



CITY COUNCIL MEETING MINUTES

Vancouver City Hall – Council Chambers – 415 W. 6th Street
PO Box 1995 – Vancouver, Washington 98668-1995

www.cityofvancouver.us

Anne McEnerny-Ogle, Mayor

Bart Hansen • Bill Turlay • Alishia Topper • Ty Stober • Linda Glover • Laurie Lebowsky

February 5, 2018 (evening meeting)

SPECIAL COUNCIL MEETING (City Council Chambers)

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

The special meeting of the Vancouver City Council was called to order at 4:00 p.m. by Mayor Anne McEnerny-Ogle in the Council Chambers of City Hall, 415 W. 6th Street, Vancouver, Washington.

Present: Councilmembers Glover, Stober, Topper, Turlay, Hansen, Mayor McEnerny-Ogle

Absent: None

COUNCIL CANDIDATE INTERVIEWS

Complete candidate interviews may be viewed online at: https://www.cvtv.org/vid_link/24996.

Each Councilmember and the Mayor drew a candidate name at random to determine the order in which candidates would be interviewed. The following sequence was drawn:

1. Dina Elizabeth Hovde
2. Laurie Lebowsky
3. Sarah Fox
4. Carmen McKibben

BREAK

5. Mary Elkin
6. Erik Paulsen

All interviewees were sequestered in the City Manager's Office with City staff during the interview period until asked to return to Chambers for his or her respective interview. Mayor McEnerny-Ogle dismissed Candidates 2-6 from Council Chambers to begin the interviews.

Council interviewed Ms. Hovde, Ms. Lebowsky, Ms. Fox, and Ms. McKibben from 4:10-5:43 p.m.

Council recessed for a dinner break at 5:43 p.m.

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Council reconvened at 6:30 p.m.

Council interviewed Ms. Elkin and Mr. Paulsen from 6:30-7:23 p.m.

One interview question was provided in advance to the Mayor by each City Councilmember. Each candidate was allowed up to 30 minutes for his or her interview and instructed to respond as follows, per City Council Policy 100-38:

- Applicant shall present his or her credentials to the City Council (up to 9 minutes);
- City Council asked the predetermined set of questions listed below. Each applicant had up to 2 minutes to respond to each question (up to 12 minutes total);
- Councilmembers asked miscellaneous follow-up questions during an informal question-and-answer period (remainder of 30-minute interview time).

Each applicant was asked and provided answers to the following set of questions:

1. What is your sense about job growth in Vancouver? What do you believe the City could be doing more of to attract more higher-paying and entry-level jobs? (Question asked by Councilmember Glover)
2. What neighborhood do you live in and how would you improve it to make it more accessible and inviting to all of Vancouver's residents? (Question asked by Councilmember Stober)
3. How do you think people perceive you, and why? Explain how you perceive yourself. (Question asked by Councilmember Topper)
4. What do you consider the most important problem facing Council? What action do you propose to alleviate the situation? (Question asked by Councilmember Turlay)
5. Please explain the difference between an ordinance and a resolution. (Question asked by Councilmember Hansen)
6. If selected for this appointment, what do you think are your strengths and weaknesses in running a campaign for this position? (Question asked by Mayor McEnerny-Ogle)

During the follow-up section of the interviews, Councilmember Topper also asked each candidate whether he or she would support tolls or payment to cross a new I-5 bridge and whether he or she would support light rail or mass transit options for that crossing.

7:24-8:30 P.M. EXECUTIVE SESSION RE: DELIBERATION OF CANDIDATE QUALIFICATIONS

Mayor McEnerny-Ogle announced the Council would be entering executive session until 8:30 p.m. for the purpose of discussing the candidates' qualifications.

8:31 P.M. SPECIAL MEETING RECONVENED – NEW BUSINESS: APPOINTMENT TO CITY COUNCIL SEAT 1

Mayor McEnerny-Ogle reconvened the Special Meeting at 8:31 p.m.

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Mayor McEnerny-Ogle asked City Attorney Bronson Potter to explain what would happen if there was a tie vote on a candidate put forward for appointment. Mr. Potter explained the motion would fail because it requires a majority vote to pass.

Mayor McEnerny-Ogle explained that a need may arise for the Council to enter into an additional executive session to further discuss the candidate qualifications but stated the Council would address that if it became necessary. Mr. Potter stated it would be appropriate for Council to adjourn into executive session by a motion and vote.

Motion by Councilmember Hansen, seconded by Mayor McEnerny-Ogle, to appoint Mary Elkin to Council Seat 1.

Councilmember Topper thanked all 56 people who applied for the vacant Council position and stated the six who interviewed all deserved to sit on the Council. She stated there was quite a bit of debate on the candidates' qualifications and about what each Councilmember thought the City needs in the way of additional representation on the Council. She stated she finds Ms. Elkin's deep passion and commitment to Vancouver commendable, but she believes the City needs a different perspective than what is already represented on the Council, specifically someone who would bring an urban planning or business development perspective. She stated that is why she would not be supporting this motion.

As a note of procedure, Councilmember Stober stated the person who makes a motion should be offered the opportunity to make comments first.

Councilmember Hansen stated that all six candidates are excellent but he made the motion to appoint Ms. Elkin because he has worked with her in the past on various projects and has seen first-hand her passion for the community in various ways. He said he was very confident in his motion.

Councilmember Stober stated there was nothing easy about the deliberations and decision-making required of the Council in this matter. He noted the decisions that would be made are not personal and that all of the Councilmembers are working toward the same purpose. He stated he would not be supporting this motion.

Mayor McEnerny-Ogle stated she would support the motion, noting that Ms. Elkin is a mother and has families at the heart of her passion with her work with the neighborhood associations, but she is also a business owner. She stated that is one of the key perspectives needed on the Council. She also commended Ms. Elkin for the leadership roles she has held in the community.

Councilmember Glover stated Vancouver is lucky to have Ms. Elkin working on its behalf because of her resume, community involvement and passion. She noted Ms. Elkin also had received numerous recommendations from community members on Ms. Elkin's behalf. She stated she also was looking for someone with a different perspective than the sitting Councilmembers to fill the Council vacancy and enrich the Council's diversity. She noted the current Council make-up is strong in

matters related to public safety, neighborhoods and education and a couple of the Councilmembers have experience as small business owners. She stated the Council needed a stronger voice for large business and economic development. For these reasons she stated she would not be supporting this motion.

Councilmember Turley stated he has worked with Ms. Elkin in support of public safety issues and he respects everything Ms. Elkin has done, but he stated he also was looking for more versatility on the Council because a lot of the Councilmembers already fulfill that perspective, and he would not be supportive of this motion.

Motion to appoint Ms. Elkin failed 4-2, with Councilmembers Glover, Stober, Topper, and Turley voting No.

Motion by Councilmember Glover, seconded by Councilmember Hansen, to appoint Erik Paulsen to Council Seat 1.

Councilmember Glover stated Mr. Paulsen has experience with corporations and economic development and would provide diversity to the Council's perspectives. She stated she was very impressed with his planning experience and the thoroughness and thoughtfulness of his answers.

Councilmember Hansen stated Mr. Paulsen has a lot of experience through the Planning Commission that could carry through to the Council, and he was well versed in City issues and prepared for the interview. He stated he would be supportive of the motion.

Councilmember Topper stated Mr. Paulsen was one of two candidates who best aligned with the characteristics and experiences she was looking for in a candidate. She stated he was well prepared for the interview and clearly understands the current issues facing the City. She stated she believed Ms. Lebowsky also brought that depth of knowledge that would equally serve the Council well. She stated she had hoped Mr. Paulsen had been able to provide more direct responses to some of the questions asked rather than providing very polished answers that were not precisely to the point. She stated she could not find a reason not to support the motion on the table.

Councilmember Stober stated he was impressed with Mr. Paulsen's preparation and use of the time provided to him during the interview. He stated Mr. Paulsen's experience and understanding of the City was extensive, but he was surprised Mr. Paulsen did not include any letters of support in his applicant packet. He stated none of the candidates would be a bad choice to fill the vacancy but Mr. Paulsen was not his first choice, and therefore he would not be supportive of the motion.

Councilmember Turley noted the Council did not require letters of endorsement from the applicants and he felt it was unfair to judge them negatively if they did not include any.

Mayor McEnerny-Ogle agreed Mr. Paulsen was well prepared but she was looking for more passion and evidence of volunteerism. She stated Mr. Paulsen's interview felt more like an intellectual process and

she was looking for some more information about how the candidate works with others in the community, and therefore she would not be supporting this motion.

Councilmember Topper stated she did not wish to be a tie-breaking vote on this particular motion. She stated Mr. Paulsen's resume is impeccable but she was disappointed in his answer to her question about how people perceive him and how he perceives himself. She stated that answer says a lot to her about a person's relatability and their ability to work with people in the community and be approachable to constituents. She did not feel Mr. Paulsen's response indicated that would be the case. She said therefore she would not be supportive of the motion

Motion to appoint Mr. Paulsen failed 3-3, with Councilmembers Stober, Topper, and Mayor McEnerny-Ogle voting No.

Motion by Councilmember Topper, seconded by Councilmember Turlay to appoint Laurie Lebowsky to Council Seat 1.

Councilmember Topper stated Ms. Lebowsky and Ms. Fox both brought strong urban planning perspectives and noted both would serve with humility and increased ability to give Council a perspective they have not had. She stated Ms. Lebowsky has the professional expertise to help Vancouver as a city growing at a rapid rate and the planning issues that need to be considered in relation to that. She stated she believes Ms. Lebowsky's experience at Clark County has given her insights into what will make Vancouver a vibrant economic engine in the region. She stated Ms. Lebowsky's volunteer work also indicates she would make the community a priority. She also stated Ms. Lebowsky's understanding of the Oregon transportation system will be vital as the region moves forward in discussions surrounding replacement of the I-5 bridge. Councilmember Topper noted Ms. Lebowsky may not have the business experience some of the Councilmembers were looking for, but she has the ability to build partnerships and articulate effectively to bring people to the table.

Councilmember Glover stated she was impressed with Ms. Lebowsky's answer to the question regarding job growth. She stated Ms. Lebowsky had a good sense about what makes a community livable and how to navigate the growth Vancouver is experiencing and will experience in the future.

Councilmember Stober stated he was also impressed with Ms. Lebowsky's interview and he appreciated her holistic approach and ability to talk about building opportunities within her neighborhood. He stated Ms. Lebowsky also had a good understanding about what a campaign for the position would require of her. He noted that she had lived in Camas, which has positives and negatives for sitting on the Council, but he appreciated that experience means she has a strong understanding of east Vancouver. He stated he would be supportive of the motion.

Councilmember Hansen stated Ms. Lebowsky is an excellent candidate, but there were two other candidates he had been considering more closely so he probably would not be supporting this motion.

Councilmember Turlay stated he would be supportive of the motion.

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Mayor McEnerny-Ogle stated Ms. Lebowsky is well versed because of her work in planning but she had concerns because Ms. Lebowsky had lived in the city less than two years. She stated she believed there would be some conflicts related to her employment with the County. She stated she was looking for stronger ties to volunteering and neighborhood work in Vancouver that she had seen in other candidates, and therefore would not be supporting this motion.

Councilmember Turlay noted that in his case, after he was elected to the Council, his involvement in the community increased and therefore he did not place as much emphasis on that in his evaluation of the candidates. He noted also, in regards to Ms. Lebowsky having lived in Camas, that the Vancouver and Camas neighborhoods on the eastern boundary are so intertwined that he was not concerned about that either.

Motion to appoint Ms. Lebowsky carried 4-2, with Councilmember Hansen and Mayor McEnerny-Ogle voting No.

Mayor McEnerny-Ogle congratulated Ms. Lebowsky on the appointment and noted she would be sworn in at the February 12 Council meeting.

ADJOURNMENT

9:00 P.M.

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

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Anne McEnerny-Ogle, Mayor

Bart Hansen · Bill Turlay · Alishia Topper · Ty Stober · Linda Glover · Laurie Lebowsky

February 5, 2018 (morning meeting)

SPECIAL COUNCIL MEETING (City Council Chambers)

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

The special meeting of the Vancouver City Council was called to order at 8:00 a.m. by Mayor Anne McEnerny-Ogle in the Council Chambers of City Hall, 415 W. 6th Street, Vancouver, Washington.

Present: Councilmembers Glover, Stober, Topper, Turlay, Hansen, Mayor McEnerny-Ogle

Absent: None

Mayor McEnerny-Ogle requested Council discuss and determine its preferred process by which candidates would be selected for an interview before going into executive session.

Councilmember Topper stated she would prefer if Council decided on a set number of candidates they would invite for an interview and the process by which those candidates would be identified prior to going into executive session as it would be helpful to focus the discussion of candidate qualifications. She proposed that each Councilmember have an opportunity, in roll call order, to put forward one candidate for an interview for a total of six candidates. She suggested that for each of these nominations, the rest of the Council would have an opportunity to discuss the proposed candidate prior to moving on to the next Councilmember's selection. If there were objections to a candidate, the Councilmember who nominated that person would have an opportunity to put forward an alternate name. This process would continue for each Councilmember's nomination until the slate of six interviewees was put forward.

Councilmember Hansen asked if this process interfered with any information the Council and City had already released to the candidates and public about how the Council would make these selections. City Attorney Bronson Potter confirmed there was no conflict.

Councilmember Stober stated he wanted to make sure the process was very clear upfront of what would happen if an objection was raised about a candidate. Mr. Potter recommended that any discussion about a proposed interviewee happen prior to Council taking a final vote on the final slate of six candidates so those objections can be addressed before voting takes place.

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Motion by Councilmember Topper, seconded by Councilmember Hansen, and carried unanimously to select six candidates to interview per the process outlined above following discussion of candidate qualifications in executive session.

8:12-9:30 A.M. EXECUTIVE SESSION RE: CITY COUNCIL CANDIDATE QUALIFICATIONS

Mayor McEnerny-Ogle announced the Council would be entering executive session until 9:30 a.m. for the purpose of discussing City Council candidate qualifications.

9:30 A.M. SPECIAL MEETING RECONVENED

Mayor McEnerny-Ogle announced the Council would recess until 9:45 a.m.

Council reconvened at 9:45 a.m.

9:45 A.M. SELECTION OF CANDIDATES TO BE INTERVIEWED

Mayor McEnerny-Ogle requested Council put forward candidate names to be considered for an interview at the afternoon special meeting.

Councilmember Glover nominated Erik Paulsen. No discussion followed.

Councilmember Stober nominated Carmen McKibben. No discussion followed.

Councilmember Topper nominated Laurie Lebowsky. No discussion followed.

Councilmember Turlay nominated Dina Elizabeth Hovde. No discussion followed.

Councilmember Hansen nominated Mary Elkin. No discussion followed.

Mayor McEnerny-Ogle nominated Sarah Fox. No discussion followed.

Councilmember Topper noted that the Council had focused their discussion of candidate qualifications by narrowing the total number of applicants to the top 12 most commonly preferred among the entire Council.

Motion by Councilmember Stober, seconded by Councilmember Topper, and carried unanimously to invite the six candidates nominated above to interview with the Council in public session at 4 p.m. on Monday, February 5, 2018.

ADJOURNMENT

9:48 A.M.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

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Vancouver Affordable Housing Fund Update & 2017 Homelessness Prevention Projects

VANCOUVER
CITY HALL



February 26, 2018

Vancouver City Council Workshop

Peggy Sheehan, Community Development Program
Manager

Danell Norby, Community Development Coordinator

Presentation overview

- Program update:
 - Funds collected and awarded
 - Construction and rehabilitation projects
 - Website – program dashboard
- 2017 Homelessness Prevention recommendations
- Next steps

2017 funds collected and awarded

- Collected \$5,931,361 for calendar year 2017
- Anticipate receiving all but \$2,281.38 of the \$68,639.24 in delinquent taxes over the next three years

Update on Housing Production

Allocation Plan	2017 funds
Housing Production	\$4,000,000
Housing Preservation	\$400,000
Homelessness Prevention – Housing Assistance and Services	\$1,210,000
Homelessness Prevention – Shelter	\$300,000
Implementation	\$90,000
TOTAL	\$6,000,000

- 2017 Allocation Plan approved October 2017
- Funds for Homeless Prevention have not yet been awarded to specific projects

Housing Production projects (new construction)

Total new
units created
by leveraging
funding: **207**

Project	AHF Award	AHF units
Caples Terrace	\$850,000	17
Downtown Apartments	\$500,000	10
Isabella Court Phase II	\$850,000	17
McKibbin Commons	\$200,000	4
Meriwether Place	\$500,000	10
The Pacific	\$250,000	5
The Shipyard	\$850,000	17
TOTAL	\$4,000,000	80

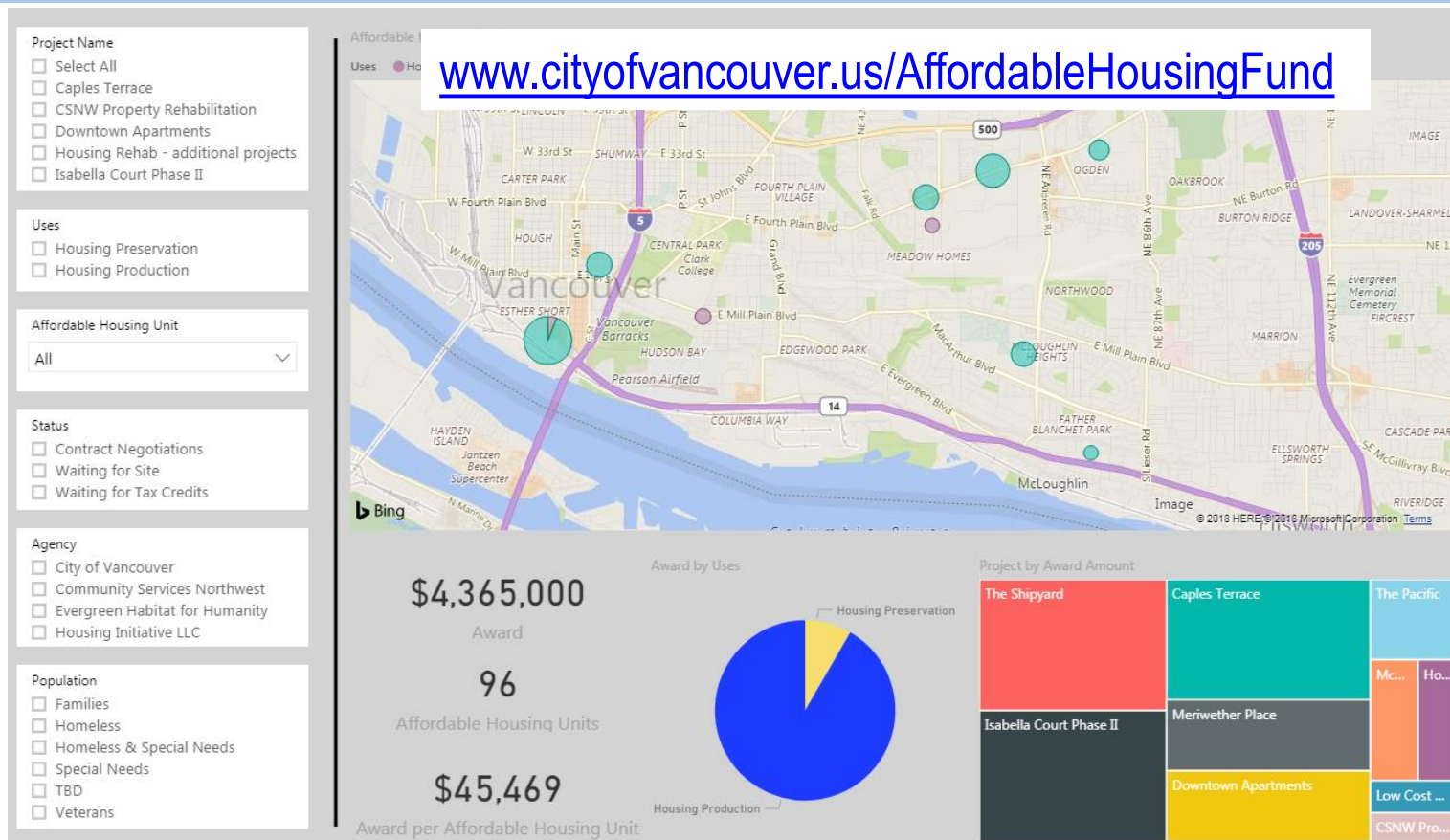
Update on Housing Preservation

Allocation Plan	2017 funds
Housing Production	\$4,000,000
Housing Preservation	\$400,000
Homelessness Prevention – Housing Assistance and Services	\$1,210,000
Homelessness Prevention – Shelter	\$300,000
Implementation	\$90,000
TOTAL	\$6,000,000

Housing Preservation projects (rehabilitation)

Project	AHF Award	AHF units
Community Services Northwest	\$89,000	7
Kleen Streets Recovery	\$100,000	4
New Beginnings Maternity Home canceled	\$35,000 added to Rehab Fund	4
Housing Rehab Fund	\$211,000	est. 9
TOTAL	\$400,000	20

Website dashboard/map



Update on 2017 Homelessness Prevention

Allocation Plan	2017 funds
Housing Production	\$4,000,000
Housing Preservation	\$400,000
Homelessness Prevention – Housing Assistance and Services	\$1,210,000
Homelessness Prevention – Shelter	\$300,000
Implementation	\$90,000
TOTAL	\$6,000,000

2017 Homelessness Prevention applications

- Request for homelessness prevention projects issued October 2017; application deadline was November 30

	Project Name	Agency	Requested Amount
	Housing Assistance Program	Brighton Support Foundation	\$32,400
★	Homeless Prevention and Housing Consortium	Council for the Homeless	\$1,210,000
	Homeless Community Campground	Kleen Streets Recovery	\$500,000
	Recovery Housing Assistance	Lifeline Connections	\$200,000
	Vancouver Homelessness Prevention Program	REACH Community Development, Inc.	\$250,000
	Moving Forward Together	The Salvation Army	\$232,545
	Homelessness Prevention Program	Sea Mar Community Health	\$250,000
★	Rental Assistance	Vancouver Housing Authority	\$250,000

★ Recommended for funding

Review committee

- Four people selected (# based on experience with the CDBG/HOME)
- All members of CDBG/HOME review committee and/or the Affordable Housing Task Force
- Represent diverse perspectives on the issue and brought knowledge of finance, development and community needs
 - Jennifer Rhoads – Community Foundation
 - Sharif Burdzik – Riverview Bank
 - Denny Scott – Faith Partners for Housing
 - Sean Philbrook – Identity Clark County

Prioritization process

- Committee reviewed each proposal
- Committee scored projects based on prioritization criteria
- Two projects VHA and Council for the Homeless (CFTH) scored the highest
- VHA & CFTH met with review committee to answer questions and provide additional information about projects

Review criteria

Organizational
Capacity

Financial
Feasibility

Investment
Priorities

Readiness

Collaboration

Cost Proposal

Council for the Homeless (recommended for funding)

- \$1,210,000 requested
- Consortium between CFTH, Share, St. Vincent de Paul, Impact NW, Janus Youth, Volunteer Lawyers Program, Clark College, and Columbia River Mental Health Services
- Provide housing assistance and case management; main point of access through Housing Solutions Center
- Expansion of existing programs – homelessness prevention, diversion, housing assistance
- Est. 240 households served
- Assistance ranging from move-in costs to 12 months of rental/utility subsidy
- Goal is for majority of participants to be stably housed without ongoing rental assistance at the end of the program (86% success rate based on current HMIS data)

Vancouver Housing Authority (recommended for funding)

- \$250,000 requested
- Provide housing assistance to low-income families referred by schools and Medicaid Health Home Program who are on Section 8 wait list
- Clients will have access to existing VHA resident services
- Est. 33 households served
- Clients receive up to 12 months of housing assistance; after 12 months, moved to Section 8 program

Committee funding recommendations

Vancouver Housing Authority - \$250,000 requested

- \$250,000 in 2017 AHF

Council for the Homeless Consortium - \$1,210,000 requested

- Split the funding request 2017-18
 - \$960,000 in 2017 AHF
 - Remaining \$250,000 for CFTH to be included in 2018 AHF allocation plan (subject to project success)

Reflections on 2017

- Collected funding throughout 2017
- Quick turnaround (idea to projects)
- Identified a variety of projects to fund – nonprofit and public agency housing
- Shelter discussion pending
- Units/households to be assisted:

Projected annual (A & F Plan)	2017 funding
48 units	80 units
65 units	20 units
214 households	223 households (additional 50 with 2018 funds)

2018 considerations

- Review the \$50,000 per unit funding and 20 year affordability target to encourage use by private developers
- Review outreach plan
- Possible RFQ for creative new construction/acquisition project
- Hiring a new staff member
- Affordable housing included in other planning efforts

Next steps

- Council decision on VHA and CFTH contracts – consent agenda
March 12
- RFP for 2018 funds – anticipated summer 2018

Questions and Discussion

Peggy Sheehan, Community Development Program Manager

peggy.sheehan@cityofvancouver.us

(360) 487-7952

www.cityofvancouver.us/affordablehousing





MEMORANDUM

DATE: January 25, 2018

TO: Eric Holmes, City Manager

FROM: Peggy Sheehan, CED

RE: **Affordable Housing Fund – 2017 homelessness prevention funding and update on production/preservation projects**

CC: Chad Eiken, CED Director
Teresa Brum, ED Manager

This memorandum is developed to provide an update of the Affordable Housing Fund. The levy-supported fund was approved by the residents of the City of Vancouver in a 2016 ballot measure (passed by 58%).

2017 Affordable Housing Fund Allocation Plan

In October 2017, Council approved the 2017 Affordable Housing Fund Allocation Plan (attached) which allocated funding by program area as shown below.

	2017 funds (\$)	2017 funds (%)	Units/households directly assisted with 2017 funds
Housing Production	\$4,000,000	67%	80 units
Housing Preservation	\$400,000	7%	20 units
Homelessness Prevention			
Rent Vouchers and Services	\$1,210,000	20%	TBD
Temporary Shelter	\$300,000	5%	TBD
Implementation	\$90,000	1%	
TOTAL	\$6,000,000	100%	

The 2017 allocations (above) were adjusted from the June 2017 Administrative and Financial Plan (A & F Plan) proposed allocations to maximize the opportunity for new units. The 2017 Allocation Plan is expected to result in 80 new Affordable Housing Fund units (in comparison to the A & F Plan estimate of 48 units annually). The number of units targeted for preservation does not include those to be rehabbed with CDBG funding.

Homelessness Prevention

A request for proposals in October 2017 resulted in 8 applications (list attached) totaling \$2,424,945 for Homelessness Prevention funding. This funding will be used to provide housing assistance and self-sufficiency services to people who are homeless or at risk of becoming homeless. The 2017 Allocation Plan includes \$1,210,000 for Homelessness Prevention.

The review committee scored both the Vancouver Housing Authority (VHA) and the Council for the Homeless Consortium (CFTH) projects very highly and within a very small margin from each other.

- The VHA requested \$250,000 to serve 33 families referred from the Vancouver or Evergreen School District and Medicaid Health Home Program who are on the waiting list for Section 8 vouchers. Households may receive up to 12 months of assistance. After assistance ends, if needed, families will be moved to the voucher program. Existing VHA resident services will be available to program participants.
- The CFTH Consortium requested \$1,210,000 to serve 240 households with housing assistance and case management. Assistance will range from one-time move-in costs to ongoing housing subsidy up to 12 months. The Consortium consists of Council for the Homeless, Share, St. Vincent de Paul, Janus Youth, Impact NW, Volunteer Lawyers Network, Clark College, and Columbia River Mental Health Services (the latter three organizations will not provide housing assistance but will be engaged in outreach/referrals, and the Volunteer Lawyers network will also work with participants to reduce barriers to housing). The funding will expand on the existing programs of each of the agencies. The main access point will be through the Housing Solutions Center. After graduating from the program, the goal is for the majority of participants to be stably housed without the need for ongoing rental assistance. CFTH reports that 86% of clients served by Consortium members have not needed further assistance two years after graduating from the program.

The 2017 allocation plan is short \$250,000 to fully fund both projects. The committee and staff recommend funding as follows:

- \$250,000 in 2017 AHF for VHA project;
- \$960,000 in 2017 AHF for CFTH project; and
- Remaining \$250,000 for CFTH to be included in 2018 AHF allocation plan, as long as project monitoring demonstrates substantial progress is being made to serve very low-income households and spend funds in a timely manner. The CFTH contract will then be amended to be increased to the full \$1,210,000.

Staff will be bringing the 2017 contracts for the VHA and CFTH for Council approval at a later date.

2017 Homelessness Prevention Projects	Funding Award	Households directly assisted AHF
Vancouver Housing Authority	\$250,000	33
Council for the Homeless Consortium	\$960,000	190
	\$250,000 (2018)	50

NOTE: The May 2016 Administrative and Financial Plan estimated 214 households assisted annually.

Housing Production/Preservation

Council approved 10 projects as part of the 2017 Allocation Plan. Staff has implemented contracts for three projects and the others are currently in process. There are two changes of note:

- At the time of application, Housing Initiative LLC was looking for a property in the Tower Mall area for The Shipyard project. They now plan to move forward with a project site located on Fourth Plain, adjacent to the VHA Meriwether Place project.
- The New Beginnings Maternity Home has been canceled. The agency director and board decided that they would prefer to make improvements without AHF and the associated program requirements. The \$35,000 in project funds has been reprogrammed into the Housing Rehab Fund. Staff is accepting applications for single-family rehab projects to assist with this funding.

Project	AHF Award	Total new units	AHF units
Caples Terrace	\$850,000	28	17
Downtown Apartments	\$500,000	30	10
Isabella Court Phase II	\$850,000	49	17
McKibbin Commons	\$200,000	4	4
Meriwether Place	\$500,000	30	10
The Pacific	\$250,000	18	5
The Shipyard	\$850,000	78	17
Community Services Northwest	\$89,000		7
Kleen Streets Recovery	\$100,000		4
New Beginnings Maternity Home	\$35,000		-4
Project canceled	added to Rehab Fund		
Housing Rehab Fund – additional projects	\$211,000		est. 9

Staff anticipates issuing a request for proposals for 2018 Homelessness Prevention and Housing Production/Preservation projects this summer.

2017 Allocation Plan

For the Vancouver Affordable Housing Fund

October 2, 2017

Introduction

In November 2016, Vancouver voters approved a seven-year, \$42 million dollar property tax levy to create the Vancouver Affordable Housing Fund. This local resource will support housing and services for very low-income households earning up to 50% of area median income (AMI).

Income limits for households at 50% AMI are established annually by the U.S. Department of Housing and Urban Development. Current income limits are provided below. (HUD – Effective April 14, 2017)

	Household Size				
	1	2	3	4	5
50% AMI Income Limit	\$26,150	\$29,900	\$33,650	\$37,350	\$40,350

The Affordable Housing Fund Administrative and Financial Plan was adopted by City Council in June 2016 and amended in August 2017. The Administration and Financing Plan estimates the number of households that will be served over seven years and includes proposed funding allocations among four program areas:

- Housing Production
- Housing Preservation
- Homelessness Prevention
- Implementation

In early 2017, the City of Vancouver released a solicitation request for projects seeking Housing Production and Preservation funds that are available for calendar year 2017. Applications were reviewed and prioritized by a committee of community leaders. This Allocation Plan outlines spending priorities for funds collected in 2017 based on proposed projects and current needs and opportunities in the community. The 2017 Allocation Plan will be used in conjunction with the Affordable Housing Fund Administrative and Financial Plan that can be found on the City's web site at www.cityofvancouver.us/affordablehousingfund.

Funding Allocation and Proposed Projects

Spending priorities for 2017 are set forth below. Allocations are based on applications received, recommendations from the review committee, and community needs.

2017 Affordable Housing Fund Allocations

	2017 funds (\$)	2017 funds (%)	Units/households directly assisted with 2017 funds
Housing Production	\$4,000,000	67%	80 units
Housing Preservation	\$400,000	7%	20 units
Homelessness Prevention			
Rent Vouchers and Services	\$1,210,000	20%	TBD
Temporary Shelter	\$300,000	5%	TBD
Implementation	\$90,000	1%	
TOTAL	\$6,000,000	100%	

Housing Production Projects

The review committee recommendations include \$4,000,000 in 2017 funds for seven new construction projects. The projects would create 237 new multifamily rental units, including 80 units directly assisted with the Affordable Housing Fund that would carry covenants to continue renting to households earning up to 50% AMI.

Project	Suggested award	Total new units	Affordable Housing Fund units	Population
Caples Terrace	\$850,000	28	17	Homeless
Downtown Apartments	\$500,000	30	10	Families
Isabella Court Phase II	\$850,000	49	17	Homeless
McKibbin Commons	\$200,000	4	4	Families
Meriwether Place	\$500,000	30	10	Homeless & Special Needs
The Pacific	\$250,000	18	5	Homeless
The Shipyard	\$850,000	78	17	Families
TOTAL	\$4,000,000	237	80	

NOTE: May 2016 Administrative and Financial Plan estimated 48 units for construction and 65 units for preservation annually.

Housing Preservation Projects

The review committee recommended \$400,000 in 2017 awards to support three proposed multi-family rehabilitation projects and additional projects to be identified through an ongoing application process. The projects must meet the City requirements related to fair housing, prevailing wage and eligible expenses.

Project	Recommended Award	Affordable Housing Fund Units
Community Services Northwest	\$89,000	7
Kleen Streets Recovery	\$100,000	4
New Beginnings Maternity Home	\$35,000	4
Housing Rehab Fund – additional projects TBD	\$176,000	5
TOTAL	\$400,000	20

Homelessness Prevention Projects

Up to \$1,510,000 in 2017 funds will be available for homelessness prevention projects. Staff anticipates releasing the following requests for proposals in fall of 2017:

- Housing assistance including rental costs, security deposits and utilities if in conjunction with rent or security deposit assistance and related services to stabilize residents (\$1,210,000 available)
- The greatest demand is for shelter space for single women. Improvements to existing shelters that will increase capacity/or new shelters (\$300,000 available)

Prevailing Wage

Projects that are constructed at public expense are “public works” and are subject to state prevailing wage laws. Generally, the purchase of land or architect and engineering costs paid from the Affordable Housing Fund does not trigger prevailing wage requirements when construction is funded from private funds.

Fair Housing

Projects funded with the Affordable Housing Fund are subject to federal fair housing regulations. Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits, discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and disability.

Reprogramming of Funds

If a recommended project does not meet the City’s conditions for approval, does not move forward for any reason, or does not use the full award amount, funds may be shifted to other projects within the same program area, moved to another program area or added to the available funds for the following year.

Homelessness Prevention Projects (available \$1,210,000)

Agency	Committee Comments	City Funds Requested	Proposed Contract Award	Total Program Cost
Council for the Homeless	New program - Consortium includes multiple established agencies; builds on existing programs and strengths of each partner; broad reaching with centralized access point; includes legal assistance to reduce barriers; 86% success rate	\$1,210,000	\$960,000 (2017) \$250,000 (2018)	\$3,459,590
Vancouver Housing Authority	Serves families on Section 8 waitlist; families prioritized for Section 8 voucher after AHF assistance ends; access to existing VHA resident services	\$250,000	\$250,000 (2017)	\$282,800
Salvation Army	Project is a "reboot" of previous program; Salvation Army has current HOME funds	\$232,545		\$606,800
Lifeline Connections	New program; agency also in process of opening new facility and may not have capacity	\$200,000		\$234,073
REACH CDC	Narrowly targeted - only serves residents of existing REACH subsidized housing	\$250,000		\$271,200
Brighton Support Foundation	New program; targeted and limited in scope	\$32,400		\$32,400
Sea Mar Community Health Centers	New program - serving SeaMar's clinic	\$250,000		\$250,000
Kleen Streets-Withdrawn		\$2,424,945		

Downtown Parking Issues and Strategies



February 26, 2018
City Council Workshop

Teresa Brum, Economic Development Division Manager
Steve Kaspan, Parking Manager
Jennifer Campos, Senior Planner

Presentation overview

- Introduction
- Current Issues—Economic Development
- Current Conditions and Pressures
 - Parking Management
 - Planning Strategies
- Next Steps:
 - Workshop: March 5, 2018 Parking Policy
 - Workshop: Library Square Parking

Downtown Parking Program Background

- On-street parking in Downtown regulated since 1942, when first meters were purchased
- City has built and operated public parking garages as an economic development tool
- Following 2008 Recession, City policy has been to divest from parking structures and not build new ones
- Fixed supply of on-street parking spaces requires active management of hourly limits, permit parking

Downtown Parking – Program

- Parking Program has over the years been innovative and responsive to the needs of downtown parkers
- Finite number of on-street spaces requires dynamic, active management
- More off-street parking is likely needed to help address current and future employee demand
- Other strategies to reduce demand on supply of parking are essential to support continued redevelopment

Downtown Growth: 2013-2018

- **Six** new apartment buildings
- **47** new places to eat and drink.
- Hudson Building provided over **45,000SF of new office space**, the first since 2008.
- Discover Org added **200+** employees.
- IPZ added **37** new tech start-ups.
- *Each change increases parking demand from residents, employees, and patrons.*

Downtown – Future

- Academy Surface Lot: up to 400 for-lease spaces may be eliminated in the next 2-3 years; serves employees
- Vancouvercenter 4th Tower may soon be constructed
- Downtown visitors to events and Waterfront Park

Current Conditions

Parking Management

- Operations
- Time limits
- Pricing
- Space management

Planning Strategies

- Plan for growth
- Increase transit
- Complete streets
- Mixed use
- Parking requirements

Parking Management

Parking Program

- Operations
- Time limits
- Pricing
- Space management

Downtown – Regulated Parking Spaces

- 3,000 On-Street Spaces (including 400 spaces in Uptown)
- 1,250 Off-Street Spaces
- Two Public Parking Garages (Vancouvercenter and Columbia Bank)
- Seven Surface Lots
- Hourly Rates: \$.50 – \$1.25
- Monthly Rates: \$34 to \$100
- Time Limits: 15 min. to 10 hours

Parking 85% Occupancy Rule



- Rule of thumb for managing parking
- Occupancy rate during peak demand is optimal at 85%
- If consistently above 85%, strategies should be considered



Ideal balance
between
occupancy and
availability

Three Categories of Parkers

1. Patrons
2. Employees
3. Residents

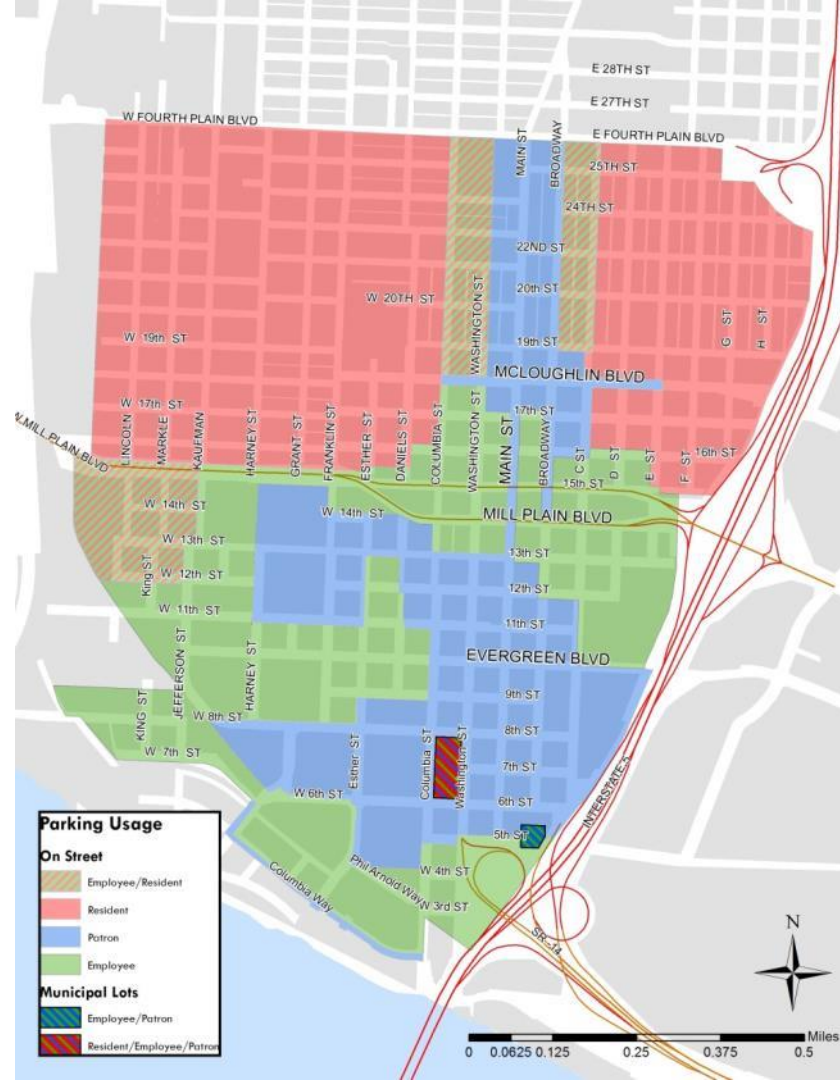


Red: Resident
Green: Employee
Blue: Patron

Areas we influence parking by regulation

Map does not include
private lots or
garages

Public garages are Vancouver Center and Columbia Bank



Patron Parking In Uptown

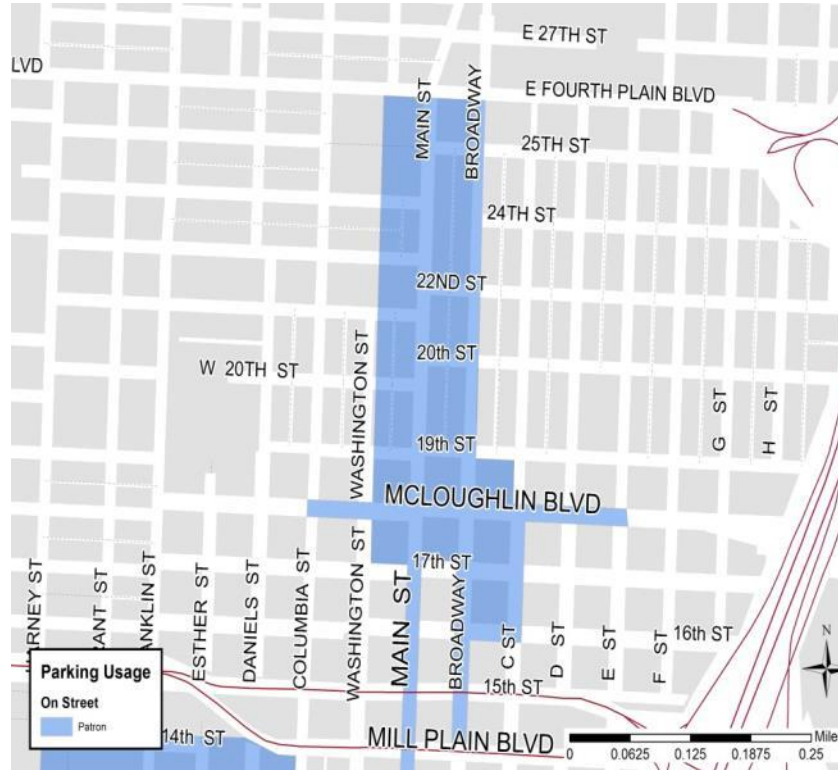
Where: On Main and surrounding streets close to businesses

Method: Short Term meters/pay stations and free 2 hour spaces

These are high demand spaces, so turnover is the goal

Issues: Last year, employees were parking on Main Street, taking up spaces ideal for patrons

Solved: By regular enforcement in June



Method: On-Street permit
Issues: Some residents of Hough complain of employees parking on their street

Method: On-Street permit
Issues: Some residents of Hough complain of employees parking on their street

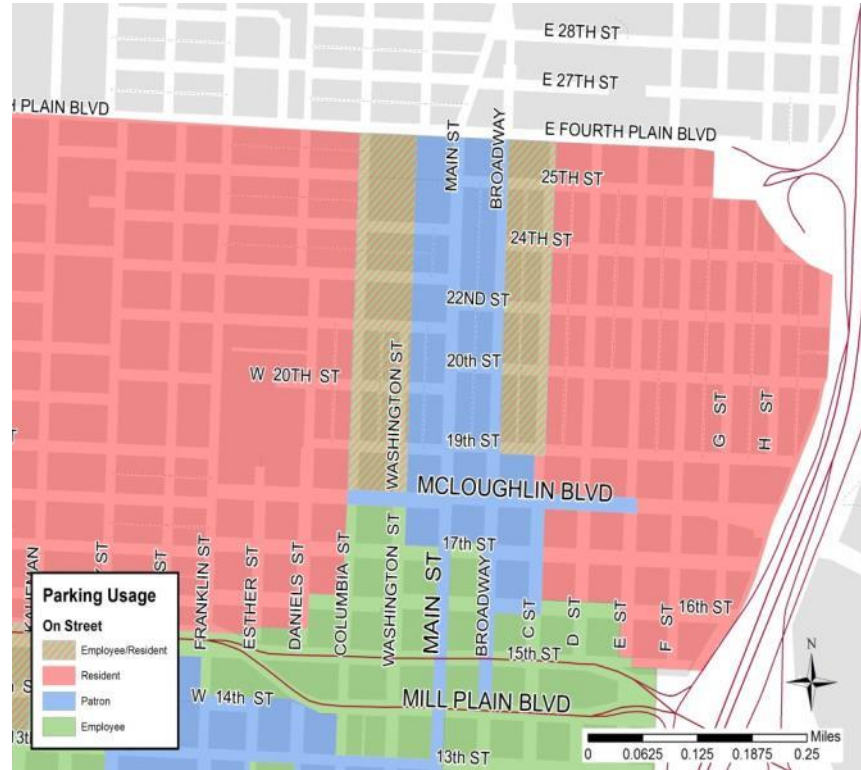
1. Typically residents and employees are parked at different times.
2. Hough (and Arnada) are next to a commercial district downtown
3. The streets are for public use (not the exclusive use of residents)



Resident Parking Uptown

Where: On their property or on the public street

Issues: Some neighborhood residents complain about employees parking on their street



Patron Parking Downtown

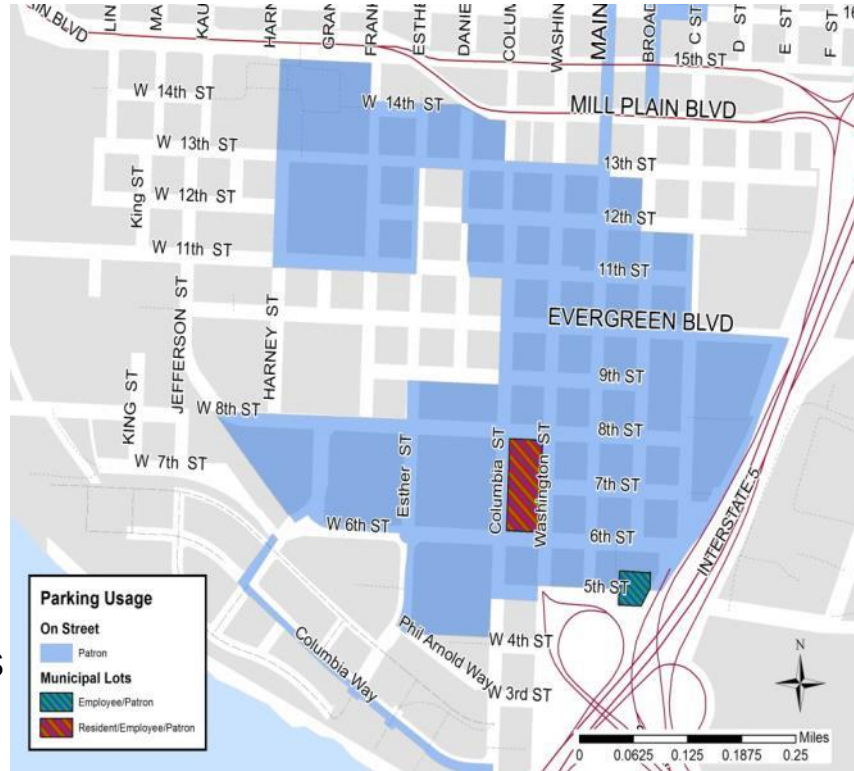
Where: Business District and Courthouse

Method: Short term meters/pay stations

Issues: Last year employees parking in front of businesses using 20 minute free button

Solved: By installing pay stations (no 20 minute free button) at \$1.25 hr.

