—shall control. The remaining provisions of Emergency Order 2020-05 shall remain unaltered by this Emergency Order.

Section 4. Extension of Specified Temporary Employment Policies. Effective immediately, and unless further modified, extended or terminated by the Vancouver City Council or Vancouver City Manager, Sections 1 and 2 of Emergency Order 2020-04⁴ are hereby extended until the state of emergency is declared terminated as per VMC 2.12.030.

Section 5. Extending Duration of Emergency Order 2020-09 (Sanitation Measures by Landlords of Residential Property).⁵ Effective immediately, and unless further modified, extended or terminated by the Vancouver City Council or Vancouver City Manager, Emergency Order 2020-09, is hereby extended until 23:59 hours on July 31, 2020. To the extent that the foregoing Order has already been extended by way of Emergency Order 2020-11, Section 9, this longer extension—being based upon more recent data, review and analysis—shall control. The remaining provisions of Emergency Order 2020-09, shall remain unaltered by this Emergency Order.

Section 6. Lifting Suspension of Park Shelter Rentals under Emergency Order 2020-11.⁶ Effective immediately, and unless further modified, extended or terminated by the

¹ Section Titles and Footnotes are provided solely for convenience and shall have no legal effect.

² [Emergency Order 2020-03](#), **Section 1:** Parks and Recreation Department Related Cancellations.

³ [Emergency Order 2020-05](#), **Section 1:** Suspension of on-street parking enforcement.

⁴ [Emergency Order 2020-04](#): **Section 1:** Infectious Disease Control (implements a temporary policy to reduce face-to-face contact, increase social distancing, authorizes telework with director approval, reduce travel); **Section 2:** implementation of a temporary telecommuting policy.

⁵ [Emergency Order 2020-09](#), **Section 1:** Landlord Entry into Residential Rental Property – Equipment and Distancing Required.

⁶ [Emergency Order 2020-11](#), **Section 10:** Suspending Park Shelter Rentals and Ordering Closure of Community Gardens, Playgrounds, and Water Features.

Vancouver City Council or Vancouver City Manager, all references in Emergency Order 2020-11 to “Park Shelters” are hereby removed. The remaining provisions of Emergency Order 2020-11, as amended by Emergency Order 2020-12, shall remain unaltered by this Emergency Order.

Section 7. Authorization of Parklets / “Street Eats” Program.

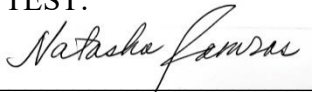
- A. Definitions:** The following definitions apply to this Section unless the context clearly requires otherwise:
1. “Parklet” means a parking space located in City of Vancouver right-of-way that abuts the property of a business licensed by the City of Vancouver; provided Parklets do not include parking spaces for persons with disabilities.
 2. “Food and Beverage Establishment” means a restaurant, coffee shop, or any other food and beverage service in the City of Vancouver.
- B. Parklet Use Authorized.** Subject to the provisions in this Emergency Order, and unless further modified, extended or terminated by the Vancouver City Council or Vancouver City Manager, the City’s Sidewalk Café/Seating Permit Program is expanded to allow Food and Beverage Establishments to use parklets to accommodate customers while adhering to social distancing requirements. A current City of Vancouver business license is a prerequisite to a Food and Beverage Establishment being issued a permit as provided for in this section.
- C. Waiver of City Application Fees.** While this order remains in effect, all fees required by chapter 11.60 VMC to apply for a Sidewalk Café/Seating Permit to operate in a parklet are waived except for boundary markers necessary to comply with Washington State Liquor and Cannabis Board regulations. Aside from any fee otherwise required by chapter 11.60 VMC to obtain the permit above, all other provisions of 11.60 VMC shall remain in full force and effect. Applications will be reviewed for proper placement of the parklet(s) by the Departments of Community and Economic Development and Public Works.
- D. Zoning restrictions for Food and Beverage Establishments without Parklets.** Minimum parking requirements under VMC 20.945.070 normally applicable to Food and Beverage Establishments on private property are waived to enable Food and Beverage Establishments to serve patrons in adjoining parking spaces. Nothing in this section compels a landlord to permit a tenant to expand its business to the exterior.
- E. Phase 2 or Above Required.** Food and Beverage Establishments may apply for parklet permits immediately upon issuance of this order. However, a Food and Beverage Establishment may operate in the parklet only with a valid permit issued by the City and only while this order remains in effect and Clark County is

approved by the Governor's Office to operate under Phases 2 and 3 of the "[Safe Start Washington](#)" reopening plan.

- F. Short Title.** The program authorized by this Section shall be known as the "Street Eats Program."
- G. Duration.** Unless modified, extended or terminated by the Vancouver City Council or Vancouver City Manager, Section 7 of this Emergency Order is effective immediately and shall remain in effect until July 31, 2020, at 23:59 hours.

SIGNED, this 29th day of May, 2020, at 13:37 hours.

ATTEST:



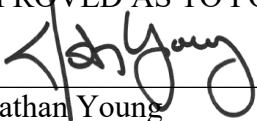
Natasha Ramras
City Clerk

CITY OF VANCOUVER



Eric Holmes
City Manager

APPROVED AS TO FORM



Jonathan Young
City Attorney

City Briefing Paper

VANCOUVER
CITY HALL

May 29, 2020

Street Eats Pilot Program

VISION

The Street Eats pilot program allows restaurants throughout the city to temporarily expand capacity and safely serve more patrons in order to help people feel comfortable with new safety aspects of COVID-19 restrictions when restaurants are allowed to open for Phase 2 and 3 at 50% capacity. As part of the City's Sidewalk Café/ Seating Permit program, the City of Vancouver is now accepting applications to allow "Street Eats" areas (often referred to as "parklets" in other cities).



CONCEPTS

The following concepts for outdoor seating will all be allowed on a pilot basis for Phase 2 and Phase 3:

1. A parklet utilizing public parking spaces, as described in the "Parklet Design" section below and permitted through the City's Sidewalk Seating program, in Downtown and Uptown Village.
2. New or expanded sidewalk seating, as described and permitted through the City's Sidewalk Seating program, in Downtown and Uptown Village.
3. In a private parking lot of a restaurant, up to six parking spaces may be used for outdoor seating, with review through the City's Sidewalk Seating program, at any restaurant within the city limits.

FOR MORE INFORMATION, CONTACT:

Teresa Brum, Economic Development Division Manager
Community and Economic Development
360-487-7949 | teresa.brum@cityofvancouver.us

CITY OF
Vancouver
WASHINGTON

TIME FRAME

The Street Eats pilot program is effective from Day 1 of Governor Inslee's Phase 2 to midnight of July 31, 2020 unless modified, extended, or terminated by the city.

It is desirable that closure materials be left in place for the duration of the Street Eats program.

APPLICATION

All of the Governor's Executive Order Phase 2 Restaurant/Tavern Reopening COVID-19 Requirements apply.

Restaurants, cafes, coffee shops are eligible to apply using the current Sidewalk Café/Seating Permit application. Go to <https://www.cityofvancouver.us/sidewalkseating> for additional document requirements and submission process.

The permit includes access to sidewalk seating and/or seating in a parking space in an area approved by the city. An additional parking permit isn't needed for the duration of this program.

It is up to the business owner to apply for a Street Eats permit. Because each property is different, after the owner applies they will enter into a short consultation with City staff to receive approval for a workable solution. Each business must activate and appropriately protect its own space per guidance in the permit application materials, which may include sidewalk and/or public parking spaces. Businesses may not occupy spaces designated for disabled parking or private parking lots. Applications will be approved on a case-by-case basis. Traffic operations are unchanged. The city will not charge a fee for a Sidewalk Café/Seating permit through December 2020, or for use of on street parking spaces during Governor Inslee's Phase 2 and Phase 3. Fees will be applied for the sidewalk markers that are used to define the seating boundary for fenceless applications in the sidewalk. After Phase 3, on street parking space fees may apply.

FIRE SAFETY

- Fire Hydrants/Fire Lanes cannot be blocked.
- Smoking is strictly prohibited in all temporary outside spaces.

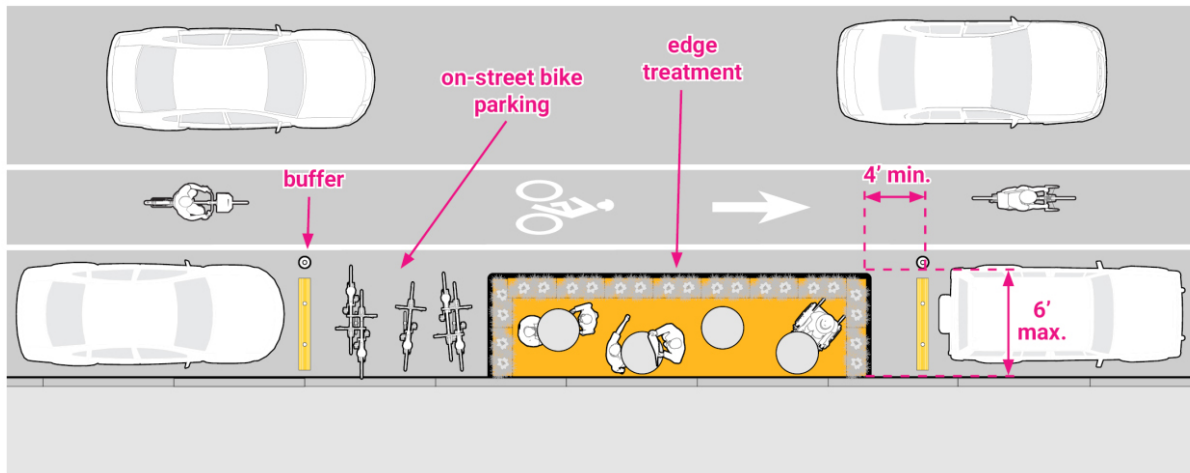
ALCOHOL SERVICE

Permits to serve alcohol in outdoor seating areas are issued by the State Liquor Control Board (LCB). Those who have previously obtained LCB permission to serve alcohol at approved outdoor seating areas may need to submit a request to LCB for permit revisions; this is the responsibility of the restaurant.

