

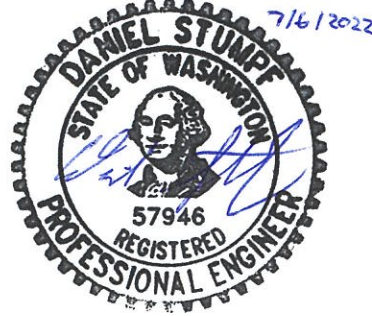
## Memorandum

To: Victor Caesar  
Vancouver Housing Authority

From: Daniel Stumpf, PE

Date: July 6, 2022

Subject: Vancouver Housing Authority Lieser Zone Change  
Trip Generation Analysis



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## Introduction

This memorandum reports and evaluates the potential transportation impacts related to the proposed Vancouver Housing Authority (VHA) Lieser Zone Change project, located at/near 301 S Lieser Road in Vancouver, Washington. The proposal will rezone three properties (assessor parcels 37910411, 37916085, and 37916081). The current zoning of the properties is R-6 (Low-Density Residential District). The proposed zoning for parcels 37910411 and 37916085 will be R-30 while parcel 37916081 will be rezoned to R-18 (both are Higher-Density Residential Districts).

The purpose of this memorandum is to examine and address potential transportation-related impacts from the proposed zone change. This study reviews the site's trip generation potential under both the existing and proposed zoning designations.

## Location Description

### Project Site Description

The project site is located north of Silver Star Avenue, south of Mill Plain Boulevard, and east of S Lieser Road in Vancouver, Washington. The subject site is located in a predominately residential area of Vancouver, with a childcare center to the north/adjacent to the site and single-family detached houses/apartments surrounding the site in all other directions. The site includes three properties (assessor parcels 37910411, 37916085, and 37916081) which encompass an approximate total of 10.89 acres. Currently zoned R-6, each parcel is developed with the following:

- Assessor Parcel 37910411: Vancouver Home Connection school (8.42 acres)
- Assessor Parcel 37916085: Lieser Neighborhood Park (1.71 acres)
- Assessor Parcel 37916081: Parking Lot (0.76 acres)

Figure 1 presents an aerial image of the nearby vicinity with the project site outlined in yellow.

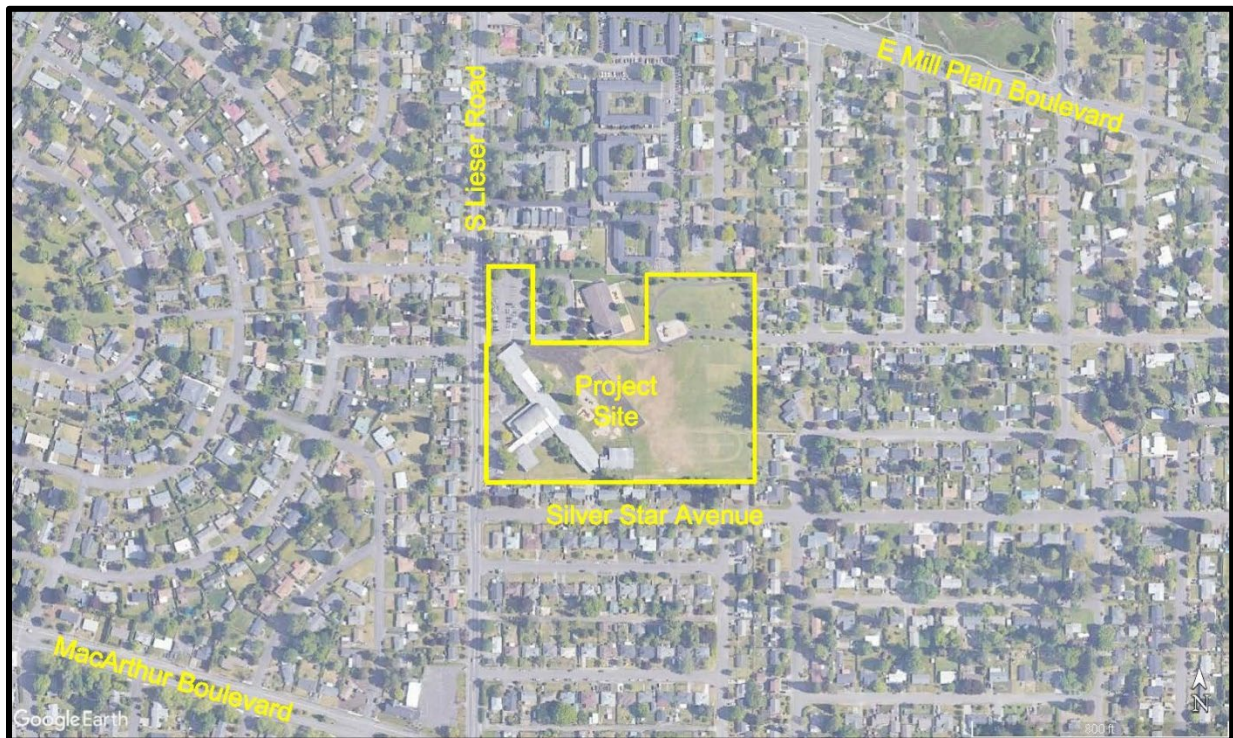


Figure 1: Aerial Photo of Site Vicinity (Image from Google Earth)

## Site Trips

### Trip Generation

The subject site is currently zoned as R-6 and is proposed for a change in zoning to R-18 (parcel 37916081) and R-30 (parcels 37910411 and 37916085). To determine the potential impacts of the proposed zone change, reasonable worst-case development scenarios for the existing and proposed zones were determined utilizing data for the most traffic-intensive uses permitted within each zone.

To determine a reasonable “worst-case” development scenario under the existing R-6 and proposed R-18/R-30 zones, Vancouver Municipal Code (VMC) 40.410 *Lower Density Residential Districts* and 40.420 *Higher Density Residential Districts* were referenced and compared to a variety of land uses provided within the *Trip Generation Manual*<sup>1</sup>. Based on an assessment of permitted uses that could reasonably be developed within the 10.89-acre site, data from the following land use codes were referenced to estimate the trip generation potential of the site based on the number of dwelling units:

- 210, *Single-Family Detached Housing*.
- 220, *Multifamily Housing (Low-Rise)*.

To determine a dwelling unit count within the site, the maximum unit per net acre density rates from City code were referenced from VMC 20.410.020 and VMC 20.420.040:

<sup>1</sup> Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 11<sup>th</sup> Edition, 2021.

- R-6: 5.8 units per net acre (assumed to be single-family detached houses).
- R-18: 18 units per net acre (assumed to be multifamily dwelling units).
- R-30: 30 units per net acre (assumed to be multifamily dwelling units).

For the purposes of this analysis and based on correspondence with City of Vancouver staff, it is assumed that a reasonable, if not conservative, 20 percent reduction in site buildable area will be necessary to accommodate streets/right-of-way improvements, public space, etc. When considering the aforementioned units per net acre densities and acreages of each existing parcel, the following reasonable worst-case development scenarios were assumed for each zone:

- Existing R-6 Zone (10.89 total acres, 8.71 net acres): 50 single-family detached houses.
- Proposed R-18 Zone (0.76 acres, 0.61 net acres): 10 multifamily dwelling units.
- Proposed R-30 Zone (10.13 acres, 8.10 net acres): 243 multifamily dwelling units.

The trip generation calculations show that under the existing R-6 zone, the subject site could reasonably generate up to 38 morning peak hour trips, 50 evening peak hour trips, and 500 average weekday trips. Under the proposed R-18 and R-30 zones, the site could reasonably generate up to 101 morning peak hour trips, 129 evening peak hour trips, and 1,706 average weekday trips. Accordingly, the net change in the trip generation potential of the site after the proposed rezone is projected to increase by 63 morning peak hour trips, 79 evening peak hour trips, and 1,206 average weekday trips.

The trip generation estimates are summarized in Table 1 and detailed trip generation calculations are included as an attachment to this memorandum. Note the trip generation estimates for single-family detached houses are based on City of Vancouver policy, which requires each dwelling unit generate 10 daily trips, 0.75 morning peak hour trips, and 1.00 evening peak hour trips.

**Table 1: Trip Generation Summary**

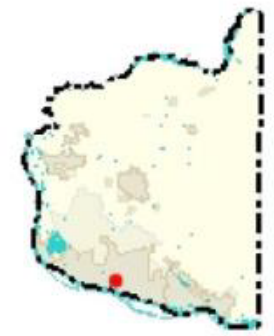
ITE Code	Size		Morning Peak Hour			Evening Peak Hour			Weekday Total
			Enter	Exit	Total	Enter	Exit	Total	
<i>Existing R-6 Zone</i>									
Single-Family Detached Housing	210	50 units	10	28	38	32	18	50	500
<i>Proposed R-18 &amp; R-30 Zones</i>									
Multifamily Housing (Low-Rise)	220	253 units	24	77	101	81	48	129	1,706
<i>Net Change In Site Trip Generation Potential</i>									
<b>Net Increase</b>			<b>14</b>	<b>49</b>	<b>63</b>	<b>49</b>	<b>30</b>	<b>79</b>	<b>1,206</b>

If you have any questions or concerns regarding this analysis or need further assistance, please don't hesitate to contact us.





# AERIAL MAP



## Legend

- Taxlots
- All Roads
  - Interstate or State Route
  - Arterial
  - Collector
  - Private or Other
- Cities Boundaries
- Urban Growth Boundaries

## Notes:

1: 2,711

451.9 0 225.95 451.9 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.



TRIP GENERATION CALCULATIONS  
Source: Trip Generation Manual, 11th Edition  
Existing R-6 Zone

*Land Use:* Single-Family Detached Housing  
*Land Use Code:* 210  
*Land Use Subcategory:* All Sites  
*Setting/Location:* General Urban/Suburban  
*Variable:* Dwelling Units  
*Trip Type:* Vehicle  
*Variable Quantity:* 50

**AM PEAK HOUR**

*Trip Rate:* 0.7

	Enter	Exit	Total
Directional Split	26%	74%	
Trip Ends	9	26	35

**PM PEAK HOUR**

*Trip Rate:* 0.94

	Enter	Exit	Total
Directional Split	63%	37%	
Trip Ends	30	17	47

**WEEKDAY**

*Trip Rate:* 9.43

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	236	236	472

**SATURDAY**

*Trip Rate:* 9.48

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	237	237	474



TRIP GENERATION CALCULATIONS  
Source: Trip Generation Manual, 11th Edition  
Proposed R-18/R-30 Zones

Land Use: Multifamily Housing (Low-Rise)  
Land Use Code: 220  
Land Use Subcategory: Not Close to Rail Transit  
Setting/Location: General Urban/Suburban  
Variable: Dwelling Units  
Trip Type: Vehicle  
Variable Quantity: **253**

AM PEAK HOUR

Trip Rate: 0.4

	Enter	Exit	Total
Directional Split	24%	76%	
Trip Ends	24	77	101

PM PEAK HOUR

Trip Rate: 0.51

	Enter	Exit	Total
Directional Split	63%	37%	
Trip Ends	81	48	129

WEEKDAY

Trip Rate: 6.74

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	853	853	1,706

SATURDAY

Trip Rate: 4.55

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	576	576	1,152

Caution: Small Sample Size

LIESER SCHOOL REDEVELOPMENT  
**COMMUNITY ENGAGEMENT SUMMARY**



June 27, 2022





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# ABOUT THE PROJECT

# LIESER SCHOOL REDEVELOPMENT ABOUT THE PROJECT

The design team held a series of events in May 2022, with the intent of receiving community input on the proposed redevelopment of the Lieser School Site. The site includes three parcels of land located at 301 S. Lieser Road. In January 2022, the Vancouver Housing Authority purchased the land with the plan of deconstructing and removing the former Lieser School building to create an opportunity for a mix of neighborhood-serving uses, including:

- Vitrally needed affordable housing for people who work in Vancouver
- Childcare, preschool, and social services for Vancouver families
- A new, seismically-safe fire station
- An improved park that will continue to provide connection and recreation for neighbors

This first phase of community engagement consisted of neighborhood meetings, focus groups, pop-up events, and an open house to help inform zoning changes required by the uses proposed on the former school site. During these events, project partners had the opportunity to connect with neighbors and community groups to provide information about the proposed development, gather feedback on their concerns, and identify opportunities for the project design.