Parking Availability: Adequate most times except during major events and in certain areas on the weekend.



Employee Parking Downtown

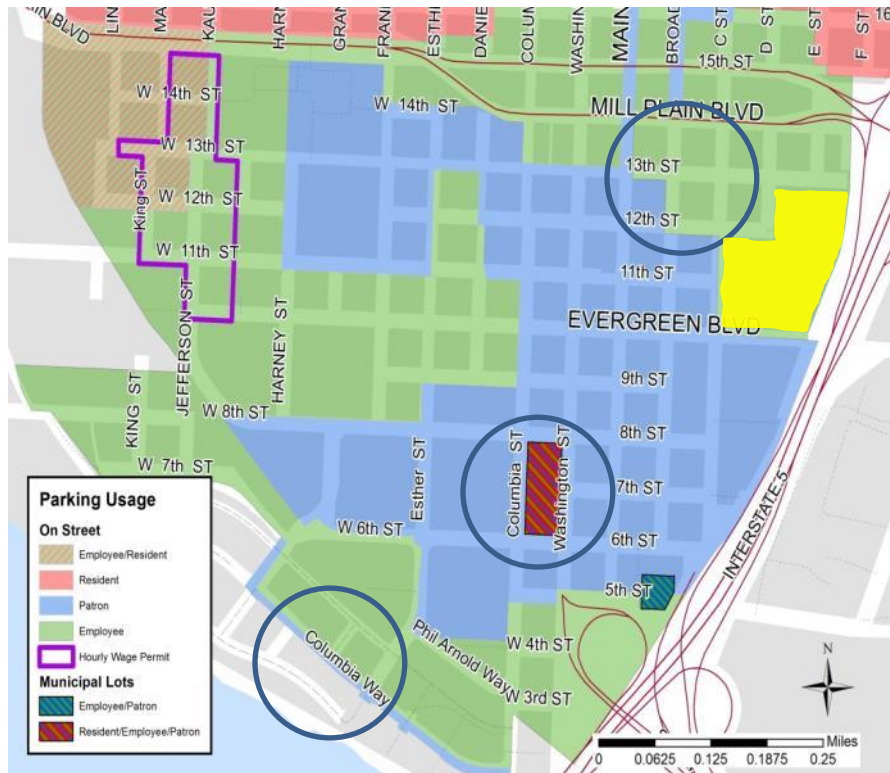
Where: Outside business district, private lots and parking garages

Method: Permits or long term meters/pay stations

Issues: Increasing demand for on-street permits spaces

Solutions: Increased on street permit spaces by 40. Creating an hourly wage employee permit and district

Future Issues: Academy, 4th Tower, Waterfront



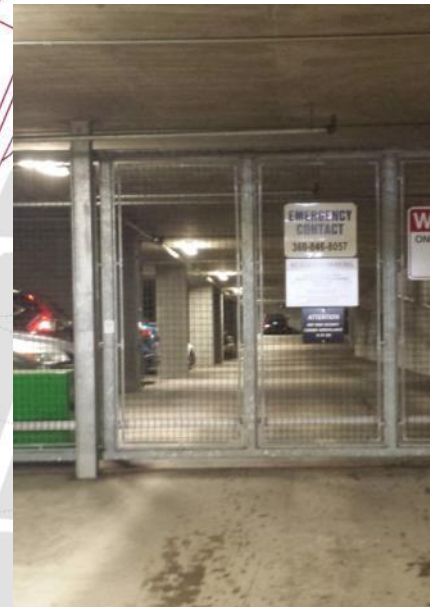
Resident Parking Downtown

Where: On their property, public street or VC garage

Method: On-street permit, VC garage permit

Issues: Occasionally during large events, the VC garage fills up and returning residents may not find a space.

Solution: This is true only for the garages first two levels. Level P3 is not open to hourly public parking, so residents with this permit will always have a space.



Downtown Parking – Key Takeaways

- The Parking Program balances the needs of Patrons, Employees and Residents
- The supply of parking is limited, but demand (especially from employees) is increasing
- Adding to supply should be considered along as well as strategies to reduce demand

Planning Strategies

- Plan for growth
- Increase transit
- Complete streets
- Mixed use
- Parking requirements

City Center Vision Plan



- Downtown plan adopted in 2007 set a vision for the next 20 years
- Included aggressive assumptions for increases in housing, commercial, and retail activity
- Relied on a 65% drive alone rate for full build-out to be successful

How to meet the demand?

If parking requirements and the 84% drive alone rate continued from the time of plan adoption:



VCCV Plan to Reduce Demand

- Significant increases in transit service
- Parking policy and rate changes
- Walking and biking infrastructure
- Transportation demand management



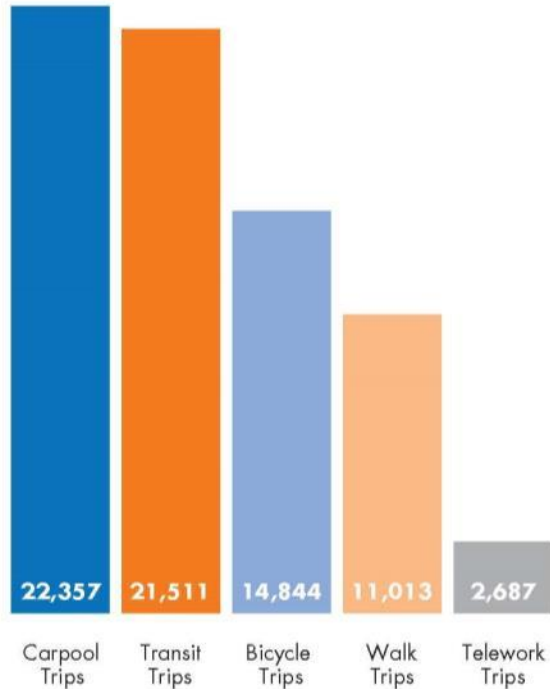
Implementation Strategies

- Bus rapid transit
- Satellite parking
- Outreach programs
- Wayfinding signs
- Installation of bike lanes
- Transit overlay district

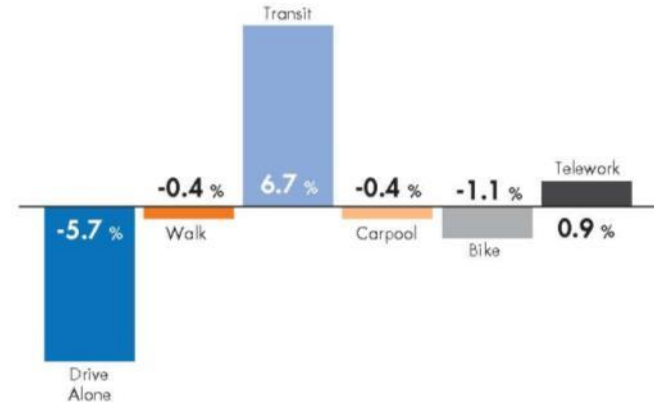


Destination Downtown Program (2012-2015)

Trips Logged by Participants ¹



Participant Sample Commute Mode Shift



Parking Policy – Current Questions

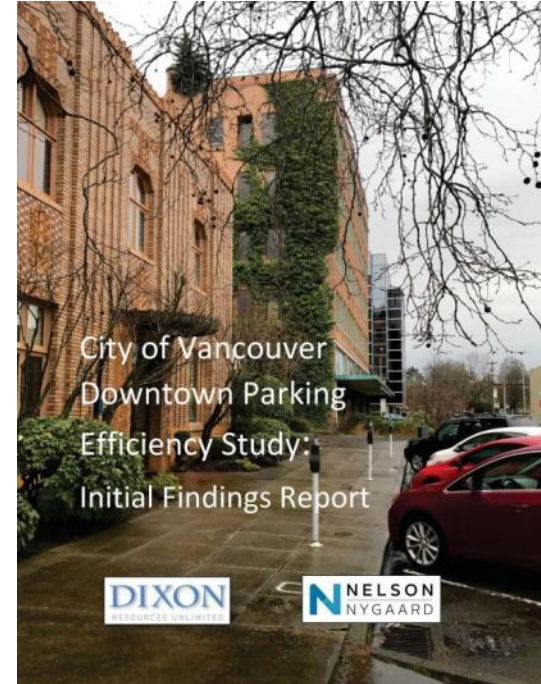


- Is there enough parking downtown?
- What's the impact of new development?
- Can we improve our parking program?
- Where should employees park?

Next Steps

Future Council Workshops:

- Parking Efficiency Study
- Library Square Parking



Questions and Discussion

VANCOUVER
CITY HALL

**Teresa Brum, Economic Development
Division Manager**

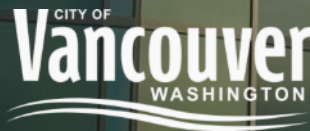
Teresa.Brum@cityofvancouver.us

Steve Kaspan, Parking Manager

Steve.Kaspan@cityofvancouver.us

Jennifer Campos, Senior Planner

Jennifer.Campos@cityofvancouver.us



STAFF REPORT NO. 024-18

TO: Mayor and City Council
FROM: Eric Holmes, City Manager



DATE: 2/26/2018

Subject: Bid Award for Street Lighting Supplies, per ITB# 17-20

Key Points:

- The City is responsible for maintaining public street lighting.
- Street lighting components need to be replaced as street lights age or become damaged.
- Properly functioning street lights are essential to ensure public safety and reduce City liability.
- Having an approved materials purchasing contract awarded to the lowest responsive bidder allows the City to obtain needed parts at a competitive and predictable price while requiring the vendor to maintain a minimum inventory to meet City needs.

Objective: To seek Council approval for the award of a materials purchasing contract for street lighting components from Rexel of Tualatin, Oregon. This action supports Goal 1 Objective 1.2 of the City's Strategic Plan: *Ensure our infrastructure, including buildings and utilities, is safe, environmentally responsible and well maintained.*

Present Situation: On January 16, 2018, the City received bids for street lighting components in the amounts of \$334,665.49 and \$348,018.20. The third bid was non-responsive. The low bidder was responsive. It is the City's intent to award a contract for a maximum of five (5) years. The bids received are as follows:

SUMMARY OF BIDS	
BIDDER	AMOUNT
Rexel, Tualatin, Oregon	\$334,665.49
North Cost Electric, Vancouver, Washington	\$348,018.20
Platt Electric Supply, Beaverton, Oregon	non-responsive

It should be noted that the required annual quantity of materials specified in the bid represents a worst case scenario and is extremely conservative. It is impossible to predict what items will need to be purchased as maintenance requirements can be unpredictable. This resulted in a projected annual cost that exceeded the annual budget allocation. The City will only order items needed to maintain adequate inventory levels. City staff will limit purchases to the amount of funds allocated in the annual budget.

Advantage(s):

1. Allows the City to maintain street lights when needed to maintain the safety of the traveling public and to reduce City liability.
2. This resulting contract is good for five (5) years, which will save upfront administrative costs.
3. Insures timely and predictable delivery since the vendor is required to maintain a minimum inventory of select items.

Disadvantage(s): Bids have increased since the last proposal; however, the City only purchases materials as needed, so the actual annual costs will likely be less than the bid.

Budget Impact: The materials will be funded as part of the Street Lights Maintenance and Operation's annual budget. Sufficient funds in the amount of \$200,000 per year are available to purchase any needed materials from this bid.

Prior Council Review: None

Action Requested: On February 26, 2018, award materials contract for public street lighting supplies to the lowest responsive and responsible bidder, Rexel of Tualatin, Oregon, for approximately \$334,665.49 per year for an estimated amount of \$1,673,327.45 over the five-year life of this contract.

Attachment(s): Contract



To request other formats, please contact:
City Manager's Office
(360) 487-8600 | WA Relay: 711
Amanda.Delapena@cityofvancouver.us

AGREEMENT # _____

SUPPLY AND DELIVERY OF STREET LIGHTING SUPPLIES

This Agreement made and entered into this _____ day of _____, 2018, by and between the City of Vancouver, a municipal corporation, under the laws of the State of Washington, hereinafter referred to as "City" and Rexel USA, Inc., hereinafter referred to as "Contractor," whose address is 12370 SW Cimino Street, Tualatin, OR 97062.

WHEREAS, the City desires to engage the Contractor to supply and deliver street lighting supplies, in accordance with the terms of this Agreement. Contractor has agreed to provide afore-mentioned products per its bid proposal in response to City issued Invitation to Bid (ITB) 17-20.

WHEREAS, the Contractor has represented by entering into this Agreement that it is fully qualified to provide and deliver quality products, to the standards set forth herein.

NOW, THEREFORE, IT IS MUTUALLY AGREED BETWEEN THE PARTIES:

The City hereby agrees to engage the Contractor and the Contractor hereby agrees to supply and deliver afore-mentioned street lighting supplies and associated products and services in accordance with the specifications hereafter set forth in connection with this Agreement:

1. Supply and Delivery of Street Lighting Supplies:

Contractor shall supply and deliver to the City of Vancouver Public Works street lighting supplies and associated products, and any other applicable items ("Materials") as set forth in this Agreement, and in accordance with ITB 17-20 (and its addenda, if any). The Contractor's submitted Bid Proposal under ITB 17-20, and City Purchase Orders issued under this Agreement are hereby incorporated into this Agreement as if fully set forth herein.

During the fulfillment of this Agreement, the City may allow the Contractor to provide substitute product/s, upon confirmation that the ordered product has been discontinued. Pricing for such a product replacement or substitute shall not exceed the current price of substituted item.

The City of Vancouver reserves its right to seek alternative products or services if the project managers deem such action is in the City's best interest. This may include, but is not limited to special circumstances or needs of the City's Public Works Department.

ITB 17-20: SUPPLY AND DELIVERY OF STREET LIGHTING SUPPLIES

Products being supplied under this Agreement and being delivered to a designated job site by employees of the firm awarded this Agreement *may* require the payment of prevailing wages and the filing of an Intent to Pay Prevailing Wages and an Affidavit of Wages Paid. For more information contact Department of Labor and Industries Prevailing Wage Support at 855-545-8163 or pw1@lni.wa.gov."

2. General Requirement:

The Contractor, at its sole cost and expense, shall perform and comply with all applicable laws of the United States and the State of Washington; the Vancouver City Charter, the Vancouver Municipal Code ("VMC"), and ordinances of the City of Vancouver; and rules, regulations, orders, and directives of their respective administrative agencies and officers.

3. Order or Precedence:

Where there is a conflict among or between any of these documents, the controlling documents shall be the first listed in the following sequence: Amendments to this Agreement; this Agreement; Purchase Orders; Contractor's submitted response to ITB 17-20, and ITB 17-20.

4. Purchase Order:

Purchases will be authorized via valid Purchase Orders. Purchases shall correspond with the Purchase Order; any unauthorized advance or excess order is returnable at Contractor's expense.

5. Schedule:

Unless the City requests a change in schedule, the Contractor shall deliver the products and render the services by the "Delivery Date" stated on the signed purchase order.

In the event that the products are not delivered and accepted in the timelines specified in the Purchase Order, the City of Vancouver reserves the right to reject the products and cancel the Purchase Order in its entirety. The City shall bear zero expense due to this breach.

6. Delivery:

All costs referenced must be F.O.B. Vancouver, Washington, Prepaid and Allowed (freight included in the unit cost), prepaid with all transportation and handling charges paid by the Contractor. Responsibility and risk of loss or damage shall remain with the Contractor until final inspection and acceptance when responsibility shall pass to the City except as to latent defects, fraud, and the Contractor's warranty obligations (including without limitation latent defects).

ITB 17-20: SUPPLY AND DELIVERY OF STREET LIGHTING SUPPLIES

Delivery of street lighting supplies purchased under this Contract and being delivered to a designated job site by employees of the Contractor may require the payment of prevailing wages and the filing of Intent to Pay Prevailing Wages and an Affidavit of Wages Paid.

7. Payment:

Invoices will be paid at net thirty (30) days after the City's receipt and acceptance of the goods or completion and acceptance of the services, provided that all appropriate information has been listed on the invoice and necessary forms have been submitted. No payment shall be due prior to the City's receipt and acceptance of the items identified in the invoice thereof.

8. Adjustments:

The City at any time may make reasonable changes in the place of delivery, installation or inspection; the method of shipment or packing; labeling and identification; and ancillary matters that Contractor may accommodate without substantial additional expense to the City.

9. Assignment:

This Agreement is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party without express written authorization.

10. Waiver:

The City's failure to insist on performance of any of the terms or conditions herein or to exercise any right or privilege or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition, or privilege, whether of the same or similar type.

11. Binding Effect:

The provisions, covenants, and conditions in this Agreement apply to bind the parties, their legal heirs, representatives, successors, and assigns. It will be at the City's sole discretion as to which terms may or may not apply to the Agreement.

12. Remedies Cumulative:

Remedies under this Agreement are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.

13. Severability:

Any invalidity, in whole or in part, of any provision of this Agreement shall not affect the validity of any other of its provisions, unless the result of same would clearly be contrary to the overall intent of the parties in entering into this Agreement.

14. Taxes:

The Contractor shall pay, before delinquency, all taxes, levies, and assessments arising from its activities and undertakings under this Agreement; taxes levied on its property, equipment and improvements; and taxes on the Contractor's interest in this Agreement, provided, however, that any taxes that apply directly to the sale, such as a state or local sales tax, shall be added to the purchase price set forth in the Purchase Order.

15. Relation of Parties:

The Contractors, its subcontractors, agents, and employees are independent Contractors performing services for City and are not employees of City. The Contractor, its subcontractors, agents and employees, shall not, as a result of this Agreement, accrue leave, retirement, insurance, bonding or any other benefits afforded to City employees. The Contractor, subcontractors, agents and employees shall not have the authority to bind City any way except as may be specifically provided herein.

16. Ownership of Materials, Writings and Products:

All materials, writings, and products produced by Contractor in the course of performing this Agreement shall immediately become the property of the City. In consideration of the compensation provided for by this Agreement, the Contractor hereby further assigns all copyright interests in such materials, writing and products to the City; provided, however, that this clause does not apply to materials, writings, or products in which Contractor has a copyright interest prior to the date of this Agreement. A copy may be retained by the Contractor.

17. Proprietary and Confidential Information:

The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 of the Revised Code of Washington ("RCW"), and that materials submitted by the Contractor to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for information that Contractor has marked as "Proprietary and Confidential," the City shall notify the Contractor of such request and withhold disclosure of such information for not less than FIVE (5) business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Ch.42.56 RCW for withholding or delaying public disclosure of such information.

18. Warranties:

All products shall be warranted against defects or faulty workmanship and materials by the Contractor for one (1) year following inspection and acceptance of

ITB 17-20: SUPPLY AND DELIVERY OF STREET LIGHTING SUPPLIES

the products by the City. Warranty shall include all costs incurred, including shipping, for repair or replacement except that which is damaged by misuse or abuse. This one-(1) year warranty shall in no way affect normal extended or manufacturer's warranty exceeding this one (1) year period. Contractor warrants that all goods and services furnished under this Agreement are new, conform strictly to the specifications herein, are merchantable, good workmanship, free from defect, comply with all applicable safety and health standards established for such products, all goods are properly packaged, and all appropriate instructions or warnings are supplied. If a defect is found, a component failure occurs, or workmanship is found to cause failure, the Vendor shall replace the product at their own expense, including shipping charges. Any replacement product will be warranted for one (1) year from the date it is delivered. All implied and expressed warranty provisions of the Uniform Commercial Code are incorporated into this Agreement.

19. Non-Discrimination and Equal Employment Opportunity:

During the term of this Agreement, the Contractor agrees as follows: The Contractor will not discriminate against any employee or applicant for employment because of creed, religion, race, color, sex, marital status, sexual orientation, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical handicap, unless based upon a bona fide occupational qualification. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical handicap. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

20. Indemnification:

Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, demands, claims, causes of action, suits or judgments, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature (including patent infringement or copyright claims) arising out of, or in connection with, or incident to, the performance of services pursuant to this Agreement. This indemnity and hold harmless shall include any claim made against the City by an employee of Contractor or subcontractor or agent even if Contractor is thus otherwise immune from liability pursuant to the workers' compensation statute, Title 51 RCW, except to the extent that such liability arises from the sole negligence of the City. Contractor specifically acknowledges that the provisions contained herein have been mutually negotiated by the parties and it is the intent of the parties that Contractor provide the broadest scope of indemnity permitted by law. Contractor is an independent Contractor and responsible for the safety of employees.

21. Order Quantity:

This is an as-needed Agreement; orders will be placed with Contractor via signed Purchase Orders on an as-needed basis. The City is not obligated to any minimum or maximum quantities under this Agreement.

22. Termination:

The City of Vancouver intends to utilize this Agreement for five (5) years from the Agreement effective date. The maximum term for this Agreement is five (5) years.

The City, at its sole discretion, may terminate this Agreement for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City.

23. Prices:

Proposed prices (per attached Exhibit 1) must be firm for twelve (12) months from the effective date of this Agreement. Price adjustments may be requested for consideration each year thereafter; the City, at its sole discretion, may approve that request. Request for price increases shall be supported by the applicable Consumer Price Index -for the Pacific area-or another published index for the immediate, previous four (4) quarters.

Unless otherwise specified herein, no additional charges by the Contractor will be allowed including, but not limited to: handling charges such as packing, wrapping, bags, containers; return and re-stocking fees due to vendor error.

24. Commercial and General Liability Insurance:

The Contractor agrees to furnish the City with a current Certificate of Insurance on the standard "ACORD" with the coverage's listed below:

- \$1,000,000.00 minimum/general liability per occurrence
- \$2,000,000.00 minimum/general aggregate occurrence
- \$1,000,000.00 minimum/automobile combined single limit (each accident)
- City of Vancouver named as additional insured on the commercial general liability policy and an "additional insured" policy endorsement CG2012, CG2026 or equivalent must be included with the certificate of insurance

The certificate shall be made out to the City and be an original; no photocopies shall be accepted. The Certificate of Insurance shall provide the City be given 30 days advance notice of cancellation, non-renewal, or material change in coverage.

ITB 17-20: SUPPLY AND DELIVERY OF STREET LIGHTING SUPPLIES

25. Other Liabilities:

Contractor agrees to indemnify, defend, save, and hold harmless the City, its officials, employees and agents from all claims, suits, and actions of any nature arising out of or related to the products and activities of the Contractor, its officers, subcontractors, agents, or employers under this Agreement. Contractor will not indemnify any action that arises out of the control application or operation of their software that was created by a third party vendor.

26. Worker's Compensation:

The Contractor shall comply with the State Washington, Department of Labor and Industries Industrial Insurance program, for all of its employees who are required to be so covered by the laws of the State of Washington and in case any work is subcontracted, the Contractor shall require the subcontractor to provide worker's compensation insurance for all of its employees unless or to the extent that such employees are covered by the protection provided by the Contractor.

27. Employment Security:

The Contractor shall comply with all employment security laws of the State of Washington, and shall timely make all required payments in connection therewith.

28. Compliance with the Law:

The Contractor shall have the authority to control and direct the performance and details of the work described herein. The Contractor agrees to comply with all relevant, federal, state and municipal laws, rules and regulations.

29. Licenses and Similar Authorizations:

The Contractor, at no expense to the City, shall be responsible to obtain all necessary licenses, permits, and similar legal authorizations required to perform the work associated with this Agreement, including, but not limited to a City of Vancouver Business License and all associated requirements under Ch. 5.04 VMC and Ordinance M-3774, and conform to VMC 5.04.095 (tax per employee ordinance).

30. Notices:

All notices which are given or required to be given pursuant to this Agreement shall be hand delivered or mailed postage paid as follows:

City:

Kevin Yin
City of Vancouver
P O Box 1995
415 W 6th Street

Contractor:

Matthew Holt
Rexel USA, Inc.
12370 SW Cimino Street
Tualatin, OR 97062

ITB 17-20: SUPPLY AND DELIVERY OF STREET LIGHTING SUPPLIES

31. Amendments:

This Agreement shall not be altered, changed, or amended except by an instrument in writing executed by the parties hereto. Any changes in the scope of work or compensation shall be mutually agreed upon between City and the Contractor and shall be incorporated in written amendments to this Agreement.

32. Entire Agreement:

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

33. Cooperative Purchasing:

The Washington State Inter-local Cooperation Act, Ch. 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having responded to ITB 17-20 and executing this Agreement, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or Agreement at their own cost and without the City of Vancouver incurring any financial or legal liability for such purchases. The City of Vancouver agrees to allow other public agencies to purchase goods and services under this solicitation or Agreement, provided that the City of Vancouver is not held financially or legally liable for purchases and that any public agency purchasing under such solicitation or Agreement file a copy of this invitation and such agreement in accordance with RCW 39.34.040.

34. Ratification:

Acts taken pursuant to this Agreement but prior to its effective date are hereby ratified and confirmed.

35. Governing Law/Venue:

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

36. Authority to Execute:

The Contractor warrants that it has legal authority to enter into this agreement and the signatory below is authorized to execute this Agreement on behalf of the Contractor and is at least 18 years of age.

ITB 17-20: SUPPLY AND DELIVERY OF STREET LIGHTING SUPPLIES

DATED this _____ day of _____, 2018

CITY OF VANCOUVER,
A municipal corporation

CONTRACTOR:
REXEL USA, INC.

Eric Holmes, City Manager

By: Matthew Holt, Vice President

Attest:

R. Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

E. Bronson Potter, City Attorney

Exhibit 1
Rexel Pricing
ITB #17-20 Street Lighting Supplies

Item No.	Item Description	Estimated Annual Quantity	Unit Cost	Total Cost
1.	Valmont Aluminum Pole (C-Tran terminals), 200042705V4E-LX415174-3DR12520G-HN24AC068340-FP/RAL7013-LESS ab's.	2 Ea.	\$ 2526.00	\$ 5052.00
2.	Visco C2 Cast Aluminum Arm 17C-18C Powder Coat RAL7013 (downtown mast arm).	2 Ea.	\$ 1459.00	\$ 2918.00
3.	Amerilux DUF1/AO28AC-T3/AVI-SY-4H/SB-GLD/FW-ROSE/FIN-760/CLB (Acorn fixture).	4 Ea.	\$ 1350.00	\$ 5400.00
4.	American Electric 245-10S-RN-120-R3-AY-SD (Post top fixture).	4 Ea.	\$ 284.00	\$ 1136.00
5.	Valmont PPB-VANC-HH-GV-w/ab's (Ped push button pole).	8 Ea.	\$ 682.00	\$ 5456.00
6.	Valmont (200042706V4E-w/spl. 4"ODx16" tall tenon).	2 Ea.	\$ 2445.00	\$ 4890.00
7.	Valmont (200042706V4E-w/spl. 3"ODx6" tall tenon) (City Hall Pole).	2 Ea.	\$ 2348.00	\$ 4696.00
8.	Whatley CF50-BC419-18-AB-CC-40-160-RC (18') (Acorn pole).	2 Ea.	\$ 2353.00	\$ 4706.00
9.	Whatley CF50-BC419-20-AB-CC-40-160-RC (20') (Acorn pole).	2 Ea.	\$ 2574.00	\$ 5148.00
10.	(Holophane) (Pole- DS210-700A250-P9-HH-GV/FP (Orchards lighting).	4 Ea.	\$ 1948.00	\$ 7792.00
11.	(Holophane) (Decorative skirt- NY24CSB-CI/CS (Orchards lighting).	4 Ea.	\$ 1786.00	\$ 7144.00
12.	(Holophane) (Mast Arm- GAC72/1/(MOD) CA/CS) (Orchards lighting).	4 Ea.	\$ 1247.00	\$ 4988.00
13.	(Holophane) (Fixture- MPU200HP12B4R S-67576 (Orchards lighting).	4 Ea.	\$ 1285.00	\$ 5140.00
14.	(Holophane) (Replacement Lens-TUB4) (Orchards lighting).	4 Ea.	\$ 333.00	\$ 1332.00
15.	(Holophane) (Fitter- GWLF 200R CA BK) (Orchards lighting).	4 Ea.	\$ 180.00	\$ 720.00
16.	(Holophane) (Lower Banner Arm- BA24H/1/CO2(90)5.5/EB-CA (Orchards lighting).	4 Ea.	\$ 304.00	\$ 1216.00

Item No.	Item Description	Estimated Annual Quantity	Unit Cost	Total Cost
17.	(Holophane) (Upper Banner Arm-BA24H/1/CO5.0/S/2EB-CA/CS) (Orchards lighting).	4 Ea.	\$ 310.00	\$ 1240.00
18.	(Holophane) (Anchor bolt- VALABSET (Orchards lighting).	16 ea.	\$ 118.00	\$ 1888.00
19.	(Holophane) EB/CO5.5/CS) (Orchards lighting).	4 Ea.	\$ 168.00	\$ 672.00
20.	(Valmont) CF50-D25M-16-DE-BLK-30-40 (Acorn Pole).	4 Ea.	\$ 2000.00	\$ 8000.00
	New Waterfront Street Lighting			
21.	(Valmont) Pole-DS210650A200P9FPFBCEST OLD TYPE 21 & 22 POLE-DS210650A200P9FPFBCEST & SKIRT-CH17AC	1 Ea.	\$ 3910.00	\$3910.00
22.	(Valmont) Skirt-CH17AC. skirt welded onto pole - not able to provide separately	1Ea.	\$ no bid	\$ 0.00
23.	Holophane DS210-700A200-P9-FP-HH-LAB-FST-CH17AC - FGIUS-SBKH (includes Skirt)	1 Ea.	\$ 3910.00	\$ 3910.00
24.	(Holophane) Mast Arm-OUC45/1CABKH.	2 Ea.	\$ 415.00	\$ 830.00
25.	(Holophane) Luminaire- LED MSPL2-P40-40K-AS-S-B-4.	2 Ea.	\$ 1044.00	\$ 2088.00
26.	(Holophane) Lens LED-3094-CTN.	2Ea.	\$ 109.00	\$ 218.00
27.	(Holophane) Leveling Fitter-GWDF13200BK.	2 Ea.	\$ 149.00	\$298.00
	New Waterfront Traffic Signals Safety Lighting			
28.	(Holophane) Roadway Arm-ATC96/1CABKH.	2 Ea.	\$ 984.00	\$ 1968.00
29.	(Holophane) Luminaire- MPL2-P40S-40K-AS-BK-TG-3 P.	2Ea.	\$ 1715.00	\$ 3430.00
30.	(Holophane) Lens-4094-A-CTN.	2Ea.	\$ 203.00	\$ 406.00
31.	CREE RSWS A HT 2LG 5L 30K7 UL GN N Q4.	50 Ea.	\$ 159.00	\$ 7950.00
32.	CREE RSWM A HT 2LG 9L 30K7 UL GY N Q9.	50 Ea.	\$ 196.00	\$ 9800.00
33.	CREE RSWM A HT 2ME 9L 30K7 UL GY N Q9.	50 Ea.	\$ 196.00	\$ 9800.00
34.	CREE RSWL A HT 3ME 14L 30K7 UL GY N Q9.	50 Ea.	\$ 303.00	\$ 15150.00

Item No.	Item Description	Estimated Annual Quantity	Unit Cost	Total Cost
35.	CREE RSWL A HT 2ME 14L 30K7 UL GY N Q9.	50 Ea.	\$ 303.00	\$ 15150.00
36.	CREE RSWX A HT 3ME 24L 30K7 UL GY N Q9.	50 Ea.	\$ 404.00	\$ 20200.00
37.	CREE RSWX A HT 2ME 24L 30K7 UL GY N Q9.	50 Ea.	\$ 404.00	\$ 20200.00
38.	CREE RSWX A HT 3ME 32L 30K7 UL GY-N Q9.	50 Ea.	\$ 528.00	\$ 26400.00
	CREE Accessories			
39.	CREE RSW-BLSS Backlight Control Shield Small.	30 Ea.	\$ 28.00	\$ 840.00
40.	CREE RSW-BLSM Backlight Control Shield Medium.	30 Ea.	\$ 28.00	\$ 840.00
41.	CREE RSW-BLSL Backlight Control Shield Large.	30 Ea.	\$ 39.00	\$ 1170.00
42.	CREE RSW-BLSX Backlight Control Shield Extra-large.	30 Ea.	\$ 39.00	\$ 1170.00
43.	CREE RSW-BRDGRDS Bird Guard Small.	30 Ea.	\$ 41.00	\$ 1230.00
44.	CREE RSW-BRDGRDM Bird Guard Medium.	30 Ea.	\$ 41.00	\$ 1230.00
45.	CREE RSW-BRDGRDL Bird Guard Large.	30 Ea.	\$ 51.00	\$ 1530.00
46.	CREE RSW-BRDGRDX Bird Guard Extra-large.	30 Ea.	\$ 51.00	\$ 1530.00
47.	LEOTEK EC1-6M-MV-WW-2-GY-350.	10 Ea.	\$ 180.00	\$ 1800.00
48.	LEOTEK EC3-10M-MV-WW-2-GY-350.	10 Ea.	\$ 230.00	\$ 2300.00
49.	LEOTEK EC3-10M-MV-WW-2-GY-530.	10 Ea.	\$ 230.00	\$ 2300.00
50.	LEOTEK EC3-10M-MV-WW-2-GY-700.	10 Ea.	\$ 230.00	\$ 2300.00
51.	LEOTEK EC7-20M-MV-WW-2-GY-350.	10 Ea.	\$ 415.00	\$ 4150.00
52.	LEOTEK EC7-20M-MV-WW-3-GY-530.	10 Ea.	\$ 415.00	\$ 4150.00
53.	LEOTEK EC7-20M-MV-WW-3-GY-700.	10 Ea.	\$ 530.00	\$ 5300.00
54.	LEOTEK EC9-30M-MV-WW-3-GY-530.	10 Ea.	\$ 530.00	\$ 5300.00
55.	LEOTEK EC9-30M-MV-WW-3-GY-700.	10 Ea.	\$ 530.00	\$ 5300.00
56.	LED-8087E30-A 30W (100W replacement).	50 Ea.	\$ 53.00	\$ 2650.00
57.	LED-8087M30-A 30W (100W replacement).	50 Ea.	\$ 53.00	\$ 2650.00
58.	LED-8088E30-A 50W (175W replacement).	50 Ea.	\$ 53.00	\$ 2650.00
59.	LED-8088M30-A 50W (175W replacement.)	50 Ea.	\$ 85.00	\$ 4250.00

Item No.	Item Description	Estimated Annual Quantity	Unit Cost	Total Cost
60.	LED-8089M30-A 80W (175W replacement).	50 Ea.	\$ 142.00	\$ 7100.00
61.	LED-8038E30-A 14W (70W replacement).	50 Ea.	\$ 30.00	\$ 1500.00
62.	LED-8039E30-A 18W (100W replacement).	50 Ea.	\$ 37.00	\$ 1850.00
63.	LED-8029E30-A 24W (150W replacement).	50 Ea.	\$ 39.00	\$ 1950.00
64.	LED-8029M30-A 24W (150W replacement).	50 Ea.	\$ 39.00	\$ 1950.00
65.	LED-8033E30-A 35W (175W replacement).	50 Ea.	\$ 55.00	\$ 2750.00
66.	LED-8024M30-A 45W (250W replacement).	50 Ea.	\$ 56.00	\$ 3050.00
67.	LED-8083E30 30W (100W replacement).	50 Ea.	\$ 61.00	\$ 3050.00
68.	LED-8084M30 45W (175W replacement).	50 Ea.	\$ 91.00	\$ 4550.00
69.	LED-8085M30 60W (250W replacement).	50 Ea.	\$ 107.00	\$ 5350.00

SUB-TOTAL	\$ 308,732.00
WASHINGTON SALES TAX @ 8.4%	\$ 25,933.49
GRAND TOTAL	\$ 334,665.49

STAFF REPORT NO. 025-18

TO: Mayor and City Council
FROM: Eric Holmes, City Manager

DATE: 2/26/2018



Subject: Marshall Community Center Pool Upgrades Project – Construction Acceptance and Release of Retainage.

Key Points:

- The work has been completed satisfactorily in accordance with the plans and specifications.
- The project's budget and contingency fund were sufficient to cover total project construction costs.
- The project replaced and relocated the aging pool mechanical system, improved pool features to align with current building codes, added family changing rooms, and created direct pool access from the hallway.
- An Apprenticeship Utilization goal of 5% utilization was set for this project. The contractor achieved an actual apprenticeship utilization of 10.33%.

Objective: Final acceptance of the Marshall Community Center Pool Upgrades Project.

Present Situation: The Marshall Community Center is a 60,000 square foot multi-use facility operating six days a week and offering aquatic programs, fitness facilities, youth sport leagues/classes, adult sport leagues/classes, adult learning classes, senior activities, and rental space for special events. Usage ranges between 800-1,000 daily visitations. The Marshall pool is an enclosed six-lane, 25 x 25 yard "L" shaped pool with depths ranging from 3 – 9 feet. Total pool capacity is at 120,000 gallons with a 160 bather limit.

The Marshall Community Center was built in 1965 and underwent an extensive remodel in 2007. However, the pool mechanical system was not included in the remodel due to budget limitations.

Request For Qualifications (RFQ) #25-15 "Marshall Community Center Pool Upgrades and Mechanical Replacement" was issued for design and project bid package development in response to the Council's approval for the appropriation of funds in order to improve and maintain City owned facilities. Enginuty Systems, LLC was awarded the design contract and worked with City Staff and stakeholders in the development of the project design. The project goal was to replace and relocate the aging pool mechanical system, improve pool features to align with current building codes, add family changing rooms, and create direct pool access from the hallway.

For the actual construction project, Invitation to Bid #16-22 was issued on September 9, 2016. The City received five contractor bids by the bid solicitation close on October 11, 2016. Bids for the base bids plus recommended accepted alternates ranged between \$2,864,361.60 and \$3,598,756.08. Pease Construction, Inc. was determined to be the lowest responsive and responsible bidder and their bid was within the range of the engineer's estimate.

The original contract amount, including sales tax, was \$2,864,361.60. The final project cost, including sales tax, is \$3,405,419.09, which is 18.89% higher than the original contract amount. The difference between the original contract amount and the final contract amount can primarily be attributed to a number of unforeseen conditions encountered during construction. Two large unforeseen issues contributed to the majority of the cost. First, existing under pool plumbing, not scheduled for removal, was found to be leaking which required replacement. Second, significant structural issues were discovered in the supporting elements of the pool deck which required removal, repair of structural supports and replacement of approximately seventy five percent of the deck. A contingency set aside at the beginning of the construction phase for this project was sufficient enough to cover change orders.

The work has been completed satisfactorily in accordance with the plans and specifications. An apprenticeship goal of 5% utilization was set for this project. The contractor achieved an actual Apprenticeship Utilization of 10.33%, more than double the original commitment. Contract costs are summarized below:

TOTAL CONTRACT COSTS	
Labor, Equipment, and Material	\$3,141,530.52
Sales Tax	\$263,888.56
Total Contract Value	\$3,405,419.09
Retainage	\$157,076.53

Advantage(s):

1. The project replaced the aging pool mechanical system.
2. The project aligned the pool mechanical and features with current building and health codes.
3. The project added new family changing rooms.
4. The project added a new direct access to the pool deck from the hallway.

Disadvantage(s): None

Budget Impact: Budget for this project was included in the 2015-2016 and 2017-2018 biennial budgets.

Prior Council Review:

- Facilities Investment Initiative Workshop - September 15, 2014
- Award of Design Contract to Enginuity Systems – August 3, 2015
- 2016 Supplemental Budget Workshop – June 6, 2016
- 2016 Supplemental Budget 1st Reading – June 13, 2016
- 2016 Supplemental Budget 2nd Reading and Approval – June 20, 2016
- Marshall Community Center Pool Upgrades – Amendment to PSA 82962 – Enginuity Systems, LLC – August 8, 2016
- Marshall Community Center Pool Upgrades – Contractor Award – October 24, 2016

Action Requested: On February 26, 2018, accept the facilities as constructed by Pease Construction, Inc. of Lakewood, Washington, and authorize the release of the retainage in the amount of \$157,076.53, subject to the receipt of all documentation required by law.

Attachment(s):

- None

To request other formats, please contact:
City Manager's Office
(360) 487-8600 | WA Relay: 711
 Amanda.Delapena@cityofvancouver.us

STAFF REPORT NO. 026-18

TO: Mayor and City Council
FROM: Eric Holmes, City Manager



DATE: 2/26/2018

Subject: Multiple grant programs are being considered for supplemental funding to support the acquisition and development of park lands throughout the City of Vancouver.

Key Points:

- Recreation grant applications to the Washington Recreation and Conservation Office (RCO) must be supported by City Council through an authorization resolution.
- Four projects are being considered for grant applications; three through RCO for recreation projects, and one transportation project through the Federal Lands Access Program Federal Lands Access Program (FLAP).
- Grant applications for the proposed projects are consistent with the City of Vancouver Grants Management Administrative Policy.
- Successful grant funds will leverage local resources to support priority park and transportation capital projects.
- Grant match requirements can be met with committed funding sources including the Transportation Fund and Park Impact Fees from the respective districts.

Objective: Authorize City of Vancouver Parks and Recreation and Public Works departments to apply for grants and approve required documents for grant submittal, including an authorization resolution for grant applications. This action supports Goal 4 of the City's Strategic Plan: *Ensure that Vancouver's parks and trails system is the highest quality and most complete in the region.*

Present Situation: City Council authorization through a resolution is required for grant application for Recreation and Conservation Office (RCO) state and federal recreation grant programs. These grant programs are open for application every two years pending funding approval by the state legislature. The Federal Lands Access Program (FLAP) requests projects at random intervals pending federal funding. FLAP project applications must be submitted by March 9, 2018, and RCO grants no later than May 1, 2018. Acceptance of application for Conservation Future (CF) is based on funding availability through Clark County with no specific application date.

The following projects are eligible for grant applications to provide supplemental funding for completion. The most competitive projects and the appropriate grant program for RCO projects 1, 2, and 4 will be determined through a preliminary phase in the application process, therefore some projects may be held for submission in the 2020 grant cycle.

1. Development of park land in Park Impact Fee District 5/C - North Image Neighborhood Park:

Land and Water Conservation Fund (LWCF) or Outdoor Recreation Legacy Program administered both administered by State of Washington, Recreation and Conservation Office (RCO) and National Park Service

- Estimated Request: \$500-750,000
 - Match Requirement: 50%
 - Match Funding Source: Park Impact Fees
2. **Acquisition reimbursement for park land in Park Impact Fee District 2/C - George & Hazel Stein Neighborhood Park** associated with the land donation and expansion completed in 2016.
- Washington Wildlife and Recreation Program (WWRP) administered by State of Washington, Recreation and Conservation Office (RCO)
 - Estimated Request: \$550,000
 - Match Requirement: \$275,000 (50%)
 - Match Funding Source: Park Impact Fees (completed)
 - Match Requirement: NA
3. **Acquisition of neighborhood park land in Park Impact Fee District 4/C – Negotiations pending**
- Washington Wildlife and Recreation Program (WWRP) or Land and Water Conservation Fund (LWCF), both administered by State of Washington, Recreation and Conservation Office (RCO)
 - Estimated Request: \$500,000 - 1,000,000
 - Match Requirement: 50%
 - Match Funding Source: Park Impact Fees
4. **Capital improvements to East 5th Street** (Fort Vancouver Way to E. Reserve Street) in partnership with the National Park Service. Reconstruction of E. 5th Street to include a multi-use pathway and reconfigured on-street parking. Project also includes construction of a visitor parking lot within the NPS property:
- Federal Lands Access Program (FLAP) administered by Federal Lands Highway (FLH)
 - Estimated Request: \$2,000,000
 - Match Requirement: \$270,000 (13.5%)
 - Match Funding Source: City Transportation Fund (Pavement) and NPS

The City of Vancouver Grants Management Administrative Policy seeks to ‘*assure that grants applied for, and eventually accepted, align with a specific citywide strategic commitment and/or a documented departmental core service and priority*’. The proposed improvements to East 5th Street are identified in the Transportation Systems Plan (2004), Complete Streets Policy (2017) and the NPS Transportation Circulation and Access Plan.

The park acquisition and development projects listed above are each consistent with the policies, standards, and capital facilities plan in the Vancouver Comprehensive Parks, Recreation and Natural Areas Plan (2014).

Advantage(s): These grants will be utilized to support park projects identified as priorities by leveraging park impact fee funds currently available and allocated for capital projects for the respective park districts.

Disadvantage(s): The City of Vancouver has a solid track record for securing grant funding to supplement local resources for park and recreation services. However, all grants are competitive in nature with no guarantee that these applications will be selected and successfully funded. Local funding is available to complete the East 5th Street improvements, North Image, the land acquisition in PIF District 4/C, and the Stein projects independent of supplemental grant funding.

Budget Impact: All of the grant programs have matching requirements, excluding only the Conservation Future. These match requirements will be met with committed funding sources including the Transportation Fund and Park Impact Fees from the respective districts.

Action Requested: Adopt a resolution authorizing the Parks and Recreation and Public Works departments to apply for the grant projects listed above and authorize the City Manager, or his designee, to execute all required documentation associated with the grant applications.

Attachment(s):

- Resolution (RCO)
- Joint Endorsement (FLAP)

02/26/18

RESOLUTION NO. _____

Organization Name: City of Vancouver

Project Names: **2018 Grant Application Authorization**

A RESOLUTION authorizing applications for funding assistance for multiple projects city-wide from several state and federal grant programs, including Washington Wildlife and Recreation Program (WWRP), Land and Water Conservation Fund (LWCF), and Outdoor Recreation Legacy Program (LWCF) administered by the Recreation and Conservation Office (RCO) as provided in Chapter 79A.15 79A.25 RCW and WAC 286; Conservation Futures (CF) as provided under Chapter 83.34 RCW and Federal Lands Access Program (FLAP) grant through Federal Lands Highway (FLH) as provided under 23 U.S.C. 204.

WHEREAS, the City of Vancouver has approved the Comprehensive Parks, Recreation and Natural Areas Plan and the Transportation System Plan that include the project areas; and

WHEREAS, under provisions of the WWRP, LWCF, CF and FLAP state and/or federal or Clark County funding assistance is requested to aid in park development at North Image Neighborhood Park, acquisition expansion reimbursement at George and Hazel Stein Neighborhood Park, and improvements to East 5th Street between Fort Vancouver Way and Reserve Streets; and

WHEREAS, the City of Vancouver considers it in the best public interest to complete the acquisition and development projects described in these applications.

NOW, THEREFORE,

BE IT RESOLVED, THAT:

Section 1. The Director of the Vancouver Parks and Recreation Department is authorized to make formal application to RCO and Clark County, and the Director of Public Works is authorized to make formal application to the FLH for funding assistance on behalf of the City of Vancouver.

As required by RCO, our organization has reviewed the sample project agreement on the Recreation and Conservation Office's web site at: <http://www.rco.wa.gov/documents/manuals&forms/SampleProjAgreement.pdf> and authorizes the City of Vancouver Manager, or his designee to enter into such a project agreement, if funding is awarded. We understand and acknowledge that the project agreement will contain the indemnification (applicable to any sponsor) and waiver of sovereign immunity (applicable to Tribes) and other terms and conditions that are contained in the sample project agreement. The sample project agreement may be revised periodically by the Recreation and Conservation Office. Our organization recognizes that such changes might occur prior to our authorized representative signing the actual project agreement, and we accept the responsibility and the presumption that our authorized representative shall have conferred with us as to any such changes before he/she executes the project agreement on behalf of our organization and so executes with our authorization.

Section 2. Any funding assistance received will be used for implementation of the projects referenced above.

