

**From:** [Jean M. Avery](#)  
**To:** [Planning Commission](#)  
**Cc:** [City Council](#); [Eiken, Chad](#); [Ray, Charles](#); [Small, Rebecca](#)  
**Subject:** Comment to Planning Commission, 12/12, re Vancouver Innovation Center  
**Date:** Sunday, December 10, 2023 6:22:41 PM

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Hello,

I wish to share concerns about the VIC development --- specifically because this development includes removal of mature trees in a forested tract.

- In Vancouver's Tree Canopy Achievement Program, the process section states: *"Protect mature trees. Mature trees are irreplaceable assets to our community and help define our neighborhoods."*
- Per VMC Title 20.770, trees on private property may not be removed unless permitted, citing the importance of canopy coverage provided by trees.

In reviewing the slides for the VIC presentation, I am concerned by these statements:

- "Open space boundaries [on the design document] are conceptual.....Open space area will be refined at the site development phase." There already has been vagueness and lack of transparency regarding the exact acreage of the forested tract.
- "Trees required to be replaced due to the parking development [adjacent to the Forested Area] will be replaced on campus." Replacement trees would not be mature trees.

I urge the Planning Commission to preserve the full forested tract before we lose a valuable and rare stand of mature trees in East Vancouver.

Jean Avery  
Vancouver resident

**From:** [Bob Ortblad](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment  
**Date:** Monday, December 11, 2023 5:08:42 PM  
**Attachments:** [Vancouver Planning Commission.pdf](#)

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Vancouver Planning Commission

Please accept the attached Public Comment for the Dec. 12, 2023 meeting.

Respectfully  
Bob Ortblad

# Vancouver Planning Commission

Will the “Strategic Plan” address the devastating impacts of the Interstate Bridge Replacement Program’s massive freeway expansion in the heart of Vancouver?

Bob Ortblad MSCE, MBA  
Seattle, WA





What does the Vancouver City Council want on their waterfront for the next 100 years? IBR's massive concrete interchange or a Waterfront Park over an Immersed Tunnel.



