

PHASE 3: DRAFT PLAN AND CODE ENGAGEMENT AND OUTREACH SUMMARY

February and March 2026

Contents

Introduction	1
Engagement and Outreach Methods	2
Summary of Questions and Feedback	5
Next Steps.....	7
Demographics of Respondents	8

Introduction

Phase 3 engagement took place during Winter 2026. The purpose of Phase 3 engagement was to report back to the community and project participants on what we heard from them previously and demonstrate how this is reflected in draft 2045 Comprehensive Plan and updated development code. The goals of Phase 3 engagement were to:

- Inform the community about the draft plan and code process and content.
- Invite feedback and answer questions about the draft plan and code, specifically on items we missed or were unclear.
- Inform the community about final steps, including the Plan and code adoption process and the Final Environmental Impact Statement (FEIS) that support this.

This document summarizes engagement feedback from the community so that it can be incorporated into the **OUR VANCOUVER** Comprehensive Plan, specifically the final plan and code details before they're brought to City Council for adoption in Spring 2026. It also notes common questions heard during this phase.

Engagement and Outreach Methods

Overview

- PDFs of the full draft plan and zoning code were posted to the City’s website on February 19, 2026.
 - Links to these were posted on BeHeard, the LinkTree, and StoryMap.
- Feedback form open from February 19 through March 31, 2026.
- Updated online StoryMap with an overview of the draft plan and zoning code. This included:
 - State requirements, community input, and goals by plan chapter,
 - Descriptions of the new zoning districts,
 - Information about final steps, and
 - Links to the full draft plan and code, the interactive Preferred Land Use Alternative map, and feedback form.
- Four Community Presentations
 - Two virtual, one during the lunch hour and one on a weekday evening.
 - Two in-person, one in East Vancouver on a weekday evening and one in West Vancouver midday over the weekend.
- 16 additional group-specific discussions with Community Partners, community working groups, boards and commissions, and neighborhood associations.
- Five City Council workshops and six Planning Commission workshops.
- Outreach promoted the StoryMap and Community Presentations via multiple email lists, social media, direct emails to partners and neighborhood associations, City website, BeHeard, and local news outlets.

Engagement Methods

In total, 150 questions and feedback were received through the following methods.

Community Presentations

Description: Four 2-hour presentation and Q&A sessions on the draft Comprehensive Plan and Zoning Code for community members to see how community input, City priorities, and state requirements shaped the draft plan

and zoning code, meet the project team, and ask questions. Events were free and open to the public.

Dates:

- [2/19/2026 – Virtual: Presentation and recording](#)
- [2/26/2026 – Virtual: Presentation and recording](#)
- [2/28/2026 – City Hall: Presentation](#)
- [3/4/2026 – Cascade Park Community Library: Presentation and recording](#)

Participation: Approximately 121 total public attendees (38 at 2/19, 25 at 2/26, 23 at 2/28, 35 at 3/4). 92 questions/comments received.

Outreach: Information and RSVP link posted to City calendar, LinkTree, and on the project BeHeard page; sent out via the Our Vancouver, Vancouver Connects, and Office of Neighborhood e-newsletters; sent out in direct emails to partner organizations and community working groups; and posted on social media. Local news outlets also advertised the community presentations. Additionally, recordings and slides from the presentations were posted to the BeHeard page and sent out in the Our Vancouver e-newsletter and in direct emails.

Feedback Form

Description: Online feedback form for people to provide feedback on the draft plan and code online at a time and place that is convenient for them. Primarily, it asked people if we missed anything important, with additional space for open-ended questions/feedback. Feedback form was available in English, Spanish, Russian, Vietnamese, Ukrainian, Chinese (simplified), and Chuukese.

Date(s): Open from February 19, 2026, through March 31, 2026

Participation: 33 feedback form submissions received that included feedback.

Outreach: Link to form was included in LinkTree, which was shared in slides, over chat during virtual Community Presentations, and in a handout at in-person Community Presentations and in outreach flyers. Link posted on BeHeard page and in StoryMap. Link included in Our Vancouver e-newsletters and direct emails to partners and neighborhood associations.

Our Vancouver Email Inbox

Description: Shared Outlook mailbox (OurVancouver2045@cityofvancouver.us) for community members to contact the project team, ask questions, and share

their thoughts. E-newsletters with project updates were also sent from this email address.