Section 3. The City of Vancouver hereby certifies that its share of project funding is committed and will be derived from Park Impact Fees or the Transportation Fund, and that pursuant to WAC 286-13-040 we must certify the availability of match for RCO grant projects at least one month before funding approval.

Section 4. The City acknowledges that we are responsible for supporting all non-cash commitments to these projects should they not materialize.

Section 5. The City is aware that the grants, if approved, will be paid on a reimbursement basis. This means we may only request payment after eligible and allowable costs that have already been paid and remitted to our vendors, and that RCO will hold a retainage until the project is deemed complete, and FLH will retain an administrative fee.

Section 6. The City acknowledges that any property acquired or developed, renovated or restored with grant assistance must be dedicated for the purposes of the grant in perpetuity unless otherwise agreed to by our organization and the Recreation and Conservation Funding Board. We agree to dedicate property acquired with grant assistance in a signed “Deed of Right” for fee acquisitions, or an “Assignment of Rights” for other than fee acquisitions (which documents will be based upon RCO’s standard versions of those documents), to be recorded on the title of the property with the county auditor.

Section 7. The City acknowledges that any property acquired in fee title must be immediately made available to the public unless the Recreation and Conservation Office director or the Recreation and Conservation Funding Board agree to other restrictions.

Section 8. This resolution becomes part of a formal application to the RCO, Clark County and FLH; and

Section 9. The City provided appropriate opportunity for public comment on these applications.

This application authorization was adopted by our organization during the meeting held at Vancouver City Hall, February 26, 2018.

Adopted this _____ day of _____ 2018.

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

E. Bronson Potter, City Attorney

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:

\$ **11,712,255.53** this 26th day of February 2018.

MAYOR


AUDITING OFFICER

COUNCILMEMBER

COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
February 6 - February 19	Accounts Payable Checks (see attached)	\$ 10,934,026.82
February 6 - February 19	Visa Refunds (see attached)	\$ 2,765.60
February 6 - February 19	Payroll Checks (see attached)	\$ 775,463.11
TOTAL		\$ 11,712,255.53

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
119234	06-Feb-2018	4,279.15	HEALTH SMART BENEFITS SOLUTIONS INC	***WIRE*** WEEKLY CLAIMS, WEEK ONE OF FEB
119236	09-Feb-2018	30,581.08	GALLAGHER BASSETT SERVICES INC	***WIRE*** WORKERS' COMP FUNDING
119237	09-Feb-2018	22,380.80	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** BLUE CROSS FT FEB PREMIUMS
119238	09-Feb-2018	2,098.20	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** BLUE CROSS VHA FEB PREMIUMS
119239	09-Feb-2018	322.80	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** BLUE CROSS PT FEB PREMIUMS
119240	09-Feb-2018	12,924.77	KAISER PERMANENTE	***WIRE*** KAISER DEN FT FEB PREMIUMS
119241	09-Feb-2018	276,334.90	KAISER PERMANENTE	***WIRE*** KAISER MED FT FEB PREMIUMS
119242	09-Feb-2018	391,025.80	VANCOUVER FIREFIGHTERS UNION HEALTH	***WIRE*** FEB FIRE PREMIUMS TO TRUST
119243	09-Feb-2018	831.77	WASHINGTON DENTAL SERVICE	***WIRE*** WDS FEB PREMIUMS PT
119244	09-Feb-2018	66,039.09	WASHINGTON DENTAL SERVICE	***WIRE*** WDS FEB PREMIUMS ACTIVE FT
119245	09-Feb-2018	194,443.72	WESTERN STATES HEALTH &	***WIRE*** FEB OPEIU PREMIUMS TO TRUST
119246	09-Feb-2018	675.00	VANCOUVER FIRE COMMAND OFFICERS	***WIRE*** PAYROLL
119247	09-Feb-2018	12,757.87	ALLEGIANCE BENEFIT PLAN MANAGEMENT	***WIRE*** PAYROLL
119248	09-Feb-2018	15,854.20	WESTERN STATES HEALTH &	***WIRE*** PAYROLL
119249	09-Feb-2018	25,241.87	VANCOUVER FIREFIGHTERS UNION HEALTH	***WIRE*** PAYROLL
119250	09-Feb-2018	75.00	HRA VEBa PLAN	***WIRE*** PAYROLL
119251	09-Feb-2018	36,938.79	ING	***WIRE*** PAYROLL
119252	09-Feb-2018	51,532.50	WASHINGTON STATE FIREFIGHTERS	***WIRE*** PAYROLL
119253	09-Feb-2018	49,697.09	STATE OF WASHINGTON 457	***WIRE*** PAYROLL
119254	09-Feb-2018	5,150.68	ICMA 401A	***WIRE*** PAYROLL
119255	09-Feb-2018	5,138.09	WASHINGTON SDU	***WIRE*** PAYROLL
119256	09-Feb-2018	143,166.87	ICMA CORP	***WIRE*** PAYROLL
119257	09-Feb-2018	153.52	OREGON SDU	***WIRE*** PAYROLL
119258	09-Feb-2018	8.17	PENNSYLVANIA SDU	***WIRE*** PAYROLL
119259	12-Feb-2018	39,599.70	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** WEEKLY CLAIMS LAST WEEK OF JANUARY
119260	12-Feb-2018	87,473.09	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** WEEKLY CLAIMS FIRST WEEK OF FEBRUARY
119261	12-Feb-2018	749,610.18	INTERNAL REVENUE SERVICE	***WIRE*** 03 2018 PAYROLL TAXES; FEDERAL W/H
119262	12-Feb-2018	100,165.70	US BANK TRUST	***WIRE*** TAX REVENUES - TREASURY
119263	13-Feb-2018	36,276.01	GALLAGHER BASSETT SERVICES INC	***WIRE*** WORKERS' COMP FUNDING / MESSAGE ID: 39198808
119264	13-Feb-2018	5,054.46	HEALTH SMART BENEFITS SOLUTIONS INC	***WIRE*** WEEKLY CLAIMS 2ND OF FEBRUARY
119265	13-Feb-2018	57,050.00	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** BLUE CROSS MED ADV RETIREE FEB PREMIUMS
119266	13-Feb-2018	645.60	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** BLUE CROSS RETIREE FEB PREMIUMS
119267	13-Feb-2018	376.60	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** BLUE CROSS COBRA MEDICAL FEB PREMIUMS
119268	13-Feb-2018	107.26	KAISER PERMANENTE	***WIRE*** KAISER COBRA DENTAL FEB PREMIUMS
119269	13-Feb-2018	14,461.67	KAISER PERMANENTE	***WIRE*** KAISER COBRA RETIREE DEPENDENTS FEB PREMIUMS
119270	13-Feb-2018	850.31	WASHINGTON DENTAL SERVICE	***WIRE*** WDS COBRA FEB PREMIUMS
119271	13-Feb-2018	4,523.67	WASHINGTON DENTAL SERVICE	***WIRE*** WDS RETIREE FEB PREMIUMS
119272	13-Feb-2018	9,740.01	BANK OF AMERICA	***WIRE*** 03 2018 PAYROLL HSA
119274	13-Feb-2018	18,739.25	STATE OF OREGON	***WIRE*** 03 2018 OREGON TAXES
119275	15-Feb-2018	675,066.19	STATE OF WASHINGTON	***WIRE*** 03 2018 PERS/LEOFF
119276	16-Feb-2018	4,874.00	LYNN WITTWER MD PC	***WIRE*** 18JAN - VANCOUVER FIRE DEPT SERVICES - FINANCE/FIRE
119277	16-Feb-2018	13,891.08	LYNN WITTWER MD PC	***WIRE*** 18JAN - AMERICAN MEDICAL RESPONSE SERVICES - FINANCE
119278	16-Feb-2018	31,536.23	GALLAGHER BASSETT SERVICES INC	***WIRE*** WORKERS' COMP FUNDING/MESSAGE 39261347
119279	16-Feb-2018	10,640.04	ACTIVE NETWORK INC	***WIRE*** ACTIVENET FEES - 02/01/18-02/14/18 - TREASURY
119280	16-Feb-2018	1,258.10	MARK BROWN	***WIRE*** TRAVEL REIMBURSEMENT FOR WA DC W/MAYOR MCENERY-OGLE & CITY MANAGER - CMO
587975	07-Feb-2018	3,520.00	ACCENT BUSINESS SERVICES INC	ALI ZULFI - W/E 01/06/18 - INFO TECH - RECEIPT 132396 BY J SCHOESSLER PER E-MAIL
587976	07-Feb-2018	225.00	ACCURATE CORPORATE SERVICES INC	01/08/18 - REMOVE HOLIDAY DECORATIONS - CITY HALL - FACILITIES

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INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
587977	07-Feb-2018	102.00	Ackerman, Todd R	REIMBURSE CDL ENDORSEMENT
587978	07-Feb-2018	346.50	ACROSS THE STREET PRODUCTIONS	BLUE CARD 50 HOUR ON-LINE TRAINING - KAYS - FIRE
587979	07-Feb-2018	5,788.35	ACTION TECHNOLOGY SYSTEMS	ACCT 8000 - ELEVATOR PHONE/INTRUSION ALARM MONITORING - 18JAN-18MAR - MULTIPLE CITY LOCATIONS - OP CENTER
587980	07-Feb-2018	308.18	ADVANCE STORES CO INC	SUMMARY: PARTS FOR REPAIR AND MAINTENANCE - EQUIP SERVICES
587981	07-Feb-2018	85.12	AIRGAS NOR PAC INC	PAYER 2363679 - SHIP TO 2335879 - COMPRESSED GAS - 01/09/18 - FIRE STATION 5
587981	07-Feb-2018	37.64	AIRGAS NOR PAC INC	PAYER 2363679 - SHIP TO 2335879 - COMPRESSED GAS - 01/12/18 - FIRE STATION 5
587982	07-Feb-2018	192.42	ALLEGIANCE BENEFIT PLAN MANAGEMENT	RETIRED LEOFF 1 FIRE MEDICAL CLAIMS
587983	07-Feb-2018	6,072.07	ALLEGIANCE BENEFIT PLAN MANAGEMENT	RETIRED LEOFF 1 POLICE MEDICAL CLAIMS
587984	07-Feb-2018	210.00	ALTA PLANNING & DESIGN	PROJ 00-2017-402 - PEDESTRIAN WAYFINDING PH 2 - THRU 12/31/17 - CDD
587985	07-Feb-2018	200.00	AMERICAN MEDICAL RESPONSE NORTHWEST INC	TRIPS 5394337& 5413453 - MEDICAL SERVICE/BLOOD DRAW - 01/01/18 & 01/27/18 - VPD
587986	07-Feb-2018	1,751.00	AMR	ARRC17 REF OVERPMT AMR CONTRACT
587987	07-Feb-2018	20.00	ANDREW/DOUG PALIN	REF ALARM
587988	07-Feb-2018	4,873.56	ANGELA DEANS	SETTLEMENT RE: A DEANS - DOL: 07/31/17 - RISK
587989	07-Feb-2018	677.77	ANIXTER INC	CUST 157218 - ORDER 23K-B07MB - OPS CENTER
587990	07-Feb-2018	55.48	ARAMARK UNIFORM SERVICES INC	CUST 792566477 - COVERALL CLEANING - THRU 01/10/18 - OP CENTER
587991	07-Feb-2018	2,111.09	ARBORSCAPE LTD INC	01/12/18 - REMOVE DEAD PINE TREE - MEDIAN OF E MILL PLAIN & MANZANITA - OP CENTER
587992	07-Feb-2018	791.22	ARCHAEOLOGICAL INVESTIGATIONS NW INC	ACCR17 - BILLING 2 - ARCHAEOLOGICAL SERVICES - WATERFRONT SANITARY FORCE MAIN PROJECT - 08/01/17-12/31/17 - DRS - RECEIPT 132848 BY B THOMAS PER E-MAIL
587993	07-Feb-2018	98.84	ARLYS BORJESSON	ACCR17 50+ TRAVEL DRIVER/PLANNER REIMBURSEMENT FOR MEALS/ ADMISSION/ PARKING
587994	07-Feb-2018	67,457.97	AVAYA INC	ACCT 0101081901 - 2018 TELEPHONE HARDWARE/SOFTWARE SERVICE AGREEMENTS - INFO TECH
587995	07-Feb-2018	21,249.53	BANK OF AMERICA	ACCR17 - ACCOUNT ANALYSIS - THRU 12/31/17 - TREASURY
587996	07-Feb-2018	1,144.00	BSK ASSOCIATES	CLIENT VANCO8428 - WO V8A0207 - SAMPLE TESTING SERVICES - PCE & TCE ONLY - 01/09/18 - OP CENTER - RECEIPT 132505 BY M CORRELL PER E-MAIL
587997	07-Feb-2018	117.72	Carlson, Brian Keith	OLYMPIA TESTIMONY ON SB 6030
587998	07-Feb-2018	31,744.98	CENTENNIAL CONTRACTORS ENTERPRISES, INC.	ACCR17 - MILL PLAIN AND MARKEL - EST 1 - THRU 12/27/17
587999	07-Feb-2018	213,825.41	CH2M HILL INC	CLIENT 003143 - PROJ 656857 - WATER STATION 1 PHASE 1B BOOSTER STATION - THRU 11/24/17 - MP ENG
588000	07-Feb-2018	50.00	CINDY ADAMS/ GAIL NESTLERODE	REF ALARM
588001	07-Feb-2018	1,009.20	CINTAS CORP NO 2	CUST 3570 - ACCT 03570 - LOC F80 - WO 7903 - EXTINGUISHERS AND INSPECTIONS - EQUIP SERVICES - RECEIPT 132572 BY J CHICK PER E-MAIL
588002	07-Feb-2018	3,158.54	CITY OF OLYMPIA	ACCR17 - CUST 11803/16764 - FIRE DEPT FACILITY RENTAL - JOB ORDERS 33-17-01 AND 33-17-02 - 11/07/17-11/29/17 - FIRE
588003	07-Feb-2018	75.00	CITY OF VANCOUVER	CUST 100119 - ITM INSPECTION-R17-3702-02 - LOC ID 2219-0268 - VPD/WEST - 2800 NE STAPLETON RD - 01/30/18 - OP CENTER
588004	07-Feb-2018	1,524.00	CITY OF VANCOUVER POLICE TRAVEL FUND	TO REIMB. CHECKS WRITTEN AGAINST POLICE TRAVEL ADVANCE FUNDS.
588005	07-Feb-2018	76,085.35	CLARK AND SONS EXCAVATING	ACCR17 - 2017 MULTIMODAL SAFETY AND ACCESSIBILITY PROGRAM - EST 2 - THRU 01/05/18
588006	07-Feb-2018	940.00	CLARK COUNTY	RECORDING FEES FOR DECEMBER 2017
588007	07-Feb-2018	244,921.41	CLARK COUNTY	ACCR17 - CUST 1811 - DISTRICT COURT CASELOAD - 2017 QTR 4 - BUDGET

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Check Number	Check Date	Amount	Vendor Name	Description
588007	07-Feb-2018	26,856.80	CLARK COUNTY	ACCR17 - CUST 1814 - PADDEN PARKWAY IMPROVEMENTS/ANNEXATION - TRANSPORTATION PER C. MALONE
588007	07-Feb-2018	26,529.82	CLARK COUNTY	ACCR17 - CUST 1814 - WHATLEY TIPPING FEE - 17NOV - OP CENTER
588007	07-Feb-2018	45,724.02	CLARK COUNTY	ACCR17 - CUST 1828 - ELEN-006155/006157 - PRIMARY ELECTION/VOTERS PAMPHLET - 11/07/17 - FINANCE
588007	07-Feb-2018	12,219.65	CLARK COUNTY	ACCR17 - CUST 1828 - EXCESS LIQUOR PROFIT/EXCISE TAXES - 2017 QTR 4 - BUDGET
588007	07-Feb-2018	68.05	CLARK COUNTY	CUST 1822 - 2018 INTERGRAPH PASS THROUGH MAINTENANCE - CODE ENFORCEMENT
588007	07-Feb-2018	572.50	CLARK COUNTY	CUST 1827 - 2018 ANNUAL VHF/UHF CO-LOCATION FEES (YACOLT) - FIRE
588007	07-Feb-2018	154,826.00	CLARK COUNTY	CUST 1827 - CRESA USER FEES - 2018 QTR 1 - FIRE
588008	07-Feb-2018	120,254.84	CLARK PUBLIC UTILITIES	SUMMARY: ELECTRICITY
588020				
588021	07-Feb-2018	1,246.60	COBBLESTONE HOMES LLC	PROJ 414647 - REHAB LOAN PROGRAM - J & M BROOKS - 2606 E 27TH ST - 18JAN - CDBG FUNDING
588021	07-Feb-2018	12,249.47	COBBLESTONE HOMES LLC	PROJ 414647 - REHAB LOAN PROGRAM - N PILCHER - 9919 NE 3RD ST - 18FEB - CDBG FUNDING
588022	07-Feb-2018	15,000.00	COLUMBIA SPRINGS ENVIRONMENTAL	2018 QTR 1 - ENVIRONMENTAL EDUCATION OUTREACH SUPPORT/SUMMER CAMP - WREC
588023	07-Feb-2018	537.84	COMCAST CABLE COMMUNICATIONS INC	SUMMARY: CABLE AND INTERNET SERVICES
588026				
588027	07-Feb-2018	4,528.85	CONSOLIDATED SUPPLY CO	CUST 23132 - OPERATING SUPPLIES - OPS CENTER
588028	07-Feb-2018	16,178.83	COPIERS NORTHWEST	ACCR17 - ACCT 343897 - COST PER COPY OVERAGES - MULTIPLE CITY LOCATIONS - THRU 12/29/17 - INFO TECH
588029	07-Feb-2018	6,276.36	CORE & MAIN LP	ACCT 110866 - OPERATING SUPPLIES - OPS CENTER
588030	07-Feb-2018	66.50	DAVID JACKY	ACCR17 50+ TRAVEL DRIVER/PLANNER REIMBURSEMENT FOR MEALS/ ADMISSION/ PARKING
588031	07-Feb-2018	16,779.98	DAY MANAGEMENT CORP DBA DAY WIRELESS	ACCR17 - CUST H51 - PROJ 6017 - FIRE STATION KLAXONS - 7 FIRE STATIONS - MULTIPLE LOCATIONS - THRU 12/20/17 - FIRE - PO 89182/ RECEIPT 132712 BY C NELSON PER E-MAIL
588032	07-Feb-2018	273.60	DEPT OF LABOR AND INDUSTRIES	2017-2019 BI-ANNUAL INSPECTION/CERTIFICATION FEE - TOWN PLAZA - 5411 E MILL PLAIN BLVD - MULTIPLE VESSELS - OP CENTER
588033	07-Feb-2018	60.00	DIRECTORS OF VOLUNTEER PROGRAMS	2018 VOLUNTEER PROGRAM MEMBERSHIP DUES
588034	07-Feb-2018	6,865.81	DKS ASSOCIATES	PROJ 16117-006 - 42ND & ST JAMES SIGNAL DESIGN - THRU 12/29/17 - TRANSPORTATION - RECEIPT 132589 BY N KERFOOT
588035	07-Feb-2018	24.61	DSU PETERBILT & GMC INC	ACCT 53317 - PARTS FOR VEHICLE REPAIR - EQUIP SERVICES
588036	07-Feb-2018	210.00	EHLERT & ASSOC ADJUSTERS	ACCR17 - FILE D-53071 - APPRAISAL SERVICE - RE: T CADENA - DOL: 07/13/17 - RISK - PO 89257/ RECEIPT 132868 BY J MCGEE
588036	07-Feb-2018	75.00	EHLERT & ASSOC ADJUSTERS	ACCR17 - FILE D-53263 - APPRAISAL SERVICE - RE: PHIMMASONE - DOL: 09/14/17 - RISK - PO 89257/ RECEIPT 132869 BY J MCGEE
588037	07-Feb-2018	414.50	EMERGENCY MEDICINE ASSOCIATES	ACCR17 - PAT ACCT 3821260 - MEDICAL SERVICES - R SMITH - 07/04/17 - RISK
588037	07-Feb-2018	414.50	EMERGENCY MEDICINE ASSOCIATES	ACCR17 - PAT ACCT 3884370 - MEDICAL SERVICES - J WHITE - 08/05/17 - RISK
588038	07-Feb-2018	750.00	EMS TECHNOLOGY	PART IQ10092 - QUARTERLY NARCOTICS TRACKING LICENSE - FIRE BY INFO TECH - PO 89140/ RECEIPT 132476 BY J SCHOESSLER PER E-MAIL
588039	07-Feb-2018	20.00	ENTERPRISE RENT A CAR	REF ALARM

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Check Number	Check Date	Amount	Vendor Name	Description
588040	07-Feb-2018	438.00	EPIC LAND SOLUTIONS INC	ON-CALL RIGHT-OF-WAY SERVICES - BRT CORRIDOR FORT VANCOUVER WAY/MCLOUGHLIN SIDEWALK INFILL/PED SIGNAL UPGRADE - THRU 12/31/17 - TRANSPORTATION
588041	07-Feb-2018	850.00	EXAMWORKS INC	CUST 1-BMWHT - MANDATORY INSURER REPORTING - 18JAN - RISK
588042	07-Feb-2018	9,872.53	EXERCISE EQUIPMENT NW	PRECOR CLIMBER AND TREADMILL W/ P30 CONSOLES - ST 1 - FIRE
588042	07-Feb-2018	9,872.53	EXERCISE EQUIPMENT NW	PRECOR CLIMBER AND TREADMILL W/ P30 CONSOLES - ST 2 - FIRE
588043	07-Feb-2018	6,076.78	FERGUSON ENTERPRISES INC	CUST 46835 - OPERATING SUPPLIES - WAREHOUSE
588044	07-Feb-2018	238.48	FIRE SYSTEMS WEST	WO 321470 - CUST VANC - 2018 ANNUAL CERTIFICATION OF DOMESTIC BACKFLOW PREVENT ASSY - 4 EA - 01/04/18 - TOWN PLAZA - OP CENTER - RECEIPT 132671 BY P NEWTON PER E-MAIL
588045	07-Feb-2018	5,506.00	FOURTH PLAIN FORWARD	18JAN - IMPLEMENTATION OF THE FOURTH PLAIN FORWARD ACTION PLAN - ADMIN/OFFICE NEEDS - CED
588046	07-Feb-2018	350.00	French, Bradley Joseph	CLOTHING & BOOT ALLOWANCE REIMBURSEMENT FOR BRADLEY FRENCH
588047	07-Feb-2018	40.69	FRONTIER COMMUNICATIONS	ACCT 253-014-5765-032404-5 - 01/25/18-02/24/18 - WESTRIDGE PUMP STATION OPS CENTER
588048	07-Feb-2018	3,519.18	GALLS LLC	ACCT 1001096190 - FIRE UNIFORM - FIRE
588049	07-Feb-2018	5,086.80	GB MANCHESTER INC	WO 4255 - INSTALLATION SERVICES - 12/05/17-12/12/17 - WREC - 4600 SE COLUMBIA WAY - INFO TECH - RECEIPT 132597 BY J SCHOESSLER PER E-MAIL
588050	07-Feb-2018	933.25	GENUINE PARTS COMPANY	SUMMARY: PARTS, TOOLS, AND SHOP SUPPLIES NEEDED FOR VEHICLE AND EQUIPMENT REPAIRS - EQUIP SERVICES
588051	07-Feb-2018	30.24	GEOFFREY FOWLER	ACCR17 50+ TRAVEL DRIVER/PLANNER REIMBURSEMENT FOR MEALS/ ADMISSION/ PARKING
588052	07-Feb-2018	16,000.00	GEOGRAPHIC TECHNOLOGIES GROUP INC	ACCR17 - AVL/GPS TECHNICAL REPORTS - THRU 12/31/17 - MP ENG - RECEIPT 132835 BY N KERFOOT PER E-MAIL
588053	07-Feb-2018	2,016.00	GLOBAL TRANSPORTATION ENGINEERING CORP	ACCR17 - P16-061 - COLUMBIA/MAIN ST FIBER - THRU 12/31/17 - CONSTRUCTION - RECEIPT 132778 BY L PETERSEN PER E-MAIL
588054	07-Feb-2018	35.78	GLOBALSCAPE INC	ACCR17 - CUST 10848259 - LIC AMFDS3K3G5JCM3 - MAINTENANCE/SUPPORT - 05/20/17-05/20/18 - INFO TECH
588055	07-Feb-2018	519.55	GORDON TRUCK CENTERS	CUST 96056 - 18JAN - PARTS FOR VEHICLE AND EQUIPMENT REPAIR - EQUIP SERVICES
588056	07-Feb-2018	107.32	Graaff, Joseph J	ACCR 17 ELECTRICAL TESTER
588056	07-Feb-2018	15.75	Graaff, Joseph J	REIMBURSING EMPLOYEE FOR OUT OF POCKET EXPENSES
588057	07-Feb-2018	577.99	GRAY & OSBORNE INC	ACCR17 - PROJ 17226.00 - WATER SYSTEM EMERGENCY PLAN WSWA & WSRP - THRU 01/06/18 - MP ENG - RECEIPT 132613 BY L JONES
588058	07-Feb-2018	120.00	Grimes, Gary A	EMPLOYEE REIMBURSEMENT - BOOT ALLOWANCE - UTILITIES
588059	07-Feb-2018	510,413.10	HALBERT CONSTRUCTION LLC	SUMMARY: CONSTRUCTION SERVICES
588060	07-Feb-2018	1,571.10	HARPER HOUF PETERSON RIGHELLIS INC	SUMMARY: ENGINEERING SERVICES
588061	07-Feb-2018	14,931.42	HDR ENGINEERING INC	TRANSPORTATION SYSTEM SAFETY ANALYSIS - THRU 12/30/17 - CDD - RECEIPT 132438 BY B THOMAS PER E-MAIL
588062	07-Feb-2018	127.50	Henderson, David P	REIMBURSING EMPLOYEE FOR OUT OF POCKET EXPENSES
588063	07-Feb-2018	282.05	HERRERA ENVIRONMENTAL CONSULTANTS	PROJ 15-06206-001 - EAST ORCHARDS UIC RETROFIT STUDY/DESIGN - THRU 12/31/17 - MP ENG
588063	07-Feb-2018	1,740.22	HERRERA ENVIRONMENTAL CONSULTANTS	PROJ 17-06550-000 - VANCOUVER WATERSHED HEALTH ASSESSMENT - THRU 12/31/17 - MP ENG - RECEIPT 132444 BY L JONES PER E-MAIL
588064	07-Feb-2018	48.15	Hoffman, Ronald Dale	CHECKING MCC AND FCC
588065	07-Feb-2018	31,826.24	INSEEGO NORTH AMERICA LLC	SO S51577 - 2018 MOBILITY PREMIUM SOFTWARE MAINTENANCE - 12/14/17-12/13/18 - INFO TECH - RECEIPT 132551 BY J SCHOESSLER PER E-MAIL
588066	07-Feb-2018	2,257.43	INTERLOCKED FILTRATION SYSTEMS	ACCR17 - POOL ETS UV SYSTEM - PREVENTATIVE MAINTENANCE AND EQUIP REPLACEMENT - THRU 12/13/17 - OP CENTER

INVOICE PAYMENTS REPORT

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588067	07-Feb-2018	1,400.00	INVINTUS MEDIA INC	ACCR17 - SYSTEM MAINTENANCE AGREEMENT/ENCODER CONTROL APPLICATION/HOSTING OF CVTV WEBSITE - THRU 12/31/17 - MEDIA SERVICES
588068	07-Feb-2018	25.00	JACOB MENSINGER	REF OVERPMT PKG CIT 7201000129
588069	07-Feb-2018	50.00	JAMES JONES	REF OVERPMT PKG CIT 7200403963
588070	07-Feb-2018	2,000.00	JCI JONES CHEMICALS INC	ORDER 547461 - CHLORINE 150 LB CYLINDERS - 8 EA - OP CENTER
588071	07-Feb-2018	548.72	JMR GROUP LLC DBA MCCOY FREIGHTLINER OF PORTLAND	CUST 11742 - 18JAN - PARTS FOR VEHICLE REPAIR - EQUIP SERVICES
588072	07-Feb-2018	53.75	JOHANSEN ELECTRIC INC	PERMIT WITHDRAWN
588073	07-Feb-2018	67.00	JOSEPH GRIMALDI	REF PKG PERMIT COV05318
588074	07-Feb-2018	260.00	KAISER PERMANENTE	ACCR17 - ACCT 11000334 - MEDICAL SERVICES - 06/08/17-11/22/17 - HEP B VACCINES - OP CENTER
588074	07-Feb-2018	195.00	KAISER PERMANENTE	ACCT 11000334 - MEDICAL SERVICES - 01/16/18-01/17/18 - HEP B VACCINES - OP CENTER
588075	07-Feb-2018	25.00	KEVIN PAFF	ACCR17 50+ TRAVEL DRIVER/PLANNER REIMBURSEMENT FOR MEALS/ ADMISSION/ PARKING
588076	07-Feb-2018	16.01	LANDMARK FORD	ACCT 5294 - PARTS FOR CITY EQUIPMENT - EQUIP SERVICES
588077	07-Feb-2018	63.32	LEGACY SALMON CREEK HOSPITAL	ACCR17 - RELEASE ID 74894875 - RECORDS REQUEST - T GRAHAM - 12/08/17 - CASE 2317-16086 - VPD
588078	07-Feb-2018	3.75	LESLIE HOCKETT	REF PKG METER
588079	07-Feb-2018	3,134.90	LINE X OF LONGVIEW INC	ACCR17 ARE 23" CDU CANOPY - EQUIP SERVICES
588080	07-Feb-2018	244.08	LN CURTIS & SONS	CUST C32902 - ORDER 373694 - FIRE
588081	07-Feb-2018	154.00	LOUDENBACK CORP	ACCR17 - HOME CARE SERVICES - CASE 18264V - J SIMRIL - THRU 12/18/17 - LAW/DVPC
588082	07-Feb-2018	15,144.91	MACKENZIE ENGINEERING INC	ACCR17 - PROJ 2160446.00 - VANCOUVER OPERATIONS CENTER - THRU 12/31/17 - FACILITIES - RECEIPT 132684 BY S TURK PER E-MAIL
588083	07-Feb-2018	1,583.51	MALLORY SAFETY & SUPPLY LLC	CUST 16345 - ORDER 2196542 - OPERATING SUPPLIES - OPS CENTER
588084	07-Feb-2018	184.28	MICHAEL CLAPP	LAMINATED FIELD GUIDES - 40 EA - WREC
588085	07-Feb-2018	5,402.21	MISCELLANEOUS	SUMMARY: CITY UTILITIES REFUNDS, PARKS REFUNDS & OTHER MISC REFUNDS
588106				
588107	07-Feb-2018	973.60	MUNICIPAL EMERGENCY SERVICES INC	CUST C63793 - POINT BLANK AXIAX AND ACCESSORIES - VPD
588108	07-Feb-2018	34.98	MUNNELL AND SHERRILL INC	CUST 3363 - DOC 991715 - SHOP SUPPLIES - EQUIP SERVICES
588108	07-Feb-2018	65.67	MUNNELL AND SHERRILL INC	CUST 3363 - DOC 991971 - SHOP SUPPLIES - EQUIP SERVICES
588109	07-Feb-2018	475.00	NATIONAL ASSOCIATION FOR COUNTY	2018 MEMBERSHIP PEGGY SHEEHAN
588110	07-Feb-2018	956.90	NET TRANSCRIPTS	ACCR17 - CUST 20-VANCOUVERPD - TRANSCRIPTION SERVICES - 12/19/17-12/28/17 - VPD
588111	07-Feb-2018	1,000.00	NORMAN SYLVESTER SR	ACCR17 - 12/30/17 - BAND PERFORMANCE - NEW YEARS EVE DANCE - PEARSON AIR MUSEUM - PARKS
588112	07-Feb-2018	10,469.55	NORTHWEST STAFFING RESOURCES	CITY WIDE TEMPORARY SERVICES - W/E 02/04/18
588112	07-Feb-2018	11,916.45	NORTHWEST STAFFING RESOURCES	CITY WIDE TEMPORARY SERVICES - W/E 1/28/18
588113	07-Feb-2018	5,673.41	NW NATURAL	ACCT #1546824-2 - 18JAN GAS USAGE - FIRSTENBURG
588114	07-Feb-2018	185.00	ONE PLANET SCREEN PRINTING LLC	REF BUS LIC
588116	07-Feb-2018	650.40	OWEN EQUIPMENT CO DBA BENKOMATIC	ACCR17 NEW F FANAFOAM VAPOROOTER II - QTY 2 - OPS CENTER
588117	07-Feb-2018	355.89	PACIFIC HOSE & FITTINGS INC	ACCR17 CUST C0035 - PARTS FOR VEHICLE REPAIR - EQUIP SERVICES
588118	07-Feb-2018	3,003.81	PARKEON	ACCR17 - CUST S0130328 - SO P68991 - STELIO DOOR LOCKS - 40 EA - THRU 11/01/17 - PARKING
588119	07-Feb-2018	47.45	PARKMOBILE USA INC	ACCR17 - CUST 832027 - 17DEC - END USER FEES - PARKING
588120	07-Feb-2018	423.33	PETTY CASH CUSTODIAN	SUMMARY: PETTY CASH REPLENISHMENT

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
588122				
588123	07-Feb-2018	3,535.26	PHYSIO CONTROL INC	ACCT 07176402 - SO C0241732-00 - QUARTERLY MAINTENANCE - 12/07/17-03/06/18 - AGREEMENT DS014743 - FIRE
588124	07-Feb-2018	200.00	PLUS FIVE TRIO	01/14/18 - SUNDAY DANCE - MUSICAL ENTERTAINMENT - PARKS
588125	07-Feb-2018	7,719.07	PORTLAND MECHANICAL CONSTRUCTION INC	ACCR17 - INV 258432, 258456, 258477, & 258481 - TOWN PLAZA HVAC INSPECTIONS/REPAIR PROJECT - EST 4 - THRU 12/27/17 - RECEIPTS 132720 & 132721 BY P NEWTON PER E-MAIL
588126	07-Feb-2018	347.00	PROFESSIONAL CREDIT SERVICE	PAYMENT REC'D AFTER TRANSFER
588127	07-Feb-2018	5,810.00	QED LAB INC.	PROJ: VANCOUVER FIRE STATION - ASTM E 779 AIR BARRIER TESTING SERVICES - 01/03/18 - FACILITIES - RECEIPT 132490 BY S TURK PER E-MAIL
588128	07-Feb-2018	365.85	RAY RICHARDS RAY RICHARDS MARKETING	EMBROIDERY FOR LEAN YELLOW BELTS - 50 EA - FINANCE
588129	07-Feb-2018	25.00	REALVEST	REF OVERPMT PKG CIT 7200203547
588130	07-Feb-2018	25.00	REVIVIFY SURFACE LLC	REF OVERPMT PKG CIT 7200502652
588131	07-Feb-2018	109.95	ROBERT SCHOENE	ACCR17 SERVICE FLAG FOR VPD RETIREE FUNERAL
588132	07-Feb-2018	19.95	ROGER ROHWEDDER	ACCR17 50+ TRAVEL DRIVER/PLANNER REIMBURSEMENT FOR MEALS/ADMISSION/ PARKING
588133	07-Feb-2018	686,455.83	ROTSCHY INC	ACCR17 - WFP - GRANT ST PIER - EST 18 - THRU 01/10/18
588133	07-Feb-2018	312.00	ROTSCHY INC	CLIENT 59 - ASPHALT IN, VAC TRUCK DUMP, CONCRETE IN >2' W/STEEL - OPS CENTER
588134	07-Feb-2018	129.00	ROY NELSON	ACCR17 50+ TRAVEL DRIVER/PLANNER REIMBURSEMENT FOR MEALS/ADMISSION/ PARKING
588135	07-Feb-2018	872.14	S&B INC	ORDER 24741 - STEP 7 PROFESSIONAL SUS/WINCC COMFORT SUS - 1 EA - SHIPPED 18JAN - OPS CENTER - RECEIPTED BY P TANDY PER E-MAIL
588136	07-Feb-2018	1,666.25	SCHMITT REPORTING & VIDEO INC	ACCR17 - JOB 44913 - DEPOSITION SERVICES - CASE: SHORT V JOHN DOES 1-5 AND COV - CASE 16-2-00044-8 - 12/07/17 - RISK
588137	07-Feb-2018	112.53	Schubert, Beverly J	ACCR17 50+ TRAVEL DRIVER/PLANNER REIMBURSEMENT FOR MEALS/ADMISSION/ PARKING
588138	07-Feb-2018	867.22	SERVPRO OF E&W VANCOUVER	01/03/18 - RESTORATION CLEANING - BIOHAZARD CLEANUP TO EXTERIOR PROPERTY - 125TH AVE & 28TH ST - VPD
588139	07-Feb-2018	200.00	SHELDON WONG	01/07/18 - SUNDAY DANCE - MUSICAL ENTERTAINMENT - PARKS
588140	07-Feb-2018	7.90	SHRED IT USA LLC	ACCT 13630245 - DOCUMENT DESTRUCTION - 01/11/18 - UTILITIES
588141	07-Feb-2018	16,275.31	SIX DEGREES INC	ORACLE ENVIRONMENTAL HEALTH CHECK - 11/10/17-12/19/17 - INFO TECH - RECEIPT 132640 BY S COOLEY PER E-MAIL
588142	07-Feb-2018	217,685.47	SOFTWARE HOUSE INTERNATIONAL SHI	SUMMARY: MULTIPLE WINDOWS PLATFORMS, ADOBE, & ADOBE PROFESSIONAL LICENSES - IT
588143	07-Feb-2018	201.22	SOUTHWEST CLEAN AIR AGENCY	SWCAA ID 2331 - ANNUAL AIR CONTAMINANT REGISTRATION FEE - 07/01/17-06/30/18 - CITY HALL - 415 W 6TH ST - FACILITIES
588144	07-Feb-2018	19,155.00	SOUTHWEST WA HUMANE SOCIETY	ACCR17 - CUST COV001 - MONTHLY ANIMAL CONTROL SERVICES - 17DEC - BUDGET
588145	07-Feb-2018	104.99	Spencer, Travis Ray	BOOT REIMBURSEMENT
588146	07-Feb-2018	74.60	SPRINT NEXTEL	ACCT 677292845 - CELL PHONE BILL - 12/22/17-01/21/18 - FCC
588147	07-Feb-2018	44,620.59	STATE OF WASHINGTON	ACCR17 - AUDIT 45210 - MCAG 0247 - FINANCIAL/ACCOUNTABILITY AUDIT SERVICES - 17DEC - FINANCE - RECEIPT 132710 BY C ALLEMANG
588148	07-Feb-2018	2,111,918.11	STELLAR J CORP	ACCR17 - WATER STATION 1 - PHASE 1 - EST 13 - THRU 12/25/17
588149	07-Feb-2018	10.36	STERICYCLE INC	CUST 6029950 - 18JAN - HAZARDOUS MATERIAL DISPOSAL - OP CENTER
588150	07-Feb-2018	150.00	Telford, Storme L	BOOT REIMBURSEMENT
588151	07-Feb-2018	9,976.86	TERESA JOHNSON CPA, INC	18JAN - ACCOUNTING SERVICES - FINANCE
588152	07-Feb-2018	115.00	Thomas, John	REIMBURSEMENT FOR JOHN THOMAS FOR ICC CERTIFICATION RENEWAL

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Check Number	Check Date	Amount	Vendor Name	Description
588153	07-Feb-2018	590.10	TMG SERVICES INC	ACCR17 - CUST 2203000 - ORDER 0030199 - CHLORINATOR REPAIR SERVICES - 12/28/17 - STATION 9-6 - 14704 NE 39TH ST - OP CENTER - RECEIPT 132865 BY P NEWTON PER E-MAIL
588154	07-Feb-2018	109.68	TRAVIS MAYER	REF PKG PERMIT COV03285
588155	07-Feb-2018	8,458.63	TWO RIVERS TERMINAL LLC	CUST CITVAN - CALCIUM NITRACT SOLUTION - 3961 GAL - OP CENTER
588155	07-Feb-2018	8,548.32	TWO RIVERS TERMINAL LLC	CUST CITVAN - CALCIUM NITRACT SOLUTION - 4003 GAL - OP CENTER
588156	07-Feb-2018	917.39	UNITED ELECTRIC LLC	SERVICE CALL - DISCONNECT FANS/RELOCATE J-BOX FOR ROOFERS (2 EA) - FIRE STATION 5 - 7110 NE 63RD ST - THRU 01/09/18 - OP CENTER
588156	07-Feb-2018	450.94	UNITED ELECTRIC LLC	SERVICE CALL - DISCONNECT GENERATOR - WATER STATION 14 - 6803 NE 78TH ST - THRU 12/27/17 - OP CENTER/MP ENG
588157	07-Feb-2018	12.45	UNITED PARCEL SERVICE	18JAN - SHIPPER #856018 - SERVICE CHARGES - OPS CENTER
588158	07-Feb-2018	28.70	UNITED PARCEL SERVICE	18JAN - SHIPPER #8E9480 - SHIPPING CHARGES - MAIL ROOM
588159	07-Feb-2018	2,000.00	UNITED STATES POSTAL SERVICE	REIMBURSEMENT TO US POSTMASTER
588160	07-Feb-2018	148,727.41	US FIRE EQUIPMENT LLC	WATER TENDER REFURBISHMENT - 1 EA - REPLACES INV 11818 - PER CONTRACT PO 86224 - EQUIPMENT SERVICES
588161	07-Feb-2018	7,125.00	USI INSURANCE SERVICES	BUSINESS SERVICE FEE - 06/01/16-06/01/18 - INSTALLMENT 21 - HR
588162	07-Feb-2018	26.00	VANCOUVER AIRE LLC DBA FRESH AIRE AIR FRESHENERS	ROUTE 3-2 15 - DEODORIZING SERVICE - THRU 01/09/18 - CITY HALL - RECEIPT 132587 BY P TANDY PER E-MAIL
588163	07-Feb-2018	5,000.00	VANCOUVER DOWNTOWN ASSOCIATION	2018 SUPPORT - ARNETT MULDROW BRANDING PROJECT - CMO
588164	07-Feb-2018	1,714.66	VANCOUVERCENTER CONDOMINIUM ASSOCIATION	ACCR17 - 17DEC - OPERATING EXPENSE REIMBURSEMENT - VANCOUVERCENTER PLAZA - PARKING - RECEIPT 132680 BY T PICCHIONI PER E-MAIL
588165	07-Feb-2018	200.00	VAST DATA CONCEPTS LLC	18JAN - MONTHLY USER FEE - INFO TECH - RECEIPT 132540 BY J SCHOESSLER PER E-MAIL
588166	07-Feb-2018	20.00	VCA ANIMAL HOSPITALS INC	REF ALARM
588167	07-Feb-2018	2,585.08	VERIZON WIRELESS	SUMMARY: WIRELESS SERVICES
588176				
588177	07-Feb-2018	9,734.32	WAGSYS LLC	2018 ANNUAL MAINTENANCE AND SUPPORT - INFO TECH/FIRE
588178	07-Feb-2018	4,452.49	WALTER E NELSON CO	SUMMARY: JANITORIAL SUPPLIES - FIRE & OPS CENTER
588179	07-Feb-2018	100,809.00	WASHINGTON STATE DEPT OF HEALTH	PWS ID 91200 L - OWNER 006276 - 2018 OPERATING PERMIT FOR PUBLIC WATER SYSTEM - OP CENTER
588180	07-Feb-2018	1,098.35	WASTE CONNECTIONS INC	ACCT 2010-1214558 - 18JAN - TOWN PLAZA
588180	07-Feb-2018	82.36	WASTE CONNECTIONS INC	ACCT 2010-983264 - 18JAN - EAST PRECINCT
588181	07-Feb-2018	210.21	WATERSHED GARDEN WORKS	ACCR17 - CUST 3140 - DELIVERY CHARGE FOR SYMPHORICARPOS ALBUS-SNOWBERRY 1 GALLON - 500 EA - OPS CENTER
588182	07-Feb-2018	56,680.78	WILCOX & FLEGEL	SUMMARY: FUEL - EQUIP SERVICES
588183	07-Feb-2018	138.00	WORLEY PARSONS ADVISIAN	REF CIVICGOV
588184	08-Feb-2018	50.00	Blaisdell, Mark M	ACCR17 SLI TRAINING; DEC. 2017
588184	08-Feb-2018	40.00	Blaisdell, Mark M	SLI TRAINING: JAN. 2018
588185	08-Feb-2018	17.17	Burt, Kenneth Albert-Wayne	STATION MOVES
588186	08-Feb-2018	20.00	Chavers, Tyler V	PERF CONFERENCE - TRAINING
588187	08-Feb-2018	1,648.46	Cramer, Scott Wesley	WORKDAY TRAIING - POST TRAVEL
588188	08-Feb-2018	113.40	Eiken, Richard A (Chad)	LOCAL MILEAGE SEPT 17 - JAN 18
588189	08-Feb-2018	34.50	Elliott, Jaycee William	NW3C IA 101 FIAT: JAN. 2018
588190	08-Feb-2018	45.88	Fields, James B	GAS REIMBURSEMENT
588191	08-Feb-2018	112.27	Glover, Linda J	POST TRAVEL - AWC CITY ACTION DAYS
588192	08-Feb-2018	70.32	Krohling, Karen K	JANUARY MILEAGE
588193	08-Feb-2018	1.00	Lagerquist, Richard C. (Rick)	AR-15 ARMORER COURSE
588194	08-Feb-2018	433.40	Morrissey, Ryan P	CERT TRIANING - KENT WA