**100 years**



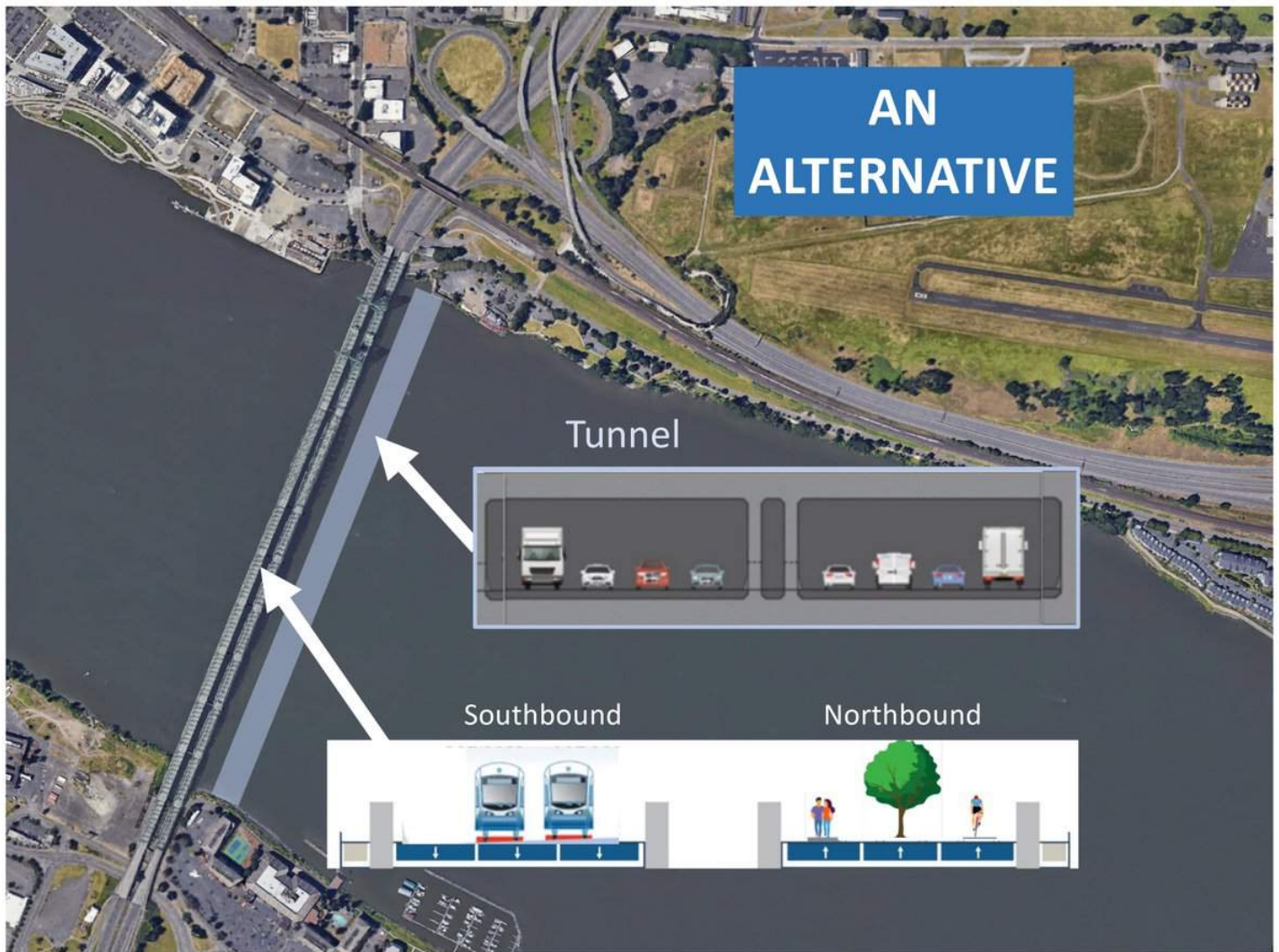


Alternative not considered by IBR.

No rebuild of 7 interchanges, saving billions.

Northbound bridge repurposed to shared path (like NYC High Line) connecting Hayden Island & Vancouver waterfront parks.

Southbound bridge repurposed for light rail, less costly ground level stations.



**From:** [Teresa Hardy](#)  
**To:** [Planning Commission](#)  
**Subject:** Fwd: Survey forested tract -VIC  
**Date:** Monday, December 11, 2023 11:25:51 PM

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## Information and emails previously submitted regarding the Forested Tract and the discrepancy.

Begin forwarded message:

**From:** Teresa Hardy <[teshardy31@gmail.com](mailto:teshardy31@gmail.com)>  
**Subject:** Survey forested tract -VIC  
**Date:** October 29, 2021 at 12:27:49 AM PDT  
**To:** "McEnerny-Ogle, Anne" <[anne.mcenerny-ogle@cityofvancouver.us](mailto:anne.mcenerny-ogle@cityofvancouver.us)>, [linda.glover@cityofvancouver.us](mailto:linda.glover@cityofvancouver.us), [sarah.fox@cityofvancouver.us](mailto:sarah.fox@cityofvancouver.us), [bart.hansen@cityofvancouver.us](mailto:bart.hansen@cityofvancouver.us), [erik.paulsen@cityofvancouver.us](mailto:erik.paulsen@cityofvancouver.us), [ty.stober@cityofvancouver.us](mailto:ty.stober@cityofvancouver.us), [laurie.lebowsky@cityofvancouver.us](mailto:laurie.lebowsky@cityofvancouver.us)  
**Cc:** [planningcommission@cityofvancouver.us](mailto:planningcommission@cityofvancouver.us)

Jean Avery reached out to Mr. Hornstein (8/9/2021) after his verbal commitment to keep the forested area.. a forested area. After Ms. Avery's second request about the total acres Mr Hornstein responded (10/26/21). See below.

Questions by citizens concerned with Vancouver Neighborhood and Community Park deficits and retention of Mature Tree canopy,

- Mr. Hornstein's response is confusing.
- Is Mr. Hornstein not sure the total acres and thinks it is 14 acres?
- Is Mr. Hornstein confused that the SEPA states it is 35 acres and Mr. Charles Ray, Urban Forester confirmed approximately 35 acres using GIS Mapping?
- After a rezone approval, why is it being surveyed by "we" assuming "we" means for his clients New Blueprint Partners and MacKay Sposito?
- In the Third Amended and Restated Development Agreement that was submitted to Chair Ledell and Planning Commission on 5/4/21 by Mr. Snodgrass - p.40 there are what appear to be surveys.
- Were there not valid surveys submitted for the rezone and now the forested tract has to be re-surveyed by the owner and developer to determine the total acres?
- Does this mean the DA agreement that stated 13.6 acres would be retained, prior to Mr. Hornstein's commitment to retain all of the forested tract, ...mean that only about .4 (4/10) of an acre would be removed?