FOR MORE INFORMATION, CONTACT:

Teresa Brum, Economic Development Division Manager
Community and Economic Development
360-487-7949 | teresa.brum@cityofvancouver.us

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PARKLET DESIGN

A parklet is an approved small space that takes the place of a few parking spaces, with seats and tables for eating.

- A parklet is for seating only.
- The design of any individual parklet may vary according to the wishes of the applicant. Designs may include seating, greenery, bicycle racks or other features, and should include an open guardrail to define the space.
- Design, installation costs and maintenance are assumed by the business.
- Parklets have a desired minimum width of 6 feet (or the width of the parking lane).
- Parklets generally entail the conversion of one or more parallel parking spaces or 3–4 angled parking spaces, but may vary according to the site, context, and desired character of the installation.
- Where a parklet stretches the length of an entire curb, accessibility and sightlines must be taken into account.
- Parklet siting should avoid obstructing underground utility access and electrical transformer vaults
- Parklets should avoid corners and are best placed at least one parking space away from the intersection corner.
- Where installation of a parklet is under consideration for a site near an intersection, volumes of turning traffic, sightlines, visibility, and daylighting should be taken into account.
- The sidewalk-facing side of the parklet should be open to should be open to pedestrians.
- Design assistance is available through Vancouver’s Downtown Association at www.vda.usa.org

PROGRAM EXAMPLES

<https://www.milwaukieoregon.gov/communitydevelopment/downtown-parklet-program>

<https://www.seattle.gov/transportation/permits-and-services/permits/parklet-permits>

<https://www.portlandoregon.gov/transportation/59158>

https://nacto.org/docs/usdg/parklet_guidelines_mayor_office_philly.pdf

<https://www.smartgrowthamerica.org/app/legacy/documents/parklet-policy-toolkit.pdf>

FOR MORE INFORMATION, CONTACT:

Teresa Brum, Economic Development Division Manager
Community and Economic Development
360-487-7949 | teresa.brum@cityofvancouver.us

CITY OF
Vancouver
WASHINGTON



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

M E M O R A N D U M

DATE: May 27, 2020

TO: Eric Holmes, City Manager

FROM: Julie G. Hannon, EOC Incident Commander-COVID19

RE: Homeless Services Update- COVID-19

Background:

City Council may remember the City developed a three pronged strategy to provide safe and sanitary environments for our residents experiencing homelessness during the Governor's "Stay Home, Stay Healthy" order and to slow the spread of the COVID-19 virus. The strategy includes these three tools: partnerships, sanitation and education/enforcement. The following is an update on the various services the City is providing during this time.

Partnerships:

- **Council for the Homeless and Living Hope Church:** Currently there are 23 tents located at this site and allowed overnight from the hours of 7 p.m. – 7 a.m. This location is staffed and supervised and offers sanitation facilities.
- **C-Tran:** We are working on the final stages of contract approval for a [Safe Park Zone](#) in the parking lot of the park and ride at the Evergreen Transit Center. This site will have capacity for 40 vehicles, including 7 RVs. Site amenities will include onsite staff, sanitation facilities and overnight security.
- **Washington Recovery Services:** The City is in discussion to host a site to accommodate 20 tents at River City Church.

Sanitation:

In addition to opening and disinfecting 6 restrooms within our City parks, the City has also placed 3 more sanitation facilities at the following locations:

- Turtle Place, 700 Main St.
- Leverich Community Park, 4400 NE Leverich Park Way (upper parking lot)
- South of 18th St. near Fort Vancouver High School, 1701 NE 65TH Ave.

Education/Enforcement:

Education continues throughout the community on the above resources as well as discussion on general hygiene practices and physical/social distancing during the "Stay Home, Stay Healthy" order.

As always, the City will continue to monitor this strategy to respond to new or emerging needs, as well as any future orders issued by the Governor of Washington related to the COVID-19 virus.

Reopening City Playbook for Departments

Phase 2

Phase 2 (until June 21)

From Governor Inslee: Outdoor recreation involving 5 or fewer people outside your household, essential travel and limited non-essential travel, Phase 1 & Phase 2 permissible activities

1. Prepare the Building & Work Space: Cleaning plans, pre-return inspections, HVAC & mechanical checks, vehicle procedures

- No van pooling
- Hand sanitizer*, alcohol wipes*
- Floor marking (directional arrows, stanchions, signage, messaging)
- Keep occupancy at 50% max building occupancy or lower, with the exception of one on one service in fully enclosed service room
- Review and prepare plans regarding changes to cleaning and disinfection scope
- Vehicle use plan (single occupancy policy or face coverings)
- Sanitizer stations*
- Only have and use cleaning and disinfection products from approved list

*Must be made available throughout the worksite and in high touch areas (copy, break, huddle and conference rooms etc.)

2. Prepare the Workforce: Provide updated policies for deciding who returns and when along with best practices to ensure a safe working environment

- Provide the following policies:
 - Telework Policy
 - Communication Protocol for Infectious Exposure
 - HR policies regarding illness support for employees & household members
 - Face Covering policy
 - Each department has enough face coverings to provide to returning workers
 - Office Arrival Hygiene (hand washing, hand sanitizers 60% or more ethanol)
 - Handwashing at least 20 seconds
- Health Screening Questionnaire
- Reminder and make available Employee Assistance Program, Mental Health Resources
- Managers educate staff on expectations on:
 - Social distancing
 - Hygiene (hand washing), sanitizing
 - Face coverings
 - HR policies if sick, become sick at work, if household member becomes sick

- Educate staff COVID-19 symptoms
- Educate staff on temperature expectations
- Building & room capacities
- Floor markings
- Capacity & social distancing on items listed below for employees to know
- Plan to order supplies such as sanitizer, wipes, etc. from Emergency Operation Center
- All employees must be trained on following prior to returning to work:
 - Social/physical distancing
 - Hand washing
 - Infectious Control Policy
 - Visitor, guest, non-City tenants
 - Office Hygiene
 - How to sanitize shared work stations
 - Face covering
- Employees trained on physical distancing for & occupancy limits for following areas:
 - Elevators (limit number of passengers or require masks)
 - Break areas – eating
 - Kitchens
 - Common areas
 - Restrooms/locker rooms
 - Conference rooms
 - Hallways/corridors
 - Stairwells
 - Storage areas/file rooms
 - Fitness centers
 - Copy rooms
 - Nursing rooms
- Reconfigure work station set-up to enforce minimum social distancing of 6 feet
- Stagger employee work schedules
- Revise current operating procedures/processes

3. Control Access: Protocols for safety & health checks, building reception, shipping/receiving, elevators, visitor policies

- Building access consideration
 - Install plexiglass or other material barriers
 - Encourage use of ADA entry buttons using elbow and not use hand
 - Authorized access to the business should primarily be through the front door
 - Arrange furniture to encourage social distancing, with at least six feet between individual seats
 - Re-configure lobby areas for social distancing in prep for the public
 - Re-configure department waiting areas for social distancing in preparation for the public
- Visitors and vendor management plan
- Develop entry control plan (staff, the general public, vendors)
- Health Screening Questionnaire

- Screen all employees at the beginning of their day by asking them if they have a fever, cough, shortness of breath, fatigue, muscle aches or new loss of taste or smell
- Visitor, vendor, and non-City tenant requirements

4. Create Social/Physical Distancing Plan: Decreasing density, schedule management, office traffic patterns, creating work spaces that allow barriers, staggered work schedules

- Physical Distancing Considerations
 - Moving monitors where needed to create distance and reduce employees facing one another.
 - Capacity reduction plan per areas
 - Arrange furniture to encourage social distancing, with at least six feet between individual seats
 - Identify and control "choke points" and "high-risk areas" at locations where employees or clients may typically congregate so that social distancing is always maintained
 - Consider relocating from small areas into larger rooms to accommodate more room for social distancing
 - Specify seating assignments for employees to ensure staff adheres to minimum social distancing (6 feet)
 - Reduce capacity of spaces remove some chairs for large conference rooms and break rooms
 - Prohibit shared use of small rooms and convert to single-occupant use only (example IT use of small conference rooms on 3rd floor City Hall)
 - Reconfigure work station set-up
 - Designate and signpost the directions of foot-traffic in main circulation paths
- Keep occupancy at 50% of maximum building occupancy or lower, with the exception of one to one service in a fully enclosed service room.
- Install barriers, face shields or sneeze guards throughout the worksite for customer facing
- Work plan Considerations
 - Level of teleworking
 - Split teams approach
 - Shift schedules – stagger
- Stagger employee work schedules
- Visitor/Guest/Deliver policies
- Revise current operating procedures/processes
- Create physical distancing plan for these areas:
 - Elevators (limit number of passengers or require masks)
 - Break areas – eating capacity of spaces remove some chairs for large conference rooms and break rooms
 - Common areas
 - Restrooms/locker rooms
 - Conference rooms capacity of spaces remove some chairs for large