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Check Number	Check Date	Amount	Vendor Name	Description
588195	08-Feb-2018	130.16	Potter, E. Bronson (Bronson)	ACCR17 2017 BUDGET - ATTEND ETHICS CLE
588195	08-Feb-2018	115.54	Potter, E. Bronson (Bronson)	TRAVEL TO OLYMPIA TO TESTIFY ON HB 2292
588196	08-Feb-2018	1.00	Russell, William Drue	M16 ARMORER; DEC. 2017
588197	08-Feb-2018	96.00	Sheehan, Peggy A.	HOMELESS CONFERENCE IN LONG BEACH
588198	08-Feb-2018	112.27	Turlay, William E (Bill)	POST TRAVEL - AWC CITY ACTION DAYS
588199	08-Feb-2018	3.36	Vane, Jacqueline C	HAZMAT CODE ENFORCEMENT - NFA - EMMITSBURG MD
588200	08-Feb-2018	1,527.98	Watts, Debra L (Debby)	WORKDAY TRAINING - POST TRAVEL
588201	08-Feb-2018	87.77	Woods, Michael Scott	WORKDAY TRAINING-BENEFITS-POST TRAVEL
588202	08-Feb-2018	836.34	WESTERN METAL IND PENSION FUND	PAYROLL
588203	08-Feb-2018	1,122.01	UNITED WAY OF THE COLUMBIA WILLAMETTE	PAYROLL
588204	08-Feb-2018	2,762.00	CHAPTER 13 - TRUSTEE	PAYROLL
588205	08-Feb-2018	7,594.02	LIFE INSURANCE CO OF NORTH AMERICA	PAYROLL
588206	08-Feb-2018	9,330.87	AMERICAN FAMILY LIFE ASSURANCE	PAYROLL
588207	08-Feb-2018	680.00	IAM LOCAL #1374	PAYROLL
588208	08-Feb-2018	18,951.27	IAFF LOCAL #452	PAYROLL
588209	08-Feb-2018	14,703.24	VANCOUVER POLICE OFFICER GUILD	PAYROLL
588210	08-Feb-2018	5,127.19	AFSCME LOCAL #307	PAYROLL
588211	08-Feb-2018	5,019.79	OPEIU LOCAL #11	PAYROLL
588212	08-Feb-2018	2,407.20	WESTERN CONFERENCE OF TEAMSTERS	PAYROLL
588213	08-Feb-2018	600.00	MFS SERVICE CENTER INC	PAYROLL
588214	08-Feb-2018	672.00	TEAMSTERS LOCAL #58	PAYROLL
588215	08-Feb-2018	280.00	UA LOCAL #290	PAYROLL
588216	08-Feb-2018	72.36	LEGAL SHIELD	PAYROLL
588217	14-Feb-2018	459.52	MISCELLANEOUS	CITY UTILITIES REFUNDS-0022046005-21
588218	14-Feb-2018	4,950.63	3 KINGS ENVIRONMENTAL INC	ACCT VANC0002 - SIDEWALK CLEANUP - EMERGENCY RESPONSE SPILL SERVICE - 01/03/18-01/04/18 - 31ST ST & WASHINGTON ST & E FOURTH PLAIN BLVD - RISK - PO 89203/ RECEIPT 132620 BY J MCGEE PER E-MAIL
588219	14-Feb-2018	8,597.92	ABM ON-SITE SERVICES WEST INC	ACCR17 - JOB 31062242 - CUST 6631793 - EXTRA JANITORIAL SERVICES - MULTIPLE CITY LOCATIONS - THRU 12/31/17 - OP CENTER - PO 89264/ RECEIPT 132718 BY P NEWTON PER E-MAIL
588220	14-Feb-2018	4,290.00	ACCENT BUSINESS SERVICES INC	ALI ZULFI - W/E 01/13/18 - INFO TECH - RECEIPT 132676 BY J SCHOESSLER PER E-MAIL
588221	14-Feb-2018	225.00	ACCURATE CORPORATE SERVICES INC	ACCR17 - 12/07/17 - PROVIDE/REMOVE/INSTALL CORNER WORK SURFACE - FOR T RENNER - OP CENTER - FACILITES
588222	14-Feb-2018	359.55	ACTION TECHNOLOGY SYSTEMS	SUMMARY: FIRE ALARM MONITORING
588223	14-Feb-2018	275.66	ADVANCE STORES CO INC	SUMMARY: PARTS FOR REPAIR AND MAINTENANCE - EQUIP SERVICES
588224	14-Feb-2018	803.00	ALLEGHENY ANSWERING SERVICE	ACCT 2134 - 18FEB - TELEPHONE ANSWERING SERVICES - OP CENTER - RECEIPT 133058 BY P NEWTON PER E-MAIL
588225	14-Feb-2018	53.46	ALLEGIANCE BENEFIT PLAN MANAGEMENT	RETIRED LEOFF 1 FIRE MEDICAL CLAIMS
588226	14-Feb-2018	154.00	ALLEGIANCE BENEFIT PLAN MANAGEMENT	RETIRED LEOFF FIRE ADMIN CLAIMS FEES - HR
588226	14-Feb-2018	192.50	ALLEGIANCE BENEFIT PLAN MANAGEMENT	RETIRED LEOFF POLICE ADMIN CLAIMS FEES - HR
588227	14-Feb-2018	13,667.11	ALLEGIANCE BENEFIT PLAN MANAGEMENT	RETIRED LEOFF 1 POLICE MEDICAL CLAIMS
588228	14-Feb-2018	243.90	AMY LEACH DBA MINI MIX CONCRETE	ACCR17 - TICKET 28551 - CONCRETE DELIVERY - 217 "X" ST - 06/05/17 - OP CENTER
588229	14-Feb-2018	16.26	ARAMARK UNIFORM SERVICES INC	CUST 5121507 - MAT/TOWEL CLEANING - THRU 01/15/18 - WREC
588229	14-Feb-2018	55.48	ARAMARK UNIFORM SERVICES INC	CUST 792566477 - COVERALL CLEANING - THRU 01/17/18 - OP CENTER
588230	14-Feb-2018	3,068.80	ARJAE SHEET METAL COMPANY INC	ACCR17 - CUST 3135 - JOB 8000SVPW - DISPATCH 12728 - SUMMER PREVENTATIVE MAINTENANCE VISIT - 08/31/17 - TOWN PLAZA - 5411 E MILL PLAIN - REPLACES INV SD4180 IN BATCH 171213MDFIN1 - OP CENTER - PO 89297/ RECEIPT 132795 BY P NEWTON PER E-MAIL

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Check Number	Check Date	Amount	Vendor Name	Description
588231	14-Feb-2018	50.80	ARLYS BORJESSON	50+ TRAVEL PLANNER REIMBURSEMENT FOR MEALS/ ADMISSION/ PARKING
588232	14-Feb-2018	1,368.17	ARONSON SECURITY GROUP	ACCR17 - TECH/APPLICATION ENGINEER LABOR - VARIOUS CAMERA SERVICE WORK - MARSHALL CENTER - 12/07/17 - FACILITIES - RECEIPT 132896 BY P NEWTON PER E-MAIL
588233	14-Feb-2018	1,027.13	BARRAN LIEBMAN LLP	ACCR17 - CLIENT 707505 - RE: 0009-INVESTIGATION 2017/2018 - THRU 12/29/17 - VPD
588234	14-Feb-2018	2,615.24	BOUND TREE MEDICAL LLC	SUMMARY: MEDICAL SUPPLIES - FIRE
588235	14-Feb-2018	38.00	BRUCE OVERBAY	50+ TRAVEL PLANNER REIMBURSEMENT FOR MEALS/ ADMISSION/ PARKING
588236	14-Feb-2018	60.00	BSK ASSOCIATES	ACCR17 - CLIENT VANCO8428 - WO MULTIPLE - SAMPLE TESTING SERVICES - NITRATE/FLUORIDE - 17DEC - OP CENTER - RECEIPT 132929 BY M CORRELL PER E-MAIL
588236	14-Feb-2018	120.00	BSK ASSOCIATES	ACCR17 - CLIENT VANCO8428 - WO MULTIPLE - SAMPLE TESTING SERVICES - TPH/BTEX - 12/04/17 - OP CENTER - RECEIPT 132928 BY M CORRELL PER E-MAIL
588237	14-Feb-2018	52,853.66	BUD CLARY CHEVROLET	2017 CHEVY SUBUBAN - REPLACE VPD #2084 - SERIAL # 1GNSKKEC0HR322993 - EQUIP SERVICES
588238	14-Feb-2018	200.00	CHARLES SUNIGA	01/21/18 - SUNDAY DANCE - MUSICAL ENTERTAINMENT - PARKS
588239	14-Feb-2018	1,507.10	CINTAS CORP	ACCT 463-11151 - TOWEL CLEANING SERVICES - ALL 18JAN INVS ON 02/10/18
588240	14-Feb-2018	1,272.25	CITY OF VANCOUVER POLICE TRAVEL FUND	STMT - FIRE
588241	14-Feb-2018	544.22	CLARK COUNTY	TO REIMB. CHECKS WRITTEN AGAINST POLICE TRAVEL ADVANCE FUNDS.
588242	14-Feb-2018	1,548.53	CLARK COUNTY	ACCR17 - GRANT 620095 - STATEWIDE DUI - 17OCT - VPD
588243	14-Feb-2018	31,815.04	CLARK COUNTY	ACCR17 - GRANT 620095 - STATEWIDE DUI - 17NOV - VPD
588244	14-Feb-2018	3,017.51	CLARK COUNTY	SUMMARY: WORK CREWS - OP CENTER
588244	14-Feb-2018	110,880.43	CLARK COUNTY	ACCR17 - CUST 1811 - JURY FEES - THRU 12/15/17 - BUDGET
588244	14-Feb-2018	500.00	CLARK COUNTY	ACCR17 - CUST 1811 - SUPERVISION/WORK PROGRAMS UNITS - 17DEC - BUDGET
588244	14-Feb-2018	178,626.17	CLARK COUNTY	ACCR17 - CUST 1813 - RANGE RENTAL - 16DEC - VPD
588244	14-Feb-2018	56,686.00	CLARK COUNTY	ACCR17 - CUST 1828 - ELENT-012252 VOTER REGISTRATION & FILE MAINTENANCE - FINANCE
588244	14-Feb-2018	2,972.90	CLARK COUNTY	CUST 1808 - GIS-8290 ANNUAL CLARK CO GIS PARTNERSHIP FEES - INFO TECH
588244	14-Feb-2018	10,000.00	CLARK COUNTY	CUST 1808 - INFO SERVICES FACILITY/NETWORK ADMINS/MAINTENANCE PROJECTS - 17DEC - INFO TECH
588244	14-Feb-2018	11,832.00	CLARK COUNTY	CUST 1814 - 2017 VANCOUVER LAKE WATERSHED PARTNERSHIP CONTRIBUTION - ENGINEERING
588244	14-Feb-2018	2,040.00	CLARK COUNTY	CUST 1814 - 2018 ANNUAL BILLING 29 RADIOS PER MONTH - OP CENTER
588244	14-Feb-2018	325.20	CLARK COUNTY GUN CLUB INC	CUST 1822 - 2018 ANNUAL 800 MHZ RADIOS - 5 TOTAL - CODE ENFORCEMENT
588246	14-Feb-2018	782.75	CLARK COUNTY TITLE CO	01/10/18 - RIFLE RANGE RENTAL - FIREARMS TRAINING - VPD
588247	14-Feb-2018	113,645.80	CLARK COUNTY TITLE CO	PARCEL 165666001 - REAL PROPERTY VOUCHER - MILL PLAIN BLVD-104TH AVE TO CHKLOV DR - 10512 SE MILL PLAIN BLVD - RECORDING FEES/EXCISE TAX - THRU 02/08/18 - CONSTRUCTION
588247	14-Feb-2018	295.80	CLARK COUNTY TITLE CO	ESCROW CL9324/SM - LE/THE CITY OF VANCOUVER - PARCEL 110291236 - REAL PROPERTY VOUCHER - MILL PLAIN BLVD-104TH AVE TO CHKLOV DR - 205 SE 104TH AVE - 3149 SF OF PROPERTY - 18FEB - CONSTRUCTION
588248	14-Feb-2018	315,643.45	CLARK PUBLIC UTILITIES	ORDER CL9435 - LENDERS POLICY/RECORDING FEE - CDBG REHAB CYNTHIA PEDERSON - 14316 NE 52ND ST - 02/08/18 - CDBG FUNDING
				SUMMARY: ELECTRICITY

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
588258				
588259	14-Feb-2018	3,800.00	COLLIERS INTL VALUATION & ADVISORY SERVICES LLC	JOB VAN170232 - APPRAISAL SERVICES - 2614 CARLSON RD - 01/16/18 - FACILITIES
588260	14-Feb-2018	2,842.25	COLUMBIA CLAIMS SERVICE INC	FILE V118-984 - CLAIMS ADJUSTER SERVICES - THRU 01/22/18 - RISK
588261	14-Feb-2018	35,890.16	COLUMBIA FORD	2018 FORD TRANSIT VAN - VIN 1FBZX2CM8JKA44528 - EQUIP SERVICES
588262	14-Feb-2018	45.13	COLUMBIA RESOURCE COMPANY	ACCT 130628 CODE COMPLIANCE COUPON01315 - 18JAN - SOLID WASTE
588262	14-Feb-2018	1,782.75	COLUMBIA RESOURCE COMPANY	ACCT 130635 CODE COMPLIANCE SHAREHOUSE TALKIN TRASH - 18JAN - SOLID WASTE
588263	14-Feb-2018	25,000.00	COLUMBIA RIVER ECONOMIC	2018 QTR 1 QUARTERLY INVESTMENT - CDD
588264	14-Feb-2018	2,705.78	COLUMBIAN PUBLISHING COMPANY	ACCT 50486 - 18JAN ADVERTISING - CMO
588265	14-Feb-2018	502.87	COMCAST CABLE COMMUNICATIONS INC	SUMMARY: CABLE AND INTERNET SERVICES
588268				
588269	14-Feb-2018	6,011.33	COMPASS MINERALS AMERICA INC	CUST 537542 - PROD 2285396 - 57.36 TON - OPS CENTER
588270	14-Feb-2018	85.53	COPIERS NORTHWEST	ACCT 343897 - CONTR 123872-RENTAL-TERMINATED - CANON IR4235 #GR339 - SER RKJ03103 - 01/12/18-01/18/18 - INFO TECH FOR CENTRAL RECORDS - RECEIPT 132644 BY J SCHOESSLER PER E-MAIL
588270	14-Feb-2018	378.75	COPIERS NORTHWEST	ACCT 343897 - CONTR CN23872-RENTAL-01 - CANON IR4235 #GR339 - SER RKJ03103 - 01/12/18-02/11/18 - INFO TECH FOR CENTRAL RECORDS - RECEIPT 132645 BY J SCHOESSLER PER E-MAIL
588271	14-Feb-2018	485.00	Cusick, Janell Joy	CLAIM PAYMENT FOR JANELL
588272	14-Feb-2018	36.18	DATABAR INC	ORDER 45109 - #10 WINDOW ENVELOPES - WREC
588273	14-Feb-2018	86.72	DATEC INC	SO Z18A17905 - THERMAL PAPER FOR POCKETJET PRINTER - 2 EA - SHIPPED 01/17/18 - INFO TECH
588274	14-Feb-2018	65.00	DAVID ICKERT	18JAN - PARKING STALL RENTAL - MEDIA SERVICES
588275	14-Feb-2018	28.90	DAVID JACKY	50+ TRAVEL PLANNER REIMBURSEMENT FOR MEALS/ ADMISSION/ PARKING
588276	14-Feb-2018	51,413.88	DELL MARKETING LP	CUST 4451931 - ORDER 322497974 - VMWARE SUPPORT/MAINTENANCE - SERVERS/PROCESSORS - THRU 01/04/21 - INFO TECH - RECEIPT 132937 BY J SCHOESSLER PER E-MAIL
588276	14-Feb-2018	51,679.98	DELL MARKETING LP	CUST 4451931 - ORDER 324775146 - POWEREDGE R730 SERVER - 3 EA - 01/12/18 - INFO TECH
588277	14-Feb-2018	293.80	DKS ASSOCIATES	ACCR17 - PROJ 14130-008 - VANCOUVER MAIN ST FIBER EXTENSION - THRU 12/29/17 - MP ENG - RECEIPT 132704 BY N KERFOOT PER E-MAIL
588277	14-Feb-2018	396.70	DKS ASSOCIATES	ACCR17 - PROJ 16117-003 - ASSET MANAGEMENT FRAMEWORK PILOT PROJECT - THRU 12/29/17 - TRANSPORTATION - RECEIPT 132547 BY MP ENG
588278	14-Feb-2018	2,272.53	ELECTRIC LIGHTWAVE HOLDINGS INC	18FEB - SERVICE AGREEMENT, INTERNET SVCS PER GSA PIGGYBACK FOR INTEGRA - IT
588279	14-Feb-2018	275.00	ERF COMPANY INC	18FEB - WEATHER FORECASTING SERVICES - OP CENTER - RECEIPT 132697 BY P NEWTON PER E-MAIL
588280	14-Feb-2018	164.66	Folkers, Wayne E	EMPLOYEE REIMBURSEMENT - CLOTHING ALLOWANCE - CED INSPECTOR
588280	14-Feb-2018	115.00	Folkers, Wayne E	REIMBURSEMENT FOR ICC MEMBERSHIP RENEWAL FOR WAYNE FOLKERS
588281	14-Feb-2018	1,408.00	FORT VANCOUVER NATIONAL	LANDSCAPE/MAINTENANCE OF LAND BRIDGE - 18FEB - CMO
588281	14-Feb-2018	1,408.00	FORT VANCOUVER NATIONAL	LANDSCAPE/MAINTENANCE OF LAND BRIDGE - 18JAN - CMO
588282	14-Feb-2018	1,262.16	FRIENDS OF TREES	17SEP-17OCT - FORESTRY SERVICES - ADDL HOURS FOR MEGAN VAN DE MARK - URBAN FORESTRY - RECEIPT 132508 BY K ELLIOTT PER ORACLE

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
588283	14-Feb-2018	876.46	GB MANCHESTER INC	ACCR17 - WO 3751 - REPLACES INV 305728 IN BATCH 170811MDHFIN3 PER VENDOR - ADD NEW CABLES TO OUTLETS - THRU 11/29/17 - INFO TECH - PO 88010/ RECEIPT 132916 BY J SCHOESSLER PER E-MAIL
588284	14-Feb-2018	674.27	GENUINE PARTS COMPANY	CUST 7970 - 18JAN - PARTS FOR VEHICLE AND EQUIPMENT REPAIRS - EQUIP SERVICES
588284	14-Feb-2018	129.95	GENUINE PARTS COMPANY	CUST 7970 - 18JAN - SHOP SUPPLIES - EQUIP SERVICES
588285	14-Feb-2018	25,000.00	GREATER PORTLAND INC	2018 PROMOTE REGIONAL ECONOMIC DEVELOPMENT IN THE OREGON AND SW WASHINGTON AREA - CDD
588286	14-Feb-2018	6,166.66	GREG PROTHMAN COMPANY	ACCR17 - HR DIRECTOR SEARCH - INSTALLMENT 3 OF 3 - THRU 11/27/17 - HR - RECEIPT 133035 BY K PECK PER E-MAIL
588286	14-Feb-2018	1,694.75	GREG PROTHMAN COMPANY	ACCR17 - HR DIRECTOR SEARCH - REIMBURSABLE EXPENSES - THRU 11/28/17 - HR - RECEIPT 133035 BY K PECK PER E-MAIL
588287	14-Feb-2018	240.00	H&H WOOD RECYCLERS INC	ACCT 10-0000006 - 18JAN - YARD DEBRIS RECYCLING - OPS CENTER
588288	14-Feb-2018	37,006.74	HARPER HOUF PETERSON RIGHELLIS INC	SUMMARY: ENGINEERING SERVICES
588289	14-Feb-2018	1,269.91	HD FOWLER CO	ORDER 05780303 - OPERATING SUPPLIES - OPS CENTER
588289	14-Feb-2018	2,458.67	HD FOWLER CO	ORDER 05790238 - OPERATING SUPPLIES - OPS CENTER
588290	14-Feb-2018	1,742.17	HI-TECH SYSTEMS	CYBERSOURCE ERROR 2/12/18 MULTIPLE PAYMENTS
588291	14-Feb-2018	3,870.00	INFOR PUBLIC SECTOR INC	ACCR17 - CUST 372822 - PROJ 32461675 - CONTR AGR.28600 - CONSULTING SERVICES - THRU 10/26/17 - INFO TECH - RECEIPT 132992 BY J SCHOESSLER PER E-MAIL
588292	14-Feb-2018	18,835.66	INTERMOUNTAIN SLURRY SEAL	ACCR17 - 2017 JOINT CITY/COUNTY PRESERVATION - EST 4 - THRU 10/27/17
588293	14-Feb-2018	720.00	INTERNATIONAL CODE COUNCIL	2018 ICC MEMBERSHIP FOR CED STAFF 24 EA
588294	14-Feb-2018	1,626.00	JAMESTOWN NETWORKS	1GB LGN ACCESS - 18JAN - INFO TECH - PO 89426/ RECEIPT 133045 BY J SCHOESSLER PER E-MAIL
588295	14-Feb-2018	4,750.00	JCI JONES CHEMICALS INC	ORDER 549255 - CHLORINE 150 LB CYLINDERS - 19 EA - OP CENTER
588296	14-Feb-2018	189.49	JMR GROUP LLC DBA MCCOY FREIGHTLINER OF PORTLAND	CUST 11742 - 18JAN - PARTS FOR VEHICLE REPAIR - EQUIP SERVICES
588297	14-Feb-2018	222.75	KATHY MILLER DBA BODYWELL MASSAGE	01/08/18-01/15/18 - MASSAGE SERVICES - FIRSTENBURG COMM CTR
588298	14-Feb-2018	1,588.00	KELLY SERVICES INC	SCHMID, L - ORDER A2342 - W/E 01/28/18 - IT
588298	14-Feb-2018	1,101.68	KELLY SERVICES INC	SCHMID, L - ORDER A2342 - W/E 02/04/18 - IT
588299	14-Feb-2018	19.08	Keys, Ross C	ACCR17 LOCAL MILEAGE 12/17 - 12/31/17
588299	14-Feb-2018	13.46	Keys, Ross C	LOCAL MILEAGE 1/1/18 - 1/7/18
588300	14-Feb-2018	1,904.26	LAKESIDE INDUSTRIES	JOB 1 - ASPHALT - EZ STREET ASPHALT - 15.97 TON - THRU 01/04/18 - OPS CENTER
588301	14-Feb-2018	433.11	LN CURTIS & SONS	CUST C32902 - ORDER 379573 - FIRE
588301	14-Feb-2018	3,011.35	LN CURTIS & SONS	CUST C38374 - ORDER 376753 - VPD
588302	14-Feb-2018	2,320.86	MACKAY & SPOSITO INC	ACCR17 - PROJ 16499 - SE MILL PLAIN BLVD-SE 184TH ST VIC STORM WTR FAC RETROFIT - THRU 01/06/18 - MP ENG - RECEIPT 132642 BY L JONES PER E-MAIL
588303	14-Feb-2018	770.00	MAKHAN UPPAL	PARCEL 110291-032 - REAL PROPERTY VOUCHER - MILL PLAIN BLVD-104TH AVE TO CHKLOV DR - 10601 SE MILL PLAIN BLVD - PROTECTIVE RENT - 2 LOCATIONS @ \$385.00 PER MO - 18JAN - CONSTRUCTION
588304	14-Feb-2018	6,843.00	ME ULTRA LOUNGE	PARCEL 165912-000 - REAL PROPERTY VOUCHER - MILL PLAIN BLVD-104TH AVE TO CHKLOV DR - 10409 SE MILL PLAIN BLVD - MOVING EXPENSE REIMB-FLOORING DEPOSIT 2ND HALF - 18JAN - CONSTRUCTION - RECEIPT 133012 BY L PETERSEN PER E-MAIL
588304	14-Feb-2018	1,925.00	ME ULTRA LOUNGE	PARCEL 165912-000 - REAL PROPERTY VOUCHER - MILL PLAIN BLVD-104TH AVE TO CHKLOV DR - 10409 SE MILL PLAIN BLVD - MOVING EXPENSE REIMB/SIGN & STOREFRONT/2ND HALF - 18FEB - CONSTRUCTION
588305	14-Feb-2018	80.00	MERCADO LATINO	REF FIREHOUSE

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
588306	14-Feb-2018	3,231.40	METRO OVERHEAD DOOR INC	ACCR17 - ACCT 34731 A - JOB 52974 - DOOR REPAIR SERVICES - 12/28/17 - FIRE STN 4 - OP CENTER
588306	14-Feb-2018	2,146.32	METRO OVERHEAD DOOR INC	ACCR17 - ACCT 38883 A,R - JOB 51196 - DOOR REPAIR SERVICES - 07/22/17-07/25/17 - FIRE STN 3 - OP CENTER
588307	14-Feb-2018	6,267.22	MISCELLANEOUS	SUMMARY: CITY UTILITIES REFUNDS, PARKS REFUNDS & OTHER MISC REFUNDS
588329				
588330	14-Feb-2018	220.50	MOTUS RECRUITING & STAFFING INTL	ALBORNOZ-GUTIERREZ SONIA - W/E 02/04/18 - PAYROLL WORKDAY PROJECT
588330	14-Feb-2018	1,384.74	MOTUS RECRUITING & STAFFING INTL	ALBORNOZ-GUTIERREZ SONIA - W/E 02/11/18 - PAYROLL WORKDAY PROJECT
588331	14-Feb-2018	5,700.00	MUNICIPAL CODE CORP	CUST 70-115 - 2018 ANNUAL WEBSITE HOSTING MAINTENANCE AND SUPPORT - MEDIA SERVICES
588332	14-Feb-2018	100.48	MUNNELL AND SHERRILL INC	CUST 3363 - DOC 992967 - SHOP SUPPLIES - EQUIP SERVICES
588333	14-Feb-2018	2,030.70	NET TRANSCRIPTS	ACCR17 - CUST 20-VANCOUVERPD - TRANSCRIPTION SERVICES - 11/06/17-11/15/17 - VPD - RECEIPT 132864 BY A CARMAN PER E-MAIL
588334	14-Feb-2018	4,010.80	NORTH PACIFIC CONSTRUCTION & REMODELING INC	REHAB LOAN PROGRAM - BEVERLY FINCHER - 15509 SE MILL PLAIN RD UNIT 89 - THRU 02/06/18 - CDBG FUNDING
588335	14-Feb-2018	126.42	NORTHWEST STAFFING RESOURCES	CITY WIDE TEMPORARY SERVICES - W/E 01/21/18
588336	14-Feb-2018	10,193.04	NW NATURAL	SUMMARY: NATURAL GAS
588337	14-Feb-2018	205.35	Olivas, Derek James	BOOT REIMBURSEMENT
588338	14-Feb-2018	25,707.06	PACIFIC CONTRACTORS LLC	PROJ 414647 - REHAB LOAN PROGRAM - T SPEIRS - 712 W 12TH ST - 18FEB - CDBG FUNDING
588339	14-Feb-2018	355.87	PACIFIC FURNISHINGS	ORDER 13411 - RECEIVE/DELIVERY/PLACEMENT/INSTALLATION - EXEMPLIS CHAIR - 1 EA - THRU 01/15/18 - FIRE 5/7110 NE 63RD ST - PROPERTY SERVICES
588340	14-Feb-2018	1,047.50	PBS ENGINEERING & ENVIRONMENTAL INC	ACCR17 - PROJ 0075220.002 - 127TH AVE BUSINESS PARK ENV SERVICES - THRU 12/29/17 - OP CENTER - RECEIPT 132655 BY P NEWTON PER E-MAIL
588341	14-Feb-2018	26,458.12	PC SPECIALISTS INC	CUST 29019 - CISCO CATALYST ETHERNET SWITCH (1 EA) AND RELATED EQUIPMENT/SUPPLIES - SHIPPED 12/13/17 - INFO TECH - RECEIPT 132924 BY J SCHOESSLER PER E-MAIL
588341	14-Feb-2018	31,926.14	PC SPECIALISTS INC	CUST 29019 - CISCO ROUTER (2 EA) & RELATED EQUIPMENT/SUPPLIES - 2 EA - SHIPPED 12/04/17 - INFO TECH - RECEIPT 132923 BY J SCHOESSLER PER E-MAIL
588342	14-Feb-2018	422.90	PETTY CASH CUSTODIAN	SUMMARY: PETTY CASH REPLENISHMENT
588344				
588345	14-Feb-2018	1,740.00	PORTLAND ADVENTIST MEDICAL CENTER	18JAN - MEDICAL TESTING SERVICES - VPD
588346	14-Feb-2018	1,443.75	PPC SOLUTIONS INC	CUST 2409 - SECURITY SERVICES - TOWN PLAZA MALL - 18JAN - M SHRUM/OP CENTER - PO 88206/RECEIPT 132563 BY P TANDY PER E-MAIL
588347	14-Feb-2018	6,824.11	QWEST CORP DBA CENTURY LINK	CITYWIDE PHONE LINES
588348	14-Feb-2018	1,990.80	REGAN WAUGH DBA DELICIOUS DISHES	ACCR17 - 12/11/17 - CATERING SERVICES - TIM & JACK RECEPTION - CMO
588349	14-Feb-2018	102.98	RENTOKIL NORTH AMERICA INC	CUST 247119 - MONTHLY PEST CONTROL MAINTENANCE - 01/18/18 - TENNIS CTR - RECEIPT 132591 BY P TANDY PER E-MAIL
588349	14-Feb-2018	189.70	RENTOKIL NORTH AMERICA INC	CUST 30279 - MONTHLY PEST CONTROL MAINTENANCE - 01/18/18 - FIRSTENBURG COMM CTR - RECEIPT 132592 BY P TANDY PER E-MAIL
588350	14-Feb-2018	9,301.80	RIGHT SYSTEMS INC	CUST COV120 - ORDER SO-073071 - CITRIX EASY XENMOBILE ENT - SHIPPED 02/15/18 - INFO TECH
588351	14-Feb-2018	80.00	ROTSCHY INC	CLIENT 59 - FILL CLASS S CTC - OPS CENTER

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
588351	14-Feb-2018	276.00	ROTSCHY INC	CLIENT 59 - VAC TRUCK DUMP, CONCRETE IN - OPS CENTER
588352	14-Feb-2018	36.50	ROY NELSON	50+ TRAVEL PLANNER REIMBURSEMENT FOR MEALS/ ADMISSION/ PARKING
588353	14-Feb-2018	600.00	RYAN GRADY DBA LIONEYE AERIALS	AERIAL PHOTOGRAPHY/DRONE FOOTAGE - 01/13/18 - CONSTRUCTION
588354	14-Feb-2018	825.00	SAFIRE LLC	11 TRAINING HOURS - THRU 01/19/18 - VPD
588355	14-Feb-2018	150.79	SALVATION ARMY	PROJ 414636 - MFT HOUSING SERVICES - 18JAN - CDBG FUNDING
588355	14-Feb-2018	575.00	SALVATION ARMY	PROJ 601702 - MOVING FORWARD TOGETHER - 18JAN - HOME FUNDING
588356	14-Feb-2018	53.20	Schubert, Beverly J	50+ TRAVEL PLANNER REIMBURSEMENT FOR MEALS/ ADMISSION/ PARKING
588357	14-Feb-2018	497.96	SERVPRO OF E&W VANCOUVER	01/03/18 - RESTORATION CLEANING - BIOHAZARD CLEANUP TO EXTERIOR
588358	14-Feb-2018	4.39	SHRED IT USA LLC	PROPERTY - 125TH AVE & 28TH ST - VPD
588359	14-Feb-2018	3,278.02	SHRUMS PEST CONTROL	CUST 14978866 - DOCUMENT DESTRUCTION - 01/11/18 - UTILITIES
588360	14-Feb-2018	104,589.90	SIERRA-CEDAR INC	18JAN - MONTHLY PEST CONTROL SERVICES - MULTIPLE CITY LOCATIONS - OP CENTER
588361	14-Feb-2018	30.00	SOUTHWEST WASHINGTON CHAPTER OF ICC	SUMMARY: HANSEN UTILITY BILLING SUPPORT & WORKDAY
588362	14-Feb-2018	7,297.28	SP PLUS CORPORATION	IMPLEMENTATION SERVICES - INFO TECH
588363	14-Feb-2018	22,671.25	STANTEC CONSULTING SERVICES	2018 MEMBERSHIP DUES - MIKE SHRUM - OP CENTER
588364	14-Feb-2018	31.08	STERICYCLE INC	ACCR17 - 17DEC - PARKING SERVICES
588365	14-Feb-2018	102.00	Steuben, Michael Robert	PROJ 2002006056 - CUST 93668 - ON-CALL SANITARY SEWER
588366	14-Feb-2018	432.00	SUSAN ROBINS	PLANNING/DESIGN - THRU 01/05/18 - MP ENG - RECEIPT 132586
588367	14-Feb-2018	309,518.07	TAPANI UNDERGROUND INC	CUST 6029888 - 18JAN - MEDICAL WASTE REMOVAL - VPD
588368	14-Feb-2018	36,884.00	TEKSYSTEMS	CDL RENEWAL REIMBURSEMENT
588369	14-Feb-2018	205.36	UNITED PARCEL SERVICE	50+ TRAVEL PLANNER REIMBURSEMENT FOR 24 PARTICIPANTS TO LONG BEACH CRAB FEED
588372	14-Feb-2018	200.00	UNITED STATES POSTAL SERVICE	NE 18TH ST IMPROVMENTS SEGMENT 1B - EST 12 - THRU 01/25/18
588373	14-Feb-2018	10,000.00	UNITED STATES POSTAL SERVICE	SUMMARY: TEMPORARY STAFFING SERVICES - INFO TECH
588374	14-Feb-2018	467.48	US BANK	SUMMARY: SHIPPING CHARGES - OPS CENTER & MAILROOM
588375	14-Feb-2018	685.00	US TENNIS ASSN	POSTAGE DUE 95004.00 FOR UTILITIES
588376	14-Feb-2018	144.50	VANCOUVER AIRE LLC DBA FRESH AIRE AIR FRESHENERS	POSTAGE METER / METER ACCT NUMBER 0000118261
588377	14-Feb-2018	37,500.00	VANCOUVER WATERSHEDS COUNCIL	ACCT 869366948 - 18JAN UNLEADED FUEL CARD PURCHASES FOR MISC CITY VEHICLES - EQUIP SERVICES
588378	14-Feb-2018	71.50	VCA NORTHWEST VETERINARY SPECIALISTS	SUMAMRY: TOURNAMENT FEES PER PLAYER - TENNIS CENTER
588379	14-Feb-2018	80.02	VERIZON WIRELESS	ROUTE 4-1 2 - DEODORIZING SERVICE - THRU 01/16/17 - TOWN PLAZA - 5411 E MILL PLAIN BLVD - OP CENTER - RECEIPT 132590 BY P TANDY PER E-MAIL
588380	14-Feb-2018	15,588.48	VERIZON WIRELESS	VANCOUVER WATERSHEDS ALLIANCE CONTRACT - 2018 QTR 1 - PROJECTED BUDGET - WREC
588381	14-Feb-2018	590.18	VERIZON WIRELESS SERVICES LLC	ACCT 61510 - 01/17/18 - VETERINARY SERVICES - CANINE OFFICER ENZO - VPD
588382	14-Feb-2018	6,886.50	WALTER E NELSON CO	ACCT 442099140-0001 - MOBILE BROADBAND SERVICES - 12/24/17-01/23/18 - IPADS FOR SIDEWALK PROJECTS - RYAN MILES - OPS CENTER
588383	14-Feb-2018	9,650.53	WASTE CONNECTIONS INC	ACCT 670557900-00007 - CURRENT CHARGES - 12/24/17-01/23/18 - IT
588386	14-Feb-2018	216.24	WATERWAYS INC	ACCT 342019650-00001 - CURRENT CHARGES - 12/24/17-01/23/18 - CONSTRUCTION
588387	14-Feb-2018	124.00	WAYNE GUNDERSON DBA GUNDERSON SERVICES	SUMMARY: JANITORIAL SUPPLIES - FIRE & OPS CENTER
				SUMMARY: GARBAGE AND RECYCLING SERVICES
				PERMIT WITHDRAWN
				ACCR17 - CASE 7Z0822595 - REF: K WILLIAMS - REVIEW CASE DOCUMENTS/CD'S/RELATED INFORMATION - 11/07/17-11/14/17 - CMO

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
588388	14-Feb-2018	4,083.50	WILLIAMS KASTNER & GIBBS PLLC	ACCR17 - CLIENT 32569 - MATTER 0101 - LEGAL SERVICES - 12/18/17-12/28/17 - INVOKE VMC 3.05.200(2) - RISK
588389	14-Feb-2018	200.00	WILLIS OF SEATTLE INC	ACCT VANCOUV-01 - BOND 52BSBHP9618 - PUBLIC OFFICIAL BOND - HR DIRECTOR - 01/22/18-01/22/19 - RISK
588390	14-Feb-2018	121,446.67	WIRE WORKS LLC	PARTS ONLY FOR 17 FORD SUVS THAT ARRIVED BY 1/15/18 - EQUIPMENT SERVICES
588391	14-Feb-2018	125.01	XPO ENTERPRISE SERVICES INC	WEEKLY POSTAGE SERVICES - THRU 01/13/18 - FINANCE/MAILROOM
588392	15-Feb-2018	38,700.75	VANCOUVER FIREFIGHTERS UNION HEALTH	05/01/17-12/31/17 - ADVENTIST HEALTH CLAIMS - FIRE
588393	16-Feb-2018	157,478.00	STATE OF WASHINGTON	4TH QTR 2017 SELF INSURANCE
20001414	08-Feb-2018	221.94	CITY OF VANCOUVER	INFOR CITY PAYMENTS
20001415	13-Feb-2018	15,519.32	CITY OF VANCOUVER	SUMMARY: INFOR CITY PAYMENTS
	SUBTOTAL	10,934,026.82		
VISA	07-Feb-2018	65.00	MISCELLANEOUS	PARKS CLASS REFUNDS - LUEPKE 02/05/18
VISA	13-Feb-2018	394.00	MISCELLANEOUS	PARKS CLASS REFUNDS - FCC 02/06/18 - 02/12/18
VISA	13-Feb-2018	363.00	MISCELLANEOUS	PARKS CLASS REFUNDS - MCC 02/06/18 - 02/12/18
VISA	13-Feb-2018	500.00	MISCELLANEOUS	PARKS CLASS REFUNDS - WREC 02/06/18 - 02/12/18
VISA	20-Feb-2018	858.00	MISCELLANEOUS	PARKS CLASS REFUNDS - FCC 02/13/18 - 02/19/18
VISA	20-Feb-2018	370.60	MISCELLANEOUS	PARKS CLASS REFUNDS - MCC 02/13/18 - 02/19/18
VISA	20-Feb-2018	215.00	MISCELLANEOUS	PARKS CLASS REFUNDS - WREC 02/13/18 - 02/19/18
	SUBTOTAL	2,765.60		
	TOTAL	10,936,792.42		

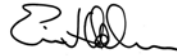
City of Vancouver
Payroll Council Report
February 6, 2018 - February 19, 2018

Check No.	Date	Explanation	Amount
90330-90426	02/09/18	3 2018 Payroll	\$ 40,689.42
N/A	02/09/18	3 2018 Direct Deposits	\$ 2,734,773.69

\$ 2,775,463.11

STAFF REPORT NO. 027-18

TO: Mayor and City Council
FROM: Eric Holmes, City Manager



DATE: 2/26/2018

Subject: Release of a development agreement with 192nd Ave Plaza, LLC. (Parcel APN 986029206; 1735 SE 192nd Avenue).

Key Points:

- Developer Agreement #9802060433 (DA) was recorded in 1997 and tied to parcel APN 986029206
- The DA required the property owners to construct a public sanitary sewer pump station and force main to serve the Fisher's Basin area.
- In years subsequent to the establishment of the DA, all of the public improvement construction conditions have been met.
- The owner of the property parcel at 1735 SE 192nd Avenue (APN 986029206) has requested that the property be released from the conditions of the DA.

Objective: Release the subject site from a 1997 Developer Agreement (#9802060433) as requested by 192nd Ave Plaza, LLC.

Present Situation: In 1997, a development agreement was recorded as part of an agreement with the owners of property developments commonly known as Fisher's Grove and Fisher's Grove South. This agreement obligated the owners to construct a public sanitary sewer pump station and force main that would serve the Fisher's Grove, Fisher's Grove South developments as well as parts of the surrounding area.

Once developed, the Fisher's Grove and Fisher's Grove South properties would only utilize approximately 25% of the capacity of the new force main and new pump station. To compensate the developer for extra capacity not required for the development of their property the City prepared a developer agreement to allow for credits against the system development charges (SDCs) otherwise chargeable to the development and payable to the City.

The DA was required to run with the land, meaning any future owners of the original parcels or any parcels created from the original parcels through land division would be bound by the agreement.

Staff has received a request from the property owner to release the property at 1735 SE 192nd Avenue (APN 986029206) from the developer agreement. A review by staff has determined that the DA requirements for the construction of public improvements have been satisfied. The SDC credits have been allocated and are being tracked as they are used. Staff has determined that there is no longer a need for DA #9802060433 to be attached to the property at 1735 SE 192nd Avenue (APN 986029206) ().

Advantage(s): Allows the development agreement to no longer be attached to the parcel.

Disadvantage(s): None

Budget Impact: There will be no impact on the City budget created by the adoption of the proposed ordinance.

Prior Council Review: Memo delivered to Council 02/06/18

Action Requested: On February 26, 2018, subject to public hearing, adopt a resolution to release the subject parcel from the DA.

Attachments:

- A. Resolution
- B. Development Agreement
- C. Map of parcel



To request other formats, please contact:
City Manager's Office
(360) 487-8600 | WA Relay: 711
Amanda.Delapena@cityofvancouver.us

02/26/18

RESOLUTION NO. M-_____

A RESOLUTION of the City of Vancouver authorizing the City Manager to execute a release of a Development Agreement.

WHEREAS, the City of Vancouver entered into a development agreement (DA) with 192nd Ave Plaza, LLC (Parcel APN 986029206) located at 1735 SE 192 Avenue; and

WHEREAS, the DA required the property owners to construction a public sanitary sewer pump station and force main to serve the Fisher's Basin area; and

WHEREAS, all of the public improvements required pursuant to that DA have been completed; and

WHEREAS, the property owner has requested that the property be released from the terms and conditions of the DA; and

WHEREAS, the City Council agrees and concludes that the DA should be released.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VANCOUVER:

The City Council authorizes the City Manager to release the Development Agreement applicable to Parcel No. 986029206 located at 1735 SE 192nd Ave and as described in Staff Report No. _____.

DATED this 26th day of February 2018.

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

E. Bronson Potter, City Attorney

2-6-98

CITY OF VANCOUVER 17

RETURN ADDRESS

City Vancouver

FILED FOR RECORD

28 FEB 95 PM 4:48

CLERK OF THE COURT
ELIZABETH A. LUCE

9802060433

Please Print neatly or Type information
DOCUMENT TITLE(S)

Agreement

REFERENCE NUMBER(S) OF RELATED DOCUMENT(S)

Additional Reference #'s on page

GRANTOR(S)

Killian, George, Elaine

Additional Grantors on page #

GRANTEE(S)

Additional Grantees on page #

LEGAL DESCRIPTION (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

Additional Legal is on page #

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

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.

• 1495

2-6-98

DEVELOPMENT AGREEMENT

1. **Effective Date:** November 22, 1997
2. **Parties:** George Killian and Elaine Killian, Husband and Wife, and Don Holsinger, a single person (hereinafter referred to collectively as "the Developer"); and CITY OF VANCOUVER, a municipal corporation of the State of Washington (hereinafter referred to as "the City").

3. **Recitals:**

A. Developer owns a portion of certain property within the City legally described in Exhibit "A" attached hereto and incorporated fully by this reference, commonly known as Fisher's Grove and Fisher's Grove South. At the time of the execution and approval of this Agreement all of the real property is subject to this Agreement.

B. The Board of County Commissioners, in Resolution No. 1996-12-57, approved Fisher's Grove and Fisher's Grove South pursuant to Clark County case files SUB 94-025-613 and SUB 95-034-613.

C. The City has annexed the property described in Exhibit "A" and desires that the Developer construct a forced sewer main and a pump station to serve Fisher's Grove and Fisher's Grove South as well as part of the surrounding area.

D. The parties recognize that Fisher's Grove and Fisher's Grove South will use only twenty-five percent of the capacity of the forced sewer main and pump station.

E. The parties desire to enter into this Development Agreement to provide for the City's compensation to the Developer for its construction of the forced sewer main and pump station, such compensation to be in the form of credits against the system development charges otherwise chargeable to the development.

2-6-98

F. Pursuant to §36.70B.170(1) RCW, the parties are authorized to enter into a Development Agreement which sets forth development standards and other provisions that apply to and govern and vest the development, use, and mitigation of the development of the real property described in Exhibit "A."

NOW, THEREFORE, the parties mutually agree as follows:

4. **Purpose.** The purpose of this Agreement is to:
 - a. Provide for the construction of certain sewer facilities by the Developer and to further provide for their conveyance to the City; and
 - b. Provide for the compensation of the Developer by the City for such facilities.
5. **The sewer facilities.** Developer shall construct the forced sewer main and pump station ("the sewer facilities"). The total cost of the sewer facilities is Six Hundred Seventy-Seven Thousand Six Hundred Thirty One and 54/100 Dollars (\$677,631.54).
6. **Excess capacity.** The parties agree that the capacity of the sewer facilities to be constructed pursuant to this Agreement exceeds the capacity required by Fisher's Grove and Fisher's Grove South. Fisher's Grove and Fisher's Grove South will require only twenty-five percent (25%) of the capacity added by the sewer facilities.
7. **Total compensation by the City.** Upon acceptance of the sewer facilities by the City, the City will compensate the Developer for the costs the Developer expends in the construction of the sewer facilities, including but not limited to, the costs of surveying, staking, engineering, construction and landscaping. The total compensation shall be Six Hundred Seventy-Seven Thousand Six Hundred Thirty One and 54/100 Dollars (\$677,631.54). Provided, however, that the City shall not be obligated to pay the Developer any compensation in excess of the amount of system development charges associated with that real property legally described in Exhibit "A"

1407

2-6-98

attached hereto and incorporated by reference which includes, but is not limited to Fisher's Grove and Fisher's Grove South.

8. **Method of compensation.** The total compensation described in paragraph 7 shall be provided through credits against system development charges which would otherwise be owed to the City pursuant to VMC 14.04.235. Such credits are expressly allowed by VMC 14.04.235(g), recently enacted by the City through Ordinance No. M-3332. Six Hundred Seventy-Seven Thousand Six Hundred Thirty One and 54/100 Dollars (\$677,631.54) in system development charge credits will be provided to the Developer, to be applied against system development charges required of the property described in Exhibit "A" at the rate of One Thousand Seven Hundred Seventy and 00/100 Dollars (\$1,770.00) per equivalent dwelling unit.

9. **Run with the land.** This Development Agreement shall be binding on the parties successors and assigns and shall be recorded with the Clark County Auditor.

10. **Public Hearing.** The City Council has approved execution of this Agreement by resolution after a public hearing.

11. **Reserved Authority of City.** Anything in this Agreement to the contrary notwithstanding, the City of Vancouver, 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). Provided, however, that such action shall only be taken by legislative act of the City Council after appropriate public process. The Owners reserve 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 Agreement.

12. **Attorney's Fees and Costs** In the event any controversy or claim arises under this Agreement, the substantially prevailing party shall be entitled to its reasonable costs, disbursements and attorney fees, together with all expenses which it may reasonably incur in

2-6-98

Taking such action.

13. **Nonwaiver Clause.** Failure by either party at any time to require performance by the other party of any of the provisions hereof shall in no way effect the parties' rights hereunder to enforce the same, nor shall any waiver by the party of the breach hereof be held to be a waiver of any such succeeding breach or a waiver of this nonwaiver clause.

14. **Governing Law.** This Agreement shall be construed with and governed by the laws of the State of Washington. The parties agree to venue in Clark County, State of Washington.

15. **Severability.** If any portion of this Agreement shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be effected thereby.

16. **Amendment and Modification.** This agreement may only be amended by mutual agreement of the parties.

DATED this 23rd day of December, 1997.

CITY OF VANCOUVER

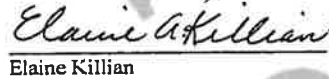


By Vernon E. Stoner
Title: City Manager

Approved as to Form:


Ted Gathe, City Attorney

DEVELOPER


George Killian
Elaine Killian
Don Holsinger

2-6-98

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that Norman E. Stoner 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 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.

DATED this 23 day of December, 1997.

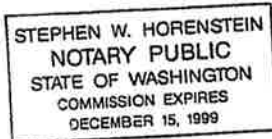


Marie E. Day
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 1-15-99

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that George Killian and Elaine Killian appeared personally before me and that I know or have satisfactory evidence that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 4th day of December, 1997.



[Signature]
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 12/15/99

1500

1501

2-6-98

OLSON
ENGINEERING INC.

LAND SURVEYORS
ENGINEERS

EXHIBIT "A"

51180007.leg

Legal Description for Fishers Grove - North
Perimeter Legal

1111 Broadway
Vancouver, WA
98660

July 15, 1997

A parcel of property located in the Southeast quarter of Section 31, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington described as follows;

Beginning at the Southeast corner of the Southeast quarter of said Section 31;

THENCE North 88° 54' 19" West along the South line of said Southeast quarter 1329.53 feet to the Northeast corner of Clear Meadows at Fishers Landing Phase B-3 a subdivision, as recorded in Book J of Plats at Page 176 of Clark County Records;

THENCE North 01° 31' 57" East a distance of 734.10 feet to an iron rod set by Mackay & Sposito Inc.;

THENCE North 01° 10' 01" East a distance of 245.67 feet to an iron rod set by Mackay & Sposito Inc.;

THENCE North 02° 25' 31" East a distance of 253.86 feet to the South line of the William S. Bennington Donation Land Claim;

THENCE South 88° 27' 02" East along said South line of said Bennington Donation Land Claim a distance of 1319.85 feet to the East line of said Southeast quarter of Section 31;

THENCE South 01° 11' 35" West along said East line a distance of 1223.07 feet to the POINT OF BEGINNING.