Jean M. Avery  
Vancouver resident

On Tue, Oct 26, 2021, 2:34 PM Steve Horenstein  
<[Steve@horensteinlawgroup.com](mailto:Steve@horensteinlawgroup.com)> wrote:

Hi Jean,

I apparently missed your first reach out. My apologies.  
The forested area is about 14 acres. We are having it surveyed.  
We have recorded a covenant against it to keep it in its natural  
state and not develop it. Our arborist, working with the City  
may want a few unhealthy trees cut but that will be decided on  
a technical basis. Forwarded message -----

From: **Jean M. Avery** <[jeanmavery@gmail.com](mailto:jeanmavery@gmail.com)>  
Date: Tue, Aug 17, 2021, 3:53 PM  
Subject: Ltr to Horenstein

Re: VIC Development, forested section

Dear Mr. Horenstein,

At the August 9, 2021 meeting of the Vancouver City Council, I  
was pleased to hear you say that the forested section of the VIC  
property would be retained in its current, natural state (except for  
the removal of a few unhealthy trees). Would you please clarify  
whether there is indeed a "Covenant" on the forested section of  
the property, and what that entails?

Thank you for your reply, the basis and will be very minimal. We  
are working on an agreement with the city to turn this area into  
a City park with appropriate improvements for a forested area.  
There will be community engagement as the City always does  
with a new park as to its design and such.  
Let me know if you have further questions.

Sent from my iPhone

**From:** "Jean M. Avery" <[jeanmavery@gmail.com](mailto:jeanmavery@gmail.com)>  
**Subject:** Re: Park at VIC  
**Date:** October 27, 2021 at 7:24:33 AM PDT  
**To:** Steve Horenstein <[Steve@horensteinlawgroup.com](mailto:Steve@horensteinlawgroup.com)>

Mr. Horenstein,

Thank you for this response. I am joined by other Vancouver residents who value trees in our communities.

I am taking the liberty of sharing your response with them.

Regards,

Jean (Avery)



**From:** [Teresa Hardy](#)  
**To:** [Planning Commission](#)  
**Subject:** Fwd: VIC - Mr. Hornstein's statement  
**Date:** Monday, December 11, 2023 11:49:20 PM

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Email previously sent regarding the discrepancy of the Forested Track.

Begin forwarded message:

**From:** Teresa Hardy <[teshardy31@gmail.com](mailto:teshardy31@gmail.com)>  
**Subject:** VIC - Mr. Hornstein's statement  
**Date:** October 12, 2021 at 2:10:20 PM PDT  
**To:** [jason.rush@comcast.net](mailto:jason.rush@comcast.net), [abhishek.kandar@gmail.com](mailto:abhishek.kandar@gmail.com),  
[northwestuser2@gmail.com](mailto:northwestuser2@gmail.com), [stevenhaygood@mac.com](mailto:stevenhaygood@mac.com),  
[akullick@comcast.net](mailto:akullick@comcast.net)  
**Cc:** Brian and Kathleen Mathieson <[bkmathieson@gmail.com](mailto:bkmathieson@gmail.com)>, Kate Fernald <[kate.fernal@gmail.com](mailto:kate.fernal@gmail.com)>, cathryn Chudy <[chudyca@gmail.com](mailto:chudyca@gmail.com)>, "Williams, Holly" <[Holly.Williams@cityofvancouver.us](mailto:Holly.Williams@cityofvancouver.us)>, "Perlick, David" <[David.Perlick@cityofvancouver.us](mailto:David.Perlick@cityofvancouver.us)>, [charles.ray@cityofvancouver.us](mailto:charles.ray@cityofvancouver.us)

Neighborhood Association's Leadership

For those of who may not have been able to attend the 8/9 City Council meeting and are interested, if you go to CVTV (18 min 48 sec. to 20 min. 45 sec.) you will be able to listen to Mr. Hornstein's statement about retaining the forested area.





