

**From:** [Snodgrass, Bryan](#)  
**To:** [Nischik, Julie](#)  
**Subject:** comments on PC hearing items  
**Date:** Thursday, October 6, 2022 10:25:31 AM

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**From:** Steve T <stevets.home@gmail.com>  
**Sent:** Tuesday, October 4, 2022 4:12 PM  
**To:** Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>  
**Subject:** Proposed zoning change at 20101 & 20117 SE 1st St

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Mr Snodgrass

I recently received a postcard notice on a proposal to change zoning for 20101 & 20117 SE 1st St from Low Density/R-2 to Commercial/CC. I live at 20028 SE 3rd Cir and the subject zoning change property is located immediately to the north of my property.

I just want to say that I strongly object to any zoning change for the subject property. Changing the subject property to Commercial just doesn't make sense. All the surrounding properties to the south of SE 1st St are not zoned for commercial use and it should be kept that way so our neighborhood has a buffer zone for all the commercial development that is already happening on the northside of SE 1st St. We already have to deal with the subject property currently being used as a short term rental property(Airbnb). We already have to deal with noise and bright lights from short

term guests going in and out of the subject property sometime at odd hours late at night. I can imagine that would be unbearable if the zoning is changed to commercial and there can be potential noise all throughout the day.

On another totally different matter, I want to point out that a traffic light is urgently needed on the intersection of SE 1st St and Westridge Blvd. With the increased traffic in the past few years, and the new development happening on the north side of SE 1st St, it is very difficult and potentially dangerous to make a left turn from Westridge Blvd onto SE 1st St. I hope this can be addressed quickly.

Regards,  
Steven Tsang

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**From:** C. Schafer <csinoregon@hotmail.com>  
**Sent:** Sunday, October 2, 2022 1:17 PM  
**To:** Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>  
**Subject:** RE: Changes to the Central Park overlay  
**Importance:** High

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**To Bryan Snodgrass and other planning commission members**

This letter asks some questions and expresses my concerns about the changes to the Central Park neighborhood overlay change.

Parts of Central Park neighborhood that were built in the 1940s or earlier have some special issues that make it more problematic to add housing density.

I live at 1200 Y St, Vancouver in the middle of the block on Y Street between Mill Plain on the south and 13<sup>th</sup> Ave on the north.

**Comments:**

Except for 4 houses at the north end of our block, the rest of the houses on the block are on narrow

lots with single-car width driveways. In some cases, because of placement of the garages (some of which are 1940s garages that don't fit modern cars), two larger vehicles cannot be parked in the driveway without blocking the side walk.

Most residents place one car in their drive way and one on the street. This leaves just enough room for the postal truck to deliver mail—a space that is generally not large enough to park another car. My concern on our street is what happens if ADUs (or similar) increase the density of cars parking on the street. Overflow cars have nowhere to go. Mill Plain to the south has no parking lane. Also 13<sup>th</sup> to the north has limited parking as it is an old narrow street that goes by the Pioneer Cemetery. The parking that is on 13<sup>th</sup> near Y St is generally used by the duplexes near the corner of Y Street and 13<sup>th</sup>. X Street (just north of our block) has had parking issues since the mid-block apartments were built. So there is really no overflow parking options available near our street if increased building density brings more cars to the street.

**MY QUESTIONS INCLUDE:**

**Does this overlay proposal change what can happen to the following property?**

There are 2 parcels (mid-block) labeled #176 and #177 of John Maney. (Also labeled Property ID 35317000 and 35316000.) They are behind the properties at 1110 and 1116 Y St. A few years ago, the owner of these properties tried to create a new building area by removing driveways from the 2 houses and then filed a new deed with the county using those 2 driveways as potential access to the lots in the back. (While the driveways are temporarily being used by the houses whose driveway ownership was removed, that would change if these back parcels were approved for development.

**Would building on these parcels (or addition of ADUs) on the street require the city to notify the neighbors near the building areas and allow for input before building permits were given?**

**Are parking issues taken into consideration when approving such permits to build?**

It is my understanding that ADUs only require one parking spot off road? If a 2-bedroom structure was built on the parcels in question, that could mean four people might move in with parking for only 1 car and the rest of the people would be trying to park on the street along with the inhabitants of the 2 houses in front of the parcels that own no driveways.

We already have a fair density of cars on this street. There is also at least 1 house on this street with 4 young adults sharing a house--each with a car. All need their cars as they commute long distances to work or work nights which makes bus use not feasible. Parking is already problematic on this street and increasing housing density will only intensify the problem.

Please respond to the questions that are underlined. Thank you.

