

# FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

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July 2018

Greetings neighbors –

Last month our newsletter included an update from Clark County Public Works on the south Delfel Road construction project. It will provide a much needed north-south connection between 179<sup>th</sup> and 134<sup>th</sup> Street.

Well, never mind. Things have changed...

Phase 1 is now underway and will proceed as planned. As scheduled, the segment from 179<sup>th</sup> Street south to 154<sup>th</sup> Street with a bridge across Whipple Creek will be completed later this year.

The Phase 2 segment runs between 154<sup>th</sup> Street and 149<sup>th</sup> Street to complete the connection. It is scheduled to begin in 2020. But the funding is being held hostage by 3 unelected members of the Western Washington Growth Management Hearings Board.

If that doesn't make your head spin, it should! Here's the situation:

1. The Growth Management Hearings Board is responsible for enforcing compliance with the State Growth Management Act (GMA).
2. Friends of Clark County and Futurewise (based in Seattle) appealed the most recent county update of the GMA.
3. The Hearings Board found the cities of Ridgefield and LaCenter were not in GMA compliance.
4. As a result, the county is ineligible for the state Public Works road funding needed to complete the last 5 blocks.
5. That's right! A GMA issue with 2 cities halts the funding for a completely unrelated county road project.

Elsewhere in this month's newsletter you'll find background on a Developer Agreement meeting this week (Do developers run Clark County?). For years the county has been preparing to trade a jump start for funding on the I-5 interchange at 179<sup>th</sup> Street. In exchange, the county will grant some, possibly all, of the increased capacity created by our \$50 million in tax dollars to a deep pocketed commercial developer.

Shouldn't our tax dollars be directed to projects that create family wage jobs? We can't talk at the Work Session at 10:00 on Wednesday July 11. But our presence will alert everyone that we are watching. (See the July 8 Sunday Columbian story on page E1.)

Regards,  
Bridget Schwarz  
for the Executive Board

# FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

MARK YOUR CALENDARS

## BOARD OF COUNTY COUNCILORS DEVELOPER AGREEMENT WORK SESSION July 10 at 10:00 am 6<sup>th</sup> floor hearing room

Background on the importance of this meeting on the next page. If at all possible, you need to attend!

## FAIRGROUNDS NEIGHBORHOOD ASSOCIATION JULY MEETING Amphitheater traffic

July 12, 2018 at 7 pm at Community of Christ meeting room, 400 NE 179<sup>th</sup>

At our May meeting Clark County staff shared the newly adopted Traffic Management Plan. And got our feedback! We sent them away with a long list of problems and concerns to address. As of this monthly meeting, there will have been 2 concerts. Have there been improvements? We will hear the results tonight!

## FAIRGROUNDS NEIGHBORHOOD ASSOCIATION AUGUST MEETING ANNUAL POTLUCK PICNIC

August 9, 2018 Fairgrounds Community Park (164<sup>th</sup> St & NW 4<sup>th</sup> Ave) at 6 pm

As is our custom, during the month of August we gladly yield our usual meeting room back to the fabulous pie ladies of the Ridgefield Community of Christ church. During the Clark County Fair, they make 100 pies every day! And we meet at our nearby community park to enjoy a potluck picnic. Bring your favorite summer dish – or not – we always have plenty of food! And as always we will be providing root beer floats!



Sure, bring your barbecue!

# FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

## DO DEVELOPERS RUN CLARK COUNTY?

Our neighborhood is the gateway to the Discovery Corridor. The Discovery Corridor is intended to be the economic engine that drives growth in jobs, homes and services. Until infrastructure (roads and urban services like water and sewer) are available the area is locked in Urban Holding.

And, 179<sup>th</sup> Street around the I-5 interchange is in a de facto moratorium. That is because there is no traffic capacity to handle the additional trips that new development will generate.

So, new projects can't be built until increased traffic infrastructure is available. A moratorium does not, however, prevent development review applications from being approved. When approved, projects like the 179<sup>th</sup> Street RV park have their trips reserved. After the new trip capacity is built, construction of their project can begin.

Years ago the Washington state legislature budgeted a multi-billion dollar road construction fund for the Department of Transportation. WS-DOT has budgeted \$50 million of **our tax dollars** for road improvements at the I-5 freeway interchange and on 179<sup>th</sup> Street at the interchange. Funding starts in 2023.

For years a Three Creeks developer has been negotiating with the county to jump start these road projects. This developer owns over 100 acres of commercially zoned property on both sides of 179<sup>th</sup> Street, directly east of I-5. (Commercial zoning is dominated by low wage, limited benefit service jobs.)

According to our 2017 FGNA member survey, that is a distant 4<sup>th</sup> place in the type of development we want to fulfill the potential of the Discovery Corridor investment. Three Creeks has been meeting with the county to create a Developer Agreement. In general Developer Agreements define the circumstances under which both the developer and the public receives a benefit.

According to the last proposal, the developer is offering advanced payments (of Traffic Impact Fees that will be their costs anyway) for road improvements from the 2023 state funding. In return, the developer will lock up many (maybe all) of the new trips created by that **\$50 million in taxpayer spending**.

We have been unable to convince either the county or the developer (Killian) to come talk to us about their proposal. (The trajectory is cause for concern.) Our 2017 FGNA member survey shows overwhelming support among us for the creation of strategic plan as a foundation for development agreements.