**From:** [Teresa Hardy](#)  
**To:** [Planning Commission](#)  
**Subject:** Fwd: Land Use- VIC Forested Tract/ Parks  
**Date:** Tuesday, December 12, 2023 12:19:17 AM  
**Attachments:** [VIC DA Open Space Areas Diagram \(Exhibit B-5\).pdf](#)  
[VIC DA Tree Canopy Diagram \(Exhibit B-7\).pdf](#)

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Information previously sent in regards to the Forest Tract

10/10/21

Cathryn Chudy, Jean Avery, Monica Zazueta, and myself, as members of the Loowit Chapter of the Sierra Club, have been following the retention of the VIC Forested tract for a Forested Park, emailing Mr. Hornstein, the Mayor, and City Council and speaking up at Planning Commission and City Council Meetings to ask the City to retain more than 13.6 acres. We encouraged the City to retain the forested tract as an interim step in addressing the City Climate Action Plan Strategy. After Mr. Hornstein spoke to the City Council, in an attempt to find written documentation of the total acres, I reread the documentation and what was presented to the Planning Commission and City Council at workshops, meetings and hearings. The documentation presented to the public kept saying 13.6 (70%) acres out of 19.1 acres. However, 19.1 acres is the total of the Urban Plaza, promenade, linear parkway, and forested track to be retained and not the 35 acres of 50 year old Douglas Fir trees. .

With the 1200 projected units at VIC and 2,103 multifamily (high density) units with a minimum of 2 people in each unit that is 6,600 more residents off 192nd. Having a 35 acre forested park on the East side would be a major benefit to the entire City of Vancouver.

The loss of 21.4 acres of trees to New Blueprint Partners. a New York firm, is questionable and disheartening.

A written follow-up to the  
Public Comment at the 9/27  
City Council Community  
Forum.

There still seems to be  
misunderstanding,  
discrepancy, and  
inconsistency in the  
information around the VIC  
Forested tract.

- Recognizing the SEPA

Environmental Checklist:  
(WAC 197-11-960) p. 9 of  
18 that says there is  
approximately **35 acres** of  
healthy trees in the NE  
corner of the VIC, which  
was confirmed by Mr.  
Charles Ray, City Urban  
Forester, after using GIS  
mapping.

- The Development  
Agreement which  
says **13.6** acres will be  
retained of the Forested  
area.

- The Columbian printed an  
article on 8-17, after Mr.  
Hornstein spoke to the City  
Council on 8/9. “ The plan  
calls for the heavily  
forested **14 acre** northeast  
corner of the site to be  
preserved and used as a  
public park through a  
covenant with New  
Blueprint Partners. “

-The SEPA Environmental  
Checklist: (WAC 197-11-  
9600) p. 4 of 18, goes on to  
say.. “ Approximately 19  
acres of open space through  
the retention of  
approximately **70%** of the  
forested area in the northeast  
portion of the site, a linear  
greenway extending from  
the forested area, and a



separate urban plaza in the purple mixed use area.“  
70% of the 35 acres is 24.5 acres, which is more than the 13.6 in the Development Agreement, leaving 10.5 acres to be used by the Developer for MX high density housing.

- At the 8/9 City Council Mr. Hornstein, speaking in behalf of Vancouver Innovation Center and his client New Blue print partners said,

“those that are concerned about the trees in the forested area need not be. We have agreed to place a covenant on that property within 30 days of execution of the Development Agreement that will preclude us from doing anything on that property other than leave it in its natural state. The reason we will put the covenant on is the City doesn't have funds yet to purchase that property for park purposes. We have assured the Parks Department and Planning, we are committed to leaving that forest area a forest area.”