Redevelopment of the site will be a collaborative effort between the Vancouver Housing Authority, City of Vancouver, EOCF (Educational Opportunities for Children and Families), and Salazar Architect. If re-zoning for the site is approved, there will be additional opportunities for engagement across each project.

# COMMUNITY ENGAGEMENT EVENTS

## Lieser Neighborhood Park Pop-Up Events **APPROACH**



On Saturday, April 23, 2022 and Tuesday evening, May 3, 2022, the Salazar Architect community engagement team went to Lieser neighborhood park for several hours to set up a casual installation to speak with users of the playground and open space. The materials presented included a “Project Information” board with a map and description of the proposed uses; a “What We’ve Heard” board that people could add concerns and opportunities; a “Design Options” board where people could balance different development priorities, and a “Park Options” board where people could vote on different options for park uses and character. The team provided surveys to collect information on people participating in the events, and informational flyers were available to inform people about upcoming events. The team posted signage at each of the park entries to direct people to learn more and participate on the city’s Be Heard website. The team observed most park uses were either walking dogs or using the playground, with many dog walkers using the open field for off-lease play.

## Lieser Neighborhood Park Pop-Up Events OUTCOMES

Each pop-up event had approximately 15 people who engaged with the presentation boards or had one-on-one conversations with the design team. Most people shared stories of their personal connections to the site and school. Many people were enjoying the space with their dogs, and multiple families showed up to use the playground.

In general, the pop-up event was positively received, and people were grateful to have an opportunity to share their opinions, despite being somewhat wary of the potential changes. Some people were very supportive of the proposed development and affordable housing. The loss of open space was the biggest concern. Other concerns raised were about noise from the development safety and traffic on Lieser.

Based on this feedback from the public, the school's field is an important neighborhood amenity for neighbors, dog owners, and youth. Balancing and enhancing the open space with the other components of the development should be a top priority.

One neighbor we spoke to was there using the park with his wife and two dogs. For many years he has been volunteering to maintain the site, picking up dog waste and even trimming all of the trees. He called himself the unofficial “park ranger”. His hope for the site was that the apartments would have as small of a footprint as possible to preserve the open space.

*“The park could really use some more shade”*

*“Have you considered seniors and accessibility for the affordable housing?”*

We spoke to a young girl about her hopes for the site. She had already written a letter to and received a response from the mayor, asking about the fate of the park and playground. She hoped updates to the park would include planting some flowers.

Another neighbor we spoke to lived near the northeast corner of the site. He was most concerned with noise from the new apartments and playground and hoped that the playground would stay in its existing location. He also expressed concerns about parking availability and concerns about crime related to the housing component.

*“We already have so much siren noise with the hospital nearby”*

*“People like to jog around the perimeter of the site, it would be great if that could continue to happen with the new development”*

# Vancouver Heights Neighborhood Association Meetings **APPROACH**



On March 24, 2022, and April 28, 2022, the Salazar community engagement team joined the Vancouver Heights Neighborhood Association for their monthly meeting. At the March meeting, the team introduced the project and the project partners, discussed the community engagement process, and held a Q & A for people to express their early concerns and questions about the project. At the April meeting, the team provided an update on the process and invited the neighborhood association to have one-on-one discussions with the project team as well as share their feedback on the same boards used at the pop-up events.

## Vancouver Heights Neighborhood Association Meetings

### OUTCOMES

Each of the neighborhood meetings had between 20-25 people in attendance. The second meeting had several virtual participants as well. The questions from the Q & A at the first meeting helped shape the team's approach to our future outreach and gathering answers to common questions and assumptions the community had about the development. The second meeting provided an opportunity for valuable one-on-one conversations and feedback on design priorities.

It was clear from the conversations with this group that considering safety and traffic concerns on Lieser Road should be a priority. People at these meetings also expressed a strong desire for maximizing open space and shared concerns about noise from the fire station and the rest of the development.

At the end of this initial engagement process, the chair of the neighborhood association expressed his support for the community engagement approach and hoped that the team would stay in touch to provide updates on the development as it moves forward.

*"I am concerned about the fire truck sirens disturbing neighbors"*

We spoke to one man who was at the meeting with his young daughter. His family was considering buying a house in the neighborhood. He was open to the development concept and hoped that the new development would be an opportunity to give benefits back to the community instead of just taking away from it.

*"Will there be parking available for residents? At what ratio? There are existing apartments north of the site that already are impacting parking nearby."*

*"How does this development fit into the city's carbon reduction plan? Will it be carbon neutral or avoid using fossil fuels?"*

*"Will there be a community garden for the VHA housing?"*

One woman we spoke to was displeased with the idea of a new development at this site. However, when asked if she saw any opportunities that the design team should consider, she offered the idea of preserving the large cedar tree in the existing school yard. We later heard several other people mention the tree as an important landmark to consider

*"Crossing Lieser as a pedestrian/cyclist is dangerous. More traffic and parking will make this worse"*

# Lieser School Open House and Garage Sale **APPROACH**



On May 14, 2022, VHA hosted a “garage sale” to give away desks, chairs, and other items left at the school. The community engagement team used this event as an opportunity to set up outside to get feedback on presentation boards. The boards presented included four boards from the previous pop-up events with two additional boards - one with information about the fire station and another with three different site design options.



# Lieser School Open House and Garage Sale

## OUTCOMES

This event had more than 100 people in attendance. Many former students shared school memories with the team and each other. There was an abundance of feedback due to the number of people in attendance. Compared to the other engagement events, many of the people that offered input during the garage sale were not directly impacted by the changes to the site, aside from the school demolition. There were several neighbors who we did speak with in detail.

Generally, participants at this event preferred design options 1 and 2, which had wider buffers and higher parking ratios. When asked about trade-offs, this group would prefer taller buildings to maximize open space but also wanted to see ample buffers for neighbors and adequate parking. The team also heard repeated themes about a desire for open space and safety on Lieser Road. People in this group were also interested in natural play areas compared to the other park amenities presented on that participation board.

*“Dog Park please :)”*

One person we spoke with lives directly adjacent to the site on Lieser. She was interested in options 1 and 2 which include a pathway that connects all around the site. She has a young son who has just outgrown the playground. She liked the idea of pathways which would allow her and her son to continue to enjoy the site, and suggested opportunities for activities along the path to enjoy along the way. We also discussed buffers and fences for the neighbors

One person who participated voted for option 1. When asked why that one was his favorite, he referenced the parking ratio that was noted for that option, which was higher than the other 2 options

*“Concerned too much of the park will be removed”*

*“An updated track would be nice”*

One person we spoke to lives in a town home just north of the site. He was most hopeful about potential improvements to the park. He was most concerned about traffic impacts and loss of open space. He also said he sometimes needs to park in the surrounding neighborhood due to a lack of parking for his apartment development. However, he preferred design option 3, which preserved the most open space and had a reduced/shared parking layout.

# Patricia Nierenberg Child Care Center Focus Group

## **SUMMARY**

On May 16, 2022, the design team held a focus group with two members of the Patricia Nierenberg Child Care Center to share information about the proposed development and seek input on the functionality of the childcare center and larger development site. The childcare center serves families of staff from the nearby hospital with children ranging in age from 4-weeks to five years old. At the time of the focus group, they had three classrooms operating with plans to have five full classrooms by the fall. Their operating hours are 6:30 am to 6:00 pm.

Families served at this center primarily rely on cars for transit, and the current parking and drop-off configuration was sufficient for families and staff. The parking area at the center also requires access for trash pick-up and weekly food deliveries (semi-truck). The connected west parking parcel is primarily used by people visiting the park and is not needed for the child care center staff or families. The park and playground to the east is often visited by families who use the services of the child care center. The child care center staff also often use the walking path around the park on their breaks.

This group hoped that environmental health and safety would be maintained during the school deconstruction and that children would still be able to play outside during this process. They also hoped that the design team would incorporate more shaded areas for the park and maintain their parking lot access throughout construction. They had some concerns about negative impacts such as drugs, encampments, graffiti, or people using their fenced play areas due to the new development. Currently, they have no safety concerns with the site, as the hospital provides regular patrols for the PNCCC.

## Be Heard Survey Respondents Focus Group

### **SUMMARY**

On May 19, 2022, the design team held a focus group at the Bridgeview Resource Center with community members who had participated in the survey shared on the Be Heard website and at the community engagement events. The goal of this focus group was to review the three most recent design options and get more detailed feedback on a recommended site design. Six people attended this event in person, with several others joining online.

Of the three site design options presented, attendees of this focus group unanimously preferred design option 3, which preserved the most open space and had the lowest parking ratio. This was in contrast to the open house event during which most people selected options 1 or 2. They did wish to add the buffer pathway, which was not included in option 3. To address parking concerns, one group member suggested considering subsidized bus passes or ride-share for residents of the apartments. This group was generally open to the concept of having some shared parking between the apartments and child care center to maximize the open space potential.

Other recommendations from this group included: adding a safe pedestrian crossing at the new street intersection, providing a community garden for the apartment residents, adding adult exercise equipment on the walking loop (example given: gorge loop fitness trail at Skamania Lodge), adding a pet waste station, and prioritizing nature and wildlife habitats. This group expressed concerns about noise from the fire station, parking needs, potential for increased crime, and traffic safety on Lieser Road.

# BE HEARD WEBSITE

## Be Heard Vancouver Website

### APPROACH

To supplement the community engagement events, the project team worked with the City of Vancouver to create a project page on Be Heard Vancouver, the City of Vancouver's online public engagement platform. The Be Heard site allows people who live, work, or play in Vancouver to provide direct feedback, share ideas, and ask questions about a variety of current City projects, initiatives, and decisions on their own time – all from one central hub. The City of Vancouver uses online feedback and face-to-face engagement activities – such as public meetings, open houses, and hearings – to reach as many people as possible.