10/20/97

1502

2-6-98

OLSON
ENGINEERING INC.

LAND SURVEYORS
ENGINEERS

51170029.leg

1111 Broadway
Vancouver, WA
98660

EXHIBIT "A"

**LEGAL DESCRIPTION FOR FISHERS GROVE
Cook Remainder Including Pond**

October 30, 1997

A parcel of property in the Northeast quarter, Section 6 and the Northwest quarter, Section 5, Township 1 North, Range 3 East and the Southwest quarter, Section 29, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of said Northeast quarter, Section 6;

THENCE North $88^{\circ} 54' 19''$ West along the North line of said Northeast quarter, Section 6, a distance of 350.00 feet;

THENCE South $01^{\circ} 12' 16''$ West 1299.83 feet, more or less, to the South line of that tract conveyed to C.I. Cook, et ux, by deed recorded under Auditor's File #G38977 of Clark County records;

THENCE East along the South line of said Cook tract 657.56 feet, more or less, to the Southeast corner thereof;

THENCE North along the East line of said Cook tract 2481.60 feet, more or less, to the Northeast corner of said Cook tract;

THENCE West along the North line of said Cook tract 307.56 feet, more or less, to the West line of said Southwest quarter, Section 29;

THENCE South $01^{\circ} 11' 35''$ West along said West line 1223.07 feet, more or less, to the POINT OF BEGINNING.



10178197

1503

2-6-98

EXHIBIT "A"

51170012.leg

LEGAL DESCRIPTION FOR FISHERS GROVE SOUTH
Perimeter

December 12, 1997

A parcel of property lying in the Northeast quarter Section 6, Township 1 North, Range 3 East Willamette Meridian in Clark County, Washington, described as follows:

BEGINNING at a point on the North line of said Northeast quarter Section 6 which is North 88° 54' 19" West 350.00 feet from the Northeast corner thereof;

THENCE South 01° 12' 16" West 1299.83 feet, more or less, to the North line of that tract described in boundary line agreements recorded under Auditor's File #9508020029 and 9711060016 of Clark County records;

THENCE North 89° 09' 04" West along said line 989.96 feet to a point which bears South 00° 21' 15" West from an iron rod set by Mackay and Sposito which is approximately 117.75 feet North;

THENCE North 00° 21' 15" East 117.75 feet to said iron rod;

THENCE North 01° 56' 52" East 80.40 feet to an iron rod set by Mackay and Sposito Inc.;

THENCE North 01° 12' 22" East 64.32 feet to an iron rod set by Mackay and Sposito Inc.;

THENCE North 00° 37' 07" East 70.87 feet to an iron rod set by Mackay and Sposito Inc.;

THENCE North 02° 23' 13" East 121.23 feet to an iron rod set by Mackay and Sposito, Inc.;

THENCE North 01° 32' 55" East 187.25 feet to an iron rod set by Mackay and Sposito, Inc.;

THENCE North 00° 42' 25" East 108.04 feet to the Northeast corner of Lot 16 of Clear Meadows at Fisher's Landing Phase B-3, as recorded in Book J of Plats, Page 176 of Clark County records;

THENCE North 02° 18' 03" East 157.24 feet to an iron rod set by Mackay and Sposito, Inc.;

1504

2-6-98

51170012.leg (2)

THENCE North $02^{\circ} 05' 27''$ East 397.15 feet to the North line of said Northeast quarter Section 6;

THENCE South $88^{\circ} 54' 19''$ East along said North line 979.53 feet to the POINT OF BEGINNING.



1262147

1505

192nd Station Holdings North, LLC.

2300 E 3rd Loop, Suite 100

Vancouver, WA 98661

(360) 816-1490

November 3, 2017

To: City of Vancouver

From: 192nd Station Holdings North, LLC
2300 E 3rd Loop, Suite 100
Vancouver, WA 98661

RE: Narrative

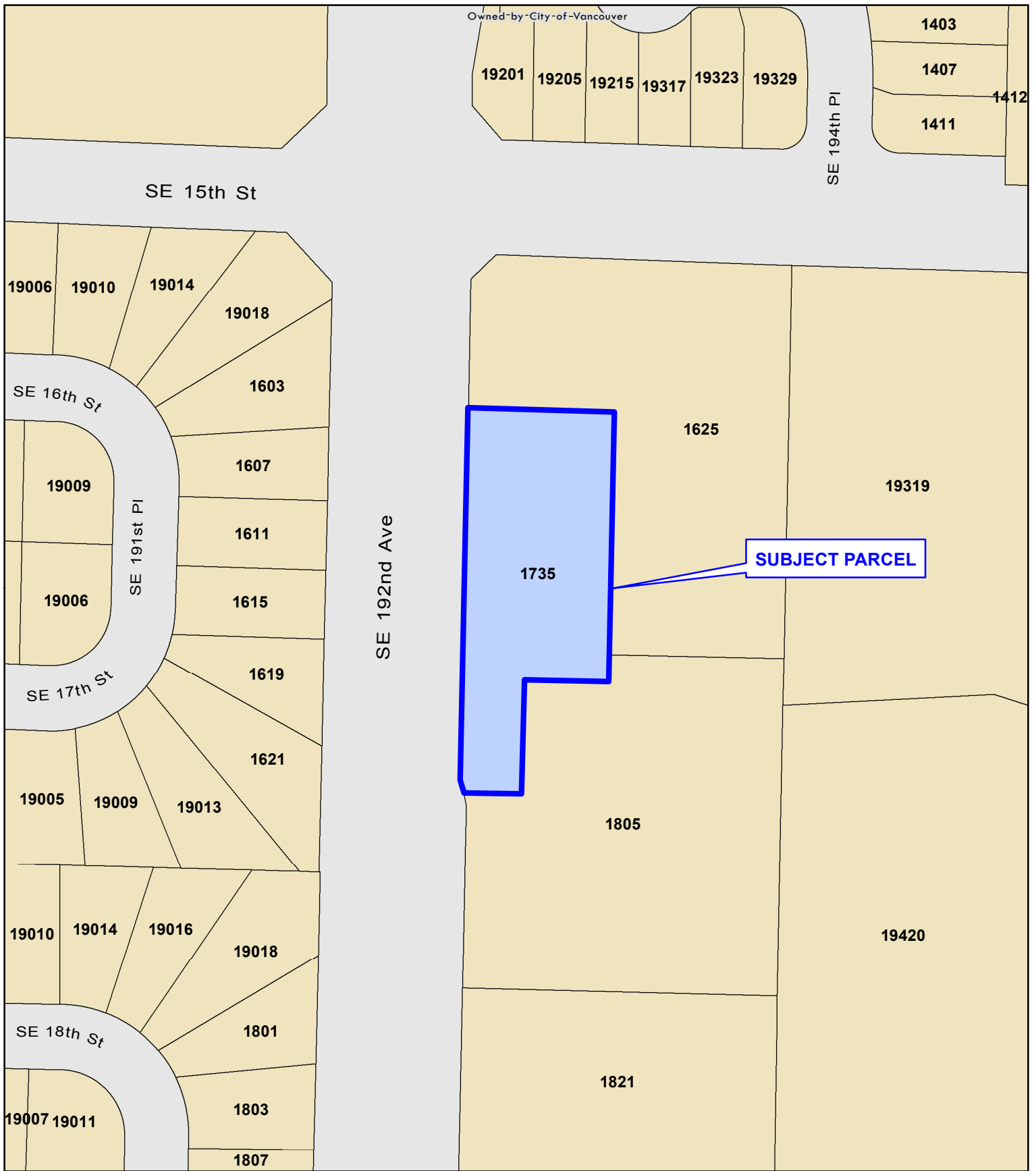
On August 29th, 2017 we received a letter from the City of Vancouver stating that the Development Agreement we have in place is no longer need.

We are requesting that the Development Agreement be released.

I have attached a copy of the letter received from the City of Vancouver as well as the Release of Development Agreement form.

Thank you,

Dean Kirkland- Chairman
192nd Station Holdings North, LLC.



PARCEL RELEASE FROM DEVELOPER AGREEMENT

1735 SE 192nd AVENUE

1 inch = 100 feet



Caples Terrace Zone Change



Feb. 26, 2018
Vancouver City Council Hearing

Andrew Reule, Senior Planner

Caples Terrace Zone Change

Ordinance to rezone two Vancouver Housing Authority parcels at Skyline Crest from R-6 and R-18 to R-22 to allow for the addition of 28 multi-family dwelling units.

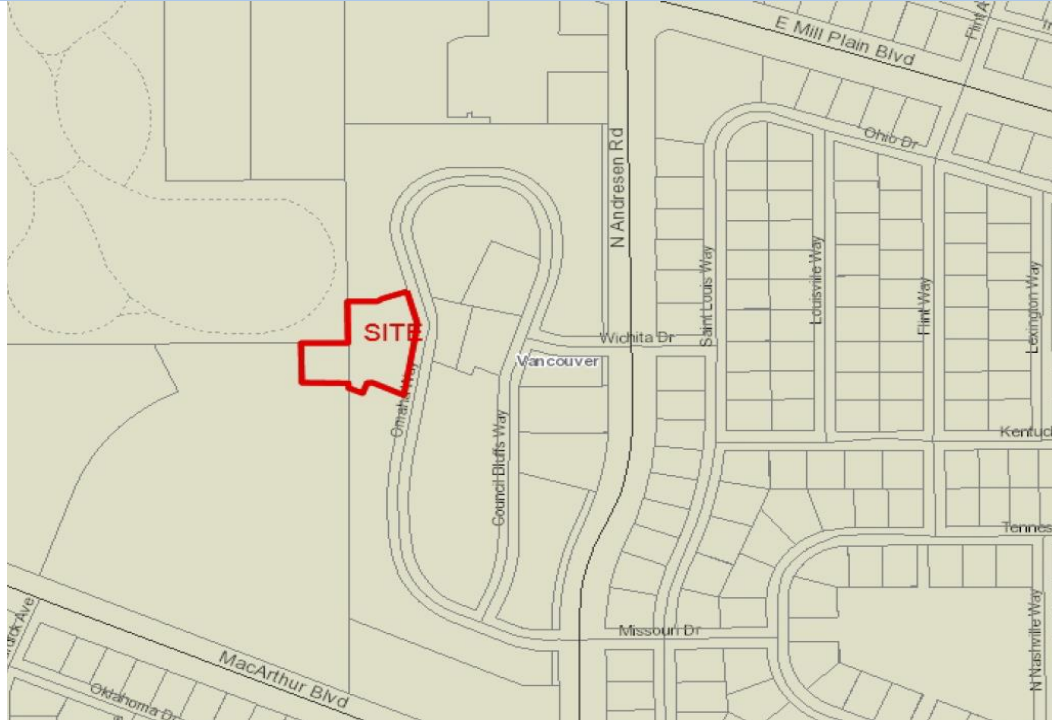
Caples Terrace Zone Change

Public hearing before Land Use Hearing Examiner Dec. 19, 2017.

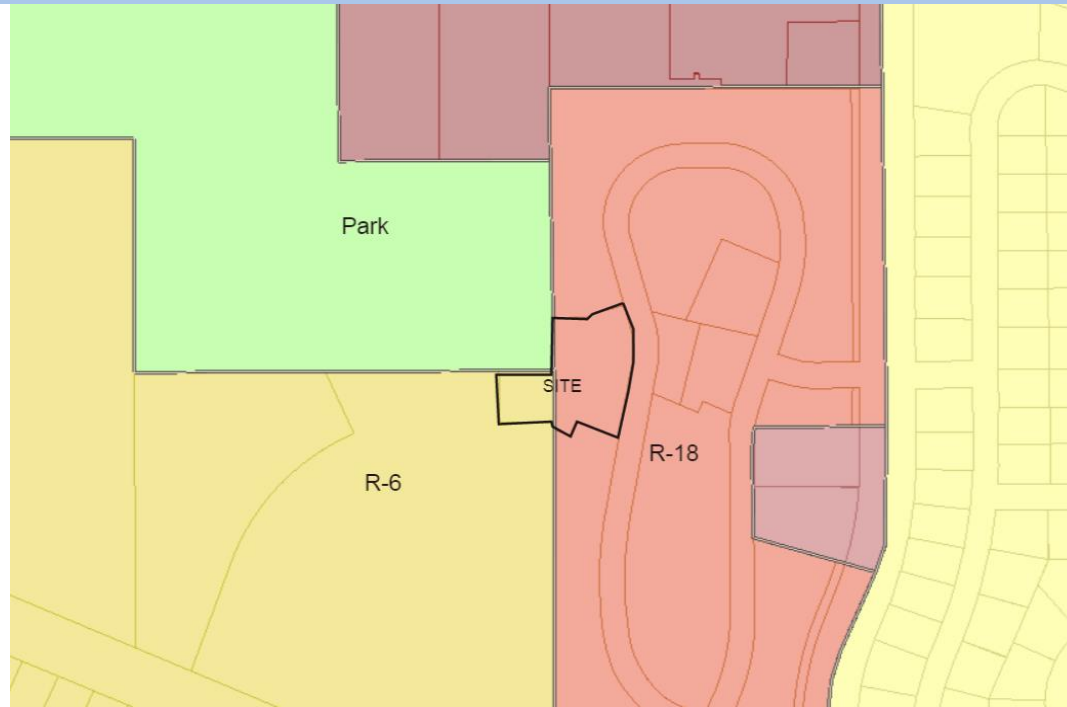
Only one standard comment letter from Dept. of Ecology regarding future construction on the site. No other public comments.

Hearing Examiner recommends approval in report dated Jan. 4, 2018.

Caples Terrace Zone Change



Caples Terrace Zone Change



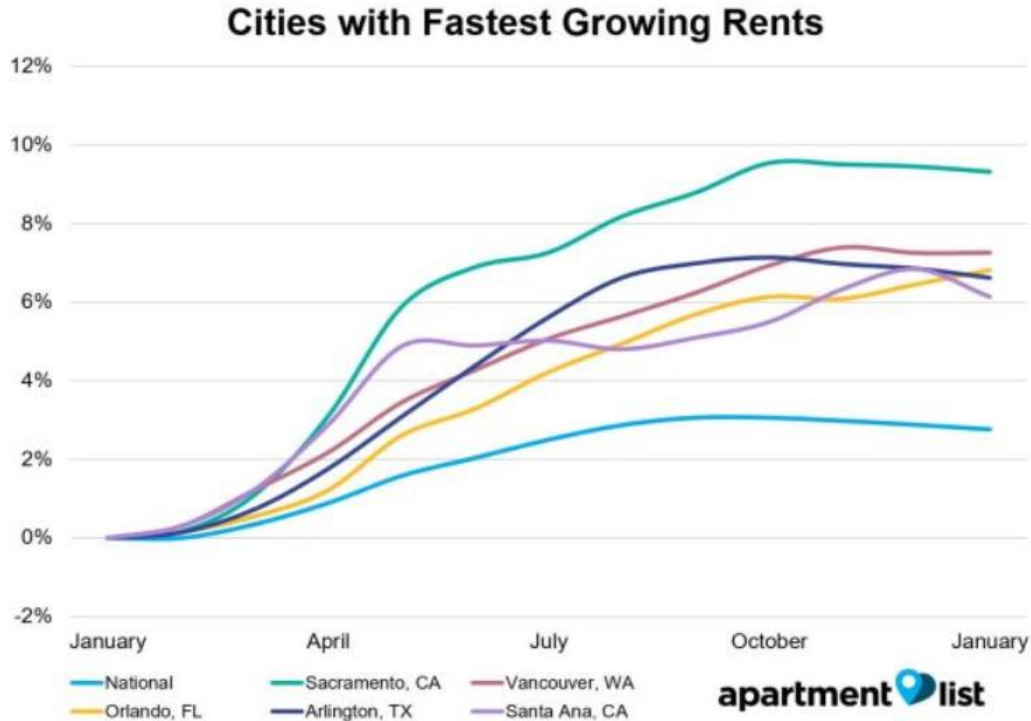
Caples Terrace Zone Change



Caples Terrace Zone Change



Caples Terrace Zone Change



Questions and Discussion

- Andrew Reule, Senior Planner
- 487-7891, andrew.reule@cityofvancouver.us

STAFF REPORT NO. 023-18

TO: Mayor and City Council
FROM: Eric Holmes, City Manager



DATE: 2/12/2018
2/26/2018

Subject: Caples Terrace Zone Change

Key Points: Rezone of two parcels from R-6 and R-18 to R-22.

Objective: To approve a request by the Vancouver Housing Authority (VHA) to rezone two parcels at the Skyline Crest housing development from R-6 and R-18 to R-22 to allow for the addition of up to 28 multi-family dwelling units. This action supports Goal 3, Objective 3.2 of the City's Strategic Plan: *Improve services available to underserved or vulnerable residents.*

Present Situation: The two parcels are on the western edge of the Skyline Crest housing development owned by the VHA. One parcel is zoned R-6, a single-family zone allowing a maximum of six units per acre, and the other parcel is zoned R-18, a multi-family zone allowing a maximum of 18 units per acre. An office building and maintenance building will be removed to allow for the construction of a multi-family building with a maximum of 28 units if the rezone is approved. The R-6 zoned parcel has a comprehensive plan designation of Public Facility, while the R-18 zoned parcel has a comprehensive plan designation of Urban Higher Density. The comprehensive plan designation for each lot will remain the same because the plan designation for the R-18 and R-22 zones is the same, and the plan designation Public Facility may be assigned to any zone per VMC 20.130.040-1.

Advantage(s):

1. Allows the property owner to more fully utilize their property.
2. Expands the number of rental housing units on the market.

Disadvantage(s): Increases potential impacts from additional dwelling units. These impacts will be evaluated during the site plan review process and mitigated pursuant to applicable regulations.

Budget Impact: There will be no impact on the City budget created by the proposed rezone.

Prior Council Review: A workshop with City Council was conducted on Jan. 22, 2018.

Action Requested:

1. On Feb. 12, 2018, approve the ordinance rezoning the subject parcels from R-6 and R-18 to R-22 on first reading, setting second reading and public hearing for Monday, Feb. 26, 2018 to consider the rezone.
2. On Feb. 26, 2018, subject to second reading, adopt the ordinance.

Attachments:

- A. Ordinance
- B. Land Use Hearing Examiner recommendation
- C. Staff report and recommendation to the Land Use Hearing Examiner, with exhibits

02/12/18
02/26/18

ORDINANCE NO. _____

AN ORDINANCE relating to land use and zoning; amending the zoning map to change the zone designation of two parcels, as described and identified below and in the attached exhibit; providing for severability; and providing for an effective date.

WHEREAS, the Vancouver Land Use Hearing Examiner held a duly advertised public hearing on December 19, 2017 to consider a site specific proposal to change the zoning designation of the two parcels (LUP-61628 /Caples Terrace Zone Change); and

WHEREAS, the Hearing Examiner recommended approval of the zone change application, and

WHEREAS, the City Council held a duly advertised open record public hearing on Feb. 26, 2018 to consider the rezone proposal; and

WHEREAS, after taking testimony and reviewing the Hearings Examiner record, and upon application of the subject property owner, the City Council approves changing the zoning designation for Parcels 37910274 and 37909801 from R-6 (with a comprehensive plan designation of Public Facility) and R-18 (with a comprehensive plan designation of Urban Higher Density) respectively to R-22 as shown on the map attached as Exhibit A; and

WHEREAS, the comprehensive plan designation for each lot will remain the same because the plan designation for the R-18 and R-22 zones is the same, and the plan designation Public Facility may be assigned to any zone per VMC 20.130.040-1; and

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. SEPA Findings. City Council makes the following findings:

A SEPA Environmental Checklist addressing the environmental effects of rezoning and developing the property, was submitted by the applicant. A Notice of Application, Public Hearing, and Determination of Nonsignificance (DNS), using the optional process, was issued for the proposal on Sept. 27, 2017 with a 30-day comment period. Only one standard comment letter was received from the Washington State Department of Ecology regarding future development of the site, but did not oppose the rezone. The final DNS was issued on October 31, 2017. No appeal was filed.

Section 2. Rezone Findings

Vancouver Municipal Code Sections 20.285.085 and 20.420.025 set forth the approval criteria for this rezone. As set forth below, all of the criteria are met.

VMC 20.285.085 General Rezone Criteria and Required Findings for All Rezones:

A. The provisions of this chapter shall apply to all rezones. The proposal is for a zone change from R-6 and R-18 to R-22.

B. No single criterion or group of criteria shall be applied as an absolute requirement. The requested zone change complies with all applicable criteria.

C. Compliance with the provisions of this chapter shall constitute consistency with the Comprehensive Plan. Since the proposed rezone complies with the provisions of VMC 20.285, it is therefore consistent with the Comprehensive Plan.

D. The most appropriate zone designation shall be that for which the purpose, design statement, and location criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation.

The subject site is adjacent to the VHA housing development that it is a part of, a cemetery and fields associated with Marshall Elementary School. These are compatible uses, and no transition or buffer is necessary between them.

E. The review of the proposed rezone shall consider both positive and negative factors. The proposal is to add 28 dwelling units to the site. There is no evidence that development pursuant to this rezone will have a significant impact on the surrounding multi-family development or on public facilities. When a site plan review application is submitted, the applicant will be required to demonstrate compliance with zoning and environmental standards, and with transportation, sewer, water, stormwater, fire and building requirements. Two pre-application conferences have been conducted with city staff, and no significant conflicts with surrounding uses or public services have been identified.

F. The review of the rezone shall include consideration of uses which can reasonably be anticipated. The subject site is part of an existing multi-family development. The applicant is proposing the addition of up to 28 dwelling units.

G. Consideration of changed circumstances shall include elements embodied in the location criteria, and the purpose and design statements, for the relevant zone. There has been a substantial change in circumstances since the original designation of the subject site, specifically a significant lack of affordable housing in the City of Vancouver. This change in circumstances has led to an increased need for rental housing in the area, and is addressed in the purpose statement and locational criteria of the R-22 zone. This zone promotes a range of housing choices while preserving neighborhood livability and protecting the consumer's choices in housing. The subject site is in an area with close proximity and pedestrian connections to neighborhood services, public open spaces, schools, and other residential amenities.

H. *Overlay Districts. If the proposed rezone area is located within the boundaries of an overlay district or sub-area plan, the purpose and boundaries of the overlay district or subarea plan shall be considered.* The subject site is not located within the boundaries of an overlay district or sub-area plan district.

I. *An area designated and zoned Lower Density Residential that meets the location criteria of VMC 20.410.025 for such designation, may not be redesignated or rezoned to a Higher Density Residential designation unless the change is to implement an adopted sub-area plan.* The parcel currently zoned Lower Density Residential does not meet the location criteria for such designation because the lot does not contain or abut single-family lots, there are no physical edges that separate the subject parcel from the existing multi-family zone to the east, and there are no critical areas on the site that warrant a low density designation.

VMC 20.420.025B R-22 Higher Density Residential Zone Location Criteria:

1. *Areas already developed predominantly to the permitted R-22 density and where R-22 scale is well established.* The surrounding area of the subject site consists of the VHA's existing multi-family development, public schools, a cemetery and commercial development. The proposed three-story, 28-unit multi-family building is compatible with these uses.

2. *Areas with close proximity and pedestrian connections to neighborhood services, public open spaces, schools and other residential amenities.* The subject site is near commercial services at the intersection of Andresen Road and East Mill Plain Boulevard, and is immediately adjacent to Marshall Elementary School and McLoughlin Middle School. The schools provide a playground and athletic field.

3. *Properties that are adjacent to existing business and commercial areas with comparable height and bulk, or where a transition in scale between areas of larger multi-family and/or commercial structures and smaller multi-family development is desirable.* The applicant

anticipates constructing a three-story multifamily building, which is compatible with the adjacent multi-family development and low-rise commercial development to the north.

4. *Areas well served by public transit and having direct access to arterials, such that vehicular traffic is not required to pass through lower density residential zones; street widths must be sufficient to allow for two (2) way traffic and on-street parking in accordance with city street standards.* C-Tran provides bus service along East Mill Plain Boulevard and Andresen Road. Vehicular access to the site is from a minor arterial (Andresen Road) through the VHA's Skyline Crest development. No vehicular traffic is required to pass through lower density residential zones. Street widths are sufficient to allow for two-way traffic and on-street parking within Skyline Crest.

5. *Areas with significant topographic breaks, major arterials or open space that provide a separation and transition to Lower Density Residential areas.* The only area adjacent to the site that is zoned Lower Density Residential is a public school.

Section 3. Zoning Map Amended. The City of Vancouver Zoning Map shall be amended to designate the new R-22 zoning designation for the subject parcels as shown on the map attached as Exhibit A.

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 five days after final passage.

Read first time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Read second time:

PASSED by the following vote:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2018.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

E. Bronson Potter, City Attorney

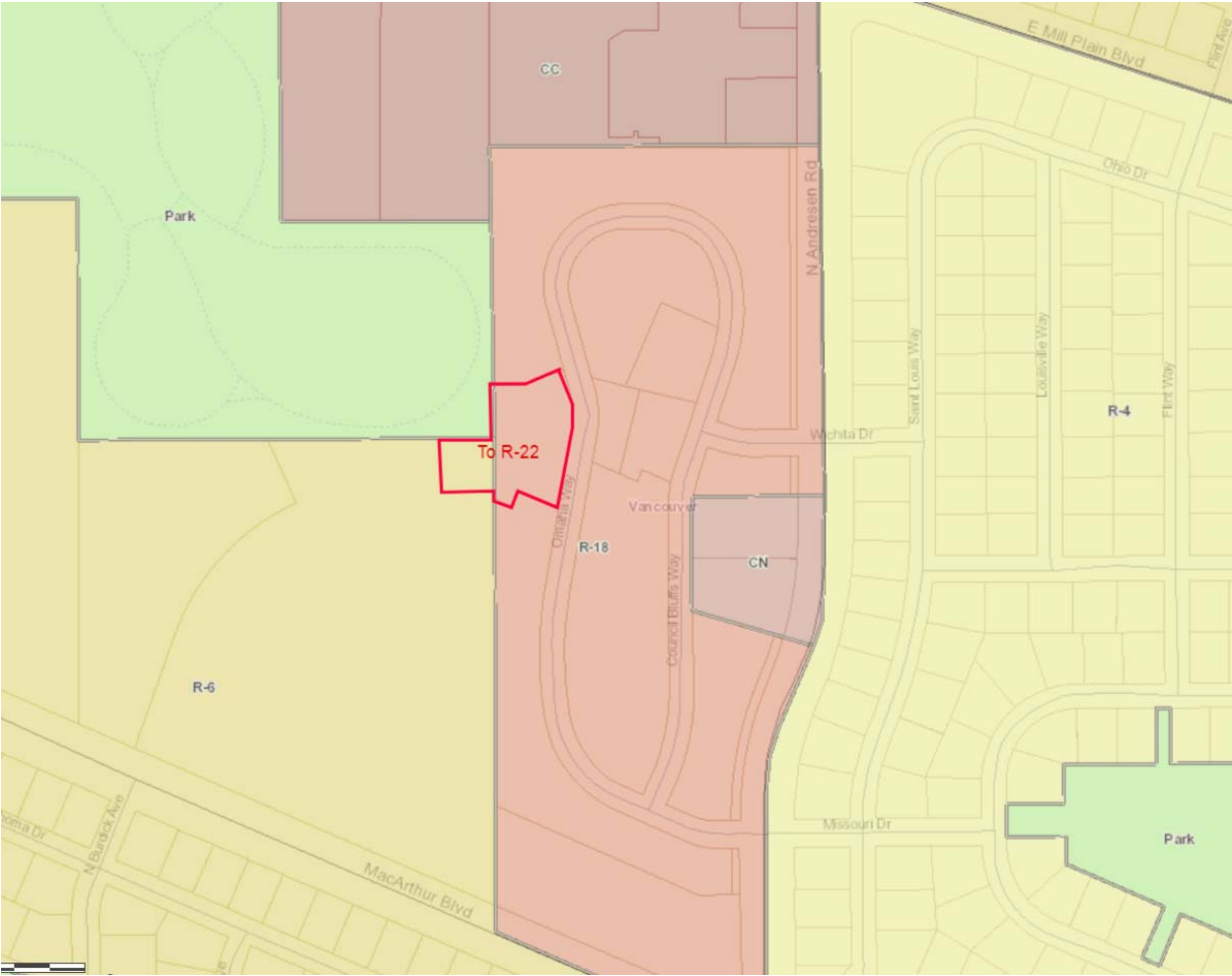
SUMMARY

ORDINANCE NO. _____

AN ORDINANCE relating to land use and zoning; amending the zoning map to change the zone designation of two parcels, as described and identified below and in the attached exhibit; 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).

Exhibit A



**BEFORE THE HEARING EXAMINER
FOR CITY OF VANCOUVER**

In the Matter of the Application of	)	NO. PRJ-154928/LUP-61628
	)	
Vancouver Housing Authority	)	
	)	Caples Terrace Rezone
	)	
for Approval of a Rezone	)	FINDINGS, CONCLUSIONS, AND
	)	RECOMMENDATION
	)	

SUMMARY OF RECOMMENDATION

The Hearing Examiner recommends to the Vancouver City Council that the requested rezone of two parcels consisting of 1.26 acres from R-6 and R-18 to R-22 should be **GRANTED**.

SUMMARY OF RECORD

Request:

Vancouver Housing Authority (Applicant) requested a rezone two parcels from R-6 and R-18 to R-22. The two parcels comprise 1.26 acres at 500 Omaha Way in Vancouver. The purpose of the request is to allow construction of up to 28 multifamily dwelling units with supporting offices and a maintenance shop.

Hearing Date:

The Vancouver Hearing Examiner held an open record hearing on the application on December 19, 2017.

Testimony:

At the open record hearing the following individuals presented testimony under oath:

Andrew Reule, Senior Planner, City of Vancouver
Roy Johnson, Vancouver Housing Authority, Applicant Representative

Exhibits:

At the open record hearing the following exhibits were admitted into the record:

1. Staff Report, dated December 5, 2017
2. Vicinity map
3. Zoning map
4. Application, dated April 21, 2017

5. Applicant's narrative, dated April 21, 2017
6. Notice of Application, Public Hearing, and Optional SEPA Determination of Non-Significance with environmental checklist, dated September 27, 2017
7. Letter from the Department of Ecology, dated October 27, 2017
8. Final Determination of Non-Significance, issued October 31, 2017
9. Development Agreement recorded under #5291771 AGR, dated June 9, 2016
10. Colliers International Forecast Report Q3 2017
11. Apartment List US Rent Report, dated November 2017
12. Housing Snapshot, dated February 2016
13. Apartment List US Rent Report, dated November 2017
14. Vancouver Housing Authority PowerPoint presentation (six slides)

Upon consideration of the testimony and exhibits admitted in the record, the Hearing Examiner enters the following findings and conclusions:

FINDINGS

1. The Applicant requested a rezone of two parcels consisting of 1.26 acres from R-6 and R-18 to R-22 at 500 Omaha Way, approximately 450 feet west of North Andresen Road.¹ Approval of the request would allow the redevelopment of a portion of the Skyline Crest housing development which would add 28 multifamily dwelling units with supporting offices and a maintenance shop, replacing existing office and maintenance buildings. *Exhibits 1, 4, and 5.*
2. The City and Vancouver Housing Authority (VHA) entered into a development agreement, recorded June 9, 2016, which sets forth development standards and regulations for the future development of 16.45 acres of property that includes both the existing Skyline Crest development and the subject parcels. The development agreement acknowledged a future zone change for the subject parcel zoned R-6 to R-18. However, since the recording of the agreement, VHA determined that higher density development was needed and is now pursuing a zone change for two parcels to R-22. Nothing in the development agreement established terms that would prohibit this higher density. *Andrew Ruele Testimony; Roy Johnson Testimony; Exhibit 9.*

¹ The legal description of the subject property is a portion of southeast quarter of Section 30, Township 2 North, Range 2 East, W.M., also known as Assessor's parcels 37909801 and 37910274. *Exhibit 1.*

3. The 1.26 acres of the subject parcels are generally flat and developed with offices and maintenance buildings supporting the existing Skyline Crest development. Vegetation is comprised of commercial landscaping. There are no geologic hazards, floodplains, wetlands, surface waters, wellhead protection zones, or other environmentally sensitive areas on-site. There are no physical edges or boundaries, such as major arterials, topography, waterways, open space, or existing natural or landscape screening, etc., that separate the subject R-6 parcel from the adjacent multifamily development, aside from parcel boundaries. The subject parcels are not located within the boundaries of an overlay district or sub-area plan district. *Exhibit 1.*
4. Development to the north, south, and east is comprised primarily of multifamily residential uses and community facilities associated with the Skyline Crest development. These include: the Caples Terrace Apartments, Bridgeview Resource Center, and the Boys and Girls Club. To the west are a cemetery, excess school district property, and Marshall Elementary School. West of the elementary school is McLoughlin Middle School. West of the middle school, existing land uses include a day care center, an urgent care clinic, restaurants, and other service uses. A shopping center including a grocery store and a bank are located to the northeast of the site. There are several churches within the vicinity. General Anderson Park is to the southwest and the Carl Gustafson Park is to the southeast. *Exhibits 1 and 14; Roy Johnson Testimony; Google Maps Site View.*
5. Zoning designations surrounding the site include Park (the cemetery) and R-6 (the school) to the west and R-18 to the east (Skyline Crest). Neither the subject parcels nor adjacent parcels contain single-family development. *Exhibit 1.*
6. There is no commercial zoning or development abutting the subject property. However, commercial services are located nearby at the intersection of Andresen Road and East Mill Plain Boulevard. There are no public parks in the immediate vicinity of the subject property. However, Marshall Elementary School and McLoughlin Middle School are adjacent, which provide a playground and athletic field available outside of school hours. The only area adjacent to the subject parcels that is zoned Lower Density Residential is the public school. *Exhibit 1.*
7. One of the two subject parcels is currently zoned R-6, which is a lower density residential zoning designation. Presently, this parcel contains maintenance buildings for the Skyline Crest development, which use is not proposed to change after the rezone. The R-6 zoned parcel has a City of Vancouver Comprehensive Plan land use designation of Public Facility, and the subject parcel that is zoned R-18 has a Comprehensive Plan designation of Urban Higher Density Residential. Pursuant to VMC 20.130.040, land designated Public Facility by the Comprehensive Plan may have any zone designation. Both R-18

8. The proposal associated with the instant request for zone change, but not under consideration in this document, would build 28 new multifamily dwelling units in a three story building as an extension of the Skyline Crest development, intended to house individuals aging out of foster care. Existing office and maintenance buildings would be removed to allow the proposed multifamily development. As a continuation of the existing housing development, the addition is not anticipated to result in significant impact on the surrounding multi-family development or on public facilities. When a site plan review application is submitted in the future, the project proponent would be required to demonstrate compliance with zoning, environmental, transportation, sewer, water, stormwater, fire code, and building code requirements. In the two pre-application conferences already conducted with City staff, no significant conflicts with surrounding uses or infrastructure were identified. *Exhibit 1.*
9. Public transit is available via C-Tran bus routes along East Mill Plain Boulevard and Andresen Road. *Exhibit 1.*
10. Vehicular access to the site is from a minor arterial (Andresen Road) through the VHA's Skyline Crest development. Traffic accessing the subject parcels is not required to pass through lower density residential zones, but rather would access directly from Andresen. Street widths in the immediate vicinity are wide enough to allow two-way traffic with on-street parking in the Skyline Crest development. *Exhibit 1.*
11. Since adoption of the existing zoning in the 1990s, a substantial change in circumstances is a dramatic decrease in affordable housing in Vancouver, especially in the rental market, which began with the economic recovery in approximately 2012. The entire region is experiencing increased demand for rental units with vacancy rates for Clark County at 3.9%. Rents in Vancouver have increased 6.8% over the previous year. Presently, approximately one-half of Vancouver renters are considered cost-burdened, spending 30% or more of their income on housing. The national rental marketplace Apartment List names Vancouver among the top five cities with fastest growing rents in the nation. An increase in density of development on the subject parcels would address these communitywide concerns. *Exhibits 1, 10, 11, 12, and 13; Roy Johnson Testimony.*
12. A pre-application conference was conducted on January 26, 2017. The application was submitted April 21, 2017 and deemed fully complete September 20, 2017. An additional conference was held October 26, 2017 to discuss the proposed redevelopment of the parcels. *Exhibit 1.*
13. An application for zone change is classified as a Type IV procedure. *VMC 20.210.020-1.* A 30-day public comment period was provided. The open record public hearing was conducted on December 19, 2017. There was no public comment on the proposal. A final public hearing before the City Council will be scheduled after issuance of the instant document. *Exhibit 1.*
14. Pursuant to the State Environmental Policy Act (SEPA), the City of Vancouver was designated lead agency for review of the environmental impacts of the proposed rezone.

Upon review of an environmental checklist and complete application materials, the City issued a notice of application and likely SEPA determination of non-significance (DNS) on September 27, 2017. One comment was received from Washington State Department of Ecology. The City's Responsible Official determined that the rezone was not likely to result in probable, significant, adverse environmental impacts. The Final DNS was issued October 31, 2017 and no appeals were filed. *Exhibits 1, 6, 7, and 8.*

15. The Washington State Department of Ecology submitted a comment letter, dated October 27, 2017, noting there are known existing contaminated sites within one-half mile of the project. Requirements for toxic cleanup if any contaminants are discovered and requirements for erosion control measures to protect water quality were stated in the letter. *Exhibit 7.*
16. Upon review of all materials, Planning Staff determined that compliance with the criteria for rezones of fewer than 25 acres has been demonstrated in the application materials and recommended approval without condition. *Exhibit 1.*

CONCLUSIONS

Jurisdiction:

Pursuant to VMC 20.285.050.B.1 and table 20.210.020-1, the Hearing Examiner shall make a recommendation to the City Council on rezone applications for parcels 25 acres or fewer in size that do not involve comprehensive plan map amendments.

Rezone Criteria for Approval:

Pursuant to VMC 20.285.080:

- A. Approval process for rezones of 25 acres or less and Planned Unit Developments. All proposals for amendments to the zoning map for parcels of less than 25 acres in size and for approval of Planned Unit Developments shall be processed in accordance with the procedures set forth for a Type IV process in VMC 20.210. In addition, applications for approval of Planned Unit Developments shall meet the requirements of VMC 20.260.
- B. Approval criteria for rezones of 25 acres or less and Planned Unit Development. Zone change proposals submitted without an associated comprehensive plan change shall demonstrate consistency with the Comprehensive Plan and that a substantial change in circumstances has occurred since the original designation. In addition, applications for approval of Planned Unit Developments shall meet the requirements of VMC 20.260.
- C. Required Findings for rezones of 25 Acres or less and Planned Unit Developments. No zone change shall be approved unless the required findings of VMC 20.285.085 have been addressed in the written staff report and the written decision of the review authority.

Pursuant to VMC 20.285.085, General Rezone Criteria/Required Findings for All Rezones:

- A. The provisions of this chapter shall apply to all rezones, including those involving an amendment to the Comprehensive Plan, except correction of mapping errors. In evaluating proposed rezones, the provisions of this chapter shall be weighed and balanced together to determine which zone best meets those provisions. In addition, the zone purpose, location criteria, and design statements, which describe the intended purpose and design of each designation, shall be used to assess the likelihood that the area proposed to be rezoned would function as intended.
- B. No single criterion or group of criteria shall be applied as an absolute requirement or test of the appropriateness of a zone designation, nor is there a hierarchy or priority of rezone considerations, unless a provision indicates the intent to constitute a requirement or sole criterion.
- C. Compliance with the provisions of this chapter shall constitute consistency with the Comprehensive Plan for the purpose of reviewing proposed rezones.
- D. The most appropriate zone designation shall be that for which the purpose, design statement, and location criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation. The following zoning principles shall be considered:
 - 1. The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions, physical edges, or buffers, if possible. A gradual transition between zoning categories is preferred.
 - 2. Physical edges and buffers, such as natural features, major traffic arterials and railroad tracks, open spaces, and distinct change in street layout and block orientation may provide an effective separation or transition between different uses and intensities of development.
 - 3. Physical edges, buffers and platted lot lines shall be considered in establishing boundaries.
 - 4. Boundaries between commercial and residential areas shall generally be established so that commercial uses face away from adjacent residential areas, unless physical edges or buffers (arterial streets, waterways, topographic breaks, mature natural or landscape buffers, etc) provide a more effective separation between uses.
 - 5. Lower Density Residential areas may be rezoned to Higher Density zones only if the applicant demonstrates that the area no longer meets the location criteria for a Lower Density designation or the change is recommended as part of an adopted sub-area plan.

- E. Impact Evaluation. The review of a proposed rezone shall consider both positive and negative factors when evaluating land use and environmental impacts, including impacts on public facility and service capacities, in the area of the proposed rezone.
- F. The review of a proposed rezone shall include consideration of uses which can reasonably be anticipated based on the development potential of the requested zone, and the nature of the site and surrounding area.
- G. Consideration of changed circumstances shall include elements or conditions embodied in the location criteria, and the purpose and design statements, for the relevant zone.
- H. Overlay Districts. If the proposed rezone area is located within the boundaries of an overlay district or sub-area plan, the purpose and boundaries of the overlay district or subarea plan shall be considered.
- I. An area designated and zoned Lower Density Residential that meets the location criteria of VMC 20.410.025 for such designation, may not be redesignated or rezoned to a Higher Density Residential designation unless the change is to implement an adopted sub-area plan.

Applicable Zoning Provisions:

VMC 20.410.020.C.

The R-6 zoning district is designed to accommodate detached single dwellings with or without accessory residential units at a minimum lot size of 7,500 square feet and a density of 4.5 to 5.8 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses.

VMC 20.410.025.B. Lower Density Residential Zone (R-2, R-4, R-6, R-9) Location Criteria.

The Lower Density zone designations defined above can be appropriately applied and maintained in areas meeting one of the following criteria:

1. Blocks, intersection-to-intersection street segments, or areas with defined physical edges, which have at least eighty (80) percent of the existing structures in single-family residential use on lots whose average size falls within the minimum and maximum lot size standards of the zone to be applied. Half-blocks at the edges of single-family zones with more than fifty (50) percent single-family structures, or portions of blocks on an arterial with a majority of single-family structures, shall generally be included. This shall be decided on a case-by-case basis, but the policy is for inclusion.
2. Blocks, intersection-to-intersection street segments, or areas with defined physical edges, which have less than eighty (80) percent of the existing structures in single-family residential use but in which an increasing trend toward single-family residential use can be demonstrated; for example:

- a. The construction of single-family structures in the last five (5) years has been increasing proportionately to the total number of constructions for new uses in the area, or
 - b. The area shows an increasing number of improvements and rehabilitation efforts to single-family structures, or
 - c. The number of existing single-family structures has been very stable or increasing in the last five (5) years, or
 - d. The area's location is topographically and geographically connected to, and compatible with, existing single-family residential development, with physical edges (such as major arterials, topography, waterways, open space, existing natural or landscape screening, etc) that separate and buffer the area from Higher Density Residential, Commercial, and Industrial.
3. Areas with sensitive physical, environmental or natural resource characteristics that make lower intensity development advisable and appropriate.
 4. Areas that meet the above criteria for designation as Lower Density Residential shall not be rezoned for non-residential uses, except NC (Neighborhood Commercial), unless the change has been adopted as part of a sub-area planning study.
 5. No vacant or underutilized land areas (per Vacant Buildable Lands Model criteria) within the City shall be rezoned R-2 or R-4 for new residential development. Land use and zoning designations for residential lands being annexed into the City shall be converted to City designations in accordance with VMC Table 20.230.030.

VMC 20.420.020.A.

The R-18 zoning district is designed to accommodate attached homes such as duplexes and rowhouses, and garden-type apartments at a minimum lot size of 1,800 square feet per unit. Professional office uses are permitted under certain circumstances. Some retail, civic and institutional uses are allowed conditionally.

VMC 20.420.020.B.

The R-22 zoning district is designed to accommodate rowhouses, garden-type apartments, and lower-density multi-dwelling structures at a minimum lot size of 1,500 square feet per unit. Professional office uses are permitted under certain circumstances. Some retail, civic and institutional uses are allowed conditionally.

VMC 20.420.025.B, R-22 (Higher Density Residential) Zone Location Criteria.

The R-22 designation is most appropriate in areas with the following characteristics and relationships to the surrounding area:

1. Areas already developed predominantly to the permitted R-22 density and where R-22 scale is well established.

2. Areas with close proximity and pedestrian connections to neighborhood services, public open spaces, schools and other residential amenities.
3. Properties that are adjacent to existing business and commercial areas with comparable height and bulk, or where a transition in scale between areas of larger multifamily and/or commercial structures and smaller multifamily development is desirable.
4. Areas well served by public transit and having direct access to arterials, such that vehicular traffic is not required to that pass through lower density residential zones; street widths must be sufficient to allow for two (2) way traffic and on-street parking in accordance with City street standards.
5. Areas with significant topographic breaks, major arterials or open space that provide a separation and transition to Lower Density Residential areas.

Applicable Comprehensive Plan Policies:

CD-9 Compatible uses:

Facilitate development that minimizes adverse impacts to adjacent areas, particularly neighborhoods.

CD-10 Complementary uses:

Locate complementary land uses near one another to maximize opportunities for people to work or shop nearer to where they live.

H-5 Housing placement near services and centers:

Facilitate siting of higher density housing near public transportation facilities and in designated centers and corridors.

H-6 Special needs housing:

Facilitate housing for special needs populations dispersed throughout Vancouver and the region. Such housing may consist of residential-care facilities, shelters, group homes, or low-income housing, and should be located near transportation and other services such as health care, schools, and stores.

Conclusions Based on Findings:

1. The application materials demonstrate compliance with applicable policies of the Vancouver Comprehensive Plan. The underlying Public Facilities and Urban High Density Residential Comprehensive Plan land use designations are both compatible with R-22 zoning. The property abuts no single-family zoning or development. The uses allowed in the R-22 zone are also allowed in the R-18 zone and would be compatible with surrounding existing development. The subject parcels are near to retail, transit, medical services, schools, parks, and a day care facility, as well as to the community support functions within Skyline Crest. *Findings 2, 3, 4, 5, 6, 7, and 9.*

2. The application materials demonstrate that a significant change of circumstances has occurred since the previous zoning designations were adopted in the 1990s, consisting of a dramatic decrease in the availability of affordable rental housing. With County-wide vacancy rates under 4%, Vancouver rents up nearly 7% in one year, and the City being counted among the top five fastest rising rents in the nation, the great demand for housing units supports the zone change to a higher density. *Findings 3 and 11.*
3. The record demonstrates compliance with the required findings of VMC 20.285.085. Surrounding zoning designations include Park, R-6, and R-18. There is a school on the R-6 zoned property that abuts the site. There is no adjacent single-family residential development. There are no "physical edges" that separate the R-6 parcel from the existing multi-family zone to the east. There are no environmentally sensitive areas or other characteristics about the R-6 zoned parcel that make lower intensity development advisable. Developed with a school, the R-6 parcel does not meet the location criteria for lower density zones established in VMC 20.410.025.B. The abutting R-18 properties are developed with multifamily residential uses. The subject site is not located within the boundaries of an overlay district or sub-area plan district. The Park zoned property contains a cemetery. The proposed R-22 zoning is compatible with all three surrounding zoning designations as presently developed. Considering both subject parcels in light of the surroundings, both satisfy the Urban High Density Residential siting standards of VMC 20.420.025.B. Although the proposed zone would allow higher residential density than current zoning, it would not result in significantly higher intensity development than is allowed on surrounding properties. If the contemplated high density youth apartment complex is developed, it would blend seamlessly into the adjacent Skyline Crest campus. The site is close to shopping, recreational, transit, and medical facilities. On-street parking would be available on Andresen. *Findings 3, 4, 5, 6, 7, 8, 9, and 10.*

RECOMMENDATION

Based upon the preceding findings and conclusions, the Hearing Examiner recommends to the Vancouver City Council that the requested rezone of two parcels consisting of 1.26 acres from R-6 and R-18 zoning to R-22 zoning, to allow construction of up to 28 multifamily dwelling units with supporting offices and a maintenance shop, should be **GRANTED**.