Date(s): This summary focuses on emails received from February 19, 2026 through March 31, 2026, which aligns with the release of the draft plan and code and the close of the feedback form. However, the email has been active since early on in the plan update process.

Participation: 23 emails received

Outreach: Email address was listed on the StoryMap, hardcopy materials, social media posts, Our Vancouver e-newsletters, presentations, and Be Heard. Email has been shared throughout the entire course of the plan update process.

2 hardcopies of feedback were also received.

Outreach Details

- **Be Heard** – project webpage
- **StoryMap** – online overview of draft plan and zoning code
 - 1,600+ views, 2/19/2026–3/31/2026
- **Interactive Map** – online Preferred Alternative map
 - 1500+ views, 2/19/2026–3/31/2026
- **Our Vancouver e-newsletter**
 - 12 emails sent: [1/8/2026](#), [1/22/2026](#), [1/29/2026](#), [2/4/2026](#), [2/19/2026](#), [2/19/2026](#), [2/23/2026](#), [2/26/2026](#), [2/27/2026](#), [3/2/2026](#), [3/6/2026](#), [3/12/2026](#)
 - From 904 to 970 recipients.
- **Vancouver Connects e-newsletter**
 - Three emails sent: [January 2026](#), [February 2026](#), [March 2026](#)
- **Office of Neighborhoods e-newsletter**
 - Three emails sent: [1/30/2026](#), [2/13/2026](#), [2/27/2026](#)
- **Citywide Quarterly Newsletter**
 - Hardcopy mailed to all residents in Vancouver: [March 2026](#)
- **Local news outlets**
 - [The Columbian 2/16/2026](#): City to discuss Vancouver’s 20-year growth plan with residents
 - [KATU 2/17/2026](#): Vancouver plans for growth as it eyes second-largest city status in Washington

- [The Columbian 2/26/2026](#): Vancouver weighs adding bike parking requirements to comprehensive plan update
- [The Columbian 3/28/2026](#): High anxiety over high density: Vancouver residents worry that city's plans for more housing will erode quiet neighborhoods
- [The Columbian 3/28/2026](#): City of Vancouver foresees 44,100 new units in 20 years
- **City website/calendar**
 - Community Presentations were advertised on the calendar on the City website
- **Social media** - Facebook, Instagram, LinkedIn, NextDoor
 - 10 posts on Facebook and Instagram: 2/6/2026, 2/20/2026, 2/22/2026, 2/24/2026, 3/2/2026. 2 on LinkedIn. 1 on NextDoor.
 - Community Presentations were also shared as Facebook events on 1/29/2026
- **Direct emails** to partners and neighborhood associations.
- **Flyers** posted at the entrance to City Hall and on the BeHeard website and were provided to City engagement staff, Community Partners, and in direct emails to partners and neighborhood associations to share with community members.

Summary of Questions and Feedback

This section provides an overview of community questions and feedback that emerged during Phase 3 of community engagement for the **OUR VANCOUVER** Comprehensive Plan. It includes feedback received through Community Presentations, the feedback form, the Our Vancouver email inbox, and hardcopies provided to staff.

The feedback form was created to help the public review the plan chapters and zoning district regulations and confirm they align with community input, state laws, and City priorities. It asked whether anything was missing from each chapter and whether the zoning district regulations made sense. Some people said the draft chapters and zoning districts were complete or chose not to provide specific feedback. The feedback that was submitted focused on several key topics, which are summarized below.

The summary section below quantifies feedback received by the terms “few,” “some,” or “many.” *Few* means less than 10 comments received; *Some* or *several* means between 10–20 comments received; and *Many* means 20 or more comments received on a particular topic.

Background Clarifications

Many people had questions related to how zoning works, the application of state laws, targets for population, housing, and jobs, demographics, coordination with the County, partner agencies, and nearby cities, and annexation.

Medium-Scale Neighborhood

Many people had questions or concerns about the Medium-scale Neighborhood zoning designation, particularly in existing single-family neighborhoods while a few people responded that the district’s regulations make sense or were supportive. Primary concerns included the 75-foot building height and increased densities.

Vehicle Traffic and Parking

Many people were concerned that increased density and a greater mix of uses will lead to increases in vehicle traffic and vehicles parked on-street in those areas. The concerns were mainly that increased vehicle traffic and parking would lead to increases in noise and air pollution and decreases in safety and convenience.