At the time of the engagement events, the Lieser School Redevelopment project page included information about the project, a map, timeline, FAQ, photos, and email sign-up. The site also had several interactive community engagement tools, such as a survey about the proposed development, a place to pin comments to a map, and a board for sharing ideas. The survey included a sign-up for a focus group held on May 19.

[www.behheardvancouver.org/lieser](http://www.behheardvancouver.org/lieser)

## Project Timeline



## Be Heard Vancouver Website

### OUTCOMES

The survey hosted on the Be Heard Page had 16 participants. Three others took the survey in person at one of the engagement events. Most people who took the survey lived or worked in the immediate area and were between 31 and 55 years old.

Of the opinions provided, the community benefit most important to participants was park and playground improvements, followed by the fire station. The group had mixed opinions about which park features were most valuable, with trees and landscaping being the most selected answer with four votes, and children's play areas and walking paths each getting three votes. Other park features participants wanted to see included places for pets, open spaces and older trees, and areas for playing sports.

This group's biggest concern was the loss of open space, although some participants were also concerned with increased noise, a lack of parking, and increased traffic. Other concerns included the demolition of the school and the addition of affordable housing.

*"Maintain the big old redwood behind the school and all larger trees that offer shade and are so beautiful. Keep as much open space in the fields as possible- my neighbors, kids, and public are always using this green space!"*

*"What kind of lighting will be added to the landscaping and how will that impact the surrounding neighborhood and wildlife?"*

*"I would love to see a welcoming, inclusive, and active space that serves as a safe space for families to enjoy some outdoor space in between the neighborhoods"*

*"How will this impact traffic on Lieser Road? How will a fire station increase noise- Lieser is already very noisy from all the ambulances that drive by with their sirens on. Will traffic be blocked by fire trucks backing in to the fire station?"*

*"Can you make the playground/park a larger 'Accessible Playground' so that with kids of varying physical abilities can play together. Also can it be bigger? With low income housing there is likely to be an increase in kids!"*

*"My hope is to still be able to enjoy the large park and still be able to walk my dog. My biggest concern is the affordable housing. This is one of the only green spaces anywhere near me, I don't want to see it turned into apartments."*

# RECOMMENDATIONS

# LIESER SCHOOL REDEVELOPMENT RECOMMENDATIONS

Although feedback on different aspects of the proposal and design concepts varied, some consistent themes emerged for what the community hoped to see for the redevelopment of the Lieser School site. Below are five recommendations based on community feedback.

**RECOMMENDATION #1: Prioritize Safety on Lieser Road**  
Driveways, intersections, and right-of-way improvements on Lieser road should be designed to improve pedestrian safety and mitigate traffic impacts.

**RECOMMENDATION #2: Maximize Open Space**  
The proposed development should be concentrated in a small footprint to preserve as much open space as possible.

**RECOMMENDATION #3: Right Size Parking to Support the Development**  
Parking should adequately meet the needs of future residents and visitors. If possible, implement creative strategies, such as shared parking between different uses.

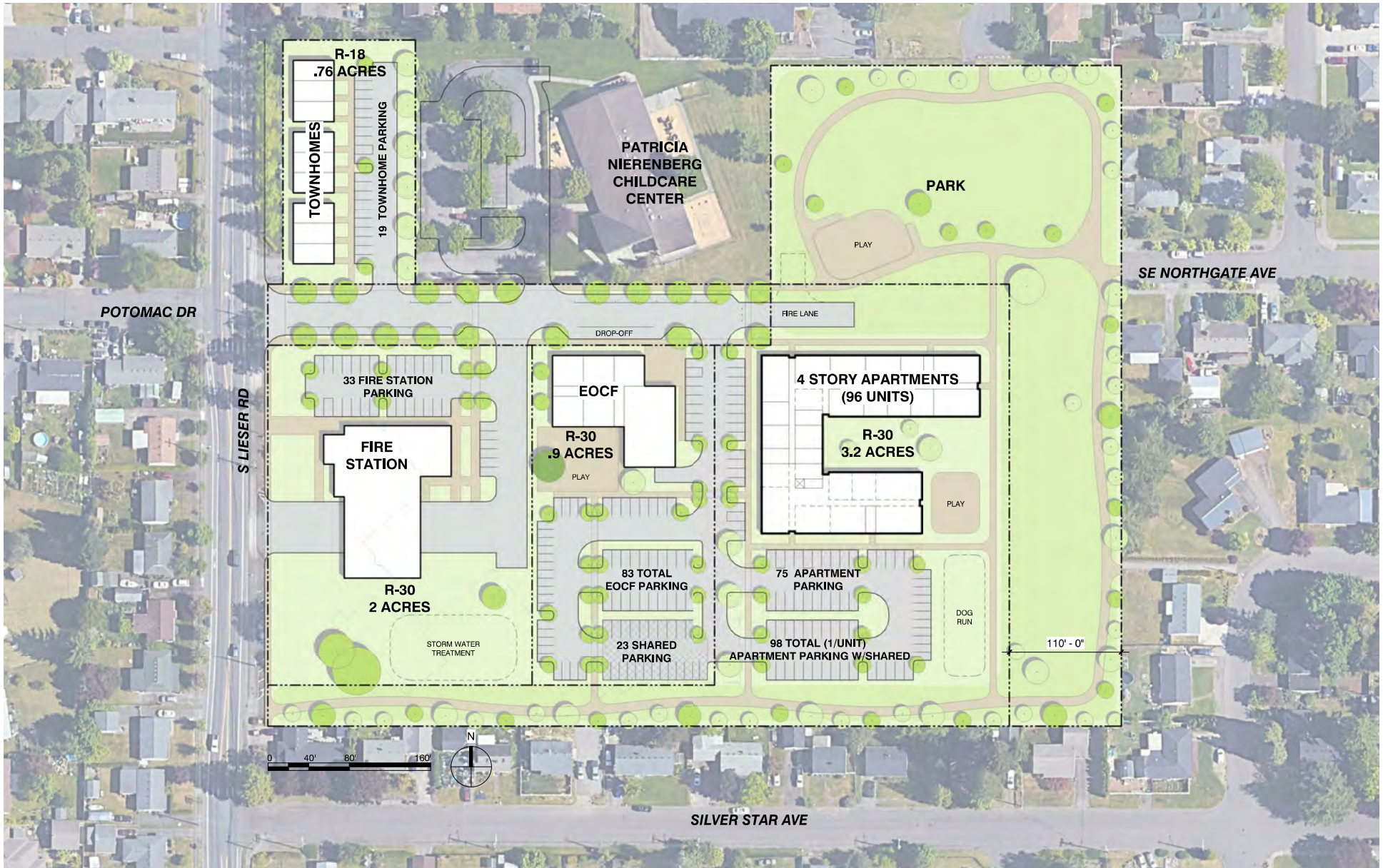
**RECOMMENDATION #4: Maintain and Improve Pathway Connections**  
Existing pedestrian connections and pathway networks should be enhanced to promote active use of the site for people of all ages and abilities.

**RECOMMENDATION #5: Preserve History and Support the Local Community**  
Where possible, preserve aspects of the site and school history. Add value back in areas that the development will impact.

**RECOMMENDATION #6: Provide additional shading through landscape or structures at the park, in particular near the play structure but other areas of the park would benefit as well.**

The following conceptual site plan includes the planned Fire Station, EOCF, expanded public park, and 96 apartment units. Based on the community engagement the design integrates shared parking for EOCF/VHA, an eastern buffer area of open space for recreation, a southern buffer area with walking path and preservation of the large cedar tree between the proposed EOCF and Fire Station.





# APPENDIX

# POP-UP / OPEN HOUSE BOARDS

# PROJECT OVERVIEW

## About the Project

The Lieser School Site, consisting of 3 adjoining parcels located at S Lieser Road near Silver Star Ave, was purchased in January 2022 by the Vancouver Housing Authority with the plan of deconstructing and removing the existing school to create opportunities for a mix of neighborhood serving uses including:

- An Early Learning Center and Office for the EOCF (Educational Opportunities for Children and Families) which will include classrooms, offices, and a central kitchen.
- Affordable housing including a mix of housing and unit types for families and individuals
- A new Vancouver Fire Department station which will include a community room
- Public Park improvements including relocating and updating the existing play area.

The development of this site will be a collaboration between the Vancouver Housing Authority, City of Vancouver, EOCF, and architectural firm, Salazar Architect, who is leading the Community Engagement effort and will design the housing portion of the development. The proposed uses will require re-zoning of the site, the first phase of community engagement is to help inform the proposed zoning.



What are your hopes for the future of the Lieser School property?

Share your ideas by adding a sticky note to the map



## COMMUNITY ENGAGEMENT GOALS

To connect with key stakeholders including neighbors and community groups to ensure that the redevelopment is informed by the local community.

LIESER SCHOOL REDEVELOPMENT



EOCF

SALAZAR ARCHITECT

# WHAT WE'VE HEARD

## Opportunities:

- The park and play area will require some redesign, what would the neighborhood like to see here?
- This area is often visited by dog walkers, how can we consider this use?
- What other neighborhood amenities would be possible at this site?
- Community room is a potential component of the fire station.
- How can this development help provide affordable housing for neighbors in need?
- How can this development provide services for the community?
- How can this development be considerate of its current neighbors?

Place your ideas for opportunities below

DOG  
TRAIL  
SPACE TO  
WALK DOGS

MORE GREENS  
FOR THE PARK

SAVE  
THE TREES  
ESP. BIG  
REDWOOD BY  
SCHOOL

KEEP THE  
TREE IN  
SCHOOL  
PLAY YARD

A dog park  
with pop bins  
shaded and  
off 1985 area

MORE  
PLANTS +  
FLOWERS

OPEN SPACE  
FOR DOGS  
→ PEOPLE

## Questions/Concerns:

- Existing and future traffic on Lieser.
- How will traffic concerns at the Lieser/MacArthur intersection be addressed?
- Will there be traffic lights for the fire station?
- Noise from the proposed fire station
- Traffic and safety, if there are proposed connections to internal neighborhood streets.
- How will the current pedestrian access points be maintained or will they?
- How will the proposed development fit with zoning?
- How will the demolition of the old school be managed? Concerns with asbestos.
- What is the timing for the elements of the project?
- Will the neighborhood be involved and how?

Place your questions/concerns below

Really concerned  
about the amount  
of traffic & noise  
in an already stressed  
area

FIRE TRUCK  
SIRENS  
RESTRICTING  
VAT BARS

Crossing Lieser  
as a pedestrian/  
cyclist is dangerous  
More traffic &  
noise will make  
this worse still

Fires sirens!  
JBs already  
loud enough  
in the area

# WHAT WE'VE HEARD

## Opportunities:

- The park and play area will require some redesign, what would the neighborhood like to see here?
- This area is often visited by dog walkers, how can we consider this use?
- What other neighborhood amenities would be possible at this site?
- Community room is a potential component of the fire station.
- How can this development help provide affordable housing for neighbors in need?
- How can this development provide services for the community?
- How can this development be considerate of its current neighbors?
- Will future development be designed around the existing trees?
- How can this be a welcoming, inclusive and active space between neighborhoods?
- Are there opportunities for historic preservation?
- Can there be picnic tables and shaded areas?
- Will more trees, plants and flowers be added to the site?