Issued January 4, 2018.

By:



Sharon A. Rice
City of Vancouver Hearing Examiner



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Staff Report and Recommendation to the Hearing Examiner

Project Name	Caples Terrace Zone Change - PRJ-154928/LUP-61628
Report Date	December 5, 2017
Hearing Date	December 19, 2017
Proposal	Rezone of two parcels from R-6 and R-18 to R-22 to allow for the addition of up to 28 multi-family dwelling units with supporting offices and a maintenance shop.
Location	500 Omaha Way, approximately 450 feet west of North Andresen Road. Tax Lots 37909801 and 37910274 located in the SE Quarters of Section 30, Township 2N, Range 2E of the WM. The site is zoned R-6 and R-18.
Contact	Roy Johnson, Vancouver Housing Authority, 2500 Main Street, Vancouver, WA 98660. 360-694-2501.
Applicant/Owner	Vancouver Housing Authority, 2500 Main Street, Vancouver, WA 98660. 360-992-0221.
Staff Recommendation	Hearing Examiner recommend to City Council the zone change request be approved.
Staff	Andrew Reule, Senior Planner/Case Manager

APPEAL

This report to the hearing examiner is a recommendation from the Community & Economic Development Department. The hearing examiner will make a recommendation to the City Council. This recommendation is not subject to appeal.

For questions or additional information, you may contact the case manager by telephone at 360-487-7891, or by e-mail at andrew.reule@cityofvancouver.us.



Report Prepared By
Andrew Reule, AICP, Senior Planner/Case Manager

12-5-17
Date



Greg Turner, Manager
Land Use Team

12-5-17
Date

BACKGROUND

The proposal is to rezone two parcels from R-6 and R-18 to R-22 to allow for the addition of up to 28 multi-family dwelling units with supporting offices and a maintenance shop. The comprehensive plan designations of the parcels (Public Facilities and Urban High Density Residential) will remain the same. The two parcels are part of the Skyline Crest housing development owned by the Vancouver Housing Authority (VHA). An office building and maintenance building will be torn down to allow for the redevelopment of the two parcels. A pre-application conference on the proposed zone change and site redevelopment was held Jan. 26, 2017. A second pre-application conference was held Oct. 26, 2017 to again discuss the proposed site redevelopment.

General Site Information

Zoning District	R-6 and R-18 (zone change application to R-22)
Adjacent Zoning Designation	Park and R-6 to west. R-18 to east.
Comprehensive Plan Designation	Public Facilities and Urban High Density Residential
Parcel Size	1.26 acres (two parcels)
Adjacent Land Uses	Multifamily to north, south and east. Community building to east. Cemetery and school to west.
Access Roads	Omaha Way
Existing Vegetation	Commercial landscaping
Existing Structures	Offices and maintenance building
Topography	Generally level
Geologic Hazards	No mapping indicators
Seismic Hazard	Site Class C and Very Low liquefaction susceptibility
Flood Plains	No mapping indicators
Wetlands	No mapping indicators
Archaeology	Level B
Drainage Basin	Columbia Slope
Wellhead Protection	No mapping indicators
Soils	LgB
Park Impact Fee District	B
School Impact Fee District	Vancouver
Impacted Schools	Marshall Elementary, McLoughlin Middle, Fort Vancouver High
Traffic Impact Fee Districts	Columbia
Sewer District	Vancouver
Water District	Vancouver
Fire Service	Vancouver
Neighborhood Association	Vancouver Heights

Procedural History

Activity	Case #	Date
Annexation	C-269	12/31/1949
Pre-application conference	PIR-43378	01/26/2017
	PIR-64893	10/26/2017
Application submitted	LUP-61628	04/21/2017

Application determined fully complete		09/20/2017
Notice of application and notice of public hearing		09/27/2017
SEPA determination: Final DNS		10/31/2017
Hearing Date		12/19/2017

APPLICABLE REGULATIONS

Vancouver Municipal Code

20.210 Decision-Making Procedures; 20.285 Text and Map Amendments; 20.420 Higher Density Residential Districts; and 20.790 State Environmental Policy Act Regulations.

ANALYSIS

Staff reviewed the proposal for compliance with applicable regulations, code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code. Staff's recommendation reflects review of agency and public comments received during the comment period.

Only the major issues, errors in the development proposal and justifications for any conditions of approval are discussed below. Staff finds that all other aspects of this proposed development comply with the applicable code requirements and require no discussion in this report.

AGENCY AND PUBLIC COMMENT

Department of Ecology

The Dept. of Ecology submitted a comment letter dated Oct. 27, 2017 (Exhibit 7). The letter indicates requirements for toxics cleanup if observed and water quality. These requirements will apply to the future development of the site.

FINDINGS

20.210 Decision-Making Procedures

Finding: Zone change applications are classified as a Type IV procedure per VMC 20.210.020-1. A 30-day public comment period has been provided, a public hearing before the city's land use hearing examiner will be held, as well as a public hearing before the City Council. Per VMC 20.130.040, land with a Comprehensive Plan designation of Public Facility may have any zone designation; therefore, the subject parcel zoned R-6 with the Plan designation Public Facility may be rezoned to R-22 without a Comprehensive Plan change. The other subject parcel, which is zoned R-18, currently has a Comprehensive Plan designation of Urban Higher Density Residential, which is appropriate for the proposed R-22 zone.

Conclusion: The procedural requirements of VMC 20.210 will be met.

20.250 Development Agreements

Finding: A development agreement between the City and the VHA was recorded June 9, 2016 (Exhibit 9). The agreement sets forth development standards and regulations regarding the future development of both the subject site and the existing Skyline Crest development. The agreement acknowledges the city will process a zone change for one of the subject parcels to R-18. Since the recording of the agreement, the VHA decided to pursue a zone change of the two subject parcels to R-22.

20.285 Text and Map Amendments

Per VMC 20.285.080B, zone change proposals submitted without an associated comprehensive plan change shall demonstrate consistency with the Comprehensive Plan and that a substantial change in circumstances has occurred since the original designation.

Finding: Per VMC 20.285.085C, compliance with the provisions of this chapter shall constitute consistency with the Comprehensive Plan for the purpose of reviewing proposed rezones. As noted in this report, the proposal complies with the provisions of Chapter 20.285; therefore, it is consistent with the Comprehensive Plan.

Finding: A substantial change in circumstances since the establishment of the site's original zoning is the lack of affordable housing in Vancouver, especially among rental properties, which began with the economic recovery in 2012. The region is experiencing a significant demand for rental units with vacancy rates for Clark County at 3.9 percent (Exhibit 10), and rents in Vancouver increasing 6.8 percent over last year (Exhibit 11). Approximately one-half of all renters in Vancouver are considered cost-burdened, spending 30 percent or more of their income on housing (Exhibit 12), and the national rental marketplace Apartment List names Vancouver among the top cities for fastest growing rents in the nation (Exhibit 13). These factors indicate an increased need for additional rental units in the area relative to when the site obtained its current zoning designation in the 1990's.

Per VMC 20.285.085, the following criteria must be met in order to approve a rezone request:

A. The provisions of this chapter shall apply to all rezones, including those involving an amendment to the Comprehensive Plan, except correction of mapping errors. In evaluating proposed rezones, the provisions of this chapter shall be weighed and balanced together to determine which zone best meets those provisions. In addition, the zone purpose, location criteria, and design statements, which describe the intended purpose and design of each designation, shall be used to assess the likelihood that the area proposed to be rezoned would function as intended.

Finding: The zone purpose and location criteria are addressed in the following sections of this report.

B. No single criterion or group of criteria shall be applied as an absolute requirement or test of the appropriateness of a zone designation, nor is there a hierarchy or priority of rezone considerations, unless a provision indicates the intent to constitute a requirement or sole criterion.

Finding: All applicable criteria have been evaluated in the review of this rezone application as noted in this report.

C. Compliance with the provisions of this chapter shall constitute consistency with the Comprehensive Plan for the purpose of reviewing proposed rezones.

Finding: As noted in this report, the proposal complies with the provisions of this chapter; therefore, it is consistent with the Comprehensive Plan.

D. The most appropriate zone designation shall be that for which the purpose, design statement, and location criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation. The following zoning principles shall be considered:

1. The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions, physical edges, or buffers, if possible. A gradual transition between zoning categories is preferred.

Finding: No commercial or industrial zoning is proposed. The subject site is adjacent to the VHA housing development that it is a part of, a cemetery and fields associated with Marshall Elementary School. These are compatible uses, and no transition or buffer is necessary between them.

2. Physical edges and buffers, such as natural features, major traffic arterials and railroad tracks, open spaces, and distinct change in street layout and block orientation may provide an effective separation or transition between different uses and intensities of development.

Finding: As noted above, the subject site is adjacent to compatible uses, and no transition or buffer is necessary between them.

3. Physical edges, buffers and platted lot lines shall be considered in establishing boundaries.

Finding: Lot lines will establish the boundaries between the adjacent zoning designations.

4. Boundaries between commercial and residential areas shall generally be established so that commercial uses face away from adjacent residential areas, unless physical edges or buffers (arterial streets, waterways, topographic breaks, mature natural or landscape buffers, etc.) provide a more effective separation between uses.

Finding: This criterion does not apply to the subject proposal because the site is not adjacent to commercial uses.

5. Lower Density Residential areas may be rezoned to Higher Density zones only if the applicant demonstrates that the area no longer meets the location criteria for a Lower Density designation or the change is recommended as part of an adopted sub-area plan.

Findings: One of the two parcels to be rezoned to R-22 is currently zoned R-6, a lower density residential district. This parcel currently contains maintenance buildings for the Skyline Crest development, and this is proposed to remain the case after the rezone. The R-6 parcel does not meet the location criteria for lower density zones as noted in the findings below:

The Lower Density Residential designation is applied to areas that provide predominantly single-family structures (attached or detached) on individual lots. Application of individual zones to specific areas in the City should enhance and support the integrity of existing neighborhoods, provide for a range of choices in housing styles and cost, and encourage compatible infill development and redevelopment.

Finding: The subject site and adjacent lands do not contain single-family structures.

The Lower Density zone designations defined above can be appropriately applied and maintained in areas meeting one of the following criteria:

1. Blocks, intersection-to-intersection street segments, or areas with defined physical edges, which have at least eighty (80) percent of the existing structures in single-family residential use on lots whose average size falls within the minimum and maximum lot size standards of the zone to be applied. Half-blocks at the edges of single-family zones with more than fifty (50) percent single-family structures, or portions of blocks on an arterial with a majority of single-family structures, shall generally be included. This shall be decided on a case-by-case basis, but the policy is for inclusion.

Finding: The subject site does not contain or abut single-family lots.

2. Blocks, intersection-to-intersection street segments, or areas with defined physical edges, which have less than eighty (80) percent of the existing structures in single-family residential use but in which an increasing trend toward single-family residential use can be demonstrated; for example:

a. The construction of single-family structures in the last five (5) years has been increasing proportionately to the total number of constructions for new uses in the area, or

b. The area shows an increasing number of improvements and rehabilitation efforts to single-family structures, or

c. The number of existing single-family structures has been very stable or increasing in the last five (5) years, or

d. The area's location is topographically and geographically connected to, and compatible with, existing single-family residential development, with physical edges (such as major arterials, topography, waterways, open space, existing natural or landscape screening, etc) that separate and buffer the area from Higher Density Residential, Commercial, and Industrial.

Finding: There has been no construction of single-family residences on or adjacent to the site, and the site is not connected to existing single-family residential development. There are no “physical edges” that separate the R-6 parcel from the existing multi-family zone to the east.

3. Areas with sensitive physical, environmental or natural resource characteristics that make lower intensity development advisable and appropriate.

Finding: There are no characteristics about the site that make lower intensity development advisable.

4. Areas that meet the above criteria for designation as Lower Density Residential shall not be rezoned for non-residential uses, except NC (Neighborhood Commercial), unless the change has been adopted as part of a sub-area planning study.

Finding: The subject site does not meet the criteria for lower density residential zoning.

5. No vacant or underutilized land areas (per Vacant Buildable Lands Model criteria) within the City shall be rezoned R-2 or R-4 for new residential development. Land use and zoning designations for residential lands being annexed into the City shall be converted to City designations in accordance with VMC Table 20.230.030.

Finding: The site contains maintenance buildings for Skyline Crest and is therefore not vacant or underutilized. In addition, the proposed zone change is to R-22, not R-2 or R-4. The site is also not being annexed, it is within the city limits.

E. Impact Evaluation. The review of a proposed rezone shall consider both positive and negative factors when evaluating land use and environmental impacts, including impacts on public facility and service capacities, in the area of the proposed rezone.

Finding: The proposal is to add 28 dwelling units to the site. This should not have a significant impact on the surrounding multi-family development or on public facilities. When a site plan review application is submitted, the applicant will be required to demonstrate compliance with zoning and environmental standards, and with transportation, sewer, water, stormwater, fire and building requirements. Two pre-application conferences have been conducted with city staff, and no significant conflicts with surrounding uses or public services have been identified.

F. The review of a proposed rezone shall include consideration of uses which can reasonably be anticipated based on the development potential of the requested zone, and the nature of the site and surrounding area.

Finding: The subject site is part of an existing multi-family development. The applicant is proposing the addition of up to 28 dwelling units.

G. Consideration of changed circumstances shall include elements or conditions embodied in the location criteria, and the purpose and design statements, for the relevant zone.

Finding: As demonstrated on the following page, the proposed rezone complies with the purpose of the R-22 zone, and the function and location criteria for this zone. As noted previously in this report, there has been a substantial change in circumstances since the original designation of the subject site. The change in circumstances that has led to an increased need for rental housing in the area is addressed in the purpose statement and locational criteria of the R-22 zone. This zone promotes a range of housing choices while preserving neighborhood livability and protecting the consumer's choices in housing. The subject site is in an area with close proximity and pedestrian connections to neighborhood services, public open spaces, schools, and other residential amenities.

H. Overlay Districts. If the proposed rezone area is located within the boundaries of an overlay district or sub-area plan, the purpose and boundaries of the overlay district or subarea plan shall be considered.

Finding: The subject site is not located within the boundaries of an overlay district or sub-area plan district.

I. An area designated and zoned Lower Density Residential that meets the location criteria of VMC 20.410.025 for such designation, may not be redesignated or rezoned to a Higher Density Residential designation unless the change is to implement an adopted sub-area plan.

Finding: As noted earlier in this report, although one of the lots to be rezoned is currently zoned R-6, a lower density residential zone, the lot does not meet the location criteria for a single-family zone.

Conclusion: The proposed zone change complies with the requirements of VMC 20.285.

20.420 Higher Density Residential Districts

Finding: The purpose of the Higher Density Residential Districts is to promote a range of housing choices while preserving neighborhood livability and protecting the consumer's choices in housing. These districts are designed to promote medium- to high-density residential neighborhoods. Housing types include manufactured homes, duplexes, rowhouses, and multi-unit structures. A mix of non-residential uses, such as professional office and limited commercial, civic and institutional uses is permitted outright or conditionally subject to provisions to minimize adverse impacts, if any, on the residential character. However, the encouragement of mixed uses should not result in a predominance of business or commercial uses in areas designated for residential development by the Comprehensive Plan.

The proposal is to construct up to 28 additional units within a multi-unit structure as part of the surrounding multi-family housing development.

Conclusion: The proposal complies with the purpose of the higher density residential districts zoning district.

20.420.020 Zoning Districts

Finding: The R-22 zoning district is designed to accommodate rowhouses, garden-type apartments, and lower-density multi-dwelling structures at a minimum lot size of 1,500 square feet per unit. Professional office uses are permitted under certain circumstances. Some retail, civic and institutional uses are allowed conditionally. This zone consolidates the R-22 and OR-22 zones as of March 11, 2004. The proposal is to construct up to 28 additional units on the site within a multi-dwelling structure. The proposed maintenance building is intended to serve the future apartment building and surrounding Skyline Crest development.

Conclusion: The proposal complies with the purpose of the R-22 zoning district.

20.420.025 Higher Density Residential Zone Function and Location Criteria

The R-22 designation is most appropriate in areas with the following characteristics and relationships to the surrounding area:

1. Areas already developed predominantly to the permitted R-22 density and where R-22 scale is well established.

Finding: The surrounding area of the subject site consists of the VHA's existing multi-family development, public schools, a cemetery and commercial development. The proposed three-story, 28-unit multi-family building is compatible with these uses.

2. Areas with close proximity and pedestrian connections to neighborhood services, public open spaces, schools and other residential amenities.

Finding: The subject site is near commercial services at the intersection of Andresen Road and East Mill Plain Boulevard, and is immediately adjacent to Marshall Elementary School and McLoughlin Middle School. The schools provide a playground and athletic field.

3. Properties that are adjacent to existing business and commercial areas with comparable height and bulk, or where a transition in scale between areas of larger multi-family and/or commercial structures and smaller multi-family development is desirable.

Finding: The applicant anticipates constructing a three-story multifamily building, which is compatible with the adjacent multi-family development and low-rise commercial development to the north.

4. Areas well served by public transit and having direct access to arterials, such that vehicular traffic is not required to that pass through lower density residential zones; street widths must be sufficient to allow for two (2) way traffic and on-street parking in accordance with city street standards.

Finding: C-Tran provides bus service along East Mill Plain Boulevard and Andresen Road. Vehicular access to the site is from a minor arterial (Andresen Road) through the VHA's Skyline Crest development. No vehicular traffic is required to pass through lower density residential zones. Street widths are sufficient to allow for two-way traffic and on-street parking within Skyline Crest.

5. Areas with significant topographic breaks, major arterials or open space that provide a separation and transition to Lower Density Residential areas.

Finding: The only area adjacent to the site that is zoned Lower Density Residential is a public school.

Conclusion: The proposal complies with the requirements of VMC 20.420.025.

20.420.030 Uses

Finding: Multi-family dwellings are a permitted use in the R-22 zone.

Conclusion: The requirements of this code section are met.

20.420.040 Minimum and Maximum Densities

Finding: The proposal is to rezone the subject site to R-22 to allow for the addition of up to 28 units. This is the maximum number of units allowed on the site under the R-22 density standards. The minimum and maximum density limits are noted in the table below:

Zone	Total Area	Minimum Units Required	Maximum Units Allowed
R-22	1.26 acres	23	28

Conclusion: The proposal will comply with the density standards of the R-22 zone.

20.790 SEPA

Finding: A notice of application, public hearing and optional SEPA determination of nonsignificance was issued Sept. 27, 2017. One comment was received from the Dept. of Ecology. A final determination of nonsignificance was issued Oct. 31, 2017. No appeal was filed.

Conclusion: The requirements of SEPA have been met.

RECOMMENDATION

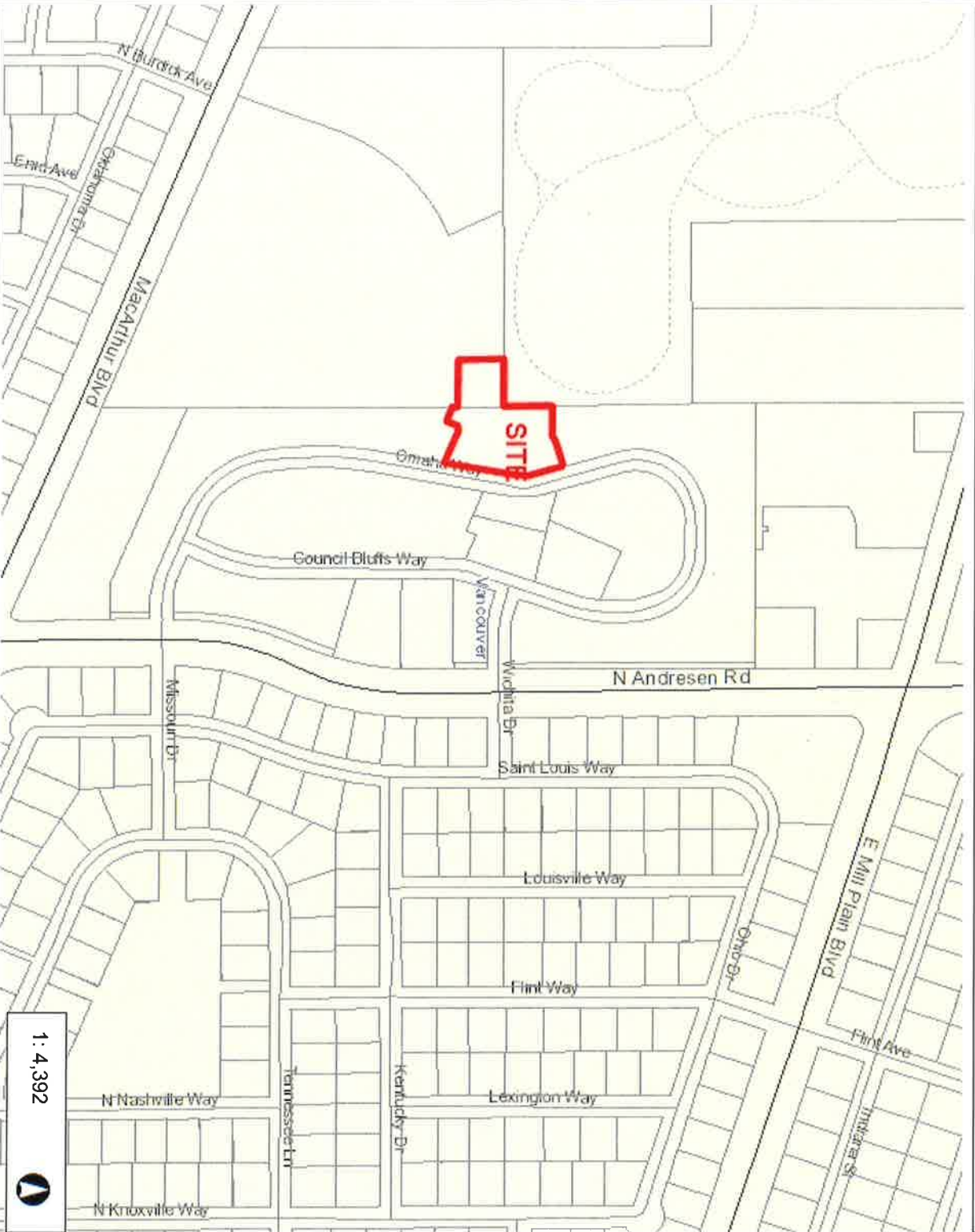
Approval of the requested zone change.

EXHIBITS

1. Staff Report
2. Vicinity map
3. Zoning map
4. Application
5. Applicant's narrative
6. Notice of Application, Public Hearing, and Optional SEPA Determination of Nonsignificance with environmental checklist dated Sept. 27, 2017
7. Letter from the Dept. of Ecology dated Oct. 27, 2017
8. Final Determination of Nonsignificance issued Oct. 31, 2017
9. Development Agreement recorded under #5291771 AGR dated June 9, 2016
10. Colliers International Forecast Report Q3 2017
11. Apartment List US Rent Report November 2017
12. Housing Snapshot dated February 2016
13. Apartment List US Rent Report November 2017



Caples Terrace



731.9
0
365.97
731.9 Feet

WGS 1984 Web Mercator Auxiliary Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

1: 4,392



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

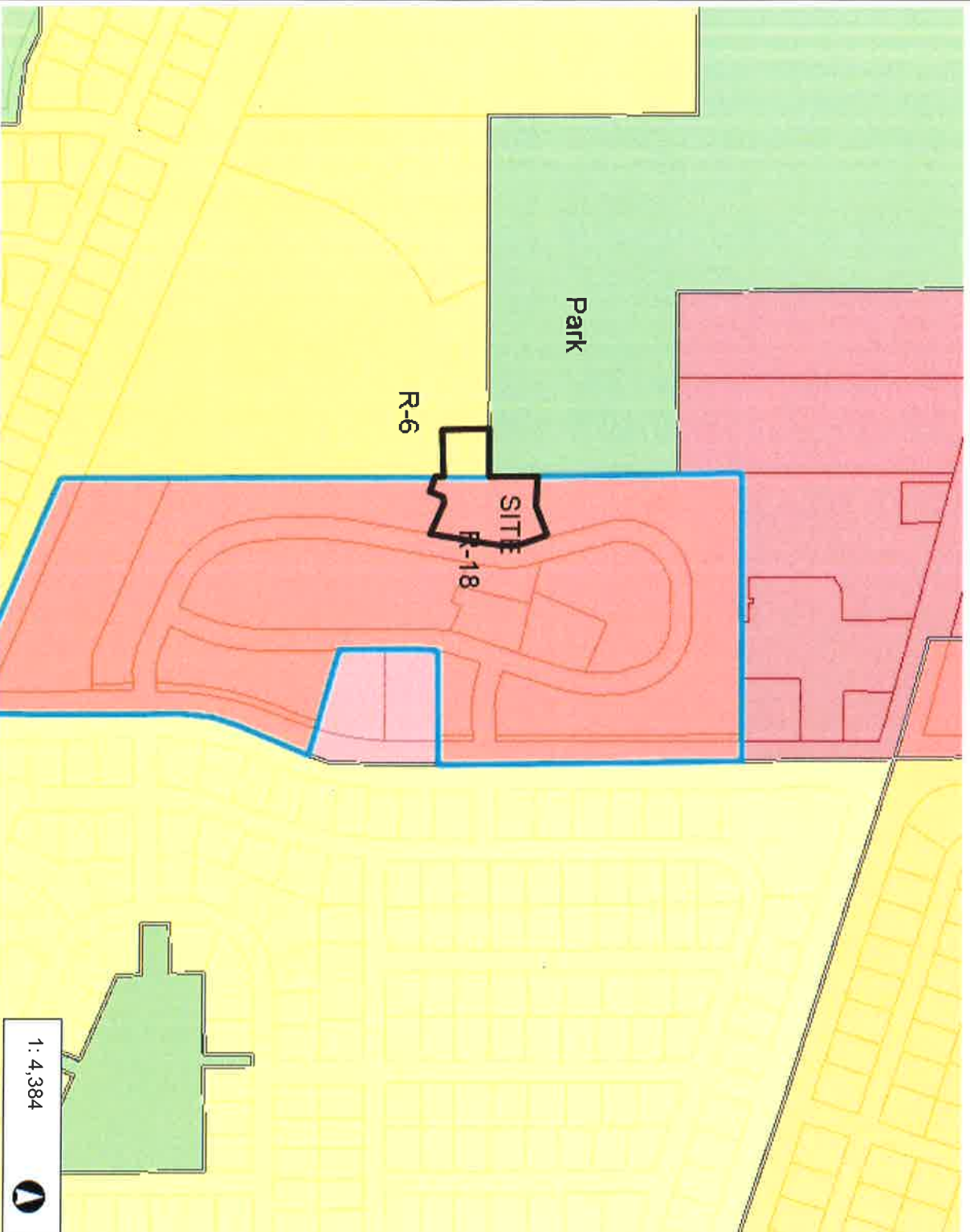
Notes:

EXHIBIT

2



Caples Terrace Zoning



WGS_1984 Web Mercator Auxiliary Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

1: 4,384



Legend

- Zoning Overlay**
 - Urban Reserve - 10 (UR-10)
 - Urban Reserve - 20 (UR-20)
 - Railroad Industrial Urban Reserve
 - Rural Industrial Land Bank Overlay
 - Railroad Industrial Overlay District
 - Urban Holding - 10 (UH-10)
 - Urban Holding - 20 (UH-20)
 - Airport Environs Overlay
 - Surface Mining Overlay District
 - Rural Center Mixed Use (RC-MX)
 - Existing Historic Resort
 - Mill Creek Overlay District
 - Highway 99 Overlay District
 - Activity Center Overlay
 - Transitional Area Overlay
 - Single Family Residential Area Overlay
 - Mixed Residential Area Overlay
 - Multifamily Residential Area Overlay
 - 78th Street Property
 - Columbia River Gorge Scenic Area
 - Vancouver - Multiple Overlays
 - Sewer Capacity Overlay
 - Infill Residential Development Area

Notes:

EXHIBIT

3

Planning Permit Application

LAND USE PRELIMINARY APPLICATION (LUP)

415 W 6th ST ~ Vancouver, WA 98660
PO Box 1995 ~ Vancouver, WA 98668
Phone (360) 487-7800
www.cityofvancouver.us

Type Of Work		
☐ Type I	☐ Type II	☐ Type III
☒ Type IV	☐ Tree Removal Only **	
Use Type (Check One Box Only)		
☐ Single Family	☐ Commercial	☒ Multi-Family
☐ Industrial	☐ Residential	☐ Duplex
☐ Wireless Communications Facility (new) please see VMC 20.890		
Process Type		
☒ Standard		☐ Streamline

Project Site Information And Location	
Project site address:	500 Omaha Way, Vancouver, WA 98661
Suite/bldg./apt #:	
Project name:	Caples Terrace
Tax Assessor Serial Number:	37910274 and 37909801
Nearest intersection if no site address:	

Description Of Project
Rezone of property for demolition of community center and building of 25 unit low-income apartment building with supporting offices and maintenance shop.

PROPERTY OWNER	
Name	Vancouver Housing Authority
Address:	2500 Main Street
City/State/Zip:	Vancouver, WA 98660
Phone:	360 694 2501
E-mail:	rjohnson@vhausa.com

APPLICANT	
Name	Vancouver Housing Authority
Address:	2500 Main Street
City/State/Zip:	Vancouver, WA 98660
Phone:	360 992 0221
E-mail (required):	shamburg@vhausa.com

CONTACT or ELECTRONIC PLANS SUBMITTER*	
Name	Shawn Hamburg
Address:	2500 Main Street
City/State/Zip:	Vancouver, WA 98660
Phone:	360 992 0221
E-mail (required):	shamburg@vhausa.com

Additional Information	
Special Review type: (if applicable)	☐ Tenant Improvement ☐ Other ☐ Unoccupied Commercial/Utility Structure
Plan Approval Type: (if applicable)	☐ Conceptual ☐ Detailed ☐ Hybrid
Sewage Disposal:	☐ Septic ☒ Public
Water Source:	☐ Private Well ☒ Public
# of Units:	25
# of Proposed Lots:	2
# of Acres:	1.26
Size:	☒ Up to 25 acres ☐ Over 25 acres
Impervious Area sf:	33,505
Sq Ft:	Ground Floor: 7,189 Upper Floor: 6,088

Notice
I/we understand that per VMC 20.210.090 (Review for Counter Complete Status), if it is determined that the application is not complete, the City shall immediately reject and return the application. If submitting electronically, I/we understand that if my electronic plan submission is deemed to be incomplete I will receive notification after the prescreening process and review will not begin. I/we agree that City of Vancouver staff may enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.

Required Signatures	
Applicant signature:	
Print name:	SHAWN HAMBURG
Date:	4-21-17
Property Owner signature:	
Print name:	SHAWN HAMBURG
Date:	4-21-17

* Please note that the contact listed as "Electronic Plans Submitter" should be the individual responsible for accessing ePlans, (electronic plan review software), and will receive all ePlans correspondence.



APPLICATION SUB TYPES			
Please check all applicable boxes and enter information where necessary			
☐ Archaeological Predetermination <i>(fill out supplemental application)</i>			
☐ Binding Site Plan	☐ Land Extensive	☐ Non-Residential	
	☐ Commercial Pad	☐ Unoccupied Com/Utility Structure	
☐ Boundary Line Adjustment	# of lots to be reviewed:		
☐ Comprehensive Plan Amendment			
☐ Conditional Use Permit	Type of Use:		
	Civil Review required?	☐ Yes	☐ No
☐ Covenant Release			
☐ Critical Areas Permit <i>(fill out supplemental application)</i>	☐ Minor Exception	☐ Reasonable Use	
	Area Types:		
	☐ Fish & Wildlife	☐ Frequency Flooded	
	☐ Geological Hazard	☐ Wetlands	
☐ Design Review <i>(contact case manager for submittal requirements)</i>	☐ Vancouver Central Park		
	☐ Downtown	☐ Exterior Modification Only	
☐ Development Agreement <i>(see VMC 20.250 for requirements)</i>	☐ Initial Agreement		
	☐ Modification		
	☐ Extension		
☐ Engineering Variance Request Road Modification <i>(see supplemental checklist)</i>	☐ Administrative		
	☐ Design Major		
	☐ Technical / Minor		
☐ Historic Preservation ** <i>(contact case manager for submittal requirements)</i>	Historic Type:		
	☐ Major Modification		
	☐ Place Property on Registry		
	☐ Special Valuation		
	Register Type:		
	☐ State	☐ Local	
	☐ National		
☐ Human Services Siting Request <i>(fill out supplemental application)</i>			
☐ Joint Use Parking Agreement <i>(see VMC 20.945.030 for requirements)</i>			
☐ Legal Lot Determination	# of lots to be reviewed:		
☐ Master Plan Public Facilities			
☐ Modification	Modification Type:		
	☐ Conditional Use	☐ Minor	
		☐ Major	
	☐ Mixed Use Master Plan		
	☐ Public Facilities Master Plan		
	☐ Planned Unit Development		
	☐ Post Decision Review		
	Type:	☐ Planning	
		☐ Planning and Engineering	
☐ Planned Unit Development / Master Plan	☐ Commercial		
	☐ Mixed		
	☐ Residential		
☐ Preliminary Land Division	Plat Alteration?	☐ Yes	☐ No

☐ Preliminary Site Plan Review	☐ Commercial Pad	☐ Land Extensive
	☐ Non-Residential	☐ Residential
	☐ Unoccupied Comm'l/Utility Structure	
☐ Shoreline Permit	Request Type:	
	☐ Conditional Use	
	☐ Variance Request	
	☐ Substantial Development	
	Shoreline Designation:	
	☐ Aquatic	☐ Natural
	☐ High Intensity	☐ Medium Intensity
	☐ Urban Conservancy	
☐ Similar Use Determination ** <i>(see VMC 20.160.030 for requirements)</i>		
☐ Statement of Exemption **	Exemption Type:	
	☐ Shoreline Permit	
	☐ Critical Area Permit	
	Exemptions Requested: <i>(Critical Areas only)</i>	
	☐ Fish & Wildlife	☐ Wetlands
	☐ Geological Hazard	☐ Frequently Flooded
☒ State Environmental Policy (SEPA) <i>(fill out supplemental application)</i>	Use Type:	
	☐ Single Family	☒ Other
	SEPA Type:	
	☐ Grading	☐ Non-Projects
	☒ Other	☐ Site Plan Rev (RES)
	☐ Land-division or PUD	
☐ Temporary Use ** <i>(see VMC 20.885 for requirements)</i>	Temporary Use Type:	
	☐ Commercial/Industrial	
	☐ Unforeseen Emergency	
	☐ Seasonal or Special Event	
	☐ Model Home	
	☐ Temp Sales Office	
☐ Tree Plan <i>(see VMC 20.770.050 for requirements or see submittal requirement document for additional information)</i>	☐ Level 1	☐ Level 2
	☐ Level 3	☐ Level 4
	☐ Level 5	☐ Level 6
	☐ Level 7	
☐ Variance	Total # of Variance Requests:	
☐ Zoning Certification ** <i>(see FAQ document for additional information)</i>	Year Built:	
	Footprint/Lot Coverage:	
	Existing Building Height:	
	Existing # Parking Spaces:	
☐ Zoning Verification ** <i>(see FAQ document for additional information)</i>		
☒ Zoning Change	Change Type	With Comp Plan Change?
	☐ Map Change	☐ Yes
	☐ Code Change	☒ No
	Proposed Zoning:	R-22

**These application sub-types must be submitted as a separate LUP application. They may not be bundled with other sub-types.



VANCOUVER
HOUSING
AUTHORITY
2500 Main Street
Vancouver, WA 98660

Ph. 360.694.2501
Fx. 360.694.8369
TDD: 360.694.0842

City of Vancouver
Community Development
415 W 6th Street
Vancouver, WA 98660

April 21, 2017

Rezone Narrative:

The proposed rezone change includes 1.26 acres which is currently zoned UH R-18 and PF R-6. This proposal includes changing the existing to Urban High Density Residential R22. Two properties include address 500 Omaha Way, Vancouver, WA 98661. The other parcel has no associated address. PINs are 37910274 and 37909801. These parcels are on attached documents.

Current use of the property includes single support offices, community center and maintenance shop for the surrounding Skyline Crest units. While only requesting a rezone at this time, the project currently under design and being considered includes demolition of existing community center and building of a 28 unit low-income apartment building with supporting offices and maintenance shop. This project would create permanently affordable multi-family rental units for low-income residents near schools and community facilities. Attached is a preliminary site plan and schematic.

Bordering the Northwest is Park Hill Cemetery zoned as P/OS. Bordering the South and West is Marshall Elementary School. The low-density R-6 property (parcel 37909801) is inconsistent with a majority of connecting properties also owned by Vancouver Housing Authority at Skyline Crest that represent approximately 15 acres of UH R-18. The bordering R-18 zoned properties and streets create a desirable buffer between properties. R-22 zoning will be an improvement along the Mill Plain corridor and will discourage urban sprawl. The properties are in close proximity to major public transportation on Andresen and E Mill Plain Blvd; two primary bus lines are within a 2 to 7 minute walking distance (0.1 to 0.3 miles). Also within this same walking distance is the Heights Shopping Center inclusive of a grocery store, pharmacy and banking.

In summary, a zone change to R-22 will be in the best interest of the public and is more consistent with the comprehensive plan than the combined existing zoning designation. It is an appropriate use and conforms to City zoning and comprehensive plans. This zoning change will also address two primary needs as stated in the City of Vancouver Consolidated Plan for Housing and Community Development, which is to increase the supply of affordable housing and provide for people who are at risk or homeless.



**Summary Information
of Caples Terrace**

(plan currently under design)

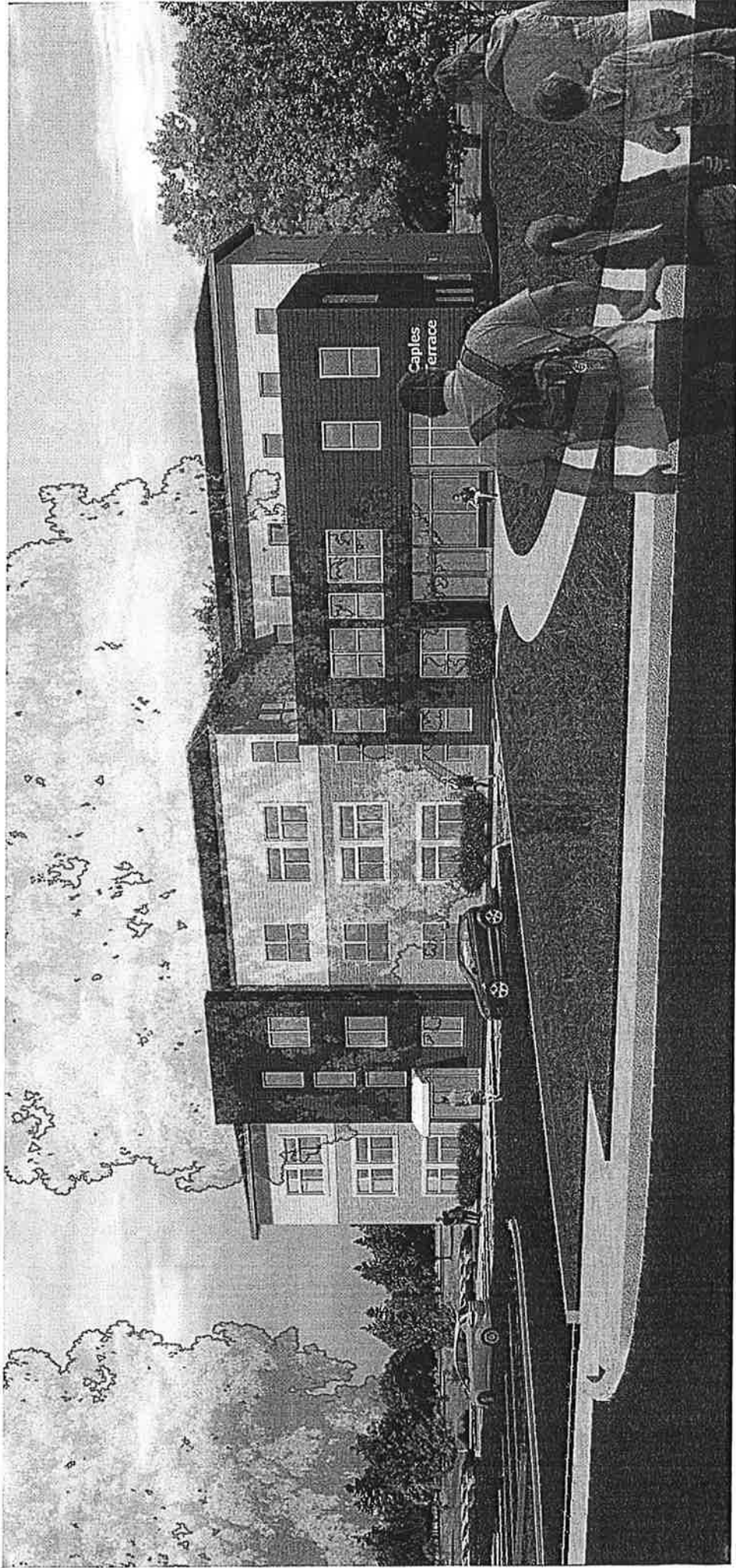
Parking Summary

Type	Qty
Standard	29
Compact	12
HC	5
Service	5
Total	46

Site Area Summary	Approx. Sq Ft
Maintenance Shop	1,316
Apartments/Office	7,189
Parking	25,000
Total Impermeable Area	33,505
Total Site Area	55,000

Floor Area Summary

Floor	Sq Ft
Ground Floor	7,189 (of which 1,389 is office space)
2 nd Floor	7,280
3 rd Floor	6,088
Maint	1,316

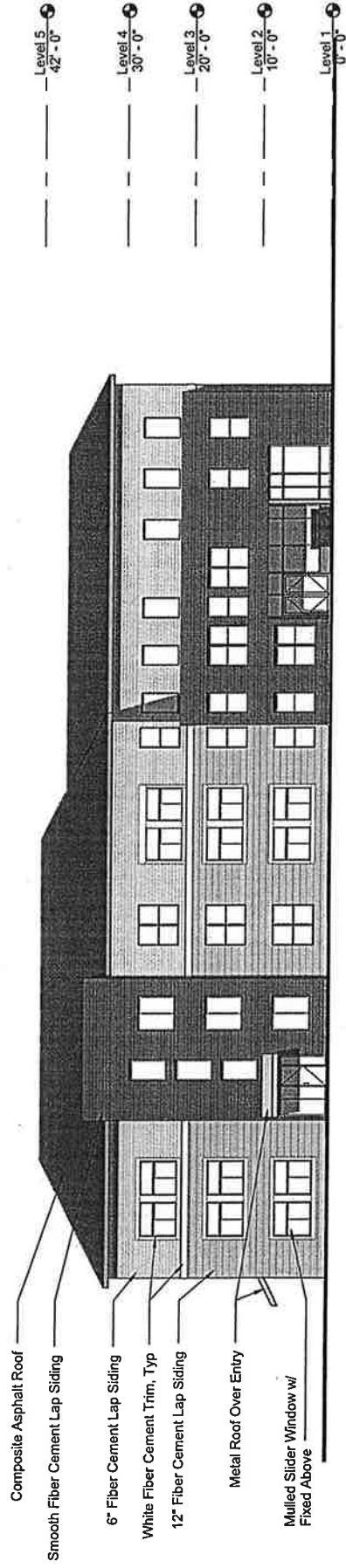


CAPLES TERRACE
Vancouver Housing Authority

Schematic Rendering
1/12/14 14910K



06



East Elevation

SCALE: 1/16" = 1'-0"



CAPLES TERRACE
Vancouver Housing Authority

Elevation
1/12/14 14910K



10



P.O. Box 1995 • Vancouver, WA 98668-1995
www.cityofvancouver.us



Sept. 27, 2017

**Notice of Application, Public Hearing, and
Optional SEPA Determination of Nonsignificance
Caples Terrace Zone Change
PRJ-154928/LUP-61628**

Request: Rezone of two parcels from R-6 and R-18 to R-22 to allow for the addition of up to 28 multi-family dwelling units with supporting offices and a maintenance shop.

The application was submitted April 21, 2017, and deemed fully complete Sept. 20, 2017.

Location: 500 Omaha Way, approximately 450 feet west of North Andresen Road. Tax Lots 37909801 and 37910274 located in the SE Quarters of Section 30, Township 2N, Range 2E of the WM. The site is zoned R-6 and R-18.

Contact: Shawn Hamburg, Vancouver Housing Authority, 2500 Main Street, Vancouver, WA 98660. 360-992-0221.

Applicant/Owner: Vancouver Housing Authority, 2500 Main Street, Vancouver, WA 98660. 360-992-0221.

Public Hearing Scheduled Land Use Hearing conducted by the Hearing Examiner
Tuesday, Dec. 19, 2017, 6 p.m.
Council Chambers, 2nd Floor of City Hall
415 W. 6th Street, Vancouver, WA

Under the authority of VMC 20.790.230, the City of Vancouver will use the optional combined determination of nonsignificance (DNS) and notice of application process. Based on the initial review of the proposed project, the City of Vancouver expects to issue a DNS on the proposal, finding the project will not create probable significant adverse environmental impacts.

The comment period for the notice of application may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared.

Comments on the project received before 4 p.m., Oct. 27, 2017, will be incorporated into the staff report; comments received after that date will be presented at the hearing.

This notice is intended to inform potentially interested parties about the threshold determination and the public hearing, and to invite them to appear before the hearing examiner, to offer oral testimony, or to submit written statements for the record. The hearing examiner will make a recommendation to the City Council.

Procedural appeals to the SEPA determination shall be filed in writing within 14 calendar days following the issuance of the Final SEPA determination. The hearing examiner's decision of the SEPA procedural appeal shall be final and not subject to further administrative appeal.

Substantive SEPA appeals shall be filed in writing within 14 calendar days of the issuance of the examiner's decision approving, conditioning, or denying the project.

A copy of the final determination may be obtained upon written request. Please include any one of the project numbers listed.

Information regarding this application may be examined at the Permit Center, located at 415 W. 6th Street, Vancouver, WA, Monday through Friday between the hours of 8 a.m. and 12:30 p.m. and 1:30 p.m. and 4 p.m., except Wednesday, when Permit Center hours begin at 9 a.m.

Case Manager: Andrew Reule, AICP, Senior Planner, 360-487-7891

E-mail: andrew.reule@cityofvancouver.us

Mailing Address: Community & Economic Development Dept., PO Box 1995, Vancouver, WA 98668



Andrew Reule

9-27-17

Date

Coverage of this hearing is being cablecast live on Clark/Vancouver Television Channel 23, Comcast Cable Television System. For replay dates and times, please check newspaper listings or telephone 360-487-8703.

Vancouver City Hall is served by C-Tran Routes 2, 3, 4, 25, 30, 32, 37 and 105. For schedule information, telephone C-Tran, 360-695-0123.

LUP-61628



SUBMIT TO:
 City of Vancouver
 Community & Economic Development
 415 W. 6th ST
 Vancouver, WA 98660
 www.cityofvancouver.us

SEPA ENVIRONMENTAL CHECKLIST**WAC 197-11-960**

Property Owner: VANCOUVER HOUSING AUTHORITY Telephone: 360 992 0221
(Print or Type Name)

Mailing Address: 2500 MAIN STREET, VANCOUVER, WA 98660
(No., City, State, ZIP)

Applicant: SAME Telephone: _____
(Print or Type Name)

Mailing Address: _____
(No., City, State, ZIP)

Relationship to Owner: OWNER

Tax Assessor Serial Number(s): 37909801 and 37910274

Legal description: Lot(s) _____ Block(s) _____ Plat name _____
 (If a Metes and Bounds description, check here ☒, and attach narrative to this application.)