Engagement

Some people felt that they were not adequately notified of or not heard in the plan update process, while a few others expressed appreciation for engagement efforts. There was a general desire to continue to be engaged in land use and development decisions.

Public Services and Infrastructure

Some people had questions/concerns about how public services and infrastructure (e.g., water, sewer, stormwater, sidewalks, parks, roads and emergency services) will be provided, maintained, and funded to meet the needs of an increasing population and associated development.

Green Space and Trees

Some people expressed continued support for and desire for inclusion of green space, including support for trees, natural areas, parks, gardens, and green roofs.

Covenants, Conditions, and Restrictions (CC&Rs)

Some people had questions/concerns about potential conflicts between a property's zoning and a property's Covenants, Conditions, and Restrictions (CC&Rs).

Property Values and Taxes

Some people had questions/concerns about how the zoning changes will impact property values or increase property taxes, particularly for properties that are proposed to be upzoned.

Additional Plan and Code Details

Individuals also had specific comprehensive plan and zoning code suggestions and questions that staff reviewed or responded to including those that related to:

- Solid waste,
- Lot standards (e.g., setbacks, façade articulation),
- Bicycle parking,
- Design/aesthetics,
- Easements for bicycle/pedestrian connectivity,
- Climate action and environmentalism, and
- Non-conformities.

Next Steps

This summary and information will be shared at City Council and Planning Commission meetings. Many common questions were addressed during community presentations and discussions. Common questions will also be addressed in an updated [FAQ](#), which will be shared through the [Our Vancouver email list](#) and posted on the [Our Vancouver webpage](#). Feedback that aligns with state law, City priorities, and past community input will inform

revisions to the draft plan and code before they're brought through the approval process.