Place your ideas for opportunities below



## Questions/Concerns:

- Existing and future traffic on Lieser.
- How will traffic concerns at the Lieser/MacArthur intersection be addressed?
- Will there be traffic lights for the fire station?
- Noise from the proposed fire station.
- Traffic and safety, if there are proposed connections to internal neighborhood streets.
- How will the current pedestrian access points be maintained or will they?
- How will the proposed development fit with zoning?
- How will the demolition of the old school be managed? Concerns with asbestos.
- What is the timing for the elements of the project?
- Will the neighborhood be involved and how?
- How much open space will be left for the surrounding neighborhood to use?
- How will the lighting impact the surrounding neighborhood and wildlife?
- Will there be security features, such as cameras and motion sensor lighting?
- Will the playground and park be accessible?
- Will the playground and park be open through out construction?

Place your questions/concerns below



# SITE DESIGN OPTIONS

Which design option do you prefer?

Place a dot next to the option you think is best

**A. Taller buildings with more open space**

**B. Shorter buildings with less open space**

OR

**A. More buffers for neighbors**

**B. More open space**

OR

**A. More parking for residents**

**B. More open space**

OR

**A. More park amenities**

**B. More natural elements**

OR

# DESIGN OPTIONS

Which design option do you prefer? Place a dot next to which option you think is best.



OPTION 1

- 3-story "breezeway" style apartments (90 units)
- dispersed apartment parking (1.4 per unit)
- 80' wide park extension to the east
- 35' wide buffer and pathway to the south
- townhomes across from park
- EOCF parking in northwest lot, with some parking and dropoff adjacent to building



OPTION 2

- 4 story apartment building which drops to 3 stories to the south (100 units)
- apartment parking grouped in one location (1 per unit)
- 120' wide park extension to the east
- 45' wide buffer and pathway to the south
- townhomes in northwest lot
- EOCF parking and dropoff adjacent to building



OPTION 3

- 4 story apartment building (99 units)
- apartment parking grouped in one location (.75 per unit). Some shared parking with EOCF
- 155' wide park extension to the east
- 25' wide buffer and to the south
- townhomes in northwest lot
- EOCF parking and dropoff adjacent to building. Some shared parking with apartment building.

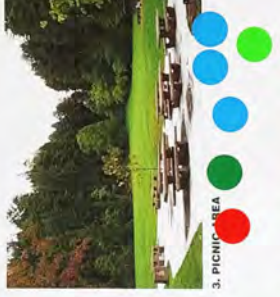


Red, blue, yellow



# PARK AMENITIES

Which park features are most important to you? Place three dots



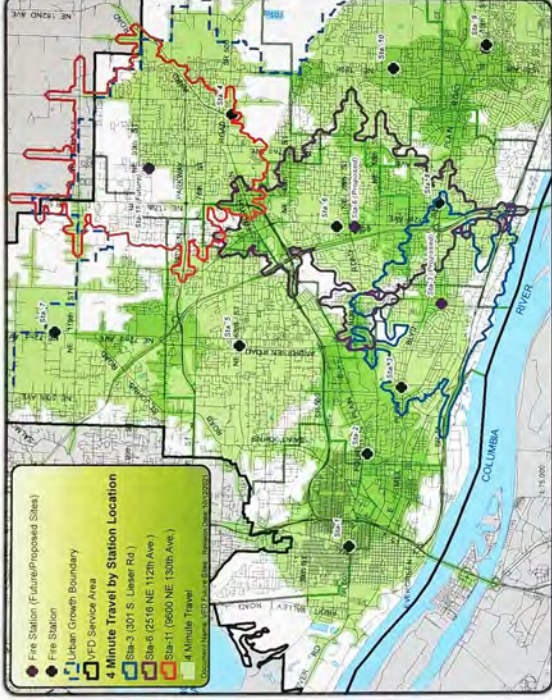
Which experience do you most prefer? Place one dot along the line.

MORE NATURAL

MORE FORMAL



## FUTURE FIRE STATION 3



### About Fire Station 3

The existing fire station 3 on E Mill Plain Blvd will be replaced with a new station at 301 S. Lieser Rd that provides a more central service for the region. The new fire station will take the place of the demolished Lieser School and will potentially include a community room.

### Questions We've Heard

- Q: I am concerned about noise, is there anything that can be done about this?  
A: Sirens are only used when necessary if there is traffic, if the roads are clear, sirens may not be required.
- Q: What is the expected call volume for this station?  
A: The anticipated call volume is 5.7 calls for each 24 hour shift
- Q: How many engines will be located at this station?  
A: In the immediate future, there will only be one engine at this station.
- Q: Why does the fire station need so much space?  
A: The proposed fire station will be LEED certified and will likely require space for a solar array and stormwater treatment on site.

Do you have any questions or concerns about the future fire station 3?

*Share your thoughts by adding a sticky note to the space below.*

# Lieser Redevelopment Survey

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## SURVEY RESPONSE REPORT

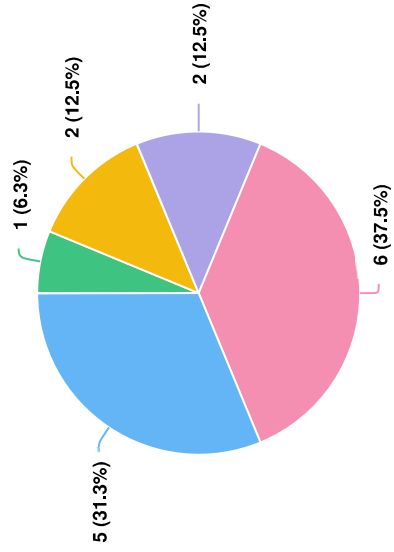
15 April 2019 - 08 June 2022

### PROJECT NAME:

Lieser School Redevelopment

# SURVEY QUESTIONS

**Q1 What is your relationship to the Lieser School property?**



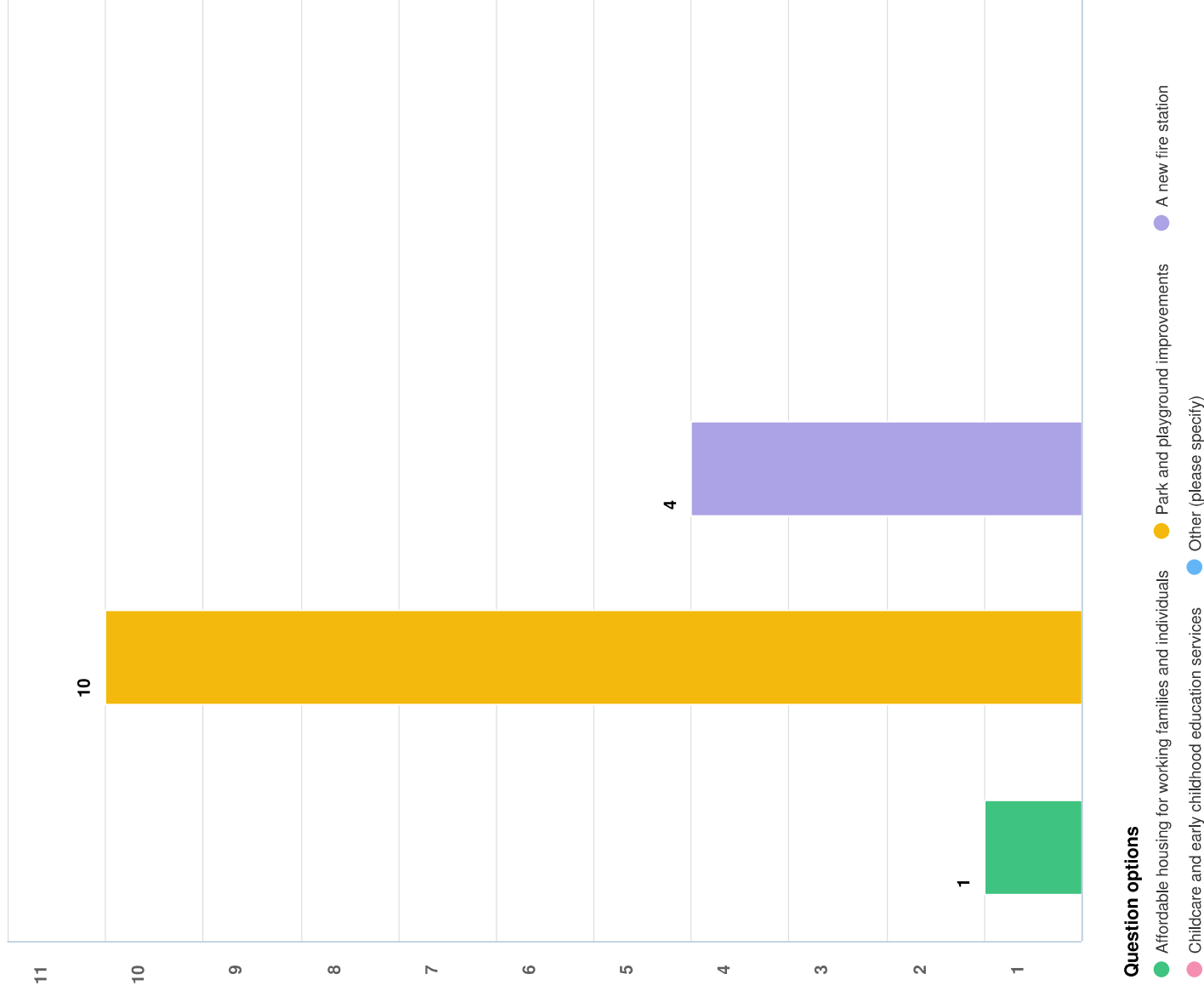
**Question options**

- I use it for recreation
- My kids play here
- I walk here with my dog
- I live or work nearby
- Other/Comment