Site Address (if any): 500 Omaha Way, Vancouver, WA 98661

② Include 8½" x 11" copies of ☒ Quarter Section Map, ☒ Topographic Map, ☒ Scaled Site Plan. Delineate site on maps.
 Notice to Applicants: You must use the current revision of this form or your application will not be accepted. If you use our disk version of this form (MS Word 6.0) you may not alter the format. Make sure you have the current version before submittal.

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [help]

1. Name of proposed project, if applicable: [help]
Caples Terrace. No project is being proposed at this time. However, answers in this SEPA will be addressed assuming that the Caples Terrace project were to move forward
2. Name of applicant: [help]
Vancouver Housing Authority
3. Address and phone number of applicant and contact person: [help]
2500 Main Street, Vancouver, WA 98660
Shawn Hamburg 360 992 0221
4. Date checklist prepared: [help]
4/20/2017
5. Agency requesting checklist: [help]
City of Vancouver
6. Proposed timing or schedule (including phasing, if applicable): [help]
n/a
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
Yes, potential building of 28 unit low-income apartment building with supporting offices and maintenance
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
2015 Environmental Study (HUD)
Phase I Environmental Site Assessment
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help] No
10. List any government approvals or permits that will be needed for your proposal, if known. [help]
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]
Demo and build of a 28 unit apartment complex with office and support.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]
500 Omaha Way, Vancouver WA 98660 and adjacent property.
Property Identification Numbers are 37910274 and 37909801 and are outlined on attached topographical, section map and legal lot desc.

*Review and Site
Plan Review*

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)**1. Earth**

- a. General description of the site [\[help\]](#)
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other flat with some slope
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
0-8%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
Based on GIS mapping, site has non-hydric soil WrB (Wind River gravelly loam, 0-8 percent slopes) and LgB (Lauren gravelly loam, 0-8% slopes).
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
No
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
Unknown at this time
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
Unknown, not likely
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
Approximately 60%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
None known
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

*Applicant must comply
with city's erosion
control ord.*

Vehicle exhaust

3. Water

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

None

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Stormwater is collected in drywells on site

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
[help]
No
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
n/a
- 4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

4. Plants [help]

- a. Check the types of vegetation found on the site: [help]
☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation
- b. What kind and amount of vegetation will be removed or altered? [help]
unknown
- c. List threatened and endangered species known to be on or near the site. [help]
unknown if any
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
unknown at this time
- e. List all noxious weeds and invasive species known to be on or near the site.
None identified

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help] None
 birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other:
- b. List any threatened and endangered species known to be on or near the site. [help]
Unknown
- c. Is the site part of a migration route? If so, explain. [help]
Unknown

*Comply with city's
landscaping ord.*

Songbirds likely

Pacific flyway.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Landscaping required

- e. List any invasive animal species known to be on or near the site.
Unknown

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Unknown at this time. Most-likely electric, heating, lighting, etc.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Unknown at this time

*Compliance with
Washington Energy
code.*

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. [\[help\]](#)

Chemicals stored on site.

- 1) Describe any known or possible contamination at the site from present or past uses.

Unknown

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Unknown

- 4) Describe special emergency services that might be required.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

*Comply with
requirements of
HUD enviro. review
& Phase I ESA.*

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

None

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)
Unknown at this time

*Traffic generation
from 28 residential
units.*

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
Unknown at this time.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No

- c. Describe any structures on the site. [\[help\]](#)

Community center and offices, maintenance shop, warehouse.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Yes. All of item (c) above.

- e. What is the current zoning classification of the site? [\[help\]](#)

R-6 and R-18

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

PF and UH

- g. If applicable, what is the current shoreline master program designation of the site?

[\[help\]](#) n/a

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Unknown, likely 30

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None

*VHA Housing facility
& maintenance bldg.*

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

*Compliance with city
land use laws.*

NA

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
26 low-income housing units
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
42', HardiePlank
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
None different than existing
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) Site/Street lighting in evening. Unlikely any glare.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#) No
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
None
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
[\[help\]](#)
Playground
- b. Would the proposed project displace any existing recreational uses? If so, describe.
[\[help\]](#)
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
No
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
No
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
Archaeological, geotechnical, and environmental surveys have been conducted.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
[\[help\]](#)
Andresen Street. No change to access.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
Nearest bus service 0.1 miles
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
Current site total 27. New site total 46. Additional 19.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

Unknown

*Subject to city
Transportation
Standards.*

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help] Unknown

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

*Trip generation
report req'd.*

- h. Proposed measures to reduce or control transportation impacts, if any: [help]

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help] Unknown

- b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

*Equivalent of 28
residential units
property taxes &
impact fees.*

16. Utilities

- a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

C. SIGNATURE [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: SHAWN HAMBURG

Name of signee: SHAWN HAMBURG

Position and Agency/Organization: PLANNING & PROCUREMENT

Date Submitted: 4-21-2017



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 · Olympia, Washington 98504-7775 · (360) 407-6300
711 for Washington Relay Service · Persons with a speech disability can call 877-833-6341

October 27, 2017

Andrew Reule, AICP, Senior Planner
City of Vancouver
Community & Economics Development
PO Box 1995
Vancouver, WA 98668

Dear Mr. Reule:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the Caples Terrace Zone Change Project (PRJ-154928 & LUP-61628) located at 500 Omaha Way as proposed by Shawn Hamburg, Vancouver Housing Authority. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

TOXICS CLEANUP: Craig Rankine (360) 690-4795

There are known contaminated site(s) within approximately half-a-mile of the proposed SEPA action. The site(s) include, but may not be limited to following, see Ecology Facility Site ID No's, site name and project manager:

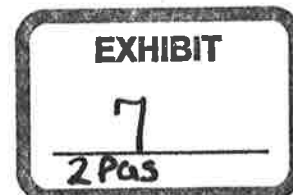
- 1049 Custom Care Cleaners (Kirsten Alvarez [360] 407-6246)

If environmental contamination is discovered at the site of the proposed action, it must be reported to Ecology's Southwest Regional Office by contacting the Environmental Report Tracking System Coordinator at (360) 407-6300. For assistance regarding cleanup information on sites listed above contact the Ecology project manager. The applicant should make sure only clean soil is used as fill. Provisions and equipment should be on hand to contain and cleanup a release of oil or fuel from heavy equipment operation.

WATER QUALITY: Chris Montague-Breakwell (360) 407-6364

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.



The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(SM:201705103)

cc: Chris Montague-Breakwell, WQ
Craig Rankine, VFO/TCP
Shawn Hamburg, Vancouver Housing Authority (Applicant/Owner)



P.O. Box 1995 • Vancouver, WA 98668-1995
www.cityofvancouver.us

Oct. 31, 2017

**Notice of Final Determination of Nonsignificance
Caples Terrace Zone Change
PRJ-154928/LUP-61628**

The city issued a DNS for this project Sept. 27, 2017; this determination is retained. The city received comments from the Department of Ecology (see attached). It has been determined the following described project will not have a probable significant adverse impact on the environment. Under the authority of WAC 197-11-330(1) and 197-11-350, a determination of nonsignificance has been issued.

Request: Rezone of two parcels from R-6 and R-18 to R-22 to allow for the addition of up to 28 multi-family dwelling units with supporting offices and a maintenance shop.

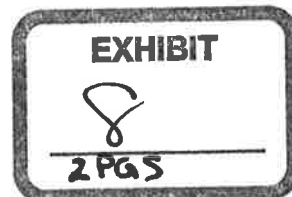
Location: 500 Omaha Way, approximately 450 feet west of North Andresen Road. Tax Lots 37909801 and 37910274 located in the SE Quarters of Section 30, Township 2N, Range 2E of the WM. The site is zoned R-6 and R-18.

Contact: Roy Johnson, Vancouver Housing Authority, 2500 Main Street, Vancouver, WA 98660. 360-694-2501.

Applicant/Owner: Vancouver Housing Authority, 2500 Main Street, Vancouver, WA 98660. 360-992-0221.

Neighborhood Association: Vancouver Heights

Requests to appeal this decision must be made in writing within 14 calendar days after the date the decision is mailed. The letter of appeal shall state the case number designated by the city, the name of the applicant, name and signature of each petitioner, a statement showing that each petitioner is entitled to file the appeal under VMC Chapter 20.210, the specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons each aspect is in error as a matter of fact or law, and the evidence relied on to prove the error. A substantive appeal of the SEPA determination must be filed in conjunction with and within the limitation period applicable to an available administrative appeal of the applicable permit or approval (VMC 20.790.640.D).



All appeals, along with the required fee, must be received by 4 p.m., Nov. 14, 2017.

Submit the appeal request and fee to Community & Economic Development Department, Permit Center, 415 W. 6th Street, or mail to PO Box 1995, Vancouver, WA 98668-1995.

Permit center hours are 8 a.m.–12:30 p.m. and 1:30 p.m.–4 p.m., except Wednesday, when permit center hours begin at 9 a.m.

Responsible Official: Andrew Reule, Senior Planner, PO Box 1995, Vancouver, WA 98668

Telephone: 360-487-7891

Email: andrew.reule@cityofvancouver.us



Andrew Reule

10-31-17

Date

5291771 AGR

RecFee - \$93.00 Pages: 21 - CITY OF VANCOUVER
Clark County, WA 06/09/2016 02:31



WHEN RECORDED RETURN TO:

City of Vancouver – City Clerk's Office
PO Box 1995
Vancouver, WA 98668-1995

Document Title(s):

Development Agreement Vancouver Housing Authority

Reference Numbers(s) of Related Documents:

Grantor(s):

City of Vancouver

Additional Grantors on Page _____

Trustee(s)

Grantee(s):

**Housing Authority of the City of Vancouver
Boys and Girls Clubs of SW Washington
Bridgeview Housing Inc**

Additional Grantees on Page _____

Legal Description: (abbreviated form i.e. lot, block, plat or section township, range, quarter/quarter)

**VHA Skyline Crest Short Plat 4-052 Lots 1 and 5, and #15 Patrick Donegan DLC,
located in the SE ¼ of Section 30, T2N, R2E**

Additional Legal on Page _____

Assessor's Property Tax Parcel/Account Number:

37909801; 37910274

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.



When Recorded, Return to:
City of Vancouver
P.O. Box 1995
Vancouver, WA 98660

ABOVE SPACE RESERVED FOR RECORDING INFORMATION

DEVELOPMENT AGREEMENT
Vancouver Housing Authority

This Development Agreement ("Agreement") is entered into by and between the CITY OF VANCOUVER, a Washington Municipal Corporation (hereafter referred to as the "City"), Boys and Girls Club, a Washington non-profit corporation, Bridgeview Housing Inc., a Washington non-profit corporation, Caples Terrace LLLP, a Washington limited liability limited partnership and HOUSING AUTHORITY OF THE CITY OF VANCOUVER, a Washington Municipal Corporation (who shall be collectively referred to herein as VHA") and shall be effective as of the last signed date below.

RECITALS

A. WHEREAS, VHA owns sixteen and forty five hundredths of an acre (16.45) of real property referred to herein as "Skyline Crest", located at 500 Omaha Way west of Andresen Road and north of McLoughlin Boulevard in the City of Vancouver, Washington, more fully described in Exhibit "A", which is attached hereto and incorporated by reference herein (hereafter, the "Property"); and,

B. WHEREAS, VHA is proposing a Thirty One million dollar (\$31,000,000) renewal and redevelopment project for Skyline Crest, which will include a series of phased projects extending over a period of several years. Those projects include: 1) complete renovation of the Skyline Crest low-income apartment complex; 2) a recreation and meeting center for youth to be developed by the Boys and Girls Club; 3) an education and employment resource center to be developed by Bridgeview Housing; 4) a twenty five-to-thirty unit, three story apartment complex to be known as Caples Terrace; 4) a new maintenance facility to be

DEVELOPMENT AGREEMENT - 1

constructed to the west of Caples Terrace; and 5) a potential health services clinic to support Skyline residents located at the corner of Wichita Drive and Council Bluffs Way. The clinic is optional as of the date of this Agreement. A rendering of the overall project is attached hereto as Exhibit "B".

C. WHEREAS, Skyline Crest was originally constructed in 1963 as a 150-unit apartment complex for low-income persons and is unique among local public housing projects since the units were constructed as fifty-nine stand-alone duplexes and four-plexes; and

D. WHEREAS, because of the age of Skyline Crest, significant renovations and upgrades of its housing units are necessary including but not limited to new exteriors and interiors of all remaining units, drainage improvements and increased energy efficiency; and

E. WHEREAS, in order to accomplish such renovations, VHA has formed Skyline Crest LLLP, a Washington limited liability limited partnership of which VHA is the sole general partner, to participate in the financing for the renovations described herein at an estimated cost of 31 million dollars; and

F. WHEREAS, construction work began on the renovation of existing residential units in the fall of 2015 and is estimated to be complete within twenty-four months of the start date; and

G. WHEREAS, in addition to renovations of the residential units, several other new projects will be constructed at Skyline Crest. The first two include a Boys and Girls Club and a facility known as the Bridgeview Education and Employment Resource Center ("Bridgeview"). The Boys and Girls Club will construct an approximately 13,000 sq/ft facility which will be completed over a ten-month construction schedule. Upon completion, Boys and Girls Club will deed the facility to VHA. The Bridgeview facility, estimated to be 8,500 square feet, will be constructed by Bridgeview Housing and will be directly adjoining the Boys and Girls Club. The project is currently in the process of a capital campaign with anticipated construction beginning 2017. Upon completion, Bridgeview will be deeded to VHA. VHA will provide operating leases to the Boys and Girls Club and to Bridgeview and VHA shall have ownership and access to both buildings for the benefit of the residents at Skyline Crest; however, both facilities will be available to serve other area residents as well. Many of the households adjacent to the Skyline Crest area are composed of single parents with very low incomes and these facilities will assist in providing children a safe haven after school and learning and education opportunities for both children and their parents. Both facilities will utilize a shared parking lot and will construct all required sidewalk, landscaping and street improvements in an appropriately phased construction schedule as described herein. Anticipated cost of infrastructure improvements is \$700,000 to be shared proportionally with VHA paying for Bridgeview's share; and

H. WHEREAS, in order to facilitate construction of the Boys and Girls Club and Bridgeview and related parking facilities, four residential structures containing twelve units

were demolished and residents relocated to alternate sites or provided housing assistance vouchers; and

I. WHEREAS, on the western side of the Property, VHA proposes to demolish the existing Rise and Stars Community Center and construct Caples Terrace, a three-story, twenty-five to thirty-five unit apartment complex composed primarily of single-bedroom and studio apartments. The project will be constructed by Caples Terrace LLLP of which VHA is the sole general partner. A small portion of property adjacent to the Caples Terrace parcel on the west and referred to as lot 6 is currently zoned R-6 and will need to be rezoned to R-18. VHA has submitted a rezone application for that parcel. The smaller units in Caples Terrace are intended to primarily serve youth aging out of foster care, unaccompanied homeless youths and others who would benefit from the range of services provided by the Bridgeview facility. A new maintenance/warehouse facility is proposed to be constructed behind Caples Terrace; and

J. WHEREAS, east of the parking lot for the Boys and Girls Club and Bridgeview, VHA proposes to utilize one of the residential units located at the corner of Wichita Drive and Council Bluffs Way as a social and health services outreach clinic which would be available to Skyline Crest households as well as families visiting the Boys and Girls Club and Bridgeview and other low-income households in the area. The clinic is optional as of the date of this Agreement. The parcel is currently zoned R-18, and VMC 20.420.060 permits medical offices in an R-18 zone subject to the locational requirements in VMC 20.430.060, one of which requires that such uses be located along no less than a minor arterial street. Although the overall project is located adjacent to Andresen Road, a major arterial street, the clinic would not have direct frontage on Andresen. The City has the authority to waive some or all of such requirements pursuant to RCW 35.83.030, and VHA is requesting flexibility in this locational requirement.

K. WHEREAS, on March 27, 2015, the City approved the proposed Skyline Crest Short Plat PRJ-147358/LUP-42503 with conditions. The short plat created five individual parcels in the R-18 zone. It is recognized that the parcels created by the Short Plat were created for tax credit, financial and federal Housing and Urban Development requirements and considerations; and

L. WHEREAS, the multifaceted, proposed redevelopment of Skyline Crest as described herein, the phased development of different projects over an extended time-line and the need for coordinated planning of improvements necessitates the use of a detailed Development Agreement that provides both VHA and the City with a sufficient level of certainty for the phased construction of the Project. Because of the multi-phased projects, it is likely that project construction of one phase will overlap with another. This may require deferring certain required improvements from one project to a later time so as not to delay or otherwise interfere with the construction schedule of a another phase of the Project subject to reasonable timing requirements for final completion; and

M. WHEREAS, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits; and

N. WHEREAS, the City has the authority to enter into Development Agreements pursuant to RCW 36.70B.170 which provides:

The Legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources, escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all is set forth in a development agreement, will strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic cost of development; and,

O. WHEREAS, the City is further authorized to enter into Development Agreements pursuant to Vancouver Municipal Code (“VMC”) Ch. 20.250; and

P. WHEREAS, the Vancouver Housing Authority is authorized by state law to provide housing and related projects for low-income persons; and

Q. WHEREAS, The Project is proposing to invest over Thirty One Million Dollars (\$31,000,000.00) to construct a series of phased projects over a two- to three-year period. The rehabilitation of one hundred and thirty-eight housing units at Skyline Crest that will continue to house low-income tenants who qualify for subsidized housing is a significant benefit to the City and its residents; and

R. WHEREAS, the City and VHA recognize that the development of the Project is subject to significant time constraints due to financing requirements which require that several phases of the Project commence construction in September 2015. Because of such time constraints, there is a need to insure that all governmental approvals are obtained well in advance of the required dates to commence construction; and

S. WHEREAS, the City’s Comprehensive Plan Policies provide for housing options for all economic segments of the population, encourage equal and fair access to housing for renters and homeowners and seek housing affordability by “formulating innovative policies, regulations and practices” by targeting “affordability programs toward households with incomes below the median.” City Housing Policies H-1 and H-2.

T. WHEREAS, RCW 35.83.010 authorizes state and local government to support the development of low-income housing, as follows:

Finding and declaration of necessity.

"It has been found and declared in the housing authorities law that there exist in the state unsafe and insanitary housing conditions and a shortage of safe and sanitary dwelling accommodations for persons of low income; that these conditions necessitate excessive and disproportionate expenditures of public funds for crime prevention and punishment, public health and safety, fire and accident protection, and other public services and facilities; and that the public interest requires the remedying of these conditions. It is hereby found and declared that the assistance herein provided for the remedying of the conditions set forth in the housing authorities law constitutes a public use and purpose and an essential governmental function for which public moneys may be spent, and other aid given; that it is a proper public purpose for any state public body to aid any housing authority operating within its boundaries or jurisdiction or any housing project located therein, as the state public body derives immediate benefits and advantages from such and authority or project; and that the provisions hereinafter enacted are necessary in the public interest."; and

U. WHEREAS, RCW 35.83.030(4) specifically provides that municipalities are authorized to modify their zoning and land use provisions in order to accommodate housing authorities in the development and construction of low-income housing; and

V. WHEREAS, the City has worked cooperatively with VHA over many years to financially assist and accommodate VHA housing and related projects in accordance with state law; and

W. WHEREAS, by entering into this Development Agreement, the City and VHA intend to provide increased predictability to both VHA and the City regarding the proposed development of the Property.

NOW, THEREFORE, based on the foregoing Recitals, the parties agree as follows:

AGREEMENT

1. Development Agreement: This Agreement is a Development Agreement to be implemented in accordance with RCW 36.70B.170 through RCW 36.70B.210 and VMC Ch. 20.250. It shall become a contract between VHA and the City upon the City's approval by resolution following a public hearing as provided for in RCW 36.70B.170 and VMC 20.250.050.

2. Authority to modify or waive zoning and development regulations. In accordance with RCW 35.83.030(4) and as set forth in the findings, the City is authorized to modify

DEVELOPMENT AGREEMENT - 5

or waive zoning and development regulation requirements in order to facilitate construction of low-income housing and related aspects of the Project. The recitals set forth above are hereby adopted as findings in support of this Agreement.

3. Effective Date and Duration of Agreement: This Agreement shall take effect immediately upon its adoption by the City Council and execution by all parties; provided that, any time periods specified in this Agreement shall be tolled pending any appeals of any city, state or federal land use decisions entitling VHA to commence or complete development and shall be effective until December 31, 2020.

4. Definition of Project: For purposes of this Agreement, the term "Project" shall mean those separate phased projects listed below and as shown on Exhibit C:

- a. Site Demolition and Utility upgrades- site demolition for BGC/Bridgeview completed.
- b. Boys and Girls Club- expected completion date March 2016.
- c. Bridgeview Education and Employment Resource Center- expected completion date- December 2017
- d. Skyline Crest residential units upgrade and construction of property management/maintenance facility- expected completion date November 2016.
- e. Caples Terrace Apartments- expected completion date December 2019.
- f. Social and Health Services Outreach Facility- optional with an expected completion date of November 2017.

5. Vesting: The Project shall be vested to, and with, the following uses, design standards and mitigation measures through the year 2020:

a. Uses

All uses approved with this application together with uses currently permitted within the existing zoning.

b. Design Standards

All setbacks, landscape standards, design and architectural standards, street and pedestrian standards, parking standards, floor area ratio and building coverage standards, storm water, sewer, water and other utility standards and all other planning or engineering standards applicable to the development of the Project; all as provided for or identified on any and all project application documents including but not limited to any Preliminary Site Plan. Provided that with regard to storm water standards, the Project may design the storm water system to the City's current standards and not be

required to comply with the 2012 Permit requirements if all required applications and plans are submitted and approved prior to January 1, 2017, and if construction of the project is started prior to January 1, 2022.

c. Streets and Roads

All street and road standards as may be applicable to the Project.

d. Other Regulations

Any and all development regulations not otherwise referenced above including but not limited to provisions of the City's Municipal Code, Comprehensive Plan, permit requirements and compliance mandates that govern development of the Project (collectively referred to as "Development Regulations") in effect as of the day of City Council approval of this Agreement shall apply for the duration of this Agreement except as modified by this Agreement. VHA is assured that and the City agrees that the development rights, obligations, terms and conditions specified in this Agreement are fully vested in VHA and may not be changed or modified by the City except as may be expressly permitted by and in accordance with the terms and conditions of this Agreement or as expressly consented thereto by the Developer.

6. Development Fees, Impact Fees and Capital Improvements

- a. As set forth in detail in the Findings, the City acknowledges that the Project will provide significant value to the City and its residents. In recognition and consideration of the value of providing housing and supportive services to low-income residents and their families, the City will provide an affordable housing incentive grant to VHA in the amount of estimated development fees associated with and charged to the Project as defined in Section 3 herein. Based on current fee estimates, including permit fees, impact fees and system development charges minus 80% of Parks and Traffic Impact Fees as described in section 5(b), said grant will be in the amount of Four hundred twenty-three thousand, four hundred-six and fifty-three/100 Dollars (\$423,406.53) as per Exhibits B and C.
- b. For the same reasons cited in 5(a) above and the consideration received by City residents from the development of the Project, City agrees to waive 80% of Transportation and Parks Impact fees that would otherwise be charged against the Project and its individual components as specifically authorized for low-income housing and related projects in RCW 82.02.060(2) and (3) and VMC 20.915.080C, which states that such waived fees are not required to be backfilled by another source of funding. Caples Terrace Apartments is the only phase which involves new low-income housing, and the estimated total PIF and TIF is \$72,274.30, therefore \$58,619.44 is hereby waived, provided construction commences within three (3) years of this agreement.

- c. The Parties agree that if any phase of the Project is not begun within three (3) years of the date of this agreement, all City fees associated with such phase shall be paid back in full to the City by VHA.

7. Project Alterations

Any changes or alterations to the Project shall be processed under the post-decision review standards set forth at Vancouver Municipal Code Section 20.210.040.

8. Miscellaneous Provisions

- a. Right-of-Way. The right-of-way for the Skyline Crest internal street system comprised of Wichita Drive, Council Bluffs Way, Omaha Way and Missouri Drive is owned by the City. To the extent that it has not already done so, City agrees that improvements to the internal street system including but not limited to street overlays and reconstruction shall occur in accordance with the City's established street paving and maintenance schedule.
- b. Tree Removal and replanting. Any trees removed from the Project during demolition and construction and any required planting of trees as part of new construction or redevelopment of existing structures under the authority of Ch.20.770 VMC, Ch.20.925 VMC or any other applicable provision of the Vancouver Municipal Code shall not require the planting of trees during any period of active on-site construction of other phases of the Project. VHA agrees to post a bond or other security acceptable to the City to insure that all required tree planting and protection is finished when the last phase of the Project is completed or when trees can be safely planted without the risk of damage due to ongoing construction during other phases of the Project. Provided that any required tree replanting shall be completed prior to any final inspection by the City or issuance of a certificate of occupancy whichever occurs last.
- c. Street Lighting. All required street lighting that arises in conjunction with new construction within the Project shall be installed in such a manner and on such a timeline so as to avoid interfering with or being subject to potential damage by other ongoing construction within the Project. All required street lighting will be completed as part of the Skyline Crest development phase of the Project. VHA agrees to post a bond or other security acceptable to the City to insure that all required street lighting is finished when the Skyline Crest phase of the Project is completed or when street lighting can be installed without risk of damage by or interference with ongoing construction during other phases of the Project.
- d. Bridgeview/ Boys and Girls Club Improvements. Any required street, gutter, sidewalk, parking and related improvements for either or both of these projects shall be constructed on a phased schedule so as not to interfere with ongoing construction or be subject to potential damage when one phase of the Project is

completed and a new phase starts construction or in the event of concurrent construction. This provision is specifically applicable to the parking lot referenced in subsection (g) below and any required improvements to Wichita Drive and Council Bluffs Way in connection with the Boys and Girls Club construction and any similar required improvements to Omaha Way in connection with construction of the Bridgeview facility.

- e. Rezone. A small portion of Lot 6 of Skyline Crest is zoned R-6. The City will process a zone change to R-18 as part of the annual review process consistent with the zoning on the remainder of the Property. City agrees that it will not delay or otherwise refuse to process a preliminary site plan and building permit application for the proposed Caples Terrace Apartments project and the adjacent proposed Maintenance Warehouse if the zone change request is still pending at the time of such application; provided, that approval of the site plan application and/or a building permit will not be granted until the zone change is approved. VHA agrees to hold the City harmless from any costs, fees, charges or expenses of any kind incurred by VHA and associated with the Caples Terrace and Maintenance Warehouse project if the rezone is not approved.
- f. Signage. The Project is unique in that while it is zoned high density multifamily, it has facilities that will be open to the public on a regular basis and is composed of a number of different uses throughout the Skyline Crest campus. The code limitations on signage in high density residential areas restrict the size of freestanding signs to thirty-two square feet, which may not be adequate to provide direction to the various facilities on the site. Two types of signage are proposed for the Project. The primary project sign located on the corner of Andresen Street and Wichita Drive will consist of public art of 105 square feet (7 feet tall by 15 feet wide) with directional signage attached to the top of the public art. Should the proposed sign exceed the square footage limitation of signs in an R-18 zone, City will process a variance request for the signage. A secondary sign will be erected at the corner of Missouri Drive and Andresen Street and will fall within the limitation of the present code.
- g. Parking. The parking lot constructed in conjunction with the development of the Boys and Girls Club will also provide parking for the Bridgeview Education and Employment Resource Center. VHA will comply with all joint use parking requirements as set forth in VMC 20.945.030. Additional site parking that exceeds project requirements will be provided as part of the Caples Terrace Apartment project including additional, ancillary parking for Bridgeview clients.
- h. Optional Social and Health Services Outreach Clinic. VHA proposes to utilize one residential unit in a two-unit duplex located at the corner of Wichita Drive and Council Bluffs Way as a social and health services outreach clinic. The facility would serve both residents of Skyline Crest as well as other residents in the general area. The parcel is currently zoned R-18. VMC 20.420.060 permits

medical offices in an R-18 zone subject to the locational requirements in VMC 20.430.060. Since only a portion of the duplex will be used as a clinic, it would be considered a single mixed-use building subject to the applicable standards contained in VMC 20.430.060(B). If necessary to permit the clinic, City agrees to waive some or all of such locational requirements contained in VMC 20.430.060(B) pursuant to RCW 35.83.020 and 35.83.030.

- i. Impact Fee Waiver implementation. In order for the City Council's partial exemption of the impact fees associated with low-income housing to become effective, VHA shall demonstrate that the requirements of VMC 20.915.080D have been satisfied.
 - j. Lots to be Treated as if One Parcel Regarding Certain Standards. On March 27, 2015, the City approved the proposed Skyline Crest Short Plat PRJ-147358/LUP-42503 with conditions. The short plat created five individual parcels in the R-18 zone. It is recognized that the parcels created by the Short Plat were created for tax credit, financial and federal Housing and Urban Development requirements and considerations. For City planning and regulatory purposes, the creation of these parcels shall not result in the imposition of new development standards or restrictions. The phased development of the various projects referred to herein should be considered by the City as developments on a single lot when applying development standards such as maximum lot coverage, setbacks, etc.
9. **Ownership and Warranty of Authority.** The Property described in Exhibit A is currently owned by or under the control of VHA. VHA warrants to the City that it is authorized to commence negotiation of this Development Agreement and to bind the Property covered herein and to bind any other entities and their heirs and assigns who have or seek to obtain an ownership interest in the Property.
 10. **Successors.** This Development Agreement and all of its provisions shall be binding upon the City, the VHA, and any and all of its assigns and successors in interest and any obligations made herein by the VHA shall be enforceable against all of its assigns and successors in interest into whose ownership the Properties may pass, and all of them, except as this Development Agreement shall expressly provide to the contrary.
 11. **Waiver.** Failure by either party at any time to require performance by the other party of any of the provisions hereof shall in no way affect the parties' rights hereunder to enforce the same, nor shall any waiver by the party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this nonwaiver clause.
 12. **Severability.** If any provision of this Development Agreement, or the application of the provisions herein to any person or circumstance, is declared invalid, then the rest of the Development Agreement or the application of the provision to other persons or circumstances shall not be affected.

- 13. Controlling Law.** In the event of any litigation arising hereunder, or with respect hereto, the law of the State of Washington will 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.
- 14. Construction.** This Development Agreement sets forth the entire agreement of the parties. This Development Agreement shall be construed as a whole. No amendment, change or modification of any provision of this Development Agreement shall be valid unless set forth in writing and signed by both parties. Approval of any such change by the City requires approval by the City Council after such public process as require by law. To the extent of any conflict with any City regulations which may otherwise govern the Properties, the terms and conditions of this Development Agreement shall prevail.
- 15. Term.** The initial term of this Development Agreement shall be until December 31, 2020.
- 16. 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.
- 17. Threat to Public Health and Safety.** Nothing contained in this Development Agreement shall preclude the City from exercising any and all rights it has under RCW 36.70B.170(4) to impose new or different regulations to address issues of public health and safety.
- 18. Binding Effect.** This Development Agreement, or a summary thereof, shall be recorded against the Property and shall run with the land, subject only to the express conditions or limitations of this Development Agreement, and shall be binding upon and inure to the benefit of the respective successors and assigns of VHA. Upon assignment of this Development Agreement or the conveyance of any parcel of the Property to which this Development Agreement is applicable, the assignee/grantee shall be deemed to assume all rights, obligations and liabilities set forth in this Development Agreement as they relate to such parcel.
- 19. Amendment.** This Agreement may only be amended by mutual agreement of the parties. Agreement of the City requires approval by the City Council.
- 20. Duty of Good Faith.** Each party shall cooperate with the other in good faith to achieve the objectives of this Agreement. The parties shall not unreasonably withhold requests for information, approvals or consents provided for, or implicit in this Agreement. The parties agree to take further actions and execute further documents,

either jointly or within their respective powers and authority, to implement the intent of this Agreement and any subsequent Development Agreement.

- 21. Notices.** All communication, notices and demands of any kind which a party under this Agreement is required to desires to give to any other party shall be in writing and either delivered personally or deposited in the U.S. mail, certified mail postage prepaid, return receipt requested and addressed as follows:

To the VHA:
Roy Johnson, Director
Vancouver Housing Authority
2500 Main Street
Vancouver, WA 98660

To the City:
Chad Eiken, CED Director
City of Vancouver
PO Box 1995
Vancouver, WA 98668

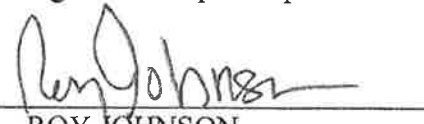
DATED this 2nd day of May, 2016.

CITY OF VANCOUVER, WASHINGTON,
a Washington municipal corporation

By 
ERIC HOLMES

Title City Manager

HOUSING AUTHORITY
OF THE CITY OF VANCOUVER,
a Washington municipal corporation

By 
ROY JOHNSON

Title Executive Director

Attest:


R. Lloyd Tyler, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:


Brent Boger
Assistant City Attorney



STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that ERIC HOLMES 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 the City Manager of the City of VANCOUVER, Washington, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 2, 2016

Jennifer J. Brown
Notary Public in and for the State of
Washington, residing at Vancouver.
My appointment expires:

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that ROY JOHNSON 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 the Executive Director of the Housing Authority of the City of Vancouver, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 24, 2016

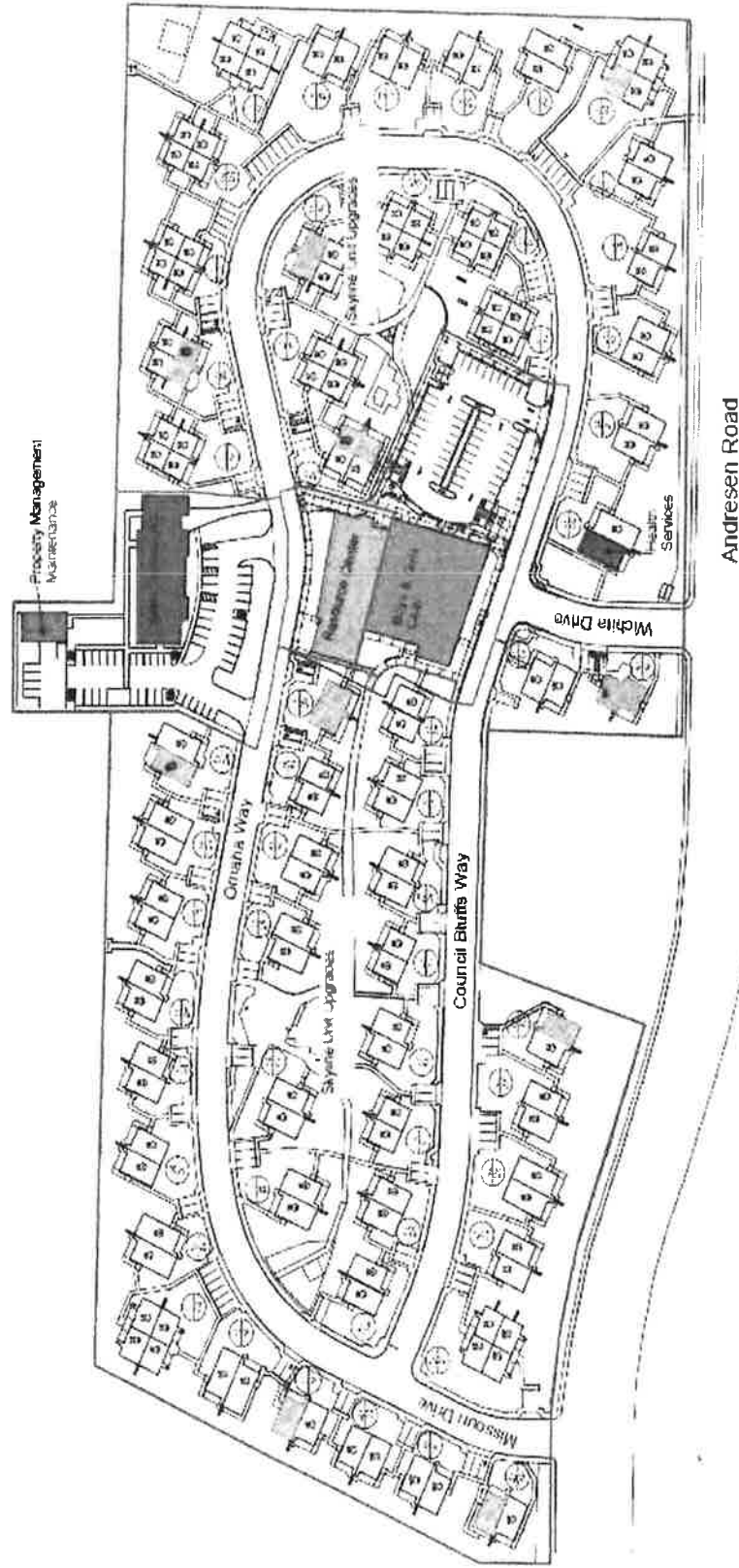


Jennifer J. Brown
Notary Public in and for the State of
Washington, residing at Vancouver.
My appointment expires:

Exhibit A: Legal Description

The project site consists of VHA Skyline Crest Short Plat 4-052 Lot 1 (Tax Lot #37909801), Lot 2 (Tax Lot #986036368), Lot 3 (Tax Lot #986036369), Lot 4 (Tax Lot #986036370), Lot 5 (Tax Lot #986036371), and #15 Patrick Donegan DLC (Tax Lot #37910274), in the SE $\frac{1}{4}$ of Section 30, Township 2 North, Range 2 East of the Willamette Meridian.

Exhibit B
VHA Skyline D.A.



SKYLINE CREST COMMUNITY
PHASED MASTER PLAN

Exhibit C: Land Use, Building Permit, and Impact Fees Estimate by Phase

Summary of Fees to be Included in Financial Grant to Project	
Land Use and Building Permit Fees	\$207,673.52
Impact Fees Not Waived	\$129,733.61
System Development Charges (see Exhibit D)	\$85,999.40
Total	\$423,406.53

Skyline Boys and Girls Club			
PIR-40668	Preapplication Conference	\$610.09	Paid
LUP-43355	Site Plan Review and associated applications.	\$19,642.14	Paid
LUP-42462	Tree removal associated with site demolition to prepare site for Boys and Girls Club	\$72.00	Paid
ENG-42443	New Water Service and Decomission/cap existing sewer laterals	\$330.25	Paid
ENG-43357	Boys and Girls Club access, utilities, landscaping and lighting	\$303.59	Paid
SDP-183624	Grading for new water service and capping existing utilites	\$253.95	Paid
SDP-186119	Site grading for the Boys and Girls Club	\$303.59	Paid
ROW-184050	Water and Transportation associated with ENG-42443	\$466.60	Paid
CMI-179572-Permit Fees	Permit Fees	\$12,322.44	Paid
CMI-179572 Impact Fees	Impact Fees	\$44,542.55	
FRI-189859	Fire Alarm	\$638.51	Paid
FRI-190409	Underground Fire Sprinkler	\$242.00	Paid
FRI-191344	Fire Sprinkler System	\$1,072.68	Paid
MPE-187753	Electrical Permit of Record	\$26.00	Paid
MPE-194801	Electrical Permit of Record	\$26.00	Paid
	Total for Boys and Girls Club	\$80,852.39	
	Total Paid for Boys and Girls Club	\$80,852.39	
Bridgeview Education and Employment Resource Center (BEERC)			
LUP-44098	BEERC Land Use Review	\$10,733.94	Paid
ENG-44199	New 8400 SF bldg with related site improvements	\$212.25	Paid

SDP	Grading permit (no application at this time)	\$78.33	Fee based on 300 CY - fee will change if cut and fill changes.
ROW	Right of Way permit (no application at this time)	\$255.08	Fee based on 68 linear feet of work in the right of way. Fees will change if linear feet changes.
CMI	Building Permit (no application at this time)	\$7,142.68	Fees based on 8400 SF office, VB construction type, fully sprinkled and conditioned. This came to a valuation of \$629,160.00
CMI	Traffic Impact Fees	\$10,987.95	Based on 8400 SF building.
FRI	FSS Underground	\$243.00	If applicable
FRI	Fire Sprinkler System	\$798.00	Based on 100 heads
FRI	Fire Alarm	\$543.46	Based on 17 devices
MPE	Electrical Permit of Records	\$26.00	Not submitted
	Estimated Total	\$31,020.69	
Caples Terrace Apartments			
	Preapplication Conference	\$693.00	
	Site Plan Review-planning fee	\$3,274.00	Based on 25 units
	Site Plan Review - fire fee	\$731.00	
	Stormwater Review	\$2,074.44	Based on 20,136 SF if impervious surface
	Transportation Review	\$3,240.00	
	Boundary Line Adjustment	\$728.00	for 2 lots
	Archaeological Predetermination	\$451.00	
	SEPA	\$970.00	Based on 25 units
	Evaluation	\$159.00	
	Traffic Study Review	\$317.00	
	Tree Plan Review	\$229.00	
	Model Maintenance Fee	\$1,500.00	Maximum fee if applicable-\$48.00

	Grading Permit	\$546.79	Based on 3,000 cubic yards cut/fill
	ROW Permit	\$733.00	300 linear feet
	Apartments Building Permit	\$13,914.69	Based on 21,233 SF VA construction, fully sprinkled, 25 units
	Maintenance Bldg Permit	\$987.57	Based on 1316 SF VB construction
	Columbia Traffic Impact Fees	\$22,999.30	Based on 25 units
	Vancouver School Impact Fees	\$59,548.25	Based on 25 units
	Park District 2 Impact Fees	\$50,275.00	Based on 25 units
	Fire Sprinkler Underground	\$243.00	If applicable
	Fire Sprinkler System	\$1,026.00	Based on 150 heads
	Fire Alarm System	\$567.49	Based on 20 devices
	Electrical Permit of Record	\$26.00	
	Estimated Total	\$165,233.53	
Skyline Crest Unit Upgrades			
SDP-187860	Site Improvements	\$384.01	Paid
LUP-45531 (SEPA)	Site Improvements	\$668.30	Paid
ENG-44970	Site Improvements	\$1,565.63	Paid
CMI-182795	SKYLINE CREST 4 PLEX BLDG 16	\$1,774.34	Paid
CMI-182796	SKYLINE CREST 4 PLEX BLDG 18	\$1,774.34	Paid
CMI-182797	SKYLINE CREST 4 PLEX BLDG 17	\$1,774.34	Paid
CMI-182819	SKYLINE CREST 4 PLEX BLDG 2	\$1,483.70	Paid
CMI-182821	SKYLINE CREST 4 PLEX BLDG 4	\$1,483.70	Paid
CMI-182822	SKYLINE CREST 4 PLEX BLDG 3	\$1,483.70	Paid
CMI-182823	SKYLINE CREST 4 PLEX BLDG 1	\$1,483.70	Paid
CMI-182825	SKYLINE CREST 4 PLEX BLDG 20	\$1,483.70	Paid
CMI-182826	SKYLINE CREST 4 PLEX BLDG 46	\$1,483.70	Paid
CMI-182827	SKYLINE CREST 4 PLEX BLDG 52	\$1,483.70	Paid
CMI-182841	SKYLINE CREST 4 PLEX BLDG 19	\$1,483.70	Paid
CMI-182843	SKYLINE CREST 4 PLEX BLDG 21	\$1,483.70	Paid
CMI-182844	SKYLINE CREST 4 PLEX BLDG 10	\$1,774.34	Paid
CMI-182845	SKYLINE CREST 4 PLEX BLDG 5	\$1,483.70	Paid
MPE	Electrical Permits of Record for each 4 Plex @ \$26.00 each.	\$364.00	Paid
RES-182830	SKYLINE CREST DUPLEX BLDG 14	\$2,162.76	Paid
RES-182831	SKYLINE CREST DUPLEX BLDG 32	\$2,162.76	Paid
RES-182832	SKYLINE CREST DUPLEX BLDG 34	\$2,162.76	Paid
RES-182833	SKYLINE CREST DUPLEX BLDG 35	\$2,162.76	Paid

RES-182834	SKYLINE CREST DUPLEX BLDG 55	\$2,162.76	Paid
RES-182835	SKYLINE CREST DUPLEX BLDG 48	\$2,162.76	Paid
RES-182850	SKYLINE CREST DUPLEX BLDG 6	\$2,589.21	Paid
RES-182854	SKYLINE CREST DUPLEX BLDG 8	\$2,162.76	Paid
RES-182855	SKYLINE CREST DUPLEX BLDG 11	\$2,162.76	Paid
RES-182856	SKYLINE CREST DUPLEX BLDG 40	\$2,162.76	Paid
RES-182857	SKYLINE CREST DUPLEX BLDG 25	\$2,162.76	Paid
RES-182858	SKYLINE CREST DUPLEX BLDG 27	\$2,162.76	Paid
RES-182859	SKYLINE CREST DUPLEX BLDG 29	\$2,162.76	Paid
RES-182860	SKYLINE CREST DUPLEX BLDG 33	\$2,162.76	Paid
RES-182861	SKYLINE CREST DUPLEX BLDG 56	\$2,162.76	Paid
RES-182862	SKYLINE CREST DUPLEX BLDG 43	\$2,162.76	Paid
RES-182863	SKYLINE CREST DUPLEX BLDG 45	\$2,162.76	Paid
RES-182867	SKYLINE CREST DUPLEX BLDG 7	\$2,589.21	Paid
RES-182868	SKYLINE CREST DUPLEX BLDG 13	\$2,162.76	Paid
RES-182869	SKYLINE CREST DUPLEX BLDG 26	\$2,162.76	Paid
RES-182870	SKYLINE CREST DUPLEX BLDG 31	\$2,162.76	Paid
RES-182871	SKYLINE CREST DUPLEX BLDG 36	\$2,162.76	Paid
RES-182872	SKYLINE CREST DUPLEX BLDG 49	\$2,162.76	Paid
RES-182873	SKYLINE CREST DUPLEX BLDG 54	\$2,162.76	Paid
RES-182874	SKYLINE CREST DUPLEX BLDG 57	\$2,162.76	Paid
RES-182901	SKYLINE CREST DUPLEX BLDG 9	\$2,589.21	Paid
RES-182902	SKYLINE CREST DUPLEX BLDG 15	\$2,162.76	Paid
RES-182903	SKYLINE CREST DUPLEX BLDG 51	\$2,162.76	Paid
RES-182904	SKYLINE CREST DUPLEX BLDG 53	\$2,162.76	Paid
RES-182918	SKYLINE CREST DUPLEX BLDG 12	\$2,589.21	Paid
RES-182919	SKYLINE CREST DUPLEX BLDG 37	\$2,162.76	Paid
RES-182920	SKYLINE CREST DUPLEX BLDG 28	\$2,589.21	Paid
RES-182921	SKYLINE CREST DUPLEX BLDG 30	\$2,162.76	Paid
RES-182922	SKYLINE CREST DUPLEX BLDG 44	\$2,589.21	Paid
RES-182923	SKYLINE CREST DUPLEX BLDG 58	\$2,162.76	Paid
RES-182924	SKYLINE CREST DUPLEX BLDG 42	\$2,589.21	Paid
RES-182925	SKYLINE CREST DUPLEX BLDG 47	\$2,162.76	Paid
RES-182926	SKYLINE CREST DUPLEX BLDG 50	\$2,162.76	Paid
RES-182927	SKYLINE CREST DUPLEX BLDG 41	\$2,589.21	Paid
RES-182928	SKYLINE CREST DUPLEX BLDG 38	\$2,589.21	Paid
RES-182929	SKYLINE CREST DUPLEX BLDG 59	\$2,589.21	Paid
MPE	Electrical Permits of Record for each Duplex @ \$26.00 each.	\$1,066.00	Paid
	Total for Unit Upgrades	\$118,919.96	

Exhibit D: Skyline Water and Sewer SDC Fee Estimate

VHA Skyline Crest Water SDC Fees

To be Demolished	Credit
Community/Resource/Property Management Center	1 unit
Maintenance Warehouse & Shed	1 unit
12 Multifamily Units	\$16,142.40

New Construction	Fee
Resource Center (BEERC)	1 unit
Property Management & Maintenance Building	1 unit
29 Multifamily Units	\$39,810.80
Boys and Girls Club (1.5" Meter)	\$11,800.00

ERU Credit Total:	2 units
SDC Credit Total:	\$16,142.40

ERU Fee Total:	2 units
SDC Fee Total:	\$50,810.80

SDC Credit (-)	\$16,142.40
SDC Fee	\$50,810.80
Water Document Fee	\$50.00
New 6" Water Meter	\$4,900.00
Total Water SDC Fee Due	\$39,618.40

VHA Skyline Crest Sewer SDC Fees

To be Demolished	Credit
Community/Resource/Property Management Center	1 unit
Maintenance Warehouse & Shed	1 unit
12 Multifamily Units	\$23,016.00

New Construction	Fee
Resource Center (BEERC)	1 unit
Property Management & Maintenance Building	1 unit
29 Multifamily Units	\$55,822.00
Boys and Girls Club (1.5" Meter)	\$13,700.00

ERU Credit Total:	2 units
SDC Credit Total:	\$23,016.00

ERU Fee Total:	2 units
SDC Fee Total:	\$69,322.00

SDC Credit (-)	\$23,016.00
SDC Fee	\$69,322.00
Sewer Document Fee	\$50.00
Sewer Application	\$25.00
Total Water SDC Fee Due	\$46,381.00

Grand Total:	\$85,999.40
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PORTLAND MULTIFAMILY MARKET

SIGNIFICANT SALES

PROPERTY	ADDRESS	SALE DATE	SALE PRICE	# UNITS	PRICE/UNIT	PRICE/SF	YEAR BUILT	SELLER	BUYER
Jory Trail	8520-8750 SW Ash Meadows Blvd	7/20/2017	\$75,000,000	324	\$231,481	\$183.15	2012	M & C Properties	LaSalle
Latitude	8411 SE Causey Ave, Happy Valley	9/21/2017	\$58,000,000	232	\$276,190	\$232.00	2007	The Reliant Group	Kennedy-Wilson Properties
Moreland Crossing	8150 SE 23rd Ave, Portland	7/3/2017	\$20,500,000	68	\$301,471	\$379.63	2014	The Campbell Group	Madison Park Financial Corp
Barclay Village	775 Cascade St, Oregon City	9/18/2017	\$18,750,000	146	\$128,425	\$139.30	1987	PTLA Real Estate Group	Virtu Investments
20 on Hawthorne	1550 SE 20th Ave, Portland	8/11/2017	\$17,000,000	51	\$333,333	\$321.73	2009	JP Morgan Chase	Sares-Regis Group
Coho Run Apartments	2400 NE Red Sunset Dr, Gresham	7/26/2017	\$15,350,000	104	\$147,596	\$149.84	1990	Kaneche Ranch Management	Piedmont Properties
The Habitat	5735 SW Oleson Rd, Portland	7/25/2017	\$15,300,000	85	\$180,000	\$228.15	1973	FPA Multifamily, LLC	Pathfinder Partners
Bel Aire Court	12020-12275 SW Why Worry Ln, Beaverton	7/5/2017	\$9,200,000	67	\$137,313	\$167.14	1959	Family Trust	Trion Properties
Brim	1206 SE Ankeny St, Portland	7/17/2017	\$7,800,000	27	\$288,889	\$339.46	2017	Willamette Stone	Mapleton Hillcrest
The Louis York	9000 N Ivanhoe St, Portland	9/8/2017	\$7,075,000	47	\$150,532	\$264.05	2010	Galway Construction	First Class St Johns, LLC
Westbury Commons	1005 SE 136th Ave, Vancouver	9/14/2017	\$6,050,000	45	\$134,444	\$136.64	2005	Westbury Commons, LLC	Capitol Properties
Sierra Point Apartments	3359 SE Powell Valley Rd, Gresham	9/7/2017	\$4,750,000	24	\$197,917	\$164.42	2017	Sheldon Development	Family Trust
Pacific Village Apartments	9655 SW McKenzie St, Tigard	8/15/2017	\$4,225,000	36	\$213,384	\$251.86	1968	Individual Investor	Pacific Village HL, LLC

2017 Q3 MULTIFAMILY MARKET STATISTICS

Period	Inventory Buildings	Inventory Units	Average SF/Unit	Effective Rent/Unit	Effective Rent/SF	Effective Rent Growth/Year	Buildings Delivered	Units Delivered	Net Absorption Units	Occupancy	Buildings Under Const.	Units Under Construction
Portland MSA	4,111	170,247	854	\$1,251	\$1.47	3.7%	7	339	1,067	94.5%	97	9,777
Clackamas	351	21,134	908	\$1,244	\$1.37	1.1%	0	-	46	95.6%	6	937
Clark	457	26,051	926	\$1,187	\$1.28	4.9%	0	-	12	96.1%	13	2,148
Multnomah	2,531	70,068	777	\$1,272	\$1.65	4.0%	6	243	759	93.6%	72	5,603
Washington	699	50,481	889	\$1,277	\$1.44	3.4%	1	96	238	94.4%	6	1,089

MULTNOMAH COUNTY MULTIFAMILY MARKET TRENDS

Period	Inventory Buildings	Inventory Units	Average SF/Unit	Effective Rent/Unit	Effective Rent/SF	Effective Rent Growth/Year	Buildings Delivered	Units Delivered	Net Absorption Units	Occupancy	Buildings Under Const.	Units Under Construction
2017 Q3	2,531	70,068	777	\$1,272	\$1.65	4.0%	6	243	759	93.6%	72	5,603
2017 Q2	2,525	69,826	777	\$1,269	\$1.64	4.6%	5	475	934	92.9%	72	5,422
2017 Q1	2,520	69,351	777	\$1,245	\$1.61	4.6%	8	784	541	92.2%	70	5,448
2016 Q4	2,512	68,569	777	\$1,223	\$1.58	4.1%	10	1,103	510	92.4%	64	4,726
2016 Q3	2,502	67,466	778	\$1,225	\$1.58	5.0%	13	1,022	701	93.2%	59	5,081

The Portland Metropolitan Statistical Area (MSA) consists of 7 counties: Yamhill, Washington, Columbia, Multnomah, and Clackamas in Oregon, and Clark and Skamania in Washington.