- conference rooms and break rooms
 - Hallways/corridors
 - Stairwells
 - Storage areas/file rooms
 - Fitness centers
 - Enforce stringent cleaning protocols for shared spaces
- Install barriers for customer facing areas
 - Designate and signpost the directions of foot-traffic in main circulation paths
 - Face shields or sneeze guards should be placed throughout the worksite at all places of potential interaction between service providers and clients
 - Enforce stringent cleaning protocols for shared spaces
 - Authorized access to the business should primarily be through the front door
 - Arrange furniture to encourage social distancing, with at least six feet between individual seats
 - Face shields or sneeze guards should be placed throughout the worksite at all places of potential interaction between service providers and clients

5. Reduce Common Touch Points & Increase Cleaning: Touchless ingress/egress, clean desk policy, food plan, cleaning common areas

- Department vehicle cleaning plans
- High Touch Tool Reduction/Sanitization Plan
- Limit in-person meetings
- Consider low-touch or no-touch switches, doors, drawers, or other fittings
 - ADA use elbow for building entries & bathroom
- Institute a desk cleaning policy
- Send any employee home who identifies that they or their family/household member has symptoms then initiate disinfection protocols
- Review and prepare plans regarding changes to cleaning and disinfection scope
- Maintain enhanced cleaning and disinfecting in line with CDC & EPA guidance
- Supply disinfectants near or on each desk or work area, particularly those that are shared (such as conference rooms, elevators, bathrooms, break rooms, lobby, etc.) go to Emergency Operations Center (EOC) to for supplies
- Remove food/beverages- consider restocking with single-serving items
- Enable DIY cleaning through hand sanitizer, disinfectant wipes, and other products
- Sanitize all workspace areas including, office, conference rooms, breakrooms, cafeteria, restrooms, and other shared areas (bike rooms), showers, prior to opening. Ensure appliances/equipment in working order
- Create secured, designated storage areas for personal items
- Disable touchscreens
- Food storage and lunchroom policies/cleaning
- Maintain enhanced cleaning and disinfecting in line with CDC & EPA guidance

- Remove food/beverages- consider restocking with single-serving items
- Enable DIY cleaning through hand sanitizer at least 60% alcohol, disinfectant wipes**, and other products
- Sanitize all workspace areas including, office, conference rooms, breakrooms, cafeteria, restrooms, and other shared areas (bike rooms), showers, prior to opening. Ensure appliances/equipment in working order
- Create secured, designated storage areas for personal items

**To obtain more face coverings, tissues, sanitizers, sanitizing stations, alcohol wipes or perishable DIY cleaning supplies contact Emergency Operations Center (EOC).

6. Provide Clear Communication: Recognize the fear in returning, communicate transparently, listen/survey regularly, FAQs for managers and employees

- Supporting mental health needs – Employee Assistance Program
- Teleworking policy update communication to staff
- Face cloth covering policy communicated to returning employee
- Ensure social distancing, hand washing information posted in buildings
- Educate workers about COVID-19 and how to protect workers.
- Post information from Department of Health and CDC on prevention, proper sanitization and proper use of PPE
- Promoting proper use of PPE's for infectious control; e.g., disposable gloves, eye protection where required
- Communication of limited control access to fewer entries posters and encourage use of ADA entry buttons using elbow
- Post a notice for walk-up guests regarding access to the facility. The notice should include the phone number that the guest should call to determine availability of services
- If service is available at the time, the walk-up guest would be allowed access, but the guest will need to answer questions regarding COVID- 19 exposure and current health
- Communication Protocol for Infectious Exposure to employees, non-City tenants, visitors, guests
- Prepare signage and messaging tools and post on hand washing, social distancing

JUNE 1-JULY 31*

What's a Go!

- | | |
|--|-----------------|
| • Trails and lawn area use with members of your household | Open |
| • Marine Park boat launch | Open |
| • Community Gardens | Open |
| • Use of sports courts with social distancing (max. 10 people) | Phase 2 |
| • Informal use of picnic areas with social distancing (max. 10 people) | Phase 2 |
| • Modified summer day camps (Firstenburg and Marshall locations) | June 22/Phase 3 |
| • Summer Meal program – grab and go with take home activities | June 22/Phase 3 |

What's a No!

- Water features
- Playgrounds
- Community centers and open public pools
- Summer Concert/Movie series and events

JULY 1-31*

What's a Go!

- Socially distanced volunteer groups

AUGUST 1-AUGUST 30*

What's a Go!

- Community centers (center and pools at limited capacity)
- Water features with social distancing
- Playgrounds with sanitation
- Summer Playgrounds program (2 weeks only)
- Drive-in Movies (new from Special Events)

What's a No!

- Summer Concert Series
- Large permitted events (max. 250 people)
- Large rental events at community centers
- Use of City vans, other than for supply transport
- Recreation programs where social distancing is not possible such as youth sports leagues

**All dates are tentative and are subject to change based on current public health guidance as well as state and city emergency orders.*



VANCOUVER POLICE DEPARTMENT

Special Investigations Unit

Valor, Professionalism, Duty

Created By: CA Lowe

LAW ENFORCEMENT USE ONLY

Date: May 26, 2020

Requester: Assistant Chief Price

Purpose: To Provide data analysis of crime and calls for service (CFS) related to State of Emergency due to Coronavirus Pandemic

Data Used: Crime report data from RegJIN was used for weeks 12-21 for years 2018-2020, week ending May 23, 2020. First Watch data was used for weeks 12-21 for years 2018-2020, week ending May 23, 2020.

Summary: Crime Statistics—See pages 2-4 for details.

- Crime reported has increased by 17.20% when compared to 2019 and by 26.82% when compared to 2018.
- Emerging crime series: Unemployment identity theft is a new trend that is being reported to law enforcement all over the state. As of 5/23/2020, 140 reports have been taken, by VPD, related to the Nigerian unemployment fraud series. The state-wide investigation has ensued and being investigated by state and federal agencies.
- For week 20, Aggravated assaults increased by 7.41% when compared to 2019, but down 13% when compared to 2018. Simple assault continue to be slightly higher than normal when compared to the two previous years.
- Auto theft continues to increase when compared to previous years and contributing to the rise in reported property crimes.
- Burglaries continue to be higher than normal and contributing to the rise in reported property crimes.
 - Commercial burglaries make up 34% of reported burglaries.
 - Burglaries from residential and apartment complex garages.
 - Burglaries from commercial and residential construction sites.
- Rapes — reported incidents are down when compared to previous years.
- Robbery – nothing significant to report.
- Theft—nothing significant to report.
- Vandalism is up 29.44% and contributing to the rise in reported property crimes.
 - Burglaries, vehicle prowls and mail thefts are majority of incidents where a vandalism occurred.
 - 16% of the reported vandalisms are DV related
- Vehicle prowls have increased by 35.29% when compared to 2019 and contributing to the rise in reported property crimes.
 - Apartment complex parking lots during the early morning hours throughout the city
 - Prowls to construction vehicles / utility trailers—suspects targeting tools

Calls for Service (CFS) - See page 5 for details.

- CFS are down when compared 2019 (-9%), with the largest decrease in officer-initiated (non-PE) CFS (-16%). The reduction in reports taken could be influenced by the reduction in officer initiated activities such as traffic stops, premise checks, field contacts etc.

Crime Reports

Weeks 12-21 for Years 2018-2020					
Crime Type	2018	2019	2020	2018 & 2020 % dlff	2019 & 2020 % dlff
AGGRAVATED ASSAULT	100	81	87	-13.00%	7.41%
SIMPLE ASSAULT	277	306	335	20.94%	9.48%
AUTO THEFT	211	169	264	25.12%	56.21%
BURGLARY	142	162	228	60.56%	40.74%
DUI	94	86	69	-26.60%	-19.77%
RAPE	39	31	26	-33.33%	-16.13%
ROBBERY	30	35	32	6.67%	-8.57%
THEFT	785	904	952	21.27%	5.31%
VANDALISM	314	377	488	55.41%	29.44%
VEHICLE PROWL	200	221	299	49.50%	35.29%
Grand Total	2192	2372	2780	26.82%	17.20%

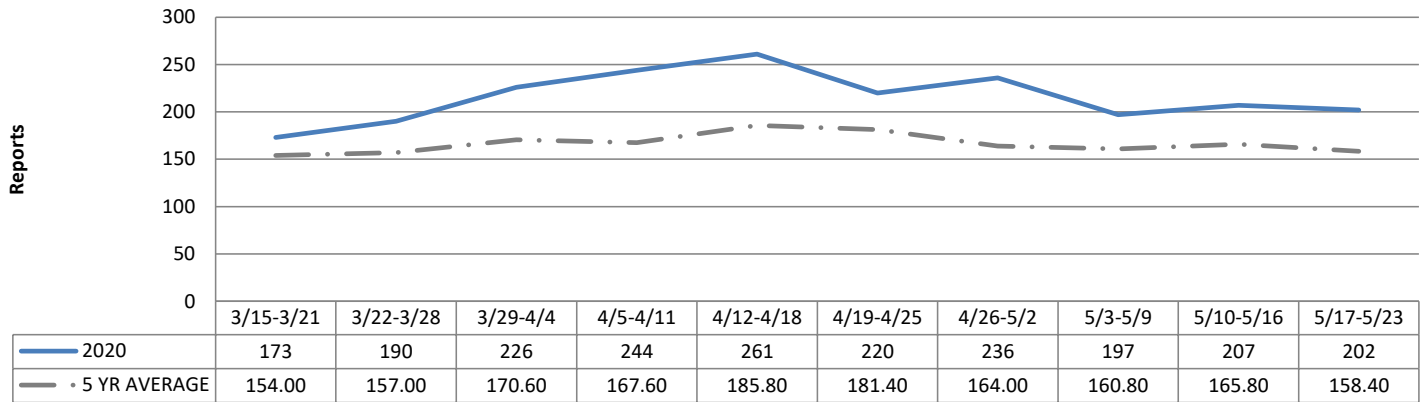
Data doesn't include incidents that are pending for approval and/or in transcription