*Optional question (16 response(s), 0 skipped)*

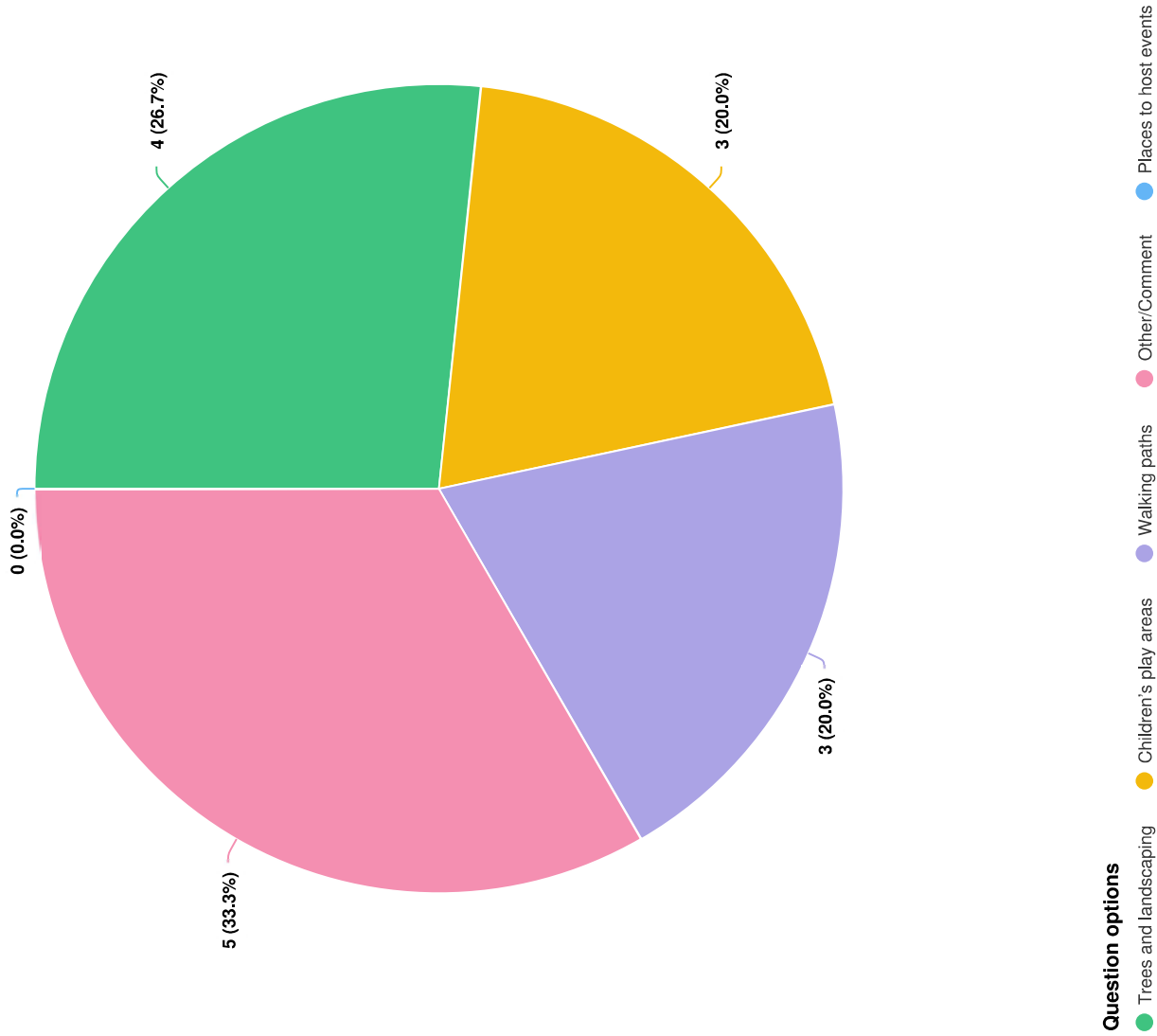
*Question type: Radio Button Question*

**Q2 Which of the following community benefits is most important to you?**



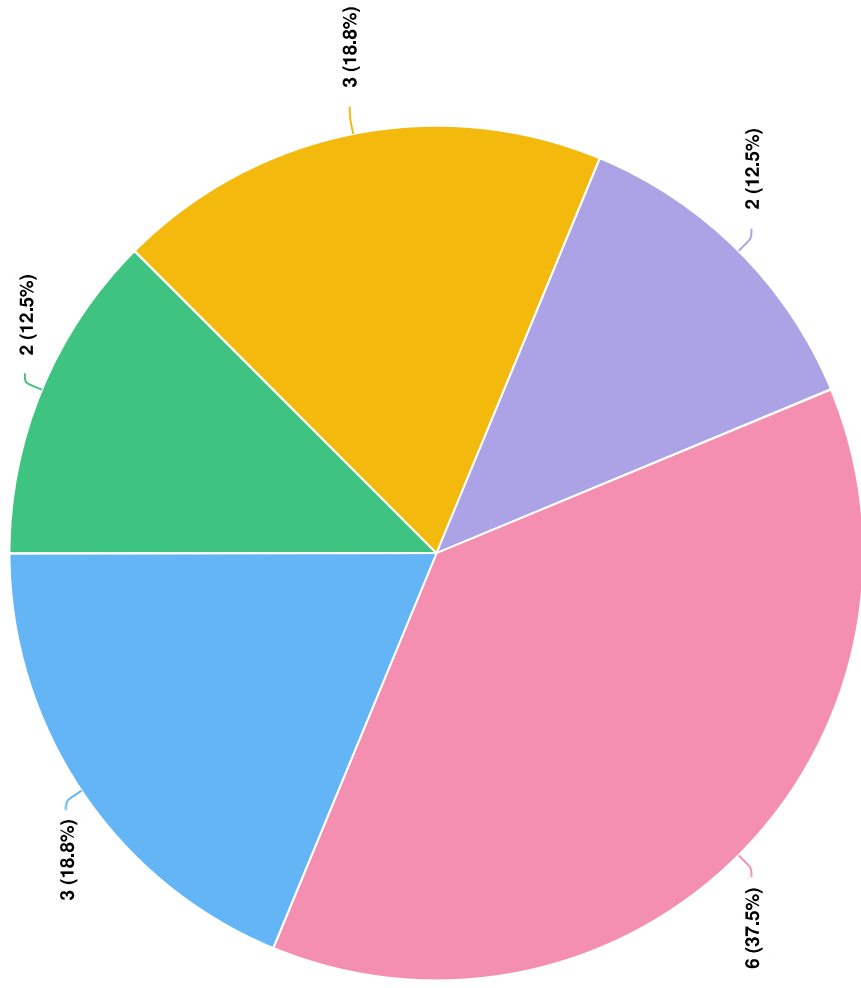
*Optional question (15 response(s), 1 skipped)  
Question type: Checkbox Question*

**Q3 Which park features do you value the most?**



*Optional question (15 response(s), 1 skipped)*  
*Question type: Radio Button Question*

**Q4** What is your biggest concern with the redevelopment of this site?



**Question options**

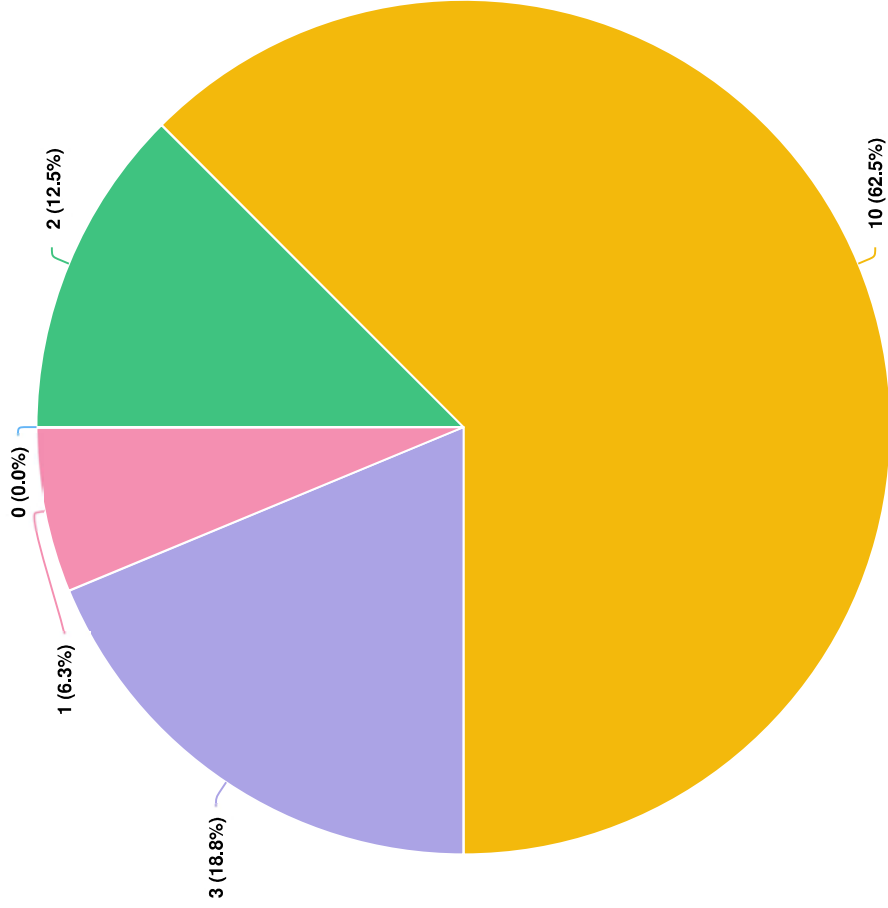
- Increased traffic
- Increased noise
- Lack of parking
- Reduction of open space
- Other/Comment