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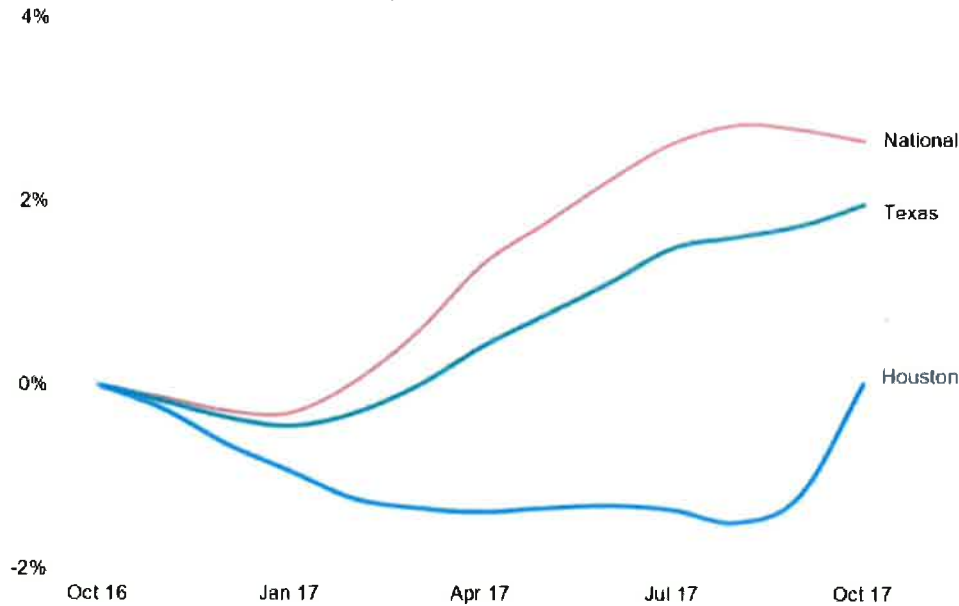
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EXHIBIT

10

Houston rents spike 1.2% month-over-month



apartment  list

Houston rents had been falling throughout this year, but over the past month, Houston experienced a sharp rent spike of 1.2 percent. Interestingly, this trend has not yet been mirrored in the data for Corpus Christi, which was also hit hard by Harvey. That said, we expect to see additional rent increases in both of these markets in the coming months. The Northern California wildfires will likely have a similar impact on rents in that area, though it's still too soon to see this impact in our data.

Please see additional data below for the nation's 100 largest cities, or check out the full data for your city or county at our rental data page. And as always, feel free to contact us with any questions!

Show 10 entries

Search: vancouver,

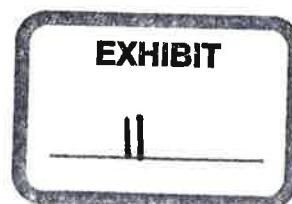
City Name	Median 1 BR price	Median 2 BR price	M/M price change	Y/Y price change
* Vancouver, WA	\$1,380	\$1,630	0.4%	6.8%

Showing 1 to 1 of 1 entries (filtered from 100 total entries)

< Previous Next >

Check out our rent reports for the following cities:

- Atlanta, GA
- Austin, TX
- Baltimore, MD
- Boston, MA
- Boulder, CO
- Charlotte, NC
- Chicago, IL
- Cleveland, OH
- Colorado Springs, CO

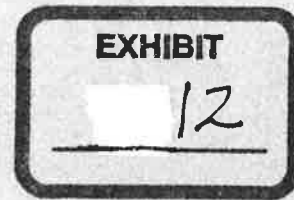




HOUSING SNAPSHOT

Vancouver, Washington

February 2016

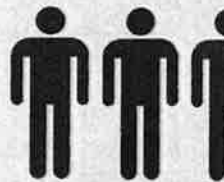


Who lives here?



65,666
households

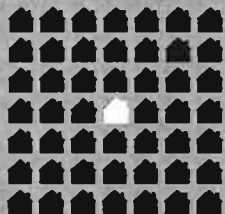
\$57,395
Median family
income



2.5
Average
household
size

50%
of households
are renters

What's it like to be a renter right now?



1.87%
vacancy
rate

Median monthly
rent for a
2-bedroom
apartment



\$943
2014



16.7%
increase

\$1,100
2015



50%
of renter households
are cost burdened
(spending 30% or more of
income on housing)

22%
of renter households
are severely
cost burdened
(spending 50% or more of
income on housing)



89 hours

Amount a single adult earning
minimum wage would need to
work each week to afford a
median 2-bedroom unit

How much publicly subsidized housing do we have?



6,652*
units in Clark County
(for households earning up to 60% of
area median income—approximately
\$44,100/year for a family of 4)



2,546*
Section 8 housing
vouchers

For more information about the City's work on this issue, visit
www.cityofvancouver.us/AffordableHousing.

Data sources: 2010-14 American Community Survey estimates; 3Q 2015 Norris Beggs and Simpson Multifamily Market Report; December 2015 Apartment List National Rent Report; 2015 Washington State Housing Needs Assessment. *Subsidized units/vouchers are occupied/in use.



apartmentlist Over Month Rent Growth by City

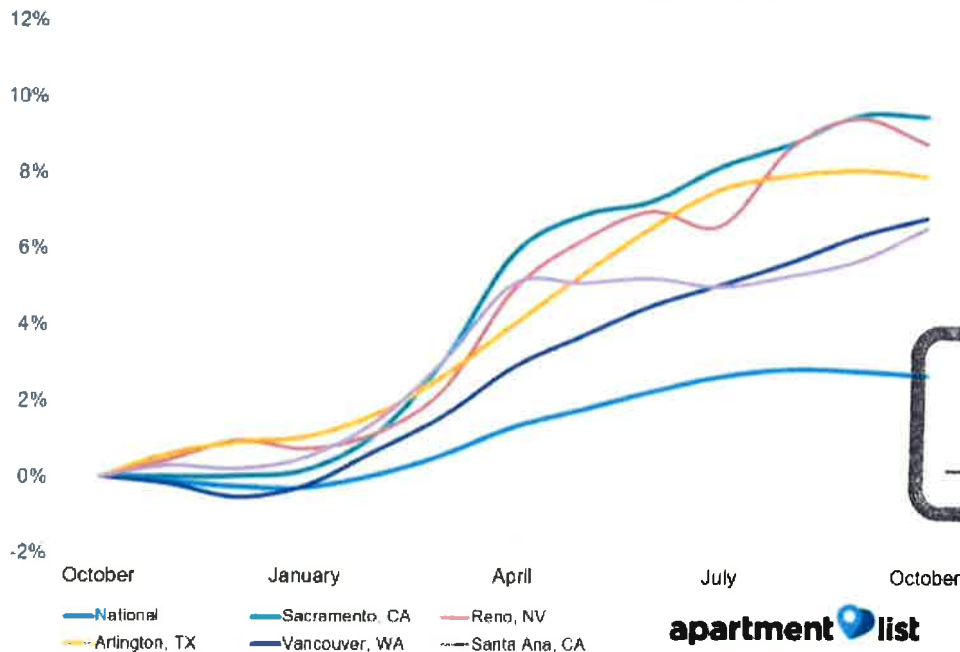
My Major Redo Reset

1.3%



Note that rents declined month-over-month in 73 of the nation's 100 largest cities, whereas last month only 49 cities saw rents fall and in September only 23 cities saw rent decreases. Despite the seasonal slowdown, rents are still up year-over-year in 89 of the 100 largest cities. The chart below shows how rents have changed over the past year for the five cities that experienced the fastest growth:

Cities with Fastest Growing Rents



Sacramento took the top spot this month for the nation's fastest rent growth, with an increase of 9.5 percent over the past year. Reno came in second with 8.8 percent year-over-year growth, despite experiencing a sharp dip of 0.7 percent over the past month.

**BEFORE THE HEARING EXAMINER
FOR THE CITY OF VANCOUVER**

In the Matter of the Application of	)	NO. PRJ-157777/ LUP-65374
	)	
Vancouver Day Center Relocation	)	
	)	COMMUNITY AND ECONOMIC
	)	DEVELOPMENT BRIEF
For a	)	
Class 3 Human Services Facility	)	
_____	)	

I. INTRODUCTION

This appeal is different from the vast majority of matters Council considers. In most matters, the Council acts legislatively in adopting City policy and has wide discretion to so act. Here the Council is acting in a quasi-adjudicatory capacity. The Council's role is similar to that of appellate judges and must apply the law to the facts with its review limited only to the record established before the Hearing Examiner.

In this appeal, under the Vancouver Municipal Code (VMC) and Washington law, the Council must affirm the ruling of the Hearing Examiner if: (1) her findings are supported by substantial evidence; and (2) that her interpretation and application of law was not "clearly erroneous". A review of the record clearly shows that her decision is supported by substantial evidence and is legally correct.

The two central issues under Chapter 20.870 VMC, the Human Services Facilities Ordinance, is whether the approval of the subject Human Services Facility (HSF) would or would not be "significantly detrimental" to the neighborhood and that all other requirements of the Chapter are complied with.¹

Thus, in order for the Appellants' to prevail in this appeal, Council will have to conclude that the Hearing Examiner's findings are not supported by substantial evidence and/or her decision was "clearly erroneous" in her interpretation and application of the law because the proposal will be significantly detrimental to the neighborhood or some other provision of Chapter 20.870 is not complied with.

The Appellants have a heavy burden to meet. In spite of their passion and concern, as shown later in this brief, the Appellants have presented little other than stereotypes, fear and

¹ VMC 20.870.040

speculation. Without being able to point to evidence or legal error, the primary thrust of Appellants' arguments asks the council to assume that a different project is being proposed than the one that is actually now before the Council. Moreover, it asks the Council to read things into the VMC that are not there.

Community and Economic Development (CED) staff understand and sympathize with the concerns of the Appellants and others commenting in opposition to this proposal. The Appellant and other opponent's concerns, though, seem to be more about the existing status of the nearby neighborhoods and not about this proposal per se. A proposal that has not come to fruition cannot be the cause of those problems. In fact, the day center relocation proposal is expected to mitigate and improve conditions for the homeless and non-homeless alike.² Hopefully, these proceedings will begin a conversation with the neighborhoods and improve the conditions there.

II. THE PROCEEDINGS BELOW

Procedurally what is before Council is the Maplewood and Rose Village Neighborhood Associations' appeal of Vancouver Hearing Examiner decision approving the relocation of a Class 3 human service facility from 1600 West 20th Street to the former Washington Department of Fish and Wildlife building located at 2018 Grand Boulevard. The proposal would convert approximately 5,000 square feet of the existing 25,000 square-foot building to a day center for persons who are homeless. An open-record hearing was held before Vancouver Hearing Examiner, Sharon Rice, on December 19, 2017, for the proposed facility.³

The Hearing Examiner approved the Class 3 facility proposal on January 4, 2018 in 21-page decision.⁴ The Rose Village and Maplewood Neighborhood Associations filed separate appeals on January 17 and 18, 2018. The appeals are very similar and will be considered together.⁵

III. COUNCIL JURISDICTION

The Vancouver City Council delegated many land use decisions to the Vancouver City Hearing Examiner. In the case of Human Services Facility siting, Council delegated the authority to determine facts and make a final decision, unless appealed, to the Hearing Examiner in the

² Record at 16.

³ The Open Record Public Hearing was recorded with a DVD provided for Council review. Where this brief cites the hearing, it will identify the location on the DVD where the testimony can be heard.

⁴ Record 2-22.

⁵ This brief will refer to the "Maplewood Appeal" because the facility is in that neighborhood and the Rose Village Appeal is nearly identical.

case of human services facilities.⁶ The Council retained authority as an appellate body.⁷ The appeal hearing is closed record⁸ meaning the hearing is limited to argument from the appellants, the applicant, and city staff. The record consists of the testimony at the original hearing and any other materials submitted into the record prior to or at the Hearing.⁹

IV. STANDARD OF REVIEW

The Hearing Examiner's findings are reviewed on appeal under the Substantial Evidence Test and her interpretation and application of the VMC is reviewed under the Clearly Erroneous Test. As shown below, if her ruling satisfies both tests, her decision must be affirmed.

A. Substantial Evidence Test for Findings of Fact.

Findings are reviewed under the Substantial Evidence Test where the Council acts only as an appellate body with its determination based solely on the original record.¹⁰ Under that test, the Council "is not empowered to substitute its judgment for that of the examiner, and it must sustain the examiner's findings of fact if they are supported by substantial evidence."¹¹

"Substantial evidence" is defined as "evidence which would convince an unprejudiced, thinking mind of the truth of the declared premise."¹² The purpose of the test is to give the trier of fact (the Hearing Examiner), deference where it resolves conflicting testimony, evaluates the credibility of witnesses, and generally weighs the persuasiveness of evidence.¹³

Since the review on this appeal is deferential, the Council views

"the evidence and the reasonable inferences therefrom in the light most favorable to the party who prevailed in the highest forum that exercised fact-finding authority, a process that necessarily entails acceptance of the factfinder's views regarding the credibility of witnesses and the weight to be given reasonable but competing inferences."¹⁴

⁶ See VMC Section 20.870.030 providing that a new human service facility shall be reviewed as a Type III land use decision, and see VMC Table 20.210.130-1 providing for appeal authority of Type III land use decision to the City Council.

⁷ VMC Table 20.210.020-1.,

⁸ VMC 20.210.130-1.

⁹ VMC 20.210.130(C)(3)(b).

¹⁰ *Maranatha Mining v. Pierce County* 59 Wn.App. 795, 801 (1990).

¹¹ 59 Wn.App. at 801. Also see *Carl Construction v. City of Tacoma* 1999 Wash.App. LEXIS 116.

¹² *Nord v. Shoreline Sav. Ass'n*, 116 Wn.2d 477, 486, (1991)

¹³ *State v. Johnson* 1996 LEXIS 492.

¹⁴ *State ex rel. Lige & Wm. B. Dickson Co. v. County of Pierce*, 65 Wn. App. 614, 618, review denied, 120 Wn.2d 1008 (1992). Also see *Freeburg v. City of Seattle*, 71 Wn. App. 2d 367, 371-372 (1993).

Here, the Examiner is the highest fact-finding authority and Council should review the evidence and draw inferences in the light most favorable to the prevailing party below.¹⁵

B. Clearly Erroneous Test Applies to the Interpretation and Application of the Law to the Findings of Fact.

In reviewing the hearing examiner's interpretation and application of the law to the findings of fact, the appellate body reviews the underlying decision under the "clearly erroneous" test.¹⁶ That test requires the Council to uphold the Hearing Examiner's decision unless the Council reaches "a firm and definite conviction that a mistake has been made" in either an interpretation of law or in the application of the law to findings of fact.¹⁷

**V. THE HEARING EXAMINER'S DECISION
MUST BE UPHELD**

Thus, applying the standard of reviews discussed above to the Hearing Examiner's decision shows that the Council can only reverse the decision if the Council reaches a firm and definite conviction that a mistake has been made.¹⁸ This test has also been described as being satisfied that there is no evidence in the record that would convince a thinking mind of the truth of the findings she made.¹⁹ The remainder of this brief will apply those standards to the arguments presented in the appeals.

A. SUBSTANTIAL EVIDENCE IN THE RECORD SUPPORTS THE HEARING EXAMINER'S FINDINGS

The Hearing Examiner's made her findings and conclusions based on the evidence in the record.²⁰ Each of her findings of fact has a citation to the record where the evidence is found supporting those findings. The appellants have not directly attacked her findings, but question some facts recited in those findings. Few, if any, of the appellants arguments are based on evidence and certainly do not overcome the deference given to a finder-of-fact like the Hearing Examiner in appellate proceedings.

1. Appellants' Arguments are not Based on Substantial Evidence.

The Appellants have one primary argument concerning the concerning the classification

¹⁵ *Freeburg v. City of Seattle*, 71 Wn. App. 2d 367, 371-372 (1993).

¹⁶ *Cingular Wireless v. Thurston County* 131 Wn.App. 756, 768 (2006).

¹⁷ *Cougar Mountain Assoc v. King County*, 111 Wn. 2d 742, 747 (1988).

¹⁸ *Thurston County v. Cooper Point Ass'n* 108 Wn. App. 429, 435 (2001)

¹⁹ *Jefferson County v. Seattle Yacht Club* 73 Wn.App. 576, 588 (1994)

²⁰ Vancouver Day Center Record (Record) at 3-16.

proposed facility and some secondary arguments which are addressed below.

a. The Application was Properly Filed because the Proposed Center is a Class 3 Facility

The Appellants' main argument is that the proposal was misclassified as a Class 3 when they say it should have been classified as a Class 2.²¹ The proposal will serve an average of 20-74 clients per day based on the number of days per week it serves its clients.²² The VMC classifies such facilities as Class 3 human service facilities.²³ The significance of that number to these appeals is that if the clients per day exceed 74, it will be a Class 2 facility. The dispersion requirements are more restrictive for Class 2 facilities.²⁴ Appellants point out that a Class 2 facility is too close to this proposal to comply with those dispersal requirements.²⁵

The Appellants argument largely rests on the assertion that they think it is unreasonable to believe the facility will serve fewer than 75 people per day. One fact that shows reasonableness of such belief is that the current day center serves an average of 35 to 40 clients per day.²⁶ There is no evidence to indicate that that number will double.

Appellants cite as another basis for their argument the City's approval of the Seventh Day Adventist (SDA) facility with roughly the same area of the proposed day center that was processed as a Class 2 facility.²⁷ A review of the SDA facility proposal shows that it will serve 125 people. That facility will also be doing something much different than this proposal: distributing clothing and food. Different activities result in differing numbers of people present on site. An office of 5000 square feet, for example, will generate less traffic and other impacts than a grocery store of the same size.

The Hearings Examiner believed City staff when they stated that the daily average would be monitored.²⁸ Appellants only cite a statement in the initial application that consideration is being given to citing a homeless shelter with office space for companion homeless service providers.²⁹ Yet appellants fail to mention that this statement is qualified immediately following by "there isn't sufficient information regarding design, capacity, funding or operation

²¹ A potentially confusing aspect of this appeal is that the proposed facility is a Class 2 under Chapter 20.870 VMC but it is reviewed using a Type III process under VMC 20.210.060.

²² Record at 7, paragraph 12.

²³ VMC Section 20.870.020(C)

²⁴ VMC Section 20.870.050(B).

²⁵ Maplewood Appellant Brief at 3-4.

²⁶ Hearing Examiner Finding, Paragraph 3, Record at 4.

²⁷ Record at 403-11.

²⁸ Record at 6-7, Paragraph 10.

²⁹ Record at 50.

of a shelter to enable it to be permitted".³⁰ In addition the City Housing Manager testified at the hearing on December 19th that there was no funding available to cite a shelter at this location.³¹

The Hearing Examiner concluded, based on her findings, that "concerns about whatever uses might be proposed in the remainder of the building in the future...are outside the scope of the instant proceedings"³² She was right.

Because the Hearing Examiner correctly concluded that the proposal is a Class 3 facility, the Appellants' dispersal arguments collapse.

b. The Appellant's Other Arguments Related to Findings of Fact are not based on Substantial Evidence.

The only other argument Appellants' advance concerning facts is that they suggest that the City failed to consider that there are houses within 50 feet of the facility and that other service centers are farther away than that.³³ The Hearing Examiner considered the impact on adjoining neighborhoods and concluded that there would be no impact because the activities of the day center will be inside, mitigation measures will be applied, and that some impacts of the day center use would be less than the prior Washington Fish and Wildlife Department.³⁴ She imposed conditions on the approval to address impacts that could be identified.³⁵ Appellants noting the location of housing does not negate the fact the Hearing Examiner decision is supported by substantial evidence nor does it overcome the deference owed to her findings.

The Appellants do not say a great deal about perceived crime impacts. A number of other commenters, however, have expressed that concern.³⁶ The Hearing Examiner properly relied on expert testimony of a Vancouver Police Commander who noted his experience that the current day center not generating a significant number of crime-related calls. He provided empirical data as well.³⁷ A day center that does not yet exist cannot be the cause of those crime impacts near the proposed Grand Boulevard location.

Concerns were also expressed at the hearing and in written comments about the proposed day center's impact on property values.³⁸ No expert property appraisal was

³⁰ Record at 50.

³¹ Public Hearing DVD, Peggy Sheehan testimony at 23:00-25:00.

³² Record at 15.

³³ Maplewood Appeal at page 5.

³⁴ Record at 14-16.

³⁵ Record at 17.

³⁶ Record at 11.

³⁷ Record at 13.

³⁸ Record at 11.

presented, however. Hearsay testimony about persons purportedly moving out of an apartment complex nearby was also presented.³⁹ Hearsay is admissible in administrative proceedings if it is reliable but one tenant moving out is not substantial evidence.

As the Hearing Examiner stated “with specific regard to property values, courts have acknowledged that neighbors' fears can reduce property values; however, courts have found that there is an important distinction between well-founded fears and those based on inaccurate stereotypes and popular prejudices.”⁴⁰ The project opponents presented no substantial evidence that the proposed day center would reduce property values.

2. The Hearing Examiners Findings are Supported by Substantial Evidence

As shown above, the Hearing Examiner considered the concerns of all of the public comments and the specific challenges cited in the Appellants' briefs. The Hearing Examiner also found substantial evidence to meet the criteria of the Ordinance.

The Human Services Facilities Ordinance has two approval criteria: (1) that the proposal will not be significantly detrimental to residents, workers, property or improvements in the neighborhood; and (2) that the proposal complies with the requirements of the Human Services Chapter.⁴¹ Substantial evidence supports her findings in support of the first criterion. The second criterion concerns interpretations and applications of law which will be addressed later in this brief.

The Hearing Examiner considered and made findings with citations to the record concerning the following:

1. The location of the site and features and discusses the Vancouver Human Services ordinance.⁴²
2. The current day center's, need for expansion and relocation, as well as the search for a new facility.⁴³
3. The proposed center's location, and zoning (where she notes the applicability of the Human Services Facilities Ordinance to the proposal).⁴⁴

³⁹ Public Hearing DVD at 1:57.

⁴⁰ Record at 17, citing *Sunderland Servs. v. Pasco*, 127 Wn.2d 782 “In the past, this court has acknowledged that neighbors' fears may reduce property values. See *Park v. Stolzheise*, 24 Wn.2d 781, 793-94, 167 P.2d 412 (1946) (location of a sanatorium for mental patients). See *J.W. v. Tacoma*, 720 F.2d 1126, 1132 n.7 (9th Cir 1983). Courts have long held the latter cannot justify zoning restrictions. E.g., *Buchanan v. Warley*, 245 U.S. 60, 82, 38 S. Ct. 16, 62 L. Ed. 149 (1917) (zoning restrictions based on race).”

⁴¹ VMC 20.870.040

⁴² Hearing Examiner Findings, paragraphs 1-3. (Record 3-4).

⁴³ Hearing Examiner Findings, paragraphs 4-6. (Record (4-5)).

4. The details of the proposal.⁴⁵ Significantly she notes that the proposal involves no exterior modifications of the building and that all activities will take place inside.
5. That the proposal will have less traffic impacts than the prior use. She also finds in this paragraph that “[b]ased on the City’s experience with the existing day center, the proposal is expected to decrease the existing impacts of homeless populations in the neighborhood by providing needed services.”⁴⁶
6. The consideration of the “if you build it, they will come argument” by noting testimony of Andy Silver that 84% of the homeless lived in Clark County before they became homeless.⁴⁷
7. The maintenance plans, physical conditions of the site and operations and concluding that either the proposal will have no impacts on the neighborhood or that they can be mitigated.⁴⁸
8. A summary of the comments received and grouped them into economic impacts, public health and safety concerns, and adequacy of notice.⁴⁹

In each case, Hearing Examiner cited substantial evidence in support of these findings. That evidence is sufficient to uphold her decision. Even if Appellants also cited substantial evidence in support of denial, the her decision must be affirmed.

B. THE HEARING EXAMINER CORRECTLY INTERPRETED AND APPLIED THE LAW TO HER CONCLUSIONS AND FINDINGS OF FACT

While not clear, some of the arguments advanced by the Appellants rely on some arguments in the nature that the Hearing Examiner committed legal error. As noted above⁵⁰, in order to prevail on these arguments, the Appellants’ will have to show that the Hearing Examiner was “clearly erroneous” in her interpretation of the law and in its application to her findings.

It would be accurate to say the Appellants’ arguments regarding legal error are “clearly erroneous.” To accept the Appellants’ arguments, would require the Council to consider a

⁴⁴ Hearing Examiner Findings, paragraphs 7-8. (Record 5)

⁴⁵ Hearing Examiner Findings, paragraphs 9-11 (Record 5-6)

⁴⁶ Hearing Examiner Findings, paragraph 12 (Record 7)

⁴⁷ Hearing Examiner Findings, Paragraph 12 (Record 6-7)

⁴⁸ Hearing Examiner Findings, paragraphs 15-27, 31-32, and 39. (Record 8-11).

⁴⁹ Record at 11-12.

⁵⁰ See, supra notes 21-32.

proposal that has not been applied for and to read into the Vancouver Municipal Code provisions that are not there.

1. The Legal Argument that the Proposed Facility is a Class 2, Requires Reviewing a Different Application than the One Filed.

The Appellant spends roughly half of its brief arguing that the proposed facility would be a Class 2 facility. As noted above, the record is almost entirely bereft of evidence supporting such an assertion⁵¹. The legal effect of arriving at that conclusion, if accepted, is discussed here.

First, the Appellant's point to the Seventh Day Adventist clothing and food distribution center which was discussed earlier and will not be repeated here.⁵² However, once the Hearing Examiner found that the Proposed facility is a Class 3, the only dispersal requirement is for other Class 3 facilities.⁵³

Appellants point to nearby apartments that take in "low income and homeless" as was discussed in a letter from the apartment owner⁵⁴. Those apartments are not human service facilities. There is no definition of Human Service Facility in the VMC Title 20.⁵⁵ We can look for guidance as to what a human service facility is in the purpose section of the Ordinance.⁵⁶ The first sentence states: "facilitating the provision of basic shelter, food, job training and other health and social services to those City residents in need is an important function of the community." Once that apartment takes in a homeless person, that person is no longer homeless. Appellants' argument would make many apartment buildings in the City "human service facilities" and would further stigmatize low income and homeless people. Moreover, even if they are human service facilities, Appellants present no evidence that they house more than 74 people to make them a Class 2 facility.

Next, Appellants refer to a proposal on Share's website to open the Fromhold Service Center less than two miles away.⁵⁷ Even if the day center is considered a Class 2 facility, Appellant's only suggest that it is within two miles. Class 2 facility siting requires that any other

⁵¹ See notes 29 to 30, *supra*. The only thing close to "evidence" to support this assertion is the statement in the application that a shelter is being considered but no funding is available for it.

⁵² Maplewood Appeal at 2.

⁵³ VMC 20.870.050(C)(1).

⁵⁴ Maplewood Appeal at 4.

⁵⁵ VMC 20.150.040(B).

⁵⁶ Section 20.870.010.

⁵⁷ Maplewood Appeal at page 4. This evidence is outside of the record and cannot be considered. We are responding to this evidence in the interest of completely addressing all of the Appellant's arguments.

Class 1, Class 2, or Class 3's be 1,320 feet away—a quarter mile.⁵⁸ Thus, another facility being approximately two miles away is meaningless.

Finally, the Appellants point to Lifeline Connections, a substance abuse and mental health treatment center.⁵⁹ They do not specify whether this facility is a Class 2 or Class 3. If it is a Class 2, it does not effect the location of a Class 3 facility for the reasons discussed earlier.⁶⁰ Appellants' only argue it is within 2000 feet (more than a quarter mile).⁶¹ The only restriction on Class 3 facilities is that no more than 4 can be located within 2000 feet of each other.⁶² The presence of a Class 2 facility does not hinder the location of a Class 3 facility under the VMC. Also note that the locations of some of these other facilities are more than 2000 feet away.⁶³

2. Appellants Cannot Amend the Vancouver Municipal Code to Support Their Appeal

Appellants argue that their neighborhoods carry a disproportionate share of the impacts of homelessness today, regardless of the day center, and there are less burdensome alternatives "as required by law".⁶⁴ It may well be that their neighborhoods bear a disproportionate share of the problems of homelessness and that there are less burdensome alternatives. Selection of a less burdensome alternative, however, is not required by law because Chapter 20.870 says nothing of the sort.

Even if there was such a requirement that the City select a less burdensome alternative or that the neighborhoods bear a disproportionate share of human services facilities, Appellants have not shown that this proposal will create more burdens or impact. Quite the contrary, for example, according to Andy Silva's testimony at the hearing and materials presented there, the area near the day center has the second highest number of homeless.⁶⁵ This facility will lessen the impacts of homelessness.

The City Council dealt with the disproportionate share issue by adopting specific dispersal requirements in 20.870. This proposal meets those specific dispersal requirements. Appellants' argument amounts to reading into the ordinance a requirement that in addition to the dispersal requirement, no neighborhood can be disproportionately impacted by human

⁵⁸ VMC 20.870.010

⁵⁹ Maplewood Appeal at 4.

⁶⁰ VMC 20.870.050(C)(1).

⁶¹ Appellants also make reference to "Exhibit B" about Lifeline presented by the Community and Economic Development Director on November 27, 2017. It is unclear what the Appellants think the importance of this reference.

⁶² VMC 20.870.050(C)(1).

⁶³ Maplewood Appeal at 4.

⁶⁴ Maplewood Appeal at 5-7.

⁶⁵ Record at 25.

services facilities. The argument is based only on the Human Service Facilities ordinance purpose section.⁶⁶

Purpose sections have no operative effect and serve only as a guide to the intended effect.⁶⁷ This purpose section states that “there is a particular concern that no area bear a disproportionate burden.” This section does not provide for, nor does it allow the imposition of more rigorous dispersal requirements than those already provided for elsewhere in Chapter 20.870. Appellants are in effect arguing that those dispersal requirements are not good enough to protect their neighborhoods and should be increased. Such an argument is completely within their rights to submit to the Council. Changing the dispersal requirements, however, is a legislative, not quasi-judicial matter and beyond the scope of this proceeding.

Appellants also argue that less burdensome alternatives could be taken.⁶⁸ Even they acknowledge that the less burdensome alternatives consideration requirement is only “implied”. Appellants do not identify what those alternatives are in any case.

3. Appellants’ Have Failed to Show that the Notice Provided by the City was Inadequate.

Appellants next turn to an apparent contention that notice was inadequate. This argument is difficult to understand. This contention appears to be a mixed question of law and fact and to the extent it is a factual matter, the Hearing Examiner made a finding that notice was adequate⁶⁹ and must be affirmed if supported by substantial evidence.⁷⁰

Appellants do not specifically explain what was wrong with the notice. Accordingly, we cannot respond further.⁷¹

⁶⁶ VMC 20.870.010.

⁶⁷ *HJS Dev v. Pierce County* 148 Wn. 2d 451, 480 (2003)

⁶⁸ Maplewood Appeal 6-7.

⁶⁹ Hearing Examiner Conclusions, Paragraph 2 at Record 15.

⁷⁰ The substantial evidence is the participation of the Maplewood Neighborhood Association at least by October 20, 2017 indicating they knew about this proposal along with the evidence of mailing of the Notice of Application at Record 63-72.

⁷¹ Appellants also take issue with the waiver of the pre-application conference which affected neighborhood associations should receive notice of under VMC 20.210.080(E) as well as the waiver thereof under VMC 20.210(B)(1). Maplewood Appeal, page 5. Appellants suggest that the waiver was improper because of the serious issues presented by the day center application and cite *Samson v. City of Bainbridge Island* 148 Wn. App. 33 at 44 (2009) for the proposition that not conducting the pre-application conference is grounds for invalidity of the day center approval. The evident purpose of the pre-application conference from a neighborhood association standpoint is notice. Many projects are non-controversial and before a procedural step is waived the affected neighborhood association should be notified because the associations may not hear of project until after the project is approved. The *Samson* case is of no assistance to Appellants because it involved the City of Bainbridge Island applying regulatory guidelines before they were effective. In this case, by their participation in these proceedings, the appellant neighborhood associations obviously received actual notice.

4. Future Changes to the Human Services Facilities Ordinance are Beyond the Scope of this Proceeding.

Appellants do not stop there. They seem to be arguing that this Council constrain future Councils in considering possible future changes to Chapter 20.870. First this Council cannot bind future ones.⁷² Second whatever a future Council does or does not do with respect to Chapter 20.870, is complete speculation. Third, what Council does legislatively is beyond the scope of this quasi-adjudicatory proceeding.

Appellants argue that if Chapter 20.870 is amended that the amendments would be a retroactive application to the facility. It would not be. A change to the ordinance would apply to future applications. Council has legislative authority to change its zoning ordinances. Even if it is a retroactive application, Council can adopt retroactive legislation so long as it does not interfere with vested rights.⁷³ A vested right "is something more than ...a mere expectation as may be based on the continuance of the present general laws."⁷⁴ Appellants have no reasonable expectation and certainly no vested right to continuance of all of the terms of Chapter 20.870.

VI. CONCLUSION

Appellants, Neighborhood Associations of the City of Vancouver, are entitled to respect from their City government. To their credit, their appeals attempt to be based on the VMC. Unfortunately, the VMC provides no basis for the relief they seek in this proceeding. The Council, however, might seriously consider their concerns in future legislative proceedings amending Chapter 20.870 VMC.

Unfortunately, a few participants at the hearing chose to submit unfounded fears and stereotypes into the record. Vancouver City staff and potentially the Council may be criticized based on those fears. The Hearing Examiner addressed them in her decision. The Council may find her perspective useful in arriving at its decision on this appeal:

"Despite the strong feelings and deep worries expressed in written and verbal comments from project opponents, the record contains no empirical data that tend to show their concerns would be realized. Their concerns are best characterized as generalized community displeasure primarily based on stereotypes rather than on professional experience. In weighing these opposing opinions, the undersigned finds the opinions of those who work with and professionally study homeless populations, including law enforcement, to be more persuasive regarding potential impacts to the neighborhood.

⁷² *Fabre v. Town of Ruston* 180 Wn. App. 150, 161 (2014).

⁷³ *Gillis v. King County* 42 Wn. 2d 373, 376 (1953).

⁷⁴ 42 Wn.2d at 376.

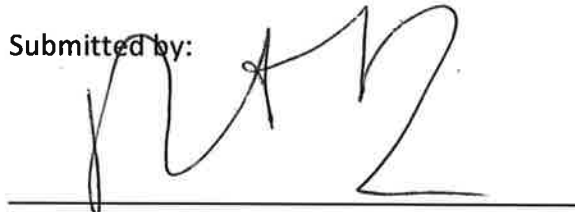
Washington courts have held that the opposition of the community, without evidence demonstrating that the proposal fails to meet criteria for approval, cannot alone justify a local land use decision. The instant record does not contain evidence that shows failure of the application to satisfy criteria for approval....⁷⁵

The Appellants do not address the fact that this proposal to build a day center is intended to be beneficial for their neighborhoods. They acknowledge that there are already problems with crime and homelessness there. City staff does not always get things right but the intent is to help the neighborhood. Appellants and the other opponents have not shown that the day center will not help their neighborhoods. They certainly have not shown that it will harm it.

For the foregoing reasons, the Community and Economic Development requests that the Hearing Examiner ruling be affirmed in total.

Dated this 13th day of February, 2018.

Submitted by:

A handwritten signature in black ink, appearing to read 'B. Boger', written over a horizontal line.

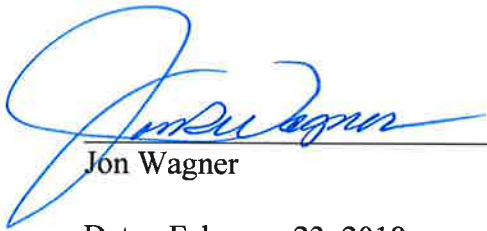
Brent Boger, WSBA #22359
Assistant City Attorney

⁷⁵ Record 16-17. *Citing Sunderland Servs. v. Pasco*, 127 Wn.2d 782, 797 (1995); *Maranatha Mining, Inc. v. Pierce County*, 59 Wn. App. 795, 805 (1990); *Kenart & Assocs. v. Skagit County*, 37 Wn. App. 295, 303, review denied, 101 Wn.2d 1021 (1984).

Affidavit Supplementing the Record
Vancouver Day Center Relocation
PRJ-157777/LUP-65374

I, Jon Wagner, am a Senior Planner with the Community and Economic Development of the City of Vancouver. In reviewing the materials submitted to the Hearing Examiner, I discovered that a document located at VDCR 369 had not been submitted to the Hearing Examiner in full because it was not pulled from e-mail archives in complete form. The attached two-page document, marked as VDCR 369A and 369B is the complete document. I certify that the written attached e-mail is a true and correct copy of an e-mail I received from April Edgar on December 4, 2017 in connection with the Vancouver Day Center Relocation application.

I swear under penalty of perjury under the laws of the State of Washington that the forgoing is true and correct.



Jon Wagner

Date: February 23, 2018
At: Vancouver, Washington

STATE OF WASHINGTON
County of Clark



I certify that I know, or have satisfactory evidence that Jon Wagner signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Date 2/23/2018



Signature of Notary Public

From April Edgar
To Wagner, Jon
Cc
Subject Homeless Day Center

Date Monday, December 04, 2017 4:20:37 PM

Good Afternoon,

I would like to express my concern about your proposal. I own a 4 plex that is only one parcel away. It is located at 2700 E. 19th Street. I am extremely concerned about your proposed location.

I find it both fiscally irresponsible as well as poorly thought out. Buying a building for 4.3 million and then choosing to occupy only 15% of it seems neglectful. If you want to occupy a 4000 sq ft of space. Please buy a building that is that size.

You are also devastating an already financially challenged neighborhood that has a high crime rate by centering EVERYTHING you have for the homeless community in one location. This 4 plex IS my job and my sole income. I am a stay at home mom to 4. One in High School, one in Middle School, one in Second Grade and one in Preschool. I am scared about the loss of ability to financially take care of my family if you place this Day Center in this location. ALL 4 of my current residents are terrified. See the letter below from one of my residents in unit C:

"Hello Peggy,

I've been told that I should voice my displeasure with the city's proposal of a centralized homeless day center at the old Washington State Fish and Wildlife building on Grand Ave.

I'm writing you with limited expectations of the city to change their plans; nonetheless, I feel it is my duty as a concerned citizen to voice my concern. My first priority is to protect my family and this effort, to move all homeless people to a single location, will challenge my ability to do so. With a larger population of homeless people in a single location you can expect an increase in littering, drug use, and other illegal actions. While not all homeless people are offenders of the aforementioned, it takes one bad apple to spoil the bunch.

That statement leads me to the next area of concern: an increased population of homeless people in a single location will be bad for the homeless people, themselves. With increased potential for drug use, littering, and other violations of city ordinance, the reputation and safety of the homeless community will be compromised.

When the good reputation diminishes, they will have a harder time gaining favor with the public and ultimately hurt the support they currently have. Also, we can expect the increase in concentration of homeless people in one area to diminish the quality of resources available to them (When has mass production ever been good for the quality of a product? In this case the product would be the liveliness of the homeless community).

Lastly, the centralization of homeless people will hurt the local economy. Companies like Walmart, Subway, Black Rock Coffee, and Papa Murphy's will take a financial hit and, in time offer less jobs for the people in our community including the homeless we are trying to help. Even worse, the local property owners will hurt by this effort because their home and property value will decrease. When we examine this potential move economically, we can see the ramifications for both the corporate supporters and the local businesses that are trying to grow our community.

Ultimately, this proposal will hurt families in the community, the homeless community and the local economy. I hope that my letter exceeds my own expectations in influencing this decision. I urge people who can make a difference to save our community by refusing this proposal. "

This is highly concerning to me. I am going to lose massive property and rental value as well as my ability to rent these units quickly. We all worry about where these homeless individuals and families will disperse to at 5pm. Do you have an answer for that? Why are you picking a mostly residential area instead of heavily commercial?

Why are we spending 4.3 Million dollars to meet the needs of about 50 proposed people per day? I know it exceeds the limits of the law if it helps more than 74 per day.

Many of my local neighboring property owners and residents are pointing out laws that are being broken:

VDCR-000369A

"Eric

An important point that we should add to our pitch is that the proposed site violates the law. The project is being permitted under Vancouver WA Zoning Ordinance Chapter 20.870 (Human Services Facilities). The proposed location violates this ordinance in at least the following respects:

First, VMC 20.870.040 states that approval of a human services facility requires that "The establishment, maintenance or operation of the facility ***will not ... be significantly detrimental to the health, safety or general welfare of persons residing ... in the neighborhood*** of such proposed use or ***be significantly detrimental or injurious to the property or improvements in the neighborhood.***" The proposed location would unquestionably degrade the quality of life for the residents of the neighborhood and would substantially degrade the value of the property for the owners.

Second, VMC Section 20.870.010 states that "it is important that these (human services facilities) be regulated in a way that minimizes any adverse off-site impacts, particularly in established neighborhoods where such facilities tend to be located. ***There is a particular concern that no area bear a disproportionate burden in the provision of these services.***" The proposed location would self-evidently be a violation of these principles of law, since it would attract homeless people from other parts of the City and would result in a concentration of encampments in this neighborhood.

In addition to the political strategies you outline (which I think are excellent), I think we should band together and, if the site is approved, all chip in to hire a litigator to sue the City. The City, no less than any resident, must follow the law. If they violate the law by locating the center at the proposed location, I think we will have a strong case to block it in court, or, at worst, delay it a long time. The cost of the attorney, shared among the property owners, would be small compared to the loss of property value for each of us if the project were to go forward.

Steve and Andrea Taber

owners, Shady Lane Apartments 2809 E 19th St Vancouver WA 98661

PS I've added a couple of cc's; keep them informed as well"

I implore you to do what is right for this already struggling neighborhood and oppose this project.

Regards,

April Edgar

2700 E 19th Street