

From: ssilvey643@aol.com
To: [Planning Commission](#)
Subject: comments and notes for 13 Feb Meet
Date: Tuesday, February 13, 2024 7:46:47 AM

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Sirs,

In looking over all this data for the workshop and meeting, one seems to need a 30,000 foot view.

There are all the buzz words of the day, which basically seem to segregate and divide the community and the interesting note that future workers shall be of high tech, which means making a bit of monies. Yet the push is in the direction of those not educated, or segmented into various groups.

Nothing creates a center of work, and it seems the folks pushing all this have not investigated prior areas and what has failed. If in fact one is to look at these groups, than where are the manufacturing centers, the industrial dirty jobs that really create things within your plans.

On a further note, the city has failed, no communication to property owners when information and replies are requested, phone calls that avoid documentation with answers when check upon that are false. Further building permits issued, and paid for but inspection by the inspector incomplete, not up to code and passed by said inspector. Further other permits issue which are bogus if not just plain false in factual data, leaving the homeowner with his own problems as the city washes their hands...

Maybe the city while pushing ahead spend some time taking care of things and correcting internal systems that appear to be rigged, possibly employ non competent people, or are employed to meet some buzz work of the month.

I well state that the workers, those whom man the phones and interact on worker level do a good job but seem to be hamstrung by the powers to be who are making policy and directing folks.

TA

S Silvey

Vancouver, WA

From: [Annette Griffy](#)
To: [Planning Commission](#)
Subject: The VIC - Traffic Mitigation
Date: Tuesday, February 13, 2024 11:19:06 AM

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City Planning Commission,

As a homeowner in Fisher's Landing East neighborhood, we share concerns of many residents on the traffic impacts to the existing neighborhood. The Transportation Impact Analysis (TIA) has NO offsite impacts or required mitigation.

At the first developer outreach meeting on January 29th, 2024, it was stated that the traffic study analysis report would be available for review. I haven't found the report or study on the city or developer websites. The neighborhood concern over the lack of impact improvements or mitigation stems from the TIA assumptions. Specially, the traffic study was conducted during the pandemic. Also, the analysis for accident data and warrants was over the last 5 years (as stated in the January 31st meeting), this was mostly work from home pandemic traffic. A posting of the traffic study as promised is needed for the residents to review!

The collector roads through the neighborhood were constructed to a County standard from the late 80's and 90's. Specifically, SE 29th Street from 164th to 176th, SE 25th west of 176th, and SE 176th Avenue.

There is no lighting, there are missing speed signs, and the overwide cross sections promotes speeding. Driving the speed limit on 176th I have frequently experienced being passed by speeding cars in the median. The traffic circle in 176th will be an improvement to help mitigate this behavior.

Thank you! However, crossing these streets as a pedestrian is often met with long waits at the corners or park trail intersections with the roads, due to speeding traffic. With a volume increase this will become more difficult and dangerous. Are there any plans for future improvements to these specific neighborhood streets, given the sub-standard construction, higher speeds and increase in the volume of traffic?

In addition, we have concern over the height of the low rise multi-family buildings along 176th. The low rise design is appreciated, but the grading and building elevation has not been provided. Even a low rise design could be impactful to the neighborhood to the east if the grading is modified.

Proposed building elevation data or preliminary grading would be appreciated, especially to the existing neighbors along 176th.

Thank you to the Planning Commission and City Staff for review of this major development in Fisher's Landing East.

Respectfully,

Annette Griffy and Carl Amell

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Sent from [Mail](#) for Windows

From: [Ron](#)
To: [Planning Commission](#)
Subject: Public Hearing 6:30 pm, 2/13/24 -
Date: Tuesday, February 13, 2024 11:52:56 AM

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Planning Commission, City Council and all it may concern,

Revision to the VIC MASTER PLAN...approved in 2021, should be suspended subject to "required SEPA environmental impact" The zone change and sale of this "179 acre site", should not have been completed without the "required environmental impact. The Purchaser, H.I.G Partners through New Blueprint Partners and now RABINA, have "over 60 Billion of Real estate under management"

The City is not acting in the best interests of the citizens, the environment or future generations if it proceeds without following required guidelines.

"Deferring the environmental impact requirement " is a syndical way of subverting the interests of the citizens for power and profit.

Mark Person, Senior Planner, City of Vancouver, Please respond.

Thank You

Ron Rushford

Sent from [Mail](#) for Windows

From: [Connor Riggs](#)
To: [Planning Commission](#)
Subject: VIC
Date: Tuesday, February 13, 2024 12:49:13 PM

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Hello, I have the following notes/questions for the community forum:

Permit Conditions to Seek from City

- **Construction hours:** Aim for later start times on weekends.
- **Pile driving:** No impact pile driving after XX PM. Maybe 5 PM??
- **Construction worker parking:** Require all construction worker parking to be on the property and not in neighborhoods
- **Noise permit:** Construction shall not go above XX dBA.
- **Noise mitigation:** What noise mitigation will the city require?
- **Construction hotline:** Require 24-hour hotline answered by a live person for duration of construction. Hotline person must be able to reach contractor management to address noise issues outside of allowable construction hours.

Questions/Requests to VIC Developer

- **Open space:** Aim to maximize public open space
- **Pile driving:**
 - How many piles will be installed?
 - What is the planned duration for pile driving?
 - Will they be using impact or vibration installation? Can the city require vibing them in??

Mitigation Requests to VIC and/or as Permit Conditions

- **Neighborhood improvements?** Are there neighborhood amenities that can be tied to the permits? Examples:
 - Street/sidewalk improvements
 - Additional safety, lighting, or signage improvements

Looking forward to it. Thank you!