*Optional question (16 response(s), 0 skipped)*

*Question type: Radio Button Question*



**Q5** Age Range



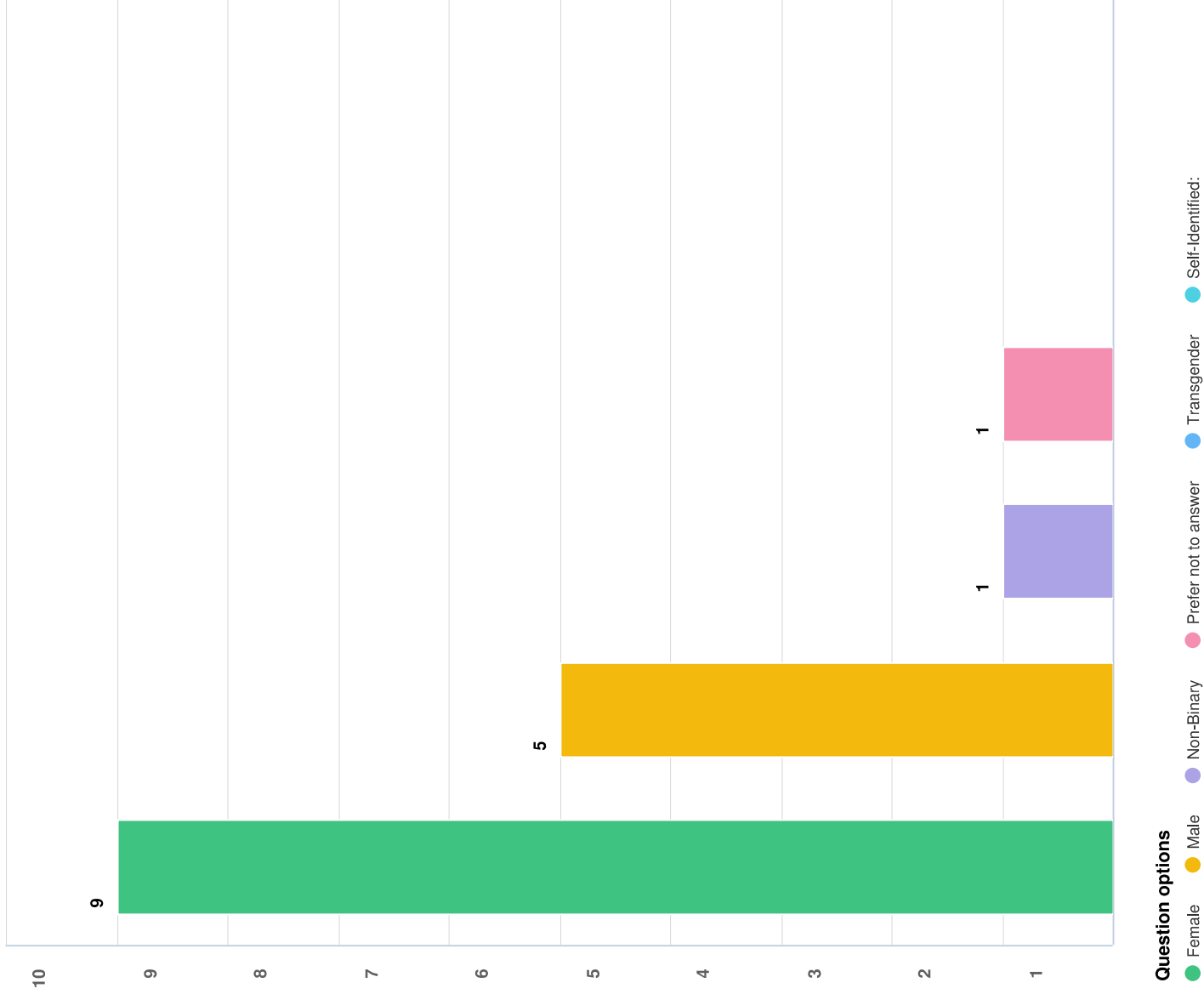
**Question options**

- 19-30
- 31-55
- 56-70
- 71+
- 0-18

*Optional question (16 response(s), 0 skipped)*

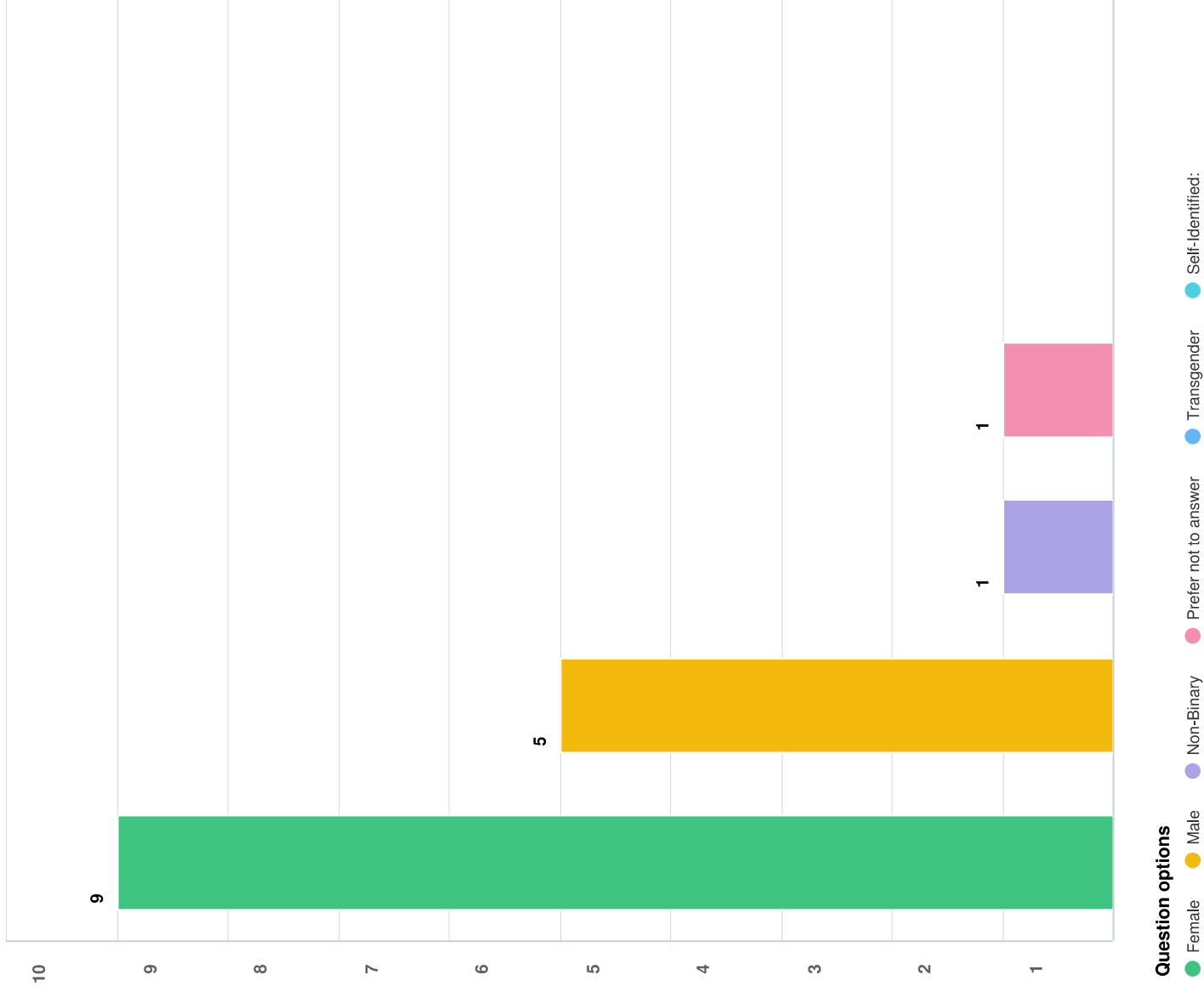
*Question type: Radio Button Question*

**Q6 Your gender identity or expression (check all that apply)**



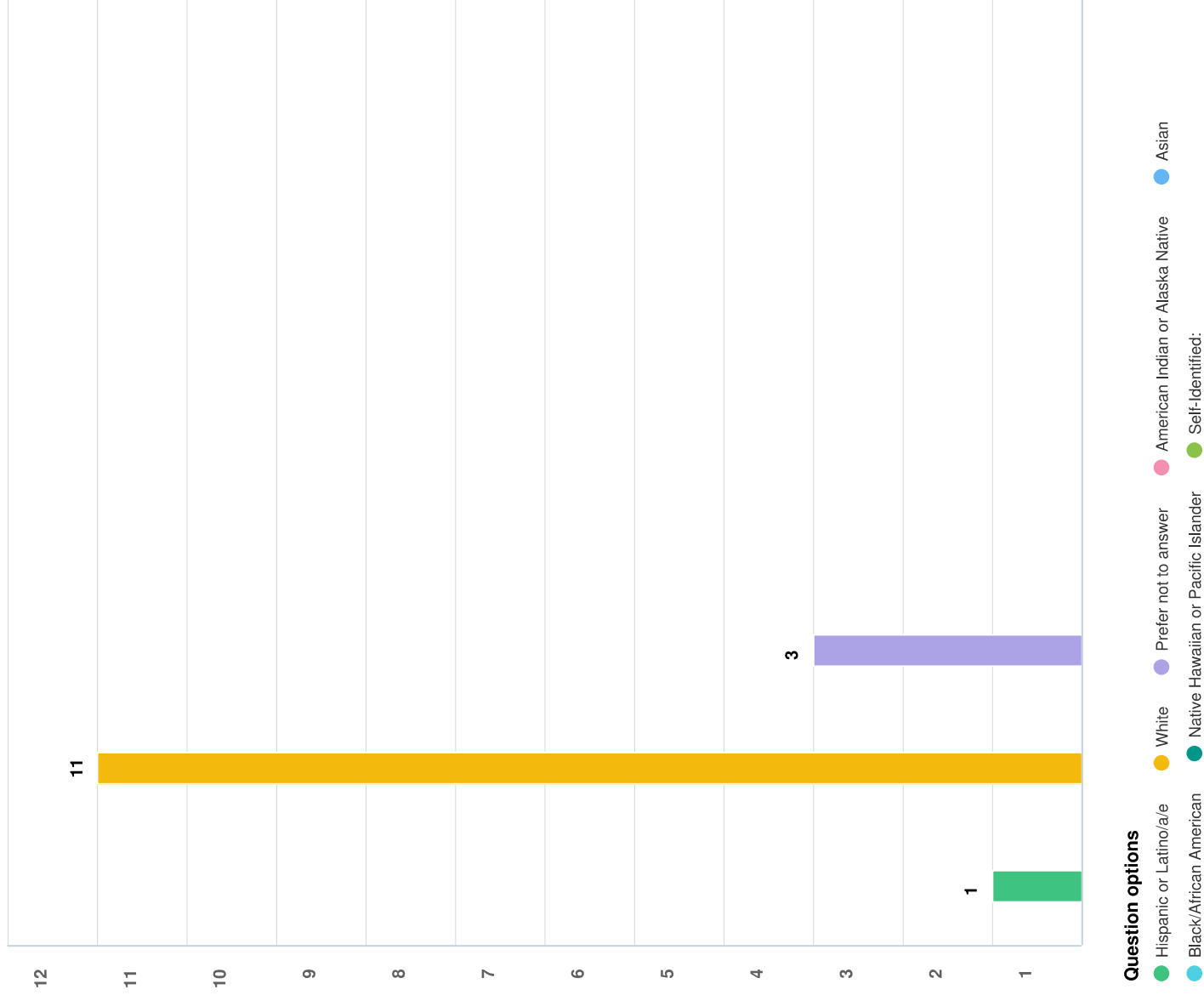
Optional question (16 response(s), 0 skipped)  
Question type: Checkbox Question

**Q6 Your gender identity or expression (check all that apply)**



Optional question (16 response(s), 0 skipped)  
Question type: Checkbox Question

**Q7 Your race/ethnicity (check all that apply)**

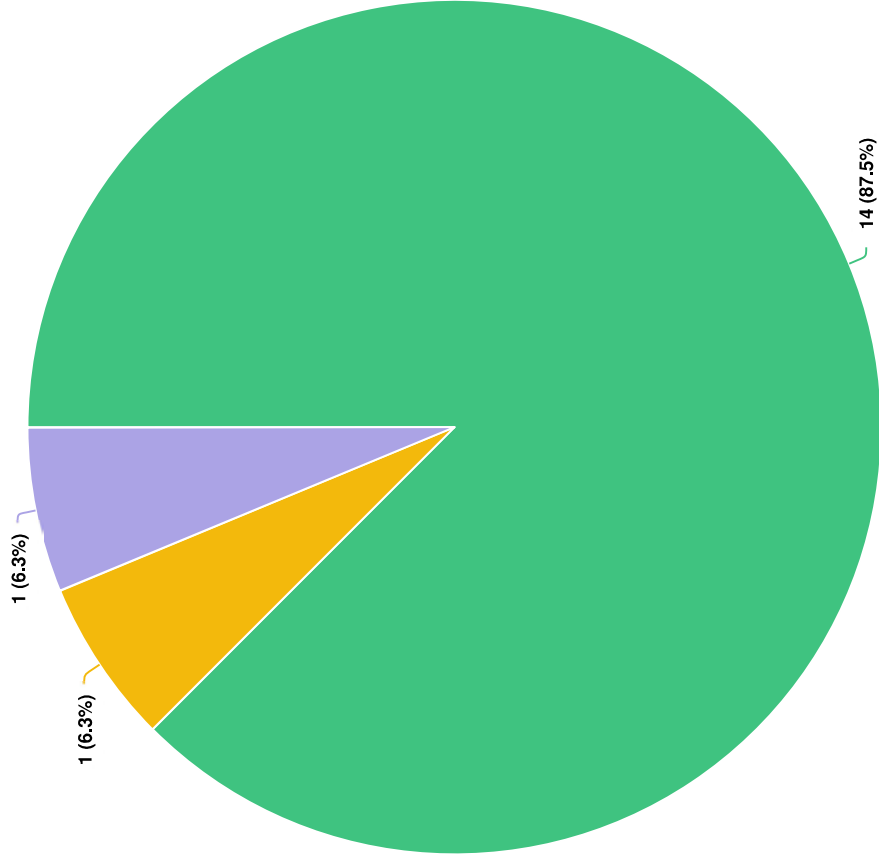


**Question options**

- Hispanic or Latino/a/e
- Black/African American
- White
- Prefer not to answer
- Native Hawaiian or Pacific Islander
- American Indian or Alaska Native
- Self-Identified
- Asian