Crime Reports Per 1,000/population

Weeks 12-21 for Years 2018-2020			
CrimeType	Crime Rate Per 1000 2018	Crime Rate Per 1000 2019	Crime Rate Per 1000 2020
AGGRAVATED ASSAULT	0.54	0.44	0.47
SIMPLE ASSAULT	1.51	1.67	1.83
AUTO THEFT	1.15	0.92	1.44
BURGLARY	0.77	0.88	1.24
DUI	0.51	0.47	0.38
RAPE	0.21	0.17	0.14
ROBBERY	0.16	0.19	0.17
THEFT	4.28	4.93	5.19
VANDALISM	1.71	2.05	2.66
VEHICLE PROWL	1.09	1.20	1.63

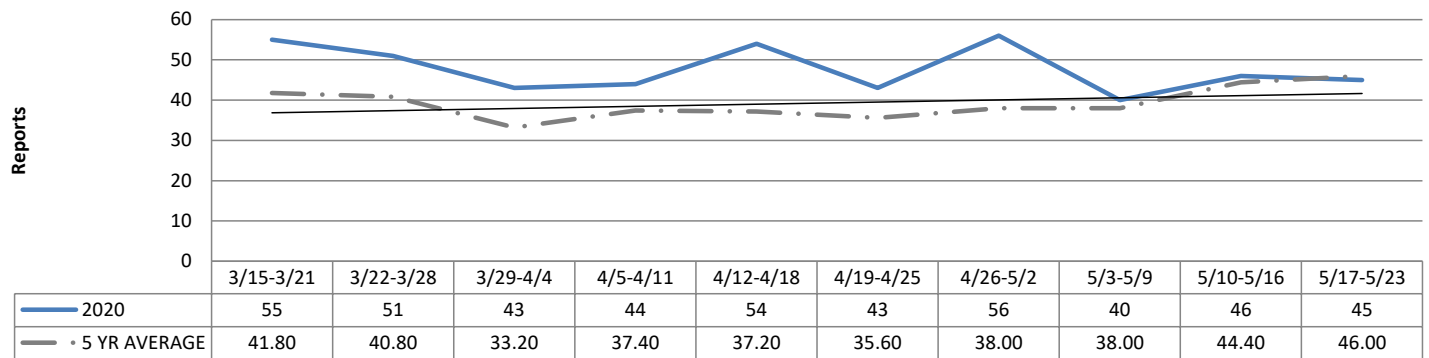
YTD Weeks 1-21 2018-2020			
CrimeType	Crime Rate Per 1000 2018	Crime Rate Per 1000 2019	Crime Rate Per 1000 2020
AGGRAVATED ASSAULT	0.96	0.92	0.93
SIMPLE ASSAULT	2.93	3.30	3.31
AUTO THEFT	2.34	1.97	2.35
BURGLARY	1.70	1.72	2.38
DUI	1.10	0.94	0.96
RAPE	0.44	0.46	0.35
ROBBERY	0.32	0.35	0.35
THEFT	9.28	10.34	10.56
VANDALISM	4.15	3.85	4.60
VEHICLE PROWL	2.25	2.56	3.11

Property Crimes Weeks 12-21



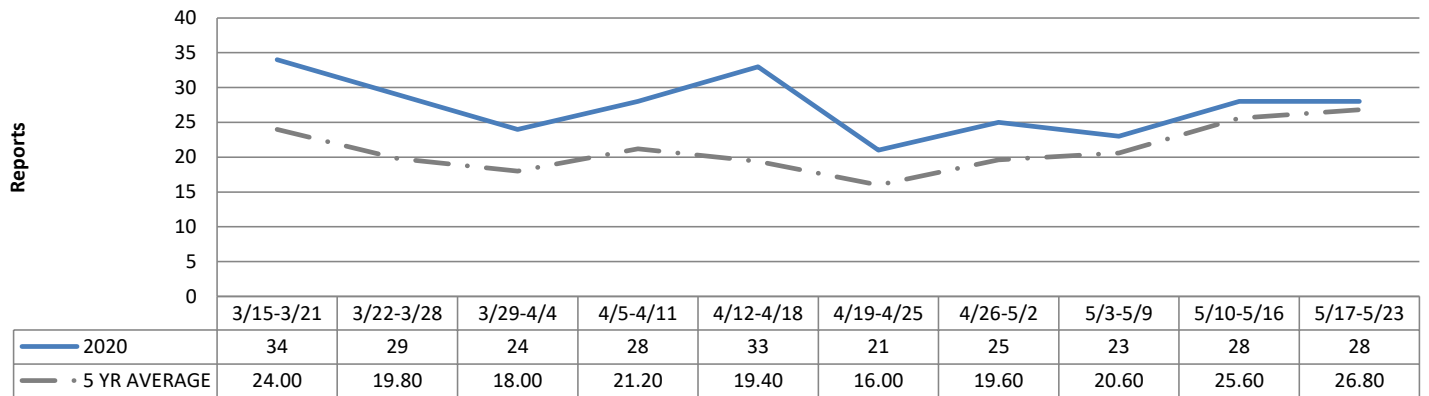
*Property crimes include crime types reported via Vanstat; Arson, auto theft, burglary, theft, vandalism, vehicle prowl

Violent Crime Weeks 12-21

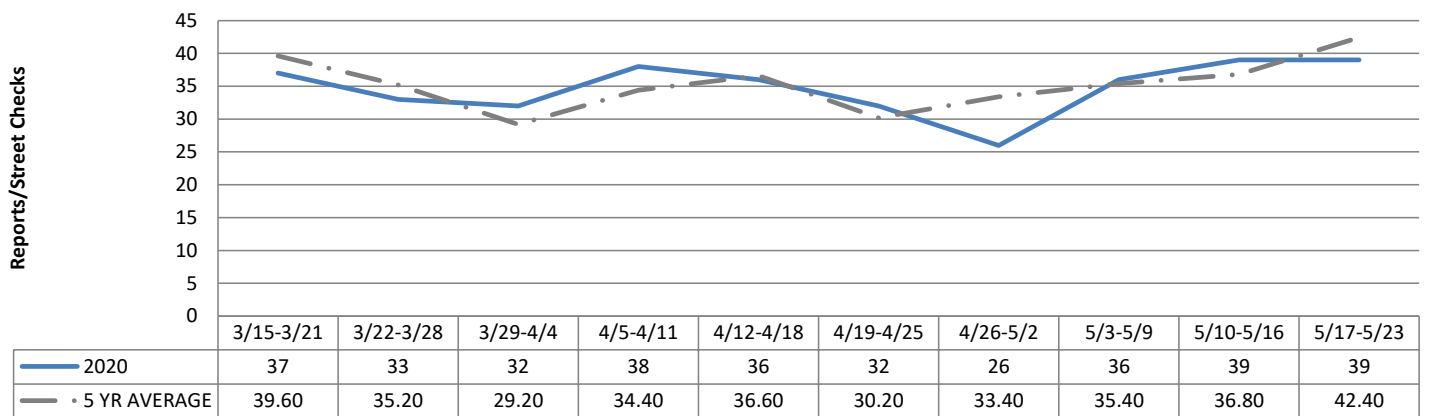


*Violent crimes include crime types reported via Vanstat; Aggravated assault, simple assault, homicide, rape, robbery

Domestic Violence Assaults Weeks 12-21



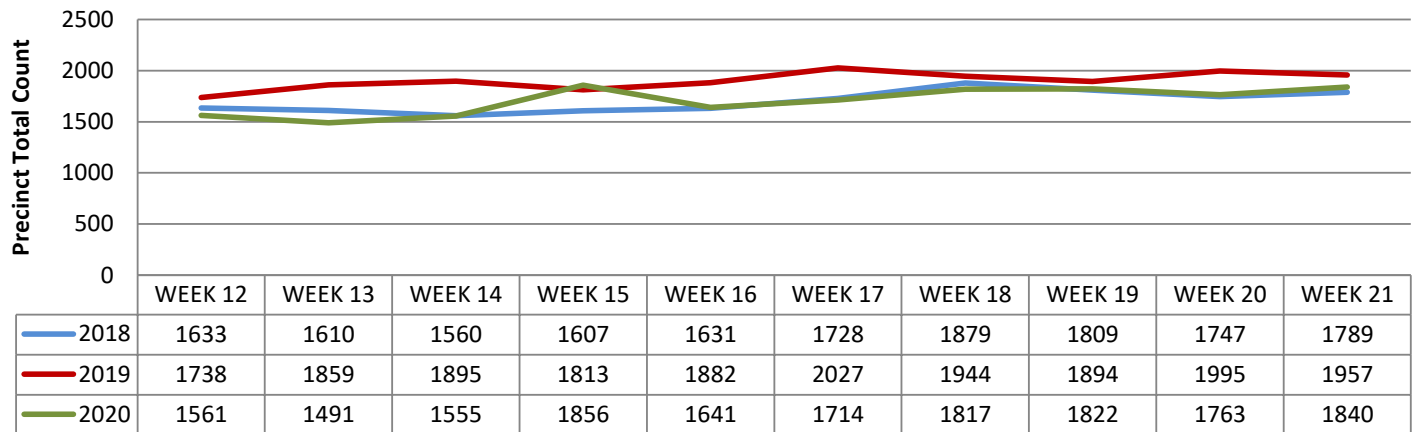
Verbal DV Weeks 12-21



Calls for Service Weeks 12-21 for years 2018-2020

2018-2020 Citywide	TOTAL COUNT	CRESA CREATED	OFFICER INITIATED	PE CALLS	REPORTS TAKEN	PRIORITY ONE INCIDENT	PRIORITY ONE RESPONSE	PRIORITY TWO INCIDENT	PRIORITY TWO RESPONSE	ALL OTHER INCIDENTS	ALL OTHER RESPONSE
2018	16993	12367	4624	579	3476	55	446	1519	4298	15419	23441
2019	19004	12990	6117	673	4067	56	438	982	2944	18077	28365
2020	17060	12367	4693	1187	3650	66	631	1019	3824	15975	26969
% of Diff 2018-2020	0%	0%	1%	105%	5%	20%	41%	-33%	-11%	4%	15%
% of Diff 2019-2020	-10%	-5%	-23%	76%	-10%	18%	44%	4%	30%	-12%	-5%

