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Subject: Community concern regarding proposed ADA compliant trail accessing Lot 30 from quarry bottom. - HQ Development Master Plan
Date: Friday, January 14, 2022 10:20:01 AM
Attachments: [Trail Integration.pdf](#)

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Vancouver City Council
Vancouver Planning Commission
City of Vancouver Departmental Staff
Jason Nortz, Development Review Manager

RE: HQ Development Plan Buffer Area Development Proposal

First, I want to take a moment to thank you all and recognize the amount of effort and work necessary to consider development plans and how they align with the vision for the City of Vancouver, the impacted neighborhoods and the sub-area plans created to provide guidance to new development. I am continually amazed by the number of people and considerations necessary to review and approve significant projects. Thank you for your efforts.

I am writing today on behalf of the Hiddenbrook Terrace Community Association (HCTA) which is a homeowners association contained within the Fishers Creek Neighborhood Association (FCNA). Both organizations appreciate the support from City of Vancouver Staff and the Hurley Development group on finding a solution to the community concerns with respect to Lot30 of the HQ development proposal. We are very happy to support the current proposal for transforming Lot30 into 12 single family housing lots connected to SE 41st Dr.

The review of the Lot30 proposal illustrated a new potential feature connecting Lot 30 to the bottom of the quarry with an ADA accessible trail navigating the steep quarry wall to a lookout point. While this trail is not on Lot30, directly adjacent to our community boundaries, this trail if developed has raised some of the same concerns from the community that the former 165 unit multifamily housing product that was proposed for lot 30.

There are two main concerns that were discussed with respect to a connecting trail that navigates the steep quarry wall from Lot 30 to the bottom of the quarry.

First is a concern for safety or people utilizing this trail. To be fair, we are making a few assumptions. Primarily that as an ADA accessible trail the trail may be paved, somewhat wider than a typical steep grade hiking trail, and the grade will be managed by switchbacks such that it is easily navigable by people with physical disabilities. All of these design considerations make sense to support disabled community members to allow them to enjoy the trail and viewpoint. However, all of these design considerations also may make this trail an interesting pathway for bikes, skateboards and sledding when snow is present. It is very common in our neighborhood to see children sled down the few

roads and hills when snow is present. These roads and hills are relatively small, do not contain steep drop offs when off the path and do not have turns and switch backs. In addition, as a single-family housing development, the number of children living within immediate walking distance to the hills come from perhaps 100 homes per hill site. The proposed path will be directly adjacent to over a thousand multi-family housing units. The illustration shows the path entrance from the quarry bottom adjacent to the HD development multi-family development zone, which is coincidentally the furthest area from the proposed park development in the HD development plan. This leads us to assume that children who may find a long "ride" down the path will find this an attractive feature and thus a potential safety issue.

The second concern also relates to the density of the housing units at the bottom of the quarry and the relative distance to the HQ development park and green spaces. The concern is that the proposed trail specifically has been illustrated to join the bottom high-density housing to Lot 30, where the lot 30 illustration continues the trail to terminate directly across the street from HCTAs community trail system. HCTA maintains the trail and three bridges crossing fisher's creek and two tributaries. All the expenses for trail grading, gravel and bridge maintenance are paid for by HCTA which contains approximately 450 housing units. While we respect that the HQ development housing units span multiple lots and includes housing units in the "commercial" zone, we also expect that most of the housing units may be focused on lots 22-29 in the multi-family housing area of the HQ plan. Our concern is that having a trail connection that is created specifically to provide a connection to the top of the quarry (Lot30) and directly aligns with the HCTA community trail system may have significant maintenance impacts to the exiting community.

In a recent conversation with Scot Brantley (Hurley Dev) Scot mentioned that they are still trying to work through some challenges with being able to engineer and plan that connecting trail due to the grade. When I mentioned that the community did not see the connecting trail as a desirable attribute of the plan and that we would be happier if the connecting trail was removed from the plan, he indicated that the trail connector is a feature the City has an interest in.

The purpose of this letter is to present the community concerns and perhaps open a dialog with the City of Vancouver Staff that may be seeking the connector trail as a desired feature. We would prefer no connector trail that scales the quarry wall, removing the connecting trail that joins the high-density urban concept designed community with the low-density existing community. We can appreciate the desire to promote integration with the surrounding community, however we anticipate that this integration leads us to unique concerns given the elevation difference the connector trail must navigate and the fact that the trail specifically connects to a community-maintained trail system.

Thank you for your time and consideration of this information, please let me know if you have further questions or would like to discuss these concerns.

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Fishers Creek Neighborhood Association - Chair

Hiddenbrook Terrace Community Association - Treasurer