*Optional question (15 response(s), 1 skipped)  
Question type: Checkbox Question*

**Q8 In what zip code do you live or work in Vancouver?**



**Question options**

- Vancouver, WA 98664
- Vancouver, WA 98661
- Vancouver, WA 98682

*Mandatory Question (16 response(s))  
Question type: Region Question*

# Survey Responses

15 April 2019 - 08 June 2022

## Lieser Redevelopment Survey

# Be Heard Vancouver

Project: Lieser School Redevelopment



VISITORS	
26	
CONTRIBUTORS	RESPONSES
16	16
2 Registered	14 Anonymous
0 Unverified	2 Registered
	0 Unverified
	14 Anonymous



**Respondent No:** 1

**Login:** Anonymous

**Responded At:** Apr 23, 2022 10:36:32 am

**Last Seen:** Apr 23, 2022 10:36:32 am

**Q1. What is your relationship to the Lieser School property?**

**Other/Comment**

All of these answers apply. I'm at the schoolyard daily for one reason or another.

**Q2. What are your hopes for the future of the site?**

My biggest hope is to still have access to the property to walk my dog, get exercise for myself, visit with neighbors, take my grandchildren to the park to play. The open space feels amazing .

**Q3. Which of the following community benefits is most important to you?**

Affordable housing for working families and individuals

**Q4. Which park features do you value the most?**

**Other/Comment**

All are equally important.

**Q5. What is your biggest concern with the redevelopment of this site?**

Reduction of open space

**Q6. What questions do you have about the project?**

not answered

**Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.**

Yes

**Q8. Age Range**

56-70

**Q9. Your gender identity or expression (check all that apply)**

Female

**Q10. Your race/ethnicity (check all that apply)**

White

**Q11. What language(s) do you speak and/or write other than English?**

not answered

**Q12. In what zip code do you live or work in Vancouver?**

Vancouver, WA 98664



**Respondent No:** 2  
**Login:** Anonymous

**Responded At:** Apr 24, 2022 00:29:26 am  
**Last Seen:** Apr 24, 2022 00:29:26 am

Q1. **What is your relationship to the Lieser School property?** My kids play here

Q2. **What are your hopes for the future of the site?**  
Nature play structure

Q3. **Which of the following community benefits is most important to you?** Park and playground improvements

Q4. **Which park features do you value the most?** Children's play areas

Q5. **What is your biggest concern with the redevelopment of this site?** Increased noise

Q6. **What questions do you have about the project?**  
not answered

Q7. **Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.** Yes

Q8. **Age Range** 31-55

Q9. **Your gender identity or expression (check all that apply)** Non-Binary

Q10. **Your race/ethnicity (check all that apply)** Hispanic or Latino/a/e

Q11. **What language(s) do you speak and/or write other than English?** Spanish

Q12. **In what zip code do you live or work in Vancouver?** Vancouver, WA 98664





**Respondent No:** 3  
**Login:** Anonymous

**Responded At:** Apr 24, 2022 05:34:38 am  
**Last Seen:** Apr 24, 2022 05:34:38 am

**Q1. What is your relationship to the Lieser School property?**

**Other/Comment**

My parents live nearby I grew up & went to school here & I walk the dog here. I know lots of neighbors who use the park for their kids & dogs.

**Q2. What are your hopes for the future of the site?**

Please do not build affordable housing here please keep some of the green space improved the park make a walking path to Bolder Ave/Columbia Ridge. I don't mind if their is a new fire station & community services center on this property next door to the daycare center. We go affordable housing coming to Town Plaza soon & eventually behind Safeway. I grew up with Tower Mall/Town Plaza I used go shopping when a little Safeway & I used to work in the building as janitor for over 4 yrs. I understand buildings like the school & town plaza were made with toxic chemicals & materials asbestos why think closed Lieser Elementary school in 1992 I know I was a 4th grader. We had our time capsule open in January 2017 after 25 yrs. Nothing was in their I still remember my green bookmark with rainbow & unicorn with my name on it & laminated. My home I own today is 1942 its 80 yrs old made out of asbestos which in the school when opened in 1944. Town Plaza was built in 1970s I understand the current Fire Station is getting old they room for the water tower but probably not enough room to stay on Devine Rd & Mill Plain to tear down & upgrade the fire house. Yes the BTR bus stop for 37 Mill Plain going in on the corner they will be 1 at Lieser Rd & 87th Ave eastbound but if going be westbound at 90th Ave & Mill Plain by the ER of Peacehealth hospital.

**Q3. Which of the following community benefits is most important to you?**

A new fire station

**Q4. Which park features do you value the most?**

Walking paths

**Q5. What is your biggest concern with the redevelopment of this site?**

Increased traffic

**Q6. What questions do you have about the project?**

I know traffic has increased a lot in the 30 yrs since going to Lieser Elementary School in 1980s-1990s wasn't as bad vs 2000s to 2020s like it is now. I still go for walks in my childhood to adulthood neighborhood besides walks in my current neighborhood of 8 yrs. I love living nearby the bus system stops.

**Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.**

Yes

**Q8. Age Range**

31-55

**Q9. Your gender identity or expression (check all that apply)**

Female

**Q10. Your race/ethnicity (check all that apply)**

White

Q11. What language(s) do you speak and/or write other than English?

not answered

Q12. In what zip code do you live or work in Vancouver?

Vancouver, WA 98661



**Respondent No:** 4

**Login:** Anonymous

**Email:** n/a

**Responded At:** Apr 24, 2022 17:39:41 pm

**Last Seen:** Apr 24, 2022 17:39:41 pm

**IP Address:** n/a

Q1. **What is your relationship to the Lieser School property?** I use it for recreation

Q2. **What are your hopes for the future of the site?**

That it is left alone, or at the very least leaves enough land. We have enough concrete

Q3. **Which of the following community benefits is most important to you?** Park and playground improvements

Q4. **Which park features do you value the most?** **Other/Comment**  
Space for pets to run

Q5. **What is your biggest concern with the redevelopment of this site?** Reduction of open space

Q6. **What questions do you have about the project?**  
Is there going to be land left that the surrounding area can utilize

Q7. **Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.** Yes

Q8. **Age Range** 31-55

Q9. **Your gender identity or expression (check all that apply)** Male

Q10. **Your race/ethnicity (check all that apply)** White

Q11. **What language(s) do you speak and/or write other than English?** not answered

Q12. **In what zip code do you live or work in Vancouver?** Vancouver, WA 98664



**Respondent No:** 5  
**Login:** Anonymous

**Responded At:** Apr 30, 2022 20:14:06 pm  
**Last Seen:** Apr 30, 2022 20:14:06 pm

Q1. **What is your relationship to the Lieser School property?** I live or work nearby

Q2. **What are your hopes for the future of the site?**  
not answered

Q3. **Which of the following community benefits is most important to you?**  
not answered

Q4. **Which park features do you value the most?**  
not answered

Q5. **What is your biggest concern with the redevelopment of this site?**  
Increased noise

Q6. **What questions do you have about the project?**  
not answered

Q7. **Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.**  
not answered

Q8. **Age Range**  
31-55

Q9. **Your gender identity or expression (check all that apply)**  
Male

Q10. **Your race/ethnicity (check all that apply)**  
not answered

Q11. **What language(s) do you speak and/or write other than English?**  
not answered

Q12. **In what zip code do you live or work in Vancouver?**  
Vancouver, WA 98664



**Respondent No:** 6  
**Login:** Anonymous

**Responded At:** May 01, 2022 10:40:12 am  
**Last Seen:** May 01, 2022 10:40:12 am

Q1. **What is your relationship to the Lieser School property?**

I walk here with my dog

Q2. **What are your hopes for the future of the site?**

That you maintain the big old redwood behind the school and all larger trees that offer shade and are so beautiful. Keep as much open space in the fields as possible- my neighbors, kids and public are Always using this green space!

Q3. **Which of the following community benefits is most important to you?**

Park and playground improvements

Q4. **Which park features do you value the most?**

**Other/Comment**

Open Green space And older Trees

Q5. **What is your biggest concern with the redevelopment of this site?**

Reduction of open space

Q6. **What questions do you have about the project?**

Will there be planted buffer around the fence to lessen the trauma for home owners against the park? Also what kind of lighting will be added to the landscaping and how will that impact the surrounding neighborhood and wildlife? Many neighbors are also concerned about an increase in crimes due to this new population - so are there going to be security measures in place around the site - like cameras, motion sensors lighting, etc?

Q7. **Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.**

**Yes**

Q8. **Age Range**

56-70

Q9. **Your gender identity or expression (check all that apply)**

Female

Q10. **Your race/ethnicity (check all that apply)**

White

Q11. **What language(s) do you speak and/or write other than English?**

not answered

Q12. **In what zip code do you live or work in Vancouver?**

Vancouver, WA 98664



Respondent No: 7

Login: Anonymous

Responded At: May 02, 2022 11:59:58 am

Last Seen: May 02, 2022 11:59:58 am

Q1. What is your relationship to the Lieser School property? I walk here with my dog

Q2. What are your hopes for the future of the site?

The development opportunities for the property sound great!

Q3. Which of the following community benefits is most important to you? Park and playground improvements

Q4. Which park features do you value the most? Walking paths

Q5. What is your biggest concern with the redevelopment of this site? Increased traffic

Q6. What questions do you have about the project?

not answered

Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022. Yes

Q8. Age Range 31-55

Q9. Your gender identity or expression (check all that apply) Female

Q10. Your race/ethnicity (check all that apply) White

Q11. What language(s) do you speak and/or write other than English? not answered

Q12. In what zip code do you live or work in Vancouver? Vancouver, WA 98664



**Respondent No:** 8

**Login:** Anonymous

**Responded At:** May 03, 2022 09:53:27 am

**Last Seen:** May 03, 2022 09:53:27 am

**Q1. What is your relationship to the Lieser School property?** **Other/Comment**  
All of the above

**Q2. What are your hopes for the future of the site?**

I would love to see a welcoming inclusive and active space that serves as a safe space for families to enjoy some out door space in between the neighborhoods

**Q3. Which of the following community benefits is most important to you?** **Other/Comment**  
Park and playground improvements

**Q4. Which park features do you value the most?** **Other/Comment**  
Trees and landscaping

**Q5. What is your biggest concern with the redevelopment of this site?** **Other/Comment**  
Reduction of open space

**Q6. What questions do you have about the project?**

Will this project affect property taxes for surrounding homes?

**Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.** **Yes**

**Q8. Age Range** 19-30

**Q9. Your gender identity or expression (check all that apply)** Male

**Q10. Your race/ethnicity (check all that apply)** White

**Q11. What language(s) do you speak and/or write other than English?** not answered

**Q12. In what zip code do you live or work in Vancouver?** Vancouver, WA 98664



**Respondent No:** 9  
**Login:** Anonymous

**Responded At:** May 03, 2022 14:24:41 pm  
**Last Seen:** May 03, 2022 14:24:41 pm

<b>Q1. What is your relationship to the Lieser School property?</b>	<b>Other/Comment</b> I attended elementary school there.
<b>Q2. What are your hopes for the future of the site?</b> I personally would like to see Lieser be listed as a historical site, and be restored. I do not want to see this building torn down.	
<b>Q3. Which of the following community benefits is most important to you?</b>	Park and playground improvements
<b>Q4. Which park features do you value the most?</b>	Trees and landscaping
<b>Q5. What is your biggest concern with the redevelopment of this site?</b>	<b>Other/Comment</b> A historic structure is being torn down instead of being restored
<b>Q6. What questions do you have about the project?</b>	not answered
<b>Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.</b>	No
<b>Q8. Age Range</b>	31-55
<b>Q9. Your gender identity or expression (check all that apply)</b>	Male
<b>Q10. Your race/ethnicity (check all that apply)</b>	White
<b>Q11. What language(s) do you speak and/or write other than English?</b>	not answered
<b>Q12. In what zip code do you live or work in Vancouver?</b>	Vancouver, WA 98682





**Respondent No:** 10  
**Login:** Anonymous

**Responded At:** May 03, 2022 21:41:37 pm  
**Last Seen:** May 03, 2022 21:41:37 pm

Q1. **What is your relationship to the Lieser School property?**

My kids play here

Q2. **What are your hopes for the future of the site?**

A place were all kids can play and the community can walk. Picnic tables! Shaded areas!

Q3. **Which of the following community benefits is most important to you?**

Park and playground improvements

Q4. **Which park features do you value the most?**

Children's play areas

Q5. **What is your biggest concern with the redevelopment of this site?**

Lack of arkingp

Q6. **What questions do you have about the project?**

Can you make the playground/park a larger "Accessible Playground"- so that with kids of varying physical abilities can play together. Also can it be bigger? With low income housing there is likely to be an increase in kids!

Q7. **Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.**

Yes

Q8. **Age Range**

31-55

Q9. **Your gender identity or expression (check all that apply)**

Female

Q10. **Your race/ethnicity (check all that apply)**

White

Q11. **What language(s) do you speak and/or write other than English?**

English

Q12. **In what zip code do you live or work in**

Vancouver, WA 98664

**Vancouver?**



**Respondent No:** 11  
**Login:** Anonymous

**Responded At:** May 05, 2022 20:18:57 pm  
**Last Seen:** May 05, 2022 20:18:57 pm

**Q1. What is your relationship to the Lieser School property?** **Other/Comment**  
All of the above. We live on Northgate and frequent the park and field with our children and dog.

**Q2. What are your hopes for the future of the site?**  
More trees and nature for the community to play in. There are no other good parks in our neighborhood.

**Q3. Which of the following community benefits is most important to you?** **Other/Comment**  
Park and playground improvements

**Q4. Which park features do you value the most?** **Other/Comment**  
Trees and landscaping

**Q5. What is your biggest concern with the redevelopment of this site?** **Other/Comment**  
Reduction of open space

**Q6. What questions do you have about the project?**  
- what will the environmental impact be - is there a way to scale down the project to balance the affordable house with lots of open space that our neighborhood already lacks - how long would the current playground be closed to our neighborhood kids - is there any possibility of a dog park? Our entire neighborhood uses the giant field for our dogs to play and run

**Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.** **Other/Comment**  
Yes

**Q8. Age Range** **Other/Comment**  
19-30

**Q9. Your gender identity or expression (check all that apply)** **Other/Comment**  
Female

**Q10. Your race/ethnicity (check all that apply)** **Other/Comment**  
White

**Q11. What language(s) do you speak and/or write other than English?** **Other/Comment**  
English

**Q12. In what zip code do you live or work in Vancouver?** **Other/Comment**  
Vancouver, WA 98664



**Respondent No:** 12  
**Login:** Registered

**Responded At:** May 06, 2022 11:15:37 am  
**Last Seen:** May 06, 2022 17:27:05 pm

<b>Q1. What is your relationship to the Lieser School property?</b>	I live or work nearby
<b>Q2. What are your hopes for the future of the site?</b> Still be able to enjoy the large park, still be able to walk my dog, no low income or affordable housing	
<b>Q3. Which of the following community benefits is most important to you?</b>	A new fire station
<b>Q4. Which park features do you value the most?</b>	<b>Other/Comment</b> places to play soccer and sports
<b>Q5. What is your biggest concern with the redevelopment of this site?</b>	<b>Other/Comment</b> low income/affordable housing. This is one of the only green spaces anywhere near me. I don't want to see it turned into apartments.
<b>Q6. What questions do you have about the project?</b> Is police coverage going to increase as well with the increase in population in the area? Specifically in regards to low income/affordable housing and increase in population	
<b>Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.</b>	<b>Yes</b>
<b>Q8. Age Range</b>	31-55
<b>Q9. Your gender identity or expression (check all that apply)</b>	Prefer not to answer
<b>Q10. Your race/ethnicity (check all that apply)</b>	Prefer not to answer
<b>Q11. What language(s) do you speak and/or write other than English?</b>	not answered
<b>Q12. In what zip code do you live or work in Vancouver?</b>	Vancouver, WA 98664



**Respondent No:** 13  
**Login:** Anonymous

**Responded At:** May 06, 2022 18:53:41 pm  
**Last Seen:** May 06, 2022 18:53:41 pm

Q1. **What is your relationship to the Lieser School property?** I live or work nearby

Q2. **What are your hopes for the future of the site?**

Keep it open as a green space. No development please!

Q3. **Which of the following community benefits is most important to you?** Park and playground improvements

Q4. **Which park features do you value the most?** Children's play areas

Q5. **What is your biggest concern with the redevelopment of this site?** Reduction of open space

Q6. **What questions do you have about the project?**

How will this impact traffic on Leiser Road? How will a fire station increase noise - Leiser is already very noisy from all the ambulances that drive by with their sirens on. Will traffic be blocked by fire trucks backing in to the fire station?

Q7. **Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.** Yes

Q8. **Age Range** 31-55

Q9. **Your gender identity or expression (check all that apply)** Female

Q10. **Your race/ethnicity (check all that apply)** White

Q11. **What language(s) do you speak and/or write other than English?** not answered

Q12. **In what zip code do you live or work in Vancouver?** Vancouver, WA 98664



**Respondent No:** 14  
**Login:** Registered

**Responded At:** May 10, 2022 19:16:33 pm  
**Last Seen:** May 11, 2022 01:18:43 am

<b>Q1. What is your relationship to the Lieser School property?</b>	I live or work nearby
<b>Q2. What are your hopes for the future of the site?</b>	I would like to see improved and expanded recreation, a nicer playground, basketball court, updated track, dog area, and marked out fields. It would be neat to have retail such as restaurants, coffee shops etc. as well.
<b>Q3. Which of the following community benefits is most important to you?</b>	Park and playground improvements
<b>Q4. Which park features do you value the most?</b>	<b>Other/Comment</b> Recreation such as basketball courts, tennis courts, soccer field area, picnic areas, and a nice track etc.
<b>Q5. What is your biggest concern with the redevelopment of this site?</b>	<b>Other/Comment</b> All of the above. Increased traffic is going to make getting in and out of Lieser way more difficult, the noise is going to go up due to the increased traffic, and it looks like we will be losing open green spaces
<b>Q6. What questions do you have about the project?</b>	Can any of the plans be changed?
<b>Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.</b>	Yes
<b>Q8. Age Range</b>	31-55
<b>Q9. Your gender identity or expression (check all that apply)</b>	Male
<b>Q10. Your race/ethnicity (check all that apply)</b>	Prefer not to answer
<b>Q11. What language(s) do you speak and/or write other than English?</b>	not answered
<b>Q12. In what zip code do you live or work in Vancouver?</b>	Vancouver, WA 98664



**Respondent No:** 15  
**Login:** Anonymous

**Responded At:** May 11, 2022 15:54:02 pm  
**Last Seen:** May 11, 2022 15:54:02 pm

**Q1. What is your relationship to the Lieser School property?**  
I live or work nearby

**Q2. What are your hopes for the future of the site?**

Surely NOT for Vancouver Housing Authority is this residential neighborhood. I already see what happens when they purchase properties. The neighborhoods are filled with more crimes, cars parked overnight or for several days on public streets, and decreased property values. I am for the Fire department and a park and some affordable housing but NOT RENTALS through VANCOUVER HUSING AUTHORITY.

**Q3. Which of the following community benefits is most important to you?**  
A new fire station

**Q4. Which park features do you value the most?**  
Trees and landscaping

**Q5. What is your biggest concern with the redevelopment of this site?**  
Lack of arkingp

**Q6. What questions do you have about the project?**

How many spots for parking will be designated for the townhomes for sale, the Vancouver Housing Authority, and the park?

**Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.**  
Yes

**Q8. Age Range**  
56-70

**Q9. Your gender identity or expression (check all that apply)**  
Female

**Q10. Your race/ethnicity (check all that apply)**  
Prefer not to answer

**Q11. What language(s) do you speak and/or write other than English?**  
spanish

**Q12. In what zip code do you live or work in Vancouver?**  
Vancouver, WA 98664



**Respondent No:** 16  
**Login:** Anonymous

**Responded At:** May 18, 2022 19:06:13 pm  
**Last Seen:** May 18, 2022 19:06:13 pm

Q1. **What is your relationship to the Lieser School property?** I live or work nearby

Q2. **What are your hopes for the future of the site?**

That it will continue to be a quiet, safe neighborhood after the Lieser redevelopment area is complete.

Q3. **Which of the following community benefits is most important to you?** A new fire station

Q4. **Which park features do you value the most?** Walking paths

Q5. **What is your biggest concern with the redevelopment of this site?** Increased noise

Q6. **What questions do you have about the project?**

not answered

Q7. **Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.** No

Q8. **Age Range** 71+

Q9. **Your gender identity or expression (check all that apply)** Female

Q10. **Your race/ethnicity (check all that apply)** White

Q11. **What language(s) do you speak and/or write other than English?** not answered

Q12. **In what zip code do you live or work in Vancouver?** Vancouver, WA 98664