Calls for Service Citywide Weeks 12-21 2018-2020



Source: Firstwatch New VPD Counts by Precinct (052vpd)

Report Criteria:

Report Data is fed from the VPD - All Responses trigger

Excludes events without a dispatch time

East Precinct includes Intergraph beats in the 30 and 40 range

East Precinct includes Intergraph beats in the 10 and 20 range

Reports Taken counts those events where disposition code starts with R or a case number has been recorded for the event

PE Calls are those with a disposition code of PE or Type code of PE

Report parses out 2 digit in unit to determine shift and only includes D, E, B, X, S, Y



VANCOUVER POLICE DEPARTMENT

Special Investigations Unit

Valor, Professionalism, Duty

Created By: CA Lowe

LAW ENFORCEMENT USE ONLY

Date: May 27, 2020

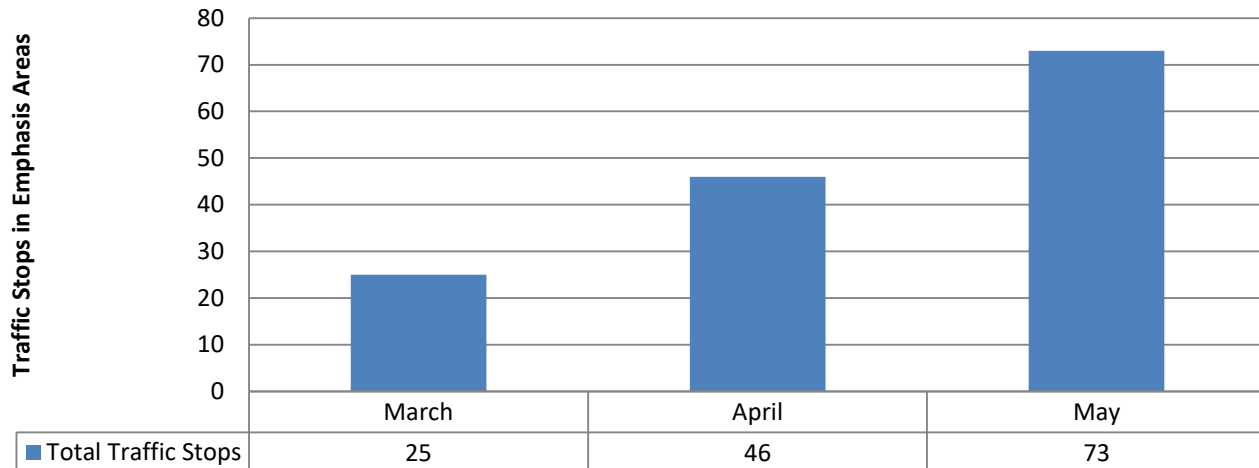
Requester: Assistant Chief Price

Purpose: To Provide data analysis March 2020-May 25, 2020 of traffic emphasis in the following areas: Lower River Rd/ Erwin O'Rieger Memorial Hwy ; Waterfront west of I-5 ; Waterfront east of I-5 to Marine Park.

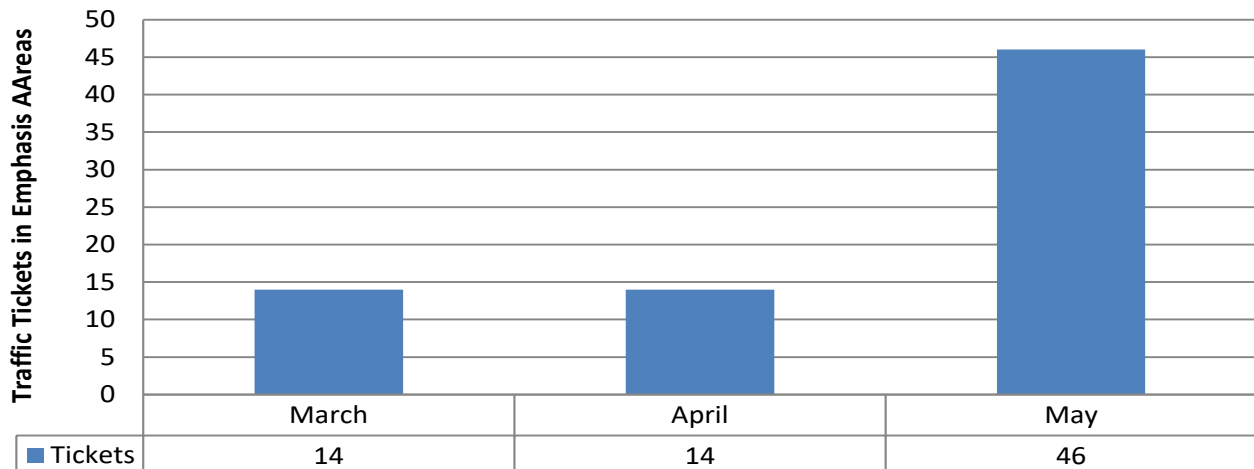
Data Used: First Watch report (033) VPD Data for Export and RegJIN Ticket Module

Summary of Analysis:

Traffic Stops March-May 25, 2020



Traffic Tickets March-May 25, 2020





VANCOUVER POLICE DEPARTMENT

Special Investigations Unit

Valor, Professionalism, Duty

Created By: CA Lowe

LAW ENFORCEMENT USE ONLY

Date: May 27, 2020

Requester: Assistant Chief Price

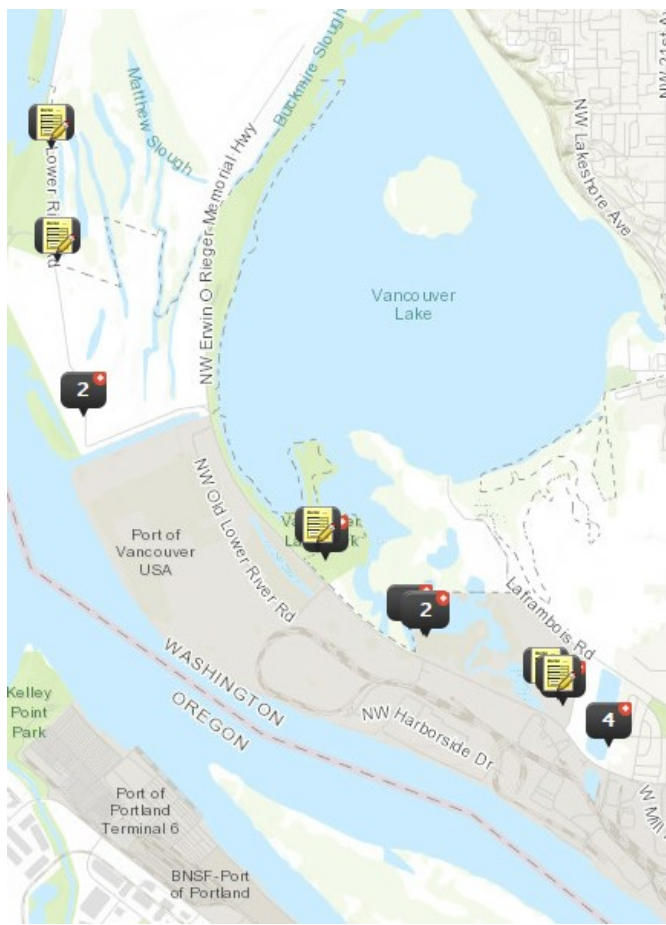
Purpose: To Provide data analysis March 2020-May 25, 2020 of traffic emphasis in the following areas: Lower River Rd/ Erwin O'Rieger Memorial Hwy west of Fruit Valley Rd; Waterfront west of I-5 to King St ; Waterfront east of I-5 to Marine Park. Calls for service data analysis based on codes premise checks, reckless traffic and traffic stops.

Data Used: First Watch report (033) VPD Data for Export for calls for service: RegJIN Ticket module for citations

Summary of Analysis:

- Section I: Lower River Rd/Erwin O'Rieger Memorial Hwy
 - Page 2 Map 1.1 area analyzed and summary of call types— Chart 1.1
 - Page 3 Events by Time of Day—Chart 1.2 and Events by Day of Week—Chart 1.3
- Section II: Waterfront west of I-5 to King St south of W 6th St
 - Page 4 Map 2.1 area analyzed and summary of call types— Chart 2.1
 - Page 5 Events by Time of Day—Chart 2.2_ and events by Day of Week—Chart 2.3
- Section III: Waterfront east of I-5 to Marine Park
 - Page 6 Map 3.1 area analyzed and summary of call types— Chart 3.1
 - Page 7 Events by Time of Day—Chart 3.2_and events by Day of Week—Chart 3.3

Section I: Lower River Rd / Erwin O’Rieger Memorial Hwy



Map 1.1-Citations for defined area

50 calls for service incidents related to premise check, reckless traffic and/or traffic stops were documented in a calls for service from March 1-May 25, 2020.