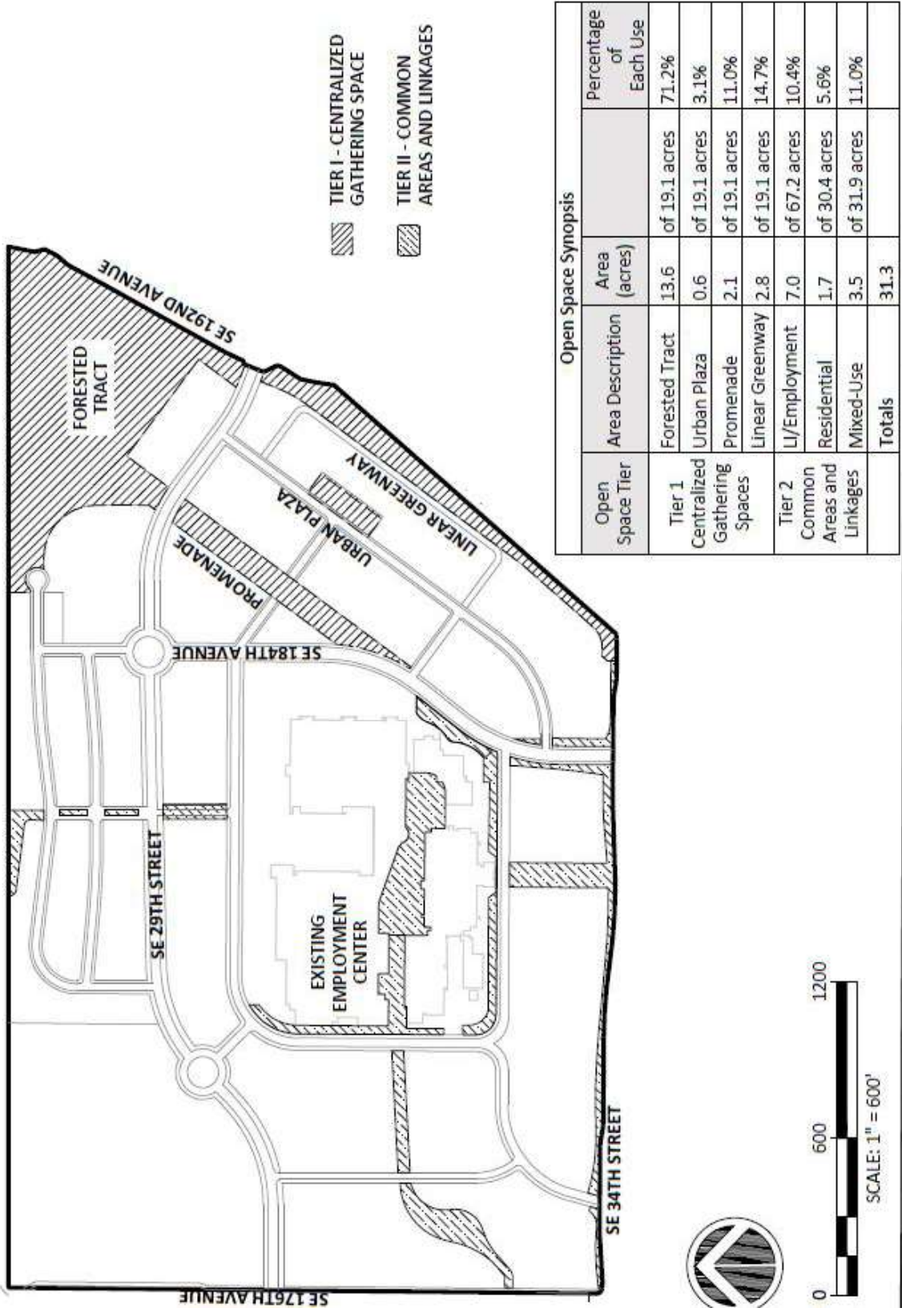
The City is currently engaged in Climate Round Tables, which involve action

development for  
Vancouver's Climate Plan...  
actions to reduce GHG  
emission and climate  
resiliency actions.  
Resiliency includes  
maintaining mature trees  
(VIC forested stand -50 year  
old Douglas Fir) versus  
replanting with new young  
trees which under drought  
condition take 3 years to get  
established and requires 10-  
15 gallons of water a week  
in summer months. ( City  
Urban Forestry Summer  
Tree Care)... "Our trees  
provide natural canopies and  
shade for our  
neighborhoods, clean our air  
and water, and enhance the  
quality of life for all of us"

During the Park  
Presentation, Essential  
Spaces 9/27 City Council  
Meeting reiterated the  
shortage of parks on the  
East Side... especially with  
high density approval ie.  
VIC and others.  
As a matter of preserving  
credibility with the citizens  
of Vancouver and to clear  
up the various reports,  
especially Mr. Hornstein's  
commitment representing  
the Developer, the Public  
looks forward to  
clarification from the City  
for the VIC Forested tract.



# EXHIBIT B-5 – Open Space Plan



Open Space Synopsis			
Open Space Tier	Area Description	Area (acres)	Percentage of Each Use
Tier 1 Centralized Gathering Spaces	Forested Tract	13.6	of 19.1 acres 71.2%
	Urban Plaza	0.6	of 19.1 acres 3.1%
	Promenade	2.1	of 19.1 acres 11.0%
	Linear Greenway	2.8	of 19.1 acres 14.7%
Tier 2 Common Areas and Linkages	LI/Employment	7.0	of 67.2 acres 10.4%
	Residential	1.7	of 30.4 acres 5.6%
	Mixed-Use	3.5	of 31.9 acres 11.0%
<b>Totals</b>		<b>31.3</b>	

