



Section 30

A Clark County and City of Vancouver Partnership

Advisory Committee Meeting

October 13, 2003, 6:00–7:30 pm

Fisher's Landing Transit Center
Rose Besserman Room
3510 SE 164th Avenue
Vancouver, Washington 98683

Summary

Attendees:

- Commander Tony Barnes, Clark County Sheriff's Office
- Carl English, English Property (for Nancy Bjornsen)
- Joni Kartchner, Neighbor
- David Lampe, Rinker Materials
- Steve Madison, Columbia Tech Center
- Pat Nelson, Columbia Rock and Aggregates, Inc.
- David Nierenberg, Neighbor
- Jim Schmid, George Schmid and Sons, Inc.
- Judy Teitzel, Friberg Property
- Alex Veliko, Parks and Recreation Commission

Staff:

- Reah Beach, DKS Associates
- Karyn Criswell, The JD White Company, Inc. (TWC)
- Don Hanson, Otak, Inc.
- Mike Mabrey, Clark County
- Jessica Stalberger, TWC
- John White, TWC

Public:

- Gene English
- Gordon Lewis
- David Teitzel

Meeting Start-up

Karyn Criswell, The JD White Company, Inc. (TWC), welcomed attendees. She explained that Don Hanson, Otak, Inc. and John White, TWC, would present the refined Draft Concept Plan. She added that though it will continue to be refined, it will be referred to as the Draft Concept Plan.

John explained to Advisory Committee members that he and Don are seeking the advice of committee members on the Draft Concept Plan. He added that Carl English, English Property, has raised some important policy issues regarding Section 30 that need to be addressed. These are housing and open space.

Regarding housing, John explained that in response to the initial direction given by Clark County, the project team until now has had an employment-based focus on Section 30. He asked committee members for their comments and added that this feedback would be relayed to the County Commissioners.

Regarding open space, he and Don are both concerned about fiscally supporting the amount of open space in the current Draft Concept Plan. If it is important to the committee that open space is part of the plan, the group needs to discuss how to make this feasible.

John said after the meeting he and Don would focus on implementation.

Draft Concept Plan

David Nierenberg, Section 30 neighbor, said he understands it is difficult to fund uses that do not pay for themselves. If having less open space and more land occupied by tax-paying entities is ideal, then this is what should be put forth to the City Council and County Commissioners.

John responded there is substantial support for open space from the public, but this support needs to come from the Advisory Committee as well.

Alex Veliko, Parks and Recreation Commission, said he believes that both housing and greenspace could be incorporated successfully into the Master Plan.

John reminded the group of the possibility of a landfill with ongoing mining on the site.

Don briefly reviewed the highlights of the Draft Concept Plan for the Committee.

Joni Kartchner, neighbor, said she believes that because people are attracted to areas of revitalization, housing should be part of the Section 30 Master Plan. She added that, more and more, people want to live in walkable communities. She believes that these communities could be very nice areas to live, especially with homeowners' association fees to help pay for the development. She also suggested that Harmony Sports Complex could charge a user fee. Her concern is that, if some type of housing is not incorporated, the open space would not be used except for select times during the day and week. She especially supports some type of higher density, such as condominiums.

Advisory Committee members inquired about the County's position on housing in Section 30. Mike Mabrey, Clark County, said he recently spoke with a County Commissioner who would not object to some type of mixed-use development in Section 30 provided that it is actually a mix of uses on the same site.

Carl said he thinks the current Draft Concept Plan does not utilize land well—specifically open space—because it is designed as a business environment. He suggested the space would be better utilized if condominiums and some commercial development were included. Otherwise, people would have to drive to use the open space. One way to make this feasible would be to have a developer dedicate some land for open space, which would save the County money. Don added that the open space would not have to be large, just well designed.

Judy Teitzel, Friberg Property, said she does not think some current uses would be compatible with residential, especially because many of these uses are likely to continue for several years. Joni responded that retail development could serve as a buffer between residential and current uses.