30% (n=35) of traffic stops in Beat 12 (n=113) occurred in the defined area.

35% (n=26) of the traffic citations (n=73) issued in Beat 12 were issued in the defined area.

	March	April	May
Traffic Citations	1	10	15

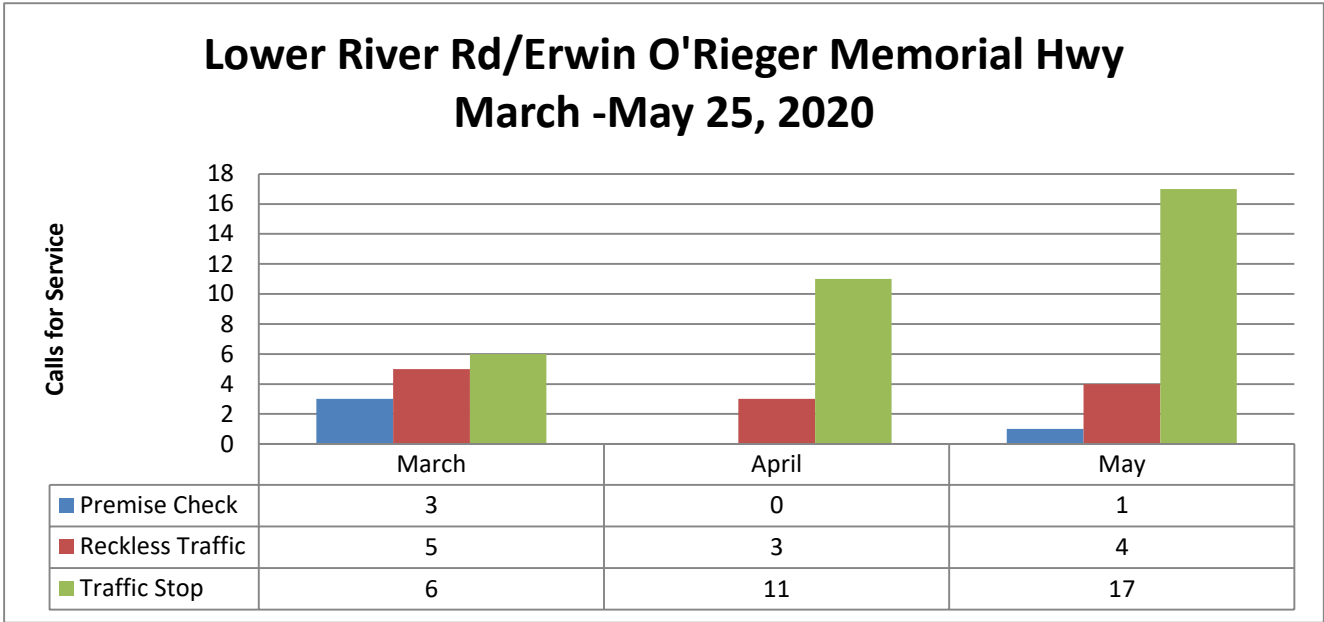


Chart 1.1

Lower River Rd/Erwin O'Rieger Memorial Hwy March -May 25, 2020

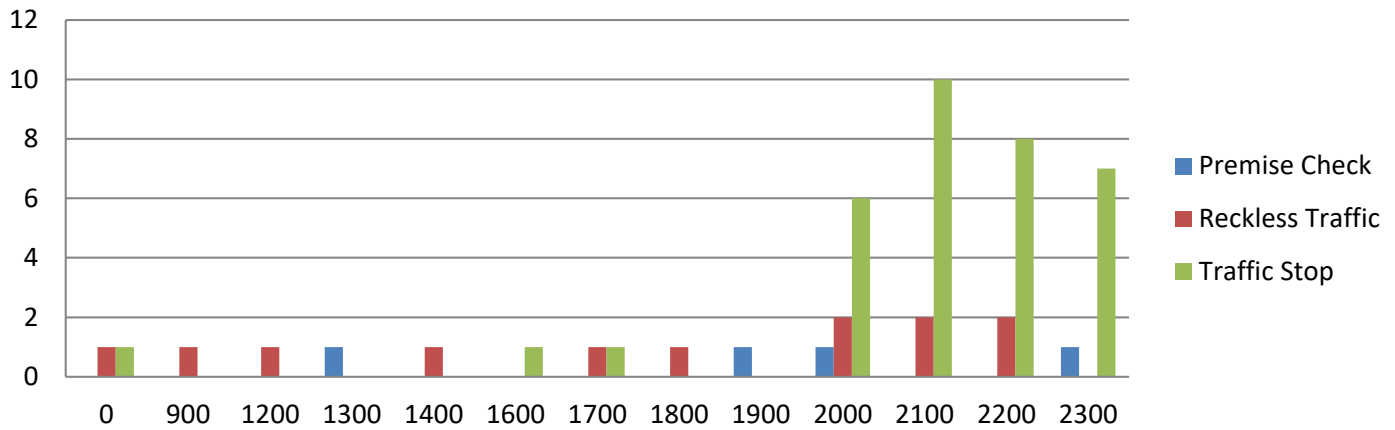


Chart 1.2

Lower River Rd/Erwin O'Rieger Memorial Hwy March -May 25, 2020

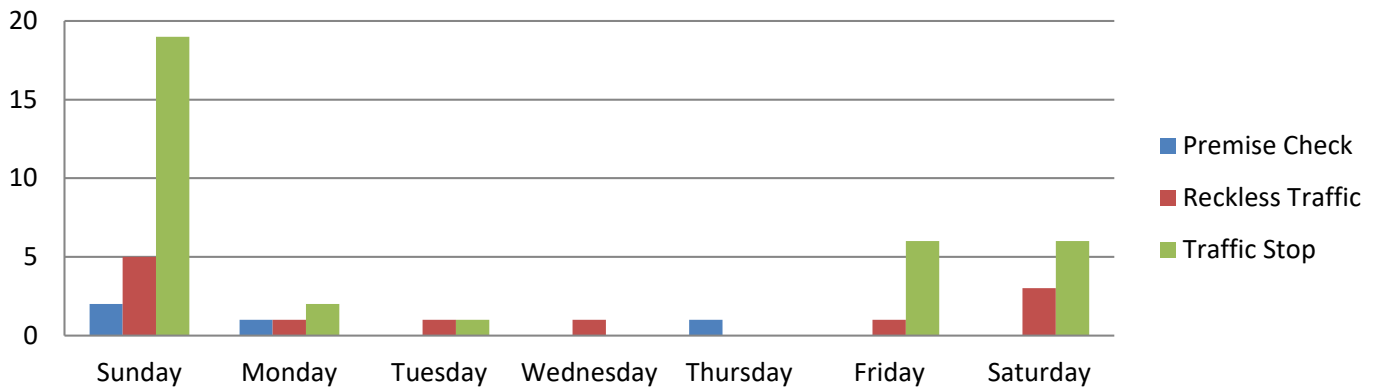


Chart 1.3

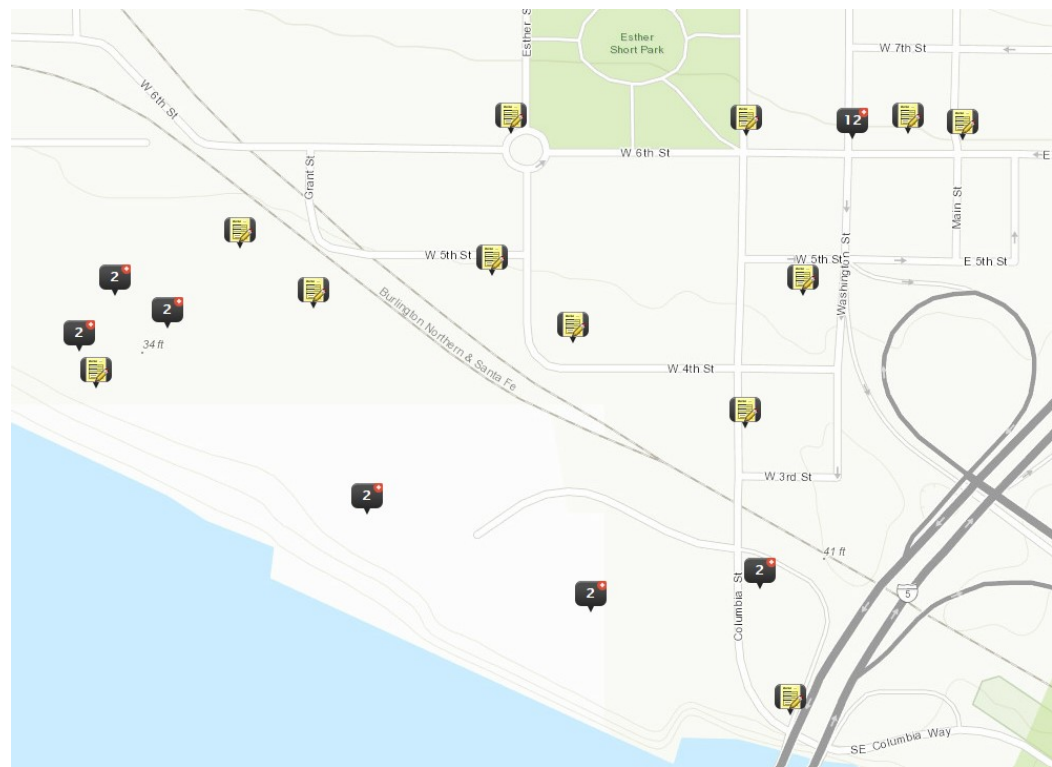
Section II: Waterfront West of I-5

67 calls for service incidents related to premise check, reckless traffic and/or traffic stops were documented in a calls for service from March 1-May 25, 2020.