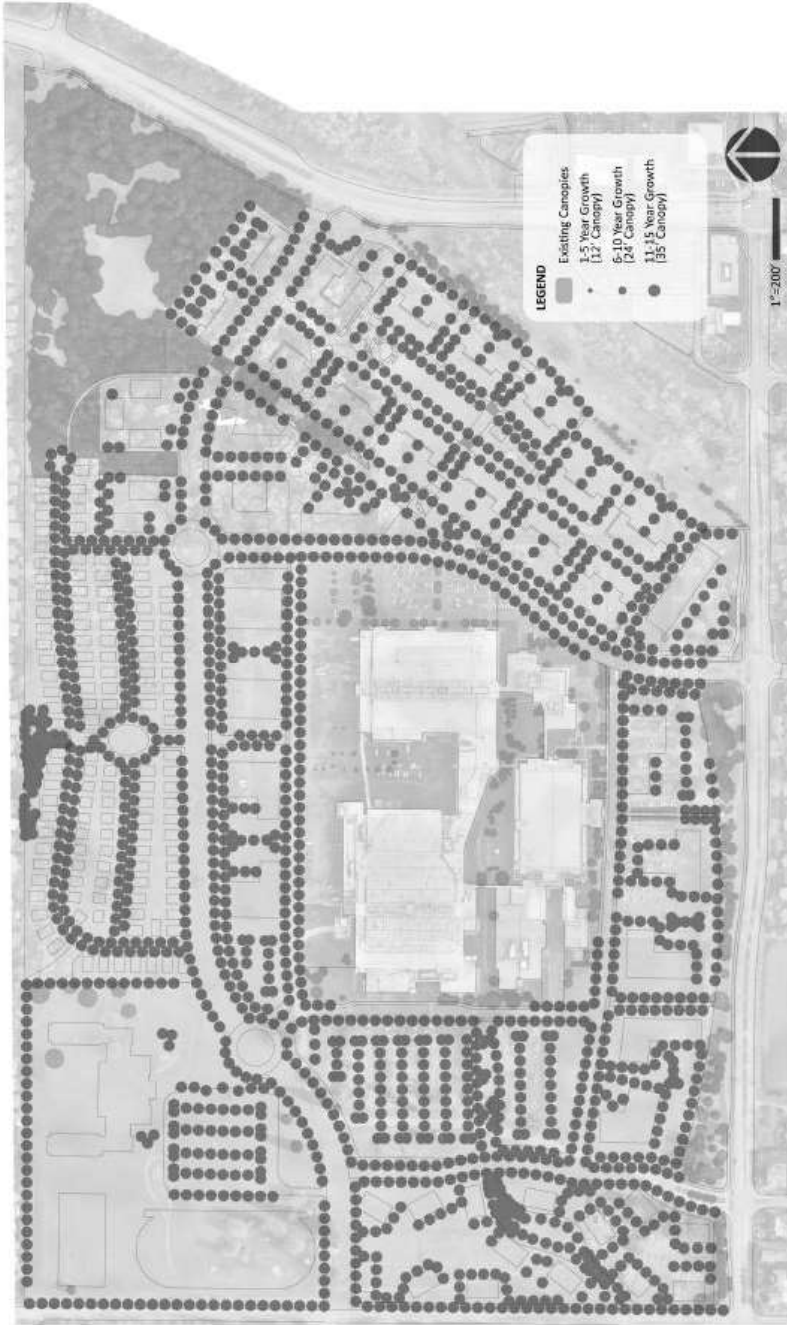


VANCOUVER INNOVATION CENTER - OPEN SPACE PLAN  
 Vancouver, Washington

Master Plan  
 DECEMBER 2020



**EXHIBIT B-7 – Tree Canopy Plan**



Canopy at Full Growth- 55 acres - 31% of total acreage, (179)

**Vancouver Innovation Center - Proposed Tree Canopy / 16-20 Years**

MARCH 2021

## Attachment A – Expanded Parks Discussion

### Vancouver Innovation Center Project – Analysis of Parks and Open Space Needs: Discussion Draft

#### Park System Deficiencies


- Park Impact Fee District C located east of 205 to the City limits is significantly underserved in terms of park acreage.
- Based upon current population projects which are likely lower than actuals, there is a 186 acre Community Park deficit with an additional 44-acres needed for Neighborhood Parks. For the 10-year planning period to 2030 we anticipate a 209-acre Community Park deficit, and 59-acre Neighborhood Park deficit. The district has a surplus of Urban Natural Area of 22.8 acres (2020) and 14.9 acres (2030) respectively.
- There are only a few consolidated areas within District C that provide opportunities of viable buildable lands that to meet the community needs of parks and open space.