The goal of this Developer Agreement is to reserve new trips created by a **\$50 million taxpayer investment** for Three Creeks. That prompts several questions - that neither the county or the developer will agree to meet with us to discuss:

- Why is the county picking winners among developers and their projects?
- How will this Developer Agreement advance the Discovery Corridor vision?
- Why aren't the county's chosen winners the developers that will provide **family wage jobs**?
- Why isn't this developer submitting development review applications through the normal channels?
- Will the county approve the go-ahead to develop a parcel despite the Urban Holding boundary?
- If so, who will pay the legal costs to fight the resulting lawsuits?

The next round of discussion of this Developer Agreement will be at 10 am on Wednesday July 11 in the 6<sup>th</sup> floor hearing room. In the past there have been some 'interesting' issues surrounding a previous Developer Agreement the county signed with this developer. We need to make sure the County Council, Public Works and Killian know we are very concerned. Please attend!

# FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

## SUNLIGHT SUPPLY AMPHITHEATER CONCERT SCHEDULE

| DAY            | DATE           | ACT                    | START       |
|----------------|----------------|------------------------|-------------|
| Sunday         | July 15        | Pentatonix             | 8:00        |
| <b>*Friday</b> | <b>July 20</b> | <b>Chris Stapleton</b> | <b>7:00</b> |
| Saturday       | July 21        | G-Eazy                 | 6:30        |
| Saturday       | July 28        | Foreigner              | 7:00        |
| Thursday       | August 23      | Slayer                 | 5:00        |
| Sunday         | August 26      | Alice in Chains        | 3:45        |
| Friday         | August 31      | Rod Stewart            | 7:30        |
| Saturday       | September 1    | Marco Anotonio Solis   | 8:00        |
| Saturday       | September 8    | `Evanescence           | 7:00        |

**\*A big one. Manual control of traffic signals.**

You will note that all weekday concerts have been approved for an early start time.

The criteria for approving an early start time is finally approved by the county as of this week. Time permitting, we'll discuss the particulars as part of our amphitheater traffic update at our meeting Thursday.

# FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

## COUNTY AMPHITHEATER JULY REPORT

Hi Bridget,

Here are updates re: the Amphitheater since my June 7<sup>th</sup> update (below).

- 1) The last of your Public Disclosure Requests was closed this week, once the Kittleson & Associates' May 29, 2018 memorandum re: early starts was provided to you. The memorandum was reviewed and accepted by the county and WSDOT.
- 2) Since the May 6<sup>th</sup> Lamar event, a number of meetings and reviews occurred in May, June and this month.
- 3) Since May 6<sup>th</sup>, three graduation events and one relatively small concert occurred. My understanding is no complaints were received by the operator or the county. The sound report for the June 30<sup>th</sup> event was timely received and showed no violations.
- 4) The south area of the Amphitheater has been fenced, at the operator's cost.
- 5) A barricade with a Sheriff's deputy is now employed at the East intersections of 11<sup>th</sup> Avenue and 164<sup>th</sup> and 179<sup>th</sup> Streets.
- 6) The operator has been able to have the barricades displayed in the travel "app" Wayfinder.
- 7) Efforts continue to establish a pick-up area for Lyft/Uber's use for egress.
- 8) Use and placement of signs (for example, at 15<sup>th</sup> Avenue) are being adjusted.
- 9) Consideration of limiting left-hand turns from I-5 Southbound and right-hand turns from 10<sup>th</sup> Avenue (north) continues.
- 10) The county is assisting the operator in arranging an early closure of the Fairgrounds Park gate for larger events.
- 11) WSDOT has been contacted to consider use of its Reader Boards on I-5.
- 12) The operator and county staff have consulted with CCSO Commander Duncan Hoss.
- 13) Planning for an Amphitheater open house event during the county fair continues.
- 14) The following has been added to the TMP Narrative:

The plan is also to:

- make accommodations for pedestrians arriving to and departing from the Amphitheater;
- provide notice to local residents of upcoming events;
- encourage use of high-occupancy vehicles; and
- discourage event traffic from utilizing roads outside of the 179th Street Corridor.

Ann Christian

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## 2018 FGNA EXECUTIVE BOARD

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FYI: The Community Development department emails out a development review status report every Friday. If you want to know what's in process or submit comments on a development review proposal, ask to be added to the mailing list. Advise Jodi.creamer@clark.wa.gov. *It's too late when they start unloading the dozers next to your property!* If you have concerns about proposed developments that we need to address call Bridget at 360.573.5873.

### MONTHLY MEETINGS:

WE MEET at 7 PM ON SECOND THURSDAYS AT THE COMMUNITY of CHRIST  
MEETING ROOM  
400 NE 179<sup>TH</sup> STREET, 1/2 MILE WEST OF I-5

### OUR BOUNDARIES :

**NORTH**, 219TH STREET

**WEST**, LAKE RIVER

**EAST**, NE 72ND AVENUE

**SOUTH – WEST OF I-5**, NW 151<sup>ST</sup> STREET TO NW 41<sup>ST</sup> AVENUE TO NW / NE 164<sup>TH</sup> STREET;

**SOUTH - EAST OF I-5**, NE KLINELINE RD TO NE 119<sup>TH</sup> ST TO SALMON CREEK TO NE 50<sup>TH</sup> AVE  
TO NE 149<sup>TH</sup> ST TO NE 72<sup>ND</sup> AVE

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