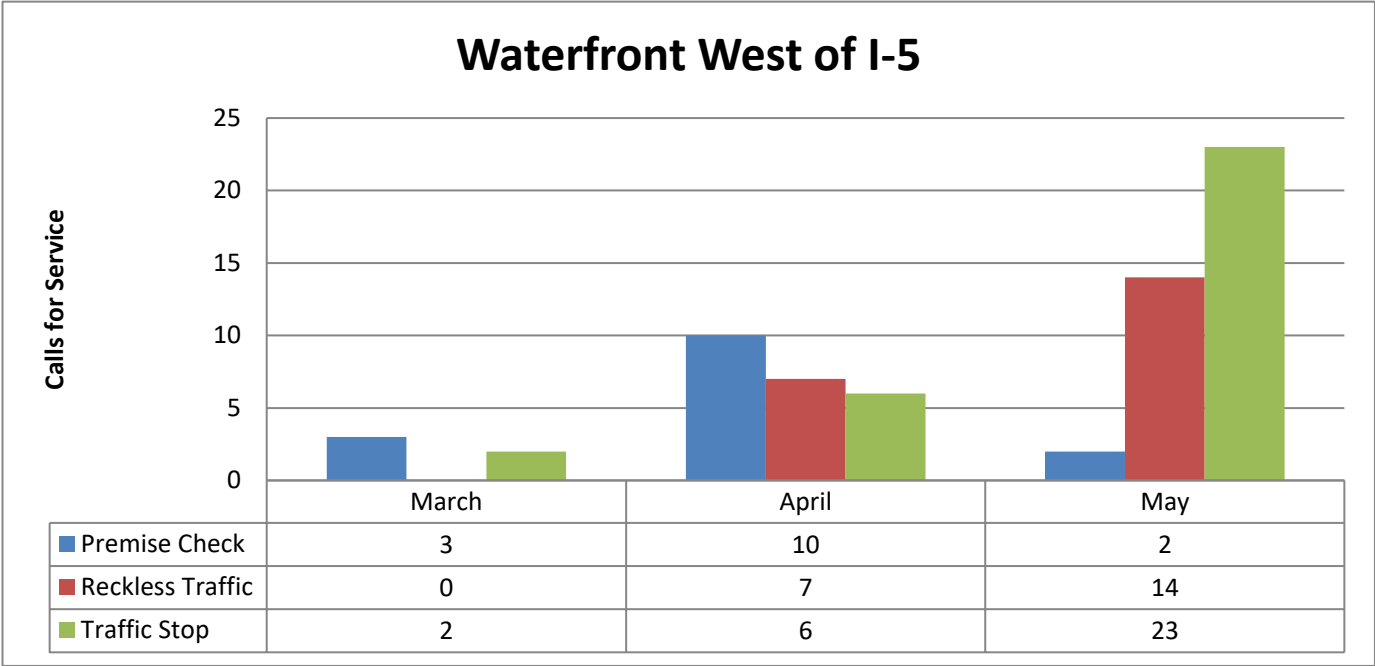
25% (n=31) of traffic stops in Beat 11 (n=120) occurred in the defined area.

50% (n=37) of traffic citations (n=73) issued in Beat 11 were issued in the defined area.

	March	April	May
Traffic Citations	12	0	25



Map 2.1-Citations for defined area



Waterfront West of I-5 March -May 25, 2020

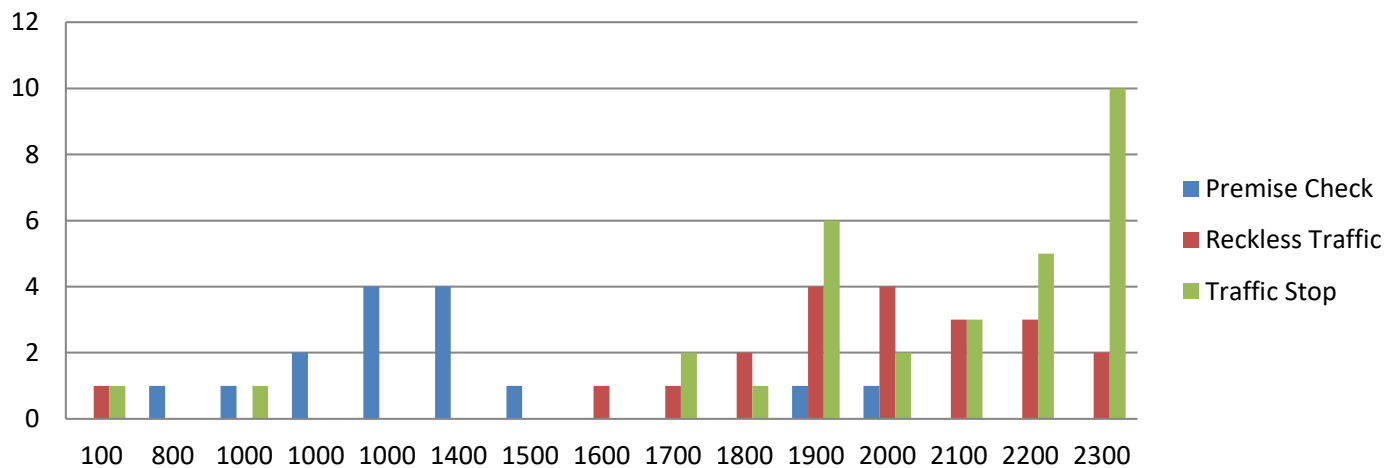


Chart 2.2

Waterfront West of I-5 March -May 25, 2020

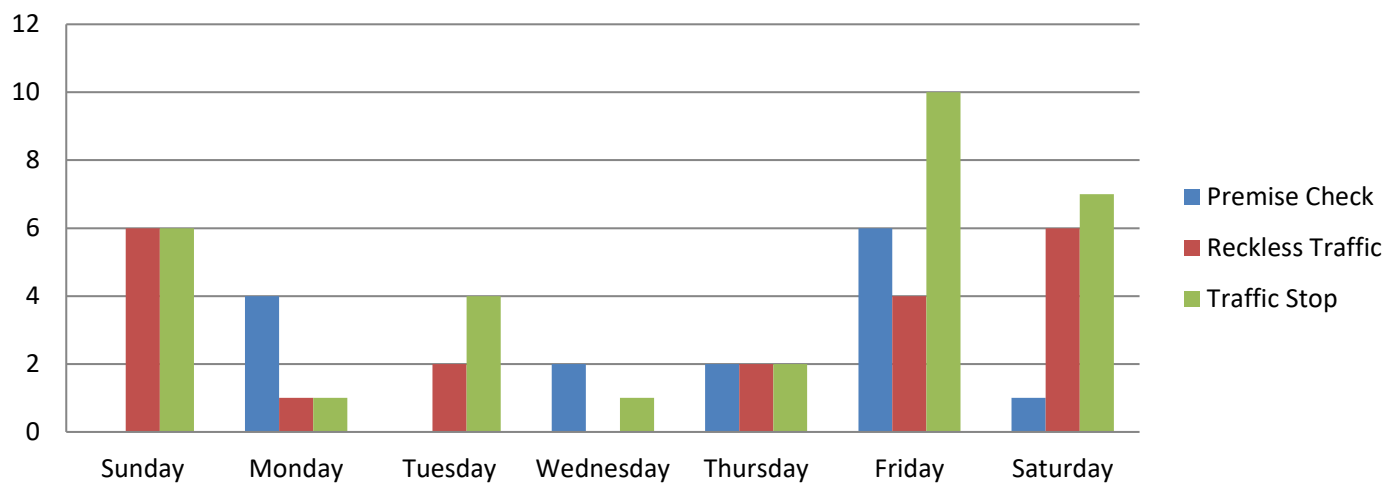


Chart 2.3

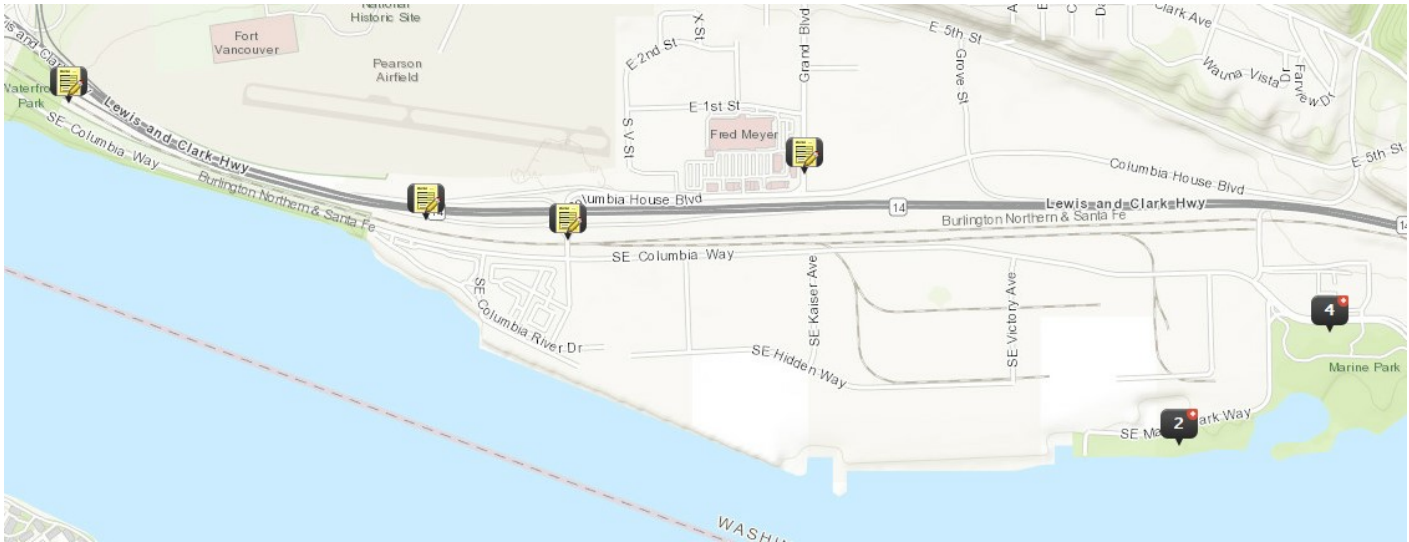
Section III: Waterfront East of I-5 to Marine Park

27 calls for service incidents related to premise check, reckless traffic and/or traffic stops were documented in a calls for service from March 1-May 25, 2020.