#### Park Land Need for the Proposed Project

- The preliminary project proposes between 125 to 190 single family units, and 980 to 1150 multifamily residential units. Based upon adopted park standards identified the Comprehensive Parks, Recreation and Natural Areas Plan the project would add an additional demand of 14.38 to 17.55 acres of additional parks (11.98 – 14.63 acres) and open space (2.4 – 2.92 acres) that would add to the district deficit.


## WAC 197-11-960: SEPA ENVIRONMENTAL CHECKLIST

- 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?** *There is an approximately 35 acre healthy tree stand in the northeast corner of the site consisting primarily of Douglas Fir, which has been visited by the City Urban Forester, as well as scattered trees throughout the site. Approximately 19 acres of the forested area is envisioned for park space and linear open areas, where most trees will be retained with some thinning. Approximately 30% of the stand is anticipated to be removed for development, but replanted throughout the site will be required by the City of Vancouver trees standards under VMC 20.770, Tree, Vegetation and Soil standards.*
- c. **List threatened and endangered species known to be on or near the site.** *None known*
- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:** *Future development will be required to meet landscaping requirements of VMC 20.925, in addition to the tree standards of VMC 20.770*
- e. **List all noxious weeds and invasive species known to be on or near the site.** *None known*

## WAC 197-11-960: SEPA ENVIRONMENTAL CHECKLIST

The applicant envisions that future buildout of the site over approximately 15 years will accommodate approximately 5,000 jobs and 1200 residential units, with specifics as follows:

- In the blue light industrial (IL) area at the center of the site in the Land Use Allocation Plan, the existing approximately 715,000 square foot light industrial building complex is currently half occupied with approximately 1500 employees. The applicant is in the process of leasing out the remaining spaces and has begun some tenant improvements. Approximately 11 separate new industrial buildings encompassing 215,000 square feet are planned to be built in the IL area, and will likely constitute the first phase of development on the overall site. The western portion of the blue IL area will contain a large parking area.
- In the tan multi-family residential area on the west side of the site, approximately 24 buildings encompassing a total of 180 apartment and 100 townhome units are anticipated, in the second phase of development.
- In the tan single-family residential area on the north side of the site, approximately 110 detached and 100 attached single-family homes are planned in the third phase of developments
- In the purple mixed use area on the eastern side of the site, approximately 20 mixed use or commercial buildings are envisioned, encompassing approximately 750,000 square feet. These are anticipated to accommodate up to 610 multi-family housing units. The dashed area comprising most of this area is referred to as the Town Center, where the most intensive development of the overall site is envisioned in an urban setting surrounding a central plaza, and with a linear greenway connecting to the forested park area in the northeast corner of the overall site. A separate master plan will be required to be submitted for the Town Center, within three years of approval the full site master plan.
-  Approximately 19 acres of open space are proposed, through the retention of approximately 70% of the forested area in the northeast portion of the site, a linear greenway extending from the forested area, and a separate urban plaza in the purple mixed use area.
- The approximately 20-acre green area at the northwest corner of the site is planned for a future middle school campus. No timetable has been set for development, as the Evergreen School District has not yet acquired the property and has indicated the school will be needed for future rather than current demand.
- Two major public roadways are planned to serve the site, SE 29<sup>th</sup> Avenue running east-west, and Road A running north-south.



**From:** [ssilvey643@aol.com](mailto:ssilvey643@aol.com)  
**To:** [Planning Commission](#)  
**Subject:** meetign comment 12 dec  
**Date:** Tuesday, December 12, 2023 6:43:59 AM

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Sirs,

Why it appears there have been meetings to discuss, in overlooking things (a lot of information) it appears no community visits to compare what has been approved and the actual product, and then the people whom have used said product.

While I get this is a concept.... when one buys a car they do not buy concept they bur the actual car as built. I get it that in plan review, the folks bring forth concept sketches and illustration, but they also mark them as concept, yet no one to my knowledge actually looks at what was proposed, approved and compares it to a finished product which appears to be the wink wink attitude.

It is somewhat like housing affordability... a big issue, yet the demands on builders, to support things via increased builder's fees, which were discussed at a town hall, by those needing monies, as it was becoming less, and the solution of raising fees one had to laugh at lack of comprehension of these folks. Or the fact that a recent resolution to be green, neutral to ban natural gas... so now equipment and demand for electricity which in our area is not green by way of a vote, must be used which cost individuals more in use and shall only go up when the smart meters regulate rates during the day.