Steve Madison, Columbia Tech Center, said that Columbia Tech Center is entitled to 30% residential, but it has not been built yet for several reasons, including:

- People tend to frown on uses that bring “strangers” into their neighborhood
- Safety
- It can be difficult to incorporate design compatible with trucks and 24 hour delivery

Jim Schmid, George Schmid and Sons, Inc., echoed concerns about conflicts between mining and residential. He likes the mixed-use concept, but has concerns about the timing of development.

Pat Nelson, Columbia Rock and Aggregates, Inc., said he sees conflict between the desire to create family wage jobs (which Clark County needs) and the desire to create mixed-use

communities that do not provide family wage jobs. He emphasized that the County has not asked the Advisory Committee to evaluate residential or commercial development for Section 30.

Steve noted that Orenco Station has been used as an example for Section 30. A large part of the success of Orenco Station is because it is served by light rail, but it is unlikely that Section 30 will be linked to light rail.

Alex said he thinks that condominiums could be incorporated in Section 30 because there is already enough retail in the area to support it. He suggested that Harmony Sports Complex be rotated 90° from its current position on the Draft Concept Plan and be located closer to SE 1st Street, similar to a courtyard concept. Alex added that, if the real issue is to bring jobs to the area, then that should be the focus of this process.

Carl suggested that since the Master Plan looks 50 years out, many of the jobs envisioned for Section 30 now may not be around by then. He thinks it is important to consider small companies because small companies provide the majority of jobs in this country. David Nierenberg thought the group should not try to presume what type of jobs will locate within Section 30 because there is no way to know.

Commander Tony Barnes, Clark County Sheriff's Office, said that retail and residential (especially denser residential) place many demands on public service that do not pay off financially. He is especially concerned about placing residential use next to the firing range because he thinks it would drive out the range. He feels that a public safety facility would be a good use for Section 30, because such a facility is needed in East County and would be beneficial to the community.

Karyn summarized the group's discussion on housing in Section 30. Some residential is acceptable as long as it's some type of multi-family. Location of residential and buffering from other uses must be carefully considered.

The group discussed future open space in Section 30. John again emphasized that it is difficult to make the amount in the Draft Concept Plan feasible. (This does not include Harmony Sports Complex.) After some discussion, Karyn summarized: generally, the Committee is comfortable with reducing the amount of open space and filling it in with other uses, as long as there are still smaller tracts of open space that could be linked together. This is specially geared towards the tract south of SE 1st Street.

Steve asked if calculations on the cost to fill the pits have been done. John responded that most of the plan is predicated on the assumption that the pits will not be filled. He added that one possibility is a regional stormwater drainage facility.

Jim asked if Harmony has expressed interest in selling some of its land. John said Harmony has requested more space in the future and would like its facility to be used for more than one purpose.

Judy asked what future improvements would be made to SE 172nd Avenue. Reah Beach, DKS Associates, responded that sidewalks and bike lanes would be constructed as development along the road occurs. Alex echoed that this is included in the City's Transportation System Plan. David said that Reg Martinson, Evergreen School District, would be pleased, because there are no sidewalks for students to walk to school.

Meeting Close out

John explained the next steps in the process. Following the October 22 open house, the Draft Concept Plan will be refined and presented at the next Advisory Committee meeting on November 17.

Project team members are scheduled to meet with the Real Estate Expert Panel before the open house. Their feedback also will be discussed at the next Advisory Committee meeting.

Regarding the next open house, Joni suggested that it be modified to include a presentation. She heard from people who attended one open house that they were confused by the different stations. Karyn said the layout could be modified so that it would not be as confusing. John encouraged everyone to attend the next open house on October 22 at Illahee Elementary School.

Public Comment

David Teitzel reiterated that industrial uses would continue for years to come, which needs to be considered throughout the process. He added that any sloped areas could be considered open space as well.

The meeting adjourned at 7:35 p.m.