15% (n=31) of traffic stops in Beat 1 (n=197) occurred in the defined area.

22% (n=11) of traffic citations (n=44) issued in Beat 21 were issued in the defined area.

	March	April	May
Traffic Citations	1	4	5



Map 3.1-Citations for defined area

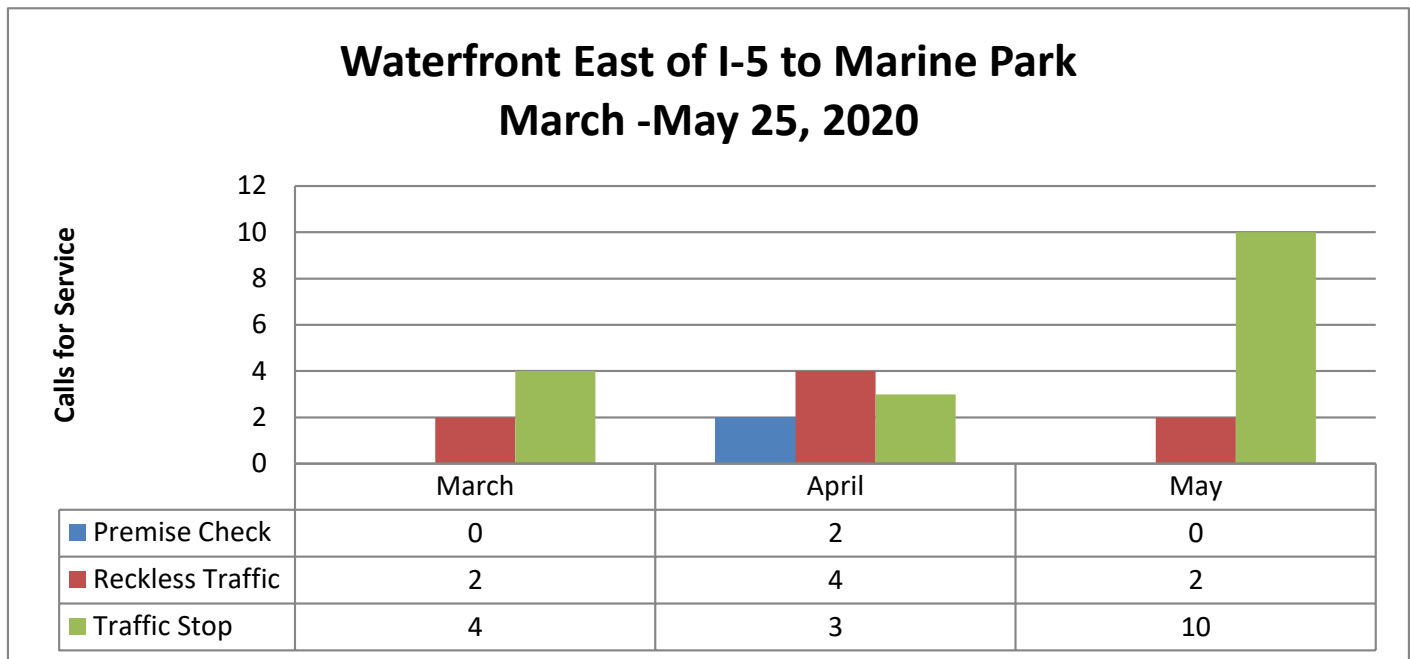


Chart 3.1

Waterfront East of I-5 to Marine Park March -May 25, 2020

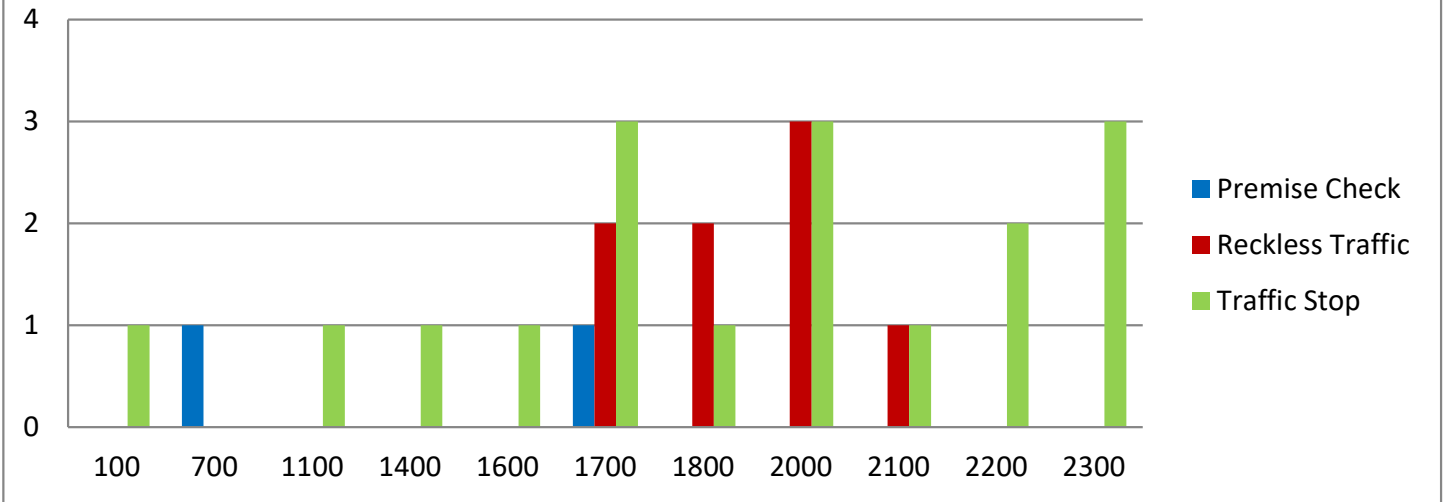


Chart 3.2

Waterfront East of I-5 to Marine Park March -May 25, 2020

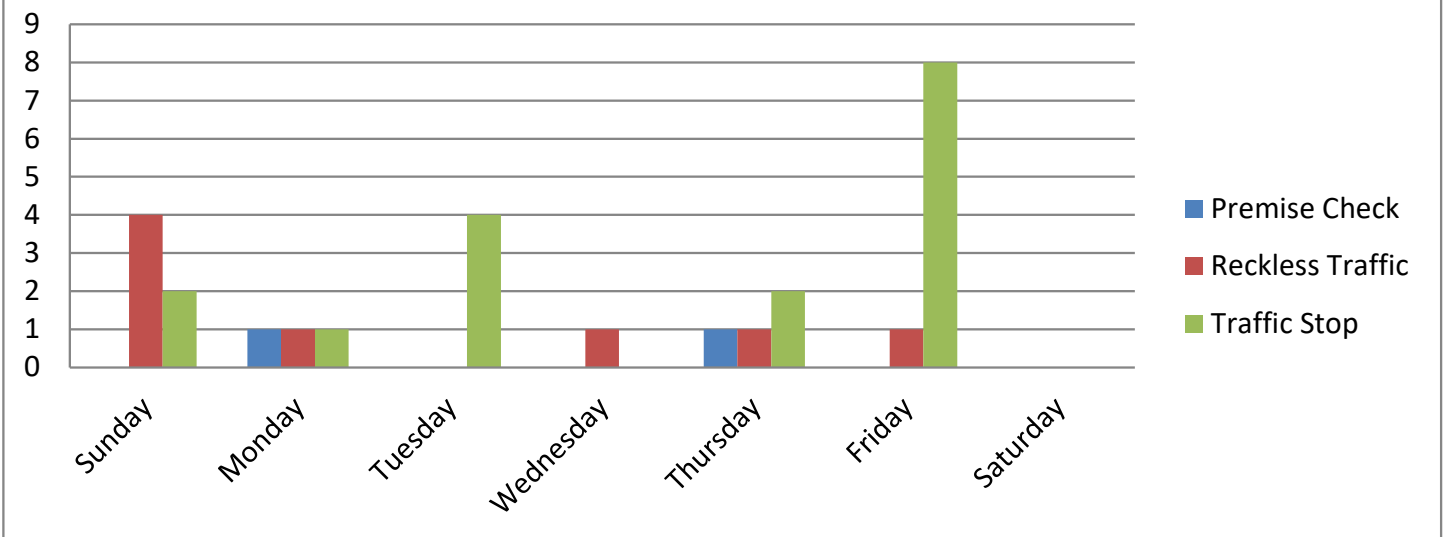


Chart 3.3