It brings to mind a comment I made too many years ago after they improved a section of 4th Plain by Andresen the west side. It was why not mark side walk in two colors for use of walkers and bicyclist, and why were power poles and trees planted where they impeded walk/ride ability. The answer was we are aware of this concept but doesn't matter. Same with engineering studies that have been shown to be flawed, the engineer in front of judge stated it doesn't matter.

It may be that all is nice and appeals to the few, but why not go out after hours and view what has been created, and how is it working, functioning, and do actual test and see what the issues are. But then again from past practices....

Steven Silvey



**From:** [Bob Ortblad](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment  
**Date:** Tuesday, December 12, 2023 12:28:13 PM  
**Attachments:** [Parking & Ride.pdf](#)

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Vancouver Planning Commission

Please accept the attached Public Comment for the Dec. 12, 2023 meeting.

IBR's plan for parking conflicts with Vancouver's Strategic Plan.

Respectfully  
Bob Ortblad

**Bob Ortblad** @BOrtblad · Oct 16

...

FTA want to fund affordable housing near transit stations.  
IBR plans to build 1,270 parking spaces costing \$116,000,000.  
These 6 acres better used for 900 apartments.  
IBR's 1960's freeway & parking not attractive to Federal funding.

The image is a composite of three parts. The top left shows an aerial view of a parking lot with 1,270 spaces, with a red banner at the bottom indicating a cost of \$116,000,000. The top right shows a modern multi-story apartment building with 900 units, with a red banner at the bottom indicating a cost of \$150,000,000. The bottom part is a map of Vancouver showing the Interstate Bridge Replacement Program area. A red box on the map highlights a 6-acre area labeled 'Possible Parking Locations'. The map also shows the 'COMMUNITY CONNECTOR' and various streets like C Street, Broadway Street, and Main Street. The Interstate BRIDGE Replacement Program logo is visible in the bottom left corner of the map area.



**Bob Ortblad** @BOrtblad · Nov 16

Outrage over destruction of the Seattle Hotel to build a parking garage saved historic Pioneer Square.

IBR's Parking Rides will add traffic & blight to downtown Vancouver. Land near transit is more valuable for commercial & residential development.

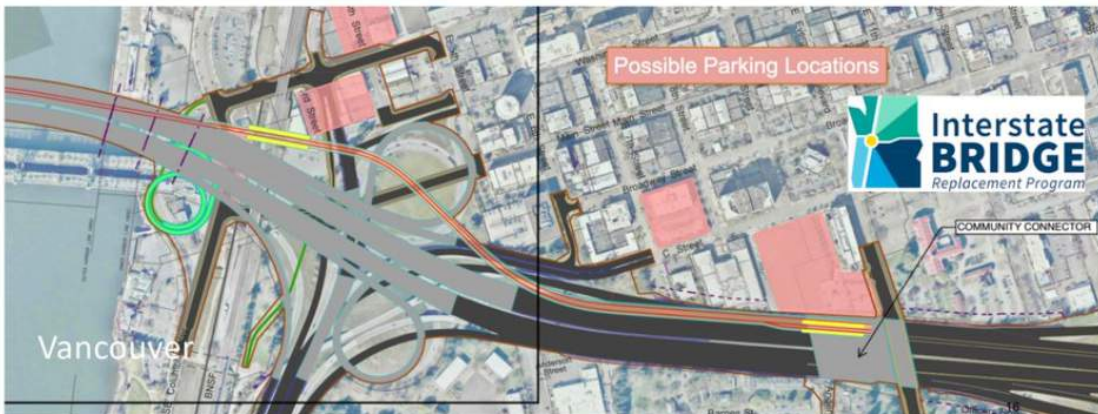
[@FTA\\_DOT](#) [@USDOTFHWA](#) [@trimet](#)



Saved Pioneer Square

'Sinking Ship' parking garage

**1,270 Parking Spaces: \$116 million plus land**





**Bob Ortblad** @BOrtblad · Oct 23

...

Vancouver should build a downtown for people, not cars.

IBR plans to build 1,270 parking spaces costing \$116,000,000.

These 6 acres better used for 900 apartments.

IBR's 1960's freeway & parking not attractive to Federal funding.



**Bob Ortblad** @BOrtblad · Sep 11



IBR's just submitted a USDOT Mega grant application. Planned Vancouver parking lots are almost dumber than a high bridge with a -4% grade on an often-icy S-curve.

Immersed Tunnel, innovative, safe, with environmental benefits and more attractive for Federal funding.



*“Yes, the planet got destroyed.  
But the IBR built  
lots of car parking”*

**1,270 Parking Spaces: \$116 million plus land**