Sincerely,

Carol Schafer

[csinoregon@hotmail.com](mailto:csinoregon@hotmail.com)

Resident of 1200 Y St, Vancouver, WA 98661

**From:** [lou ann way](#)  
**To:** [Planning Commission](#)  
**Subject:** Citizen Communication  
**Date:** Monday, October 10, 2022 4:48:17 AM

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My name is Lou Way and I live at 9203 NE 53rd Street. I would like to see the zoning stay as a commercial zone. Vancouver does not have a lot of commercial buildings the size as the one at 5204/5206 NE 94th ave. Vancouver would like to compete with Portland and businesses are moving from Oregon but if those potential companies are not offered the size structure needed for those business to succeed they will not come here. Commercial/ business taxes are far better for city revenue than those credits you will be giving to developers to build affordable housing. The city of Vancouver needs to have commercial buildings available for those businesses bouncing back from the pandemic for without businesses there will be no need of housing. Please keep 5204/5206 zoned for commercial.

Thank you for listening to a concerned neighbor.  
Lou Way

Sent from my iPad

**From:** [N Sukkau](#)  
**To:** [Planning Commission](#)  
**Cc:** [Nischik, Julie](#)  
**Subject:** Fwd: Agenda for 10/11/2022 - Lieser School - from Urban low density R-6 to Urban High density R-30  
**Date:** Tuesday, October 11, 2022 11:36:13 AM

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Feedback regarding messaging. This project has been delayed for years, and the outreach to the local community has been inadequate. Only half of my neighbors are aware this project is even funded and ready to begin soon.

When I attended the last outreach at the school I discovered it was simply an event to clean out the school. I did not receive any answers to my questions below:

The Fire/Life/Safety component is understood. We need a new fire station, and this may be the ideal area that needs to be served.

The addition of affordable housing feels like a bolt on to this project. Scope creep defined.

Where are the studies to show that the local infrastructure can support the addition of 100+ families in essentially a city block of existing residential zoning?

Here are my specific questions that must be addressed for the community:

1) What Seismic study and engineering has been integrated in to the proposed High Density Housing and Auxiliary Buildings? How is any existing building that will remain being retrofitted to meet these standards. -OR- do we need to make clear this will not be a seismically reinforced structure?

2) Power (Electrical infrastructure). How is the site being serviced? What level of expansion is expected. Where is the environmental study to show:

Solar exposure (what is the solar production capacity, and what is being installed?)

1000kW solar should be included.

3) Water (Mains) How is the site and area being upgraded for the water requirements of this site. Is there a plan to harvest grey water for eco use? Catch basin designed for runoff? Plant/vegetation considerations?

4) Sewer (Mains and aux.) How is this site being prepared to handle the additional sewer capacity for black water and grey water sources?

5) Telecommunications – Will this community receive fiber optic high speed internet, or be at the mercy of existing, slow telco infrastructure. E.g. How are you ensuring “Digital Equity”.

6) Police - Who is representing the East Vancouver Police dept. for this project? How do they plan to assign additional resources to this area to ensure safety? This is already a high crime area, with low engagement from the community.

7) Fire – This may be obvious with the inclusion of the station, but who is the designated contact/representative from Vancouver Fire to talk to this. How do they plan to assist the local community that is essentially in their backyard. I would expect more service calls unrelated to fire in the vicinity. (Life/Safety assistance calls w/ Police etc.)

8) Hospital/ER services. Who is being engaged at SW Washington Medical Center? This is very close, and I would expect health care visits from locals to increase. How is this being addressed and prepared?

9) Local homeowners and Realtors should be re-engaged. We already pay very high taxes in this area, and have some limited high density. Low income apartments are also abundant in this area leading to local challenges that are currently unaddressed. (Crime, poverty, and decreased community resources) Who has engaged with the major homeowners associations and Realtors to discuss Taxes, property values, and other challenges the local community would like addressed?

10) Please explain the tenant profile for this project. The slides only show the outlier or the subset of groups to be served. WHO will be served the most by this project? Who is the targeted demographic. Do we have profiles of the people we are looking to serve with this?

If so, please expand on who we will help the most? (Slide deck statistics only show a portion.. I want to see the whole picture)

In closing, this high density housing proposal will substantially impact local quality of life and asks for variances that do not clearly benefit the area. More in depth analysis of the issues I outlined from both a infrastructure and people perspective -- needs to be performed before approving ANY additional zoning changes.

Message discipline with the community must follow. Ensure there is real support. (Sending a post card is not sufficient)

Nathan Sukkau

Local Homeowner & Certified Disaster Recovery Engineer

nsukkau@outlook.com