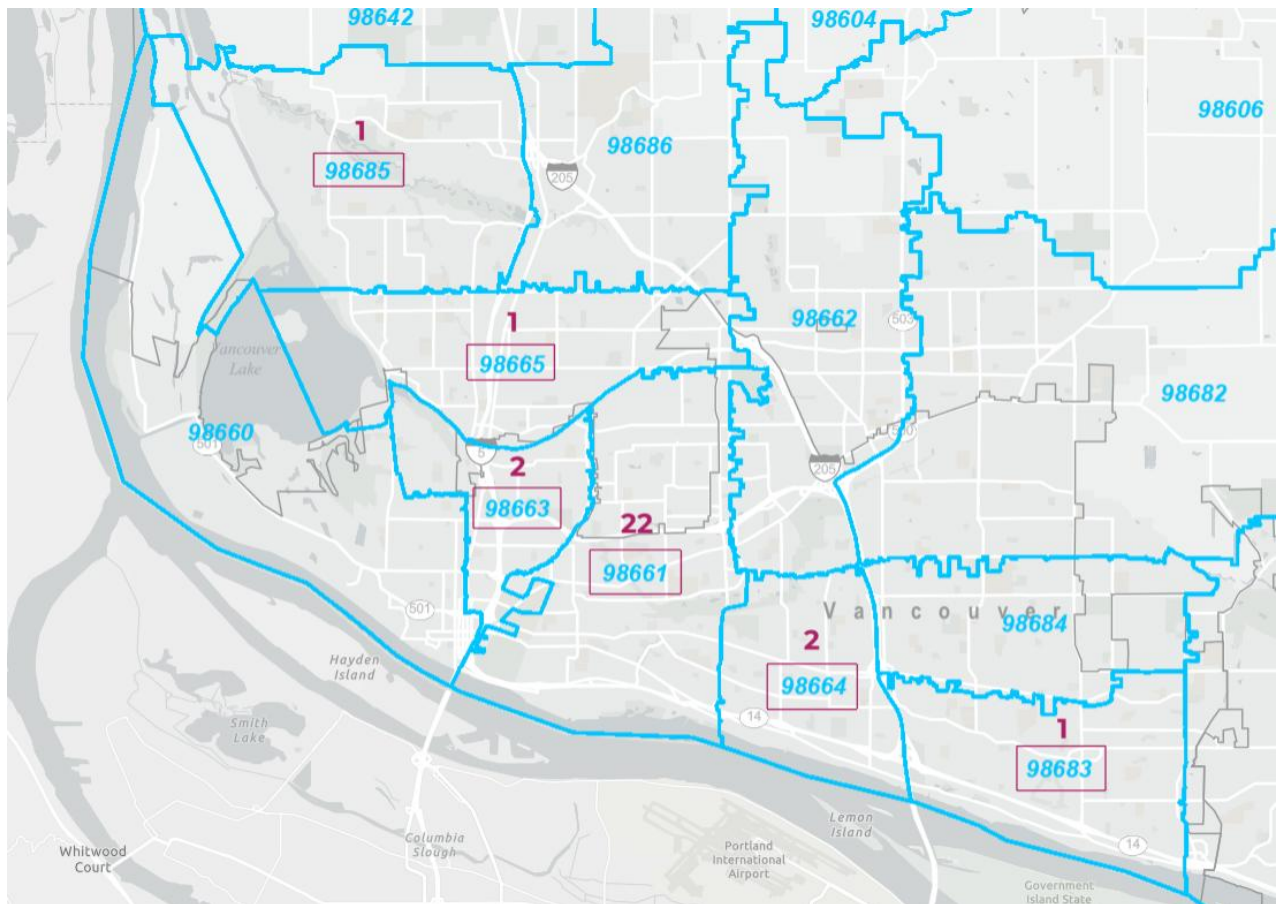
Demographics of Respondents

The online feedback form contained additional optional demographic questions. The following subsections summarize demographics of individuals who chose to respond to these questions. There was a total of 33 feedback form responses and percentages below are based off this total.

Zip Codes (30 responses)

Comments came from 7 zip codes, with most responses from 98661 (66.7%). The 98661 zip code is generally west of Andresen Road, east of Saint Johns Boulevard and I-5, and south of 78th Street. See Figure 1.

Figure 1. Zip Codes in the Vancouver area and number of responses per zip code



Gender (26 responses)

The gender breakdown of respondents is as follows:

- Female, 36.4% (12)
- Male, 33.3% (11)
- Non-binary, 0.0% (0)
- Transgender, 3.0% (1)
- Prefer not to answer, 9.1% (3)
- Self-identified, 3.0% (1)
- *Skipped question*, 24.2% (8)

(Note: Percentages don't add to 100% because respondents could select more than one answer.)

Age (22 responses)

One third of responses came from respondents over the age of 65. The age breakdown of respondents is as follows:

- Under 18 years, 0.0% (0)
- 18 – 24 years, 0.0% (5)
- 25 – 34 years, 3.0% (1)
- 35 – 44 years, 21.2% (7)
- 45 – 54 years, 6.1% (2)
- 55 – 64 years, 3.0% (1)
- Over 65 years, 33.3% (11)
- *Skipped question*, 33.3% (11)

Race/Ethnicity (28 responses)

About half of respondents (51.1%) identified as white or European American. Responses from non-white/European American respondents was minimal. The racial/ethnic breakdown of respondents is as follows:

- American Indian or Alaska Native, 3.0% (1)
- Asian or Asian American, 0.0% (0)
- Black or African American, 3.0% (1)
- Hispanic or Latino/a/e, 0.0% (0)
- Middle Eastern or North African, 0.0% (0)
- Native Hawaiian or Pacific Islander, 0.0% (0)
- White or European American, 51.1% (17)
- Other, 3.0% (1)
- Prefer not to answer, 26.9% (9)
- *Skipped question*, 15.2% (5)

(Note: Percentages don't add to 100% because respondents could select more than one answer.)

Language (23 responses)

Responses from people who speak a language other than English respondents was minimal. 1 respondent speaks Spanish (3.0%) and another respondent selected "Other" (3.0%). 33.3% respondents said that they do not speak a language other than English fluently and 60.6% of respondents selected prefer not to respond or skipped the question. No responses were received in a language other than English.

Income (26 responses)

The income breakdown of respondents is as follows:

- Below \$19,999, 0.0% (0)
- \$20,000 – \$49,999, 3.0% (1)
- \$50,000 – \$89,999, 6.1% (2)
- \$90,000 – \$129,999, 3.0% (1)
- \$130,000 – \$149,999, 12.1% (4)
- Above \$150,000, 6.1% (2)
- Prefer not to answer, 48.5%, (16)
- *Skipped question*, 21.2% (7)

Disability (27 responses)

Approximately 15.2% of respondents have a disability.

Housing Situation (29 responses)

A large majority of respondents (81.8%) own their house. Only 1 respondent (3.0%) rents. 15.2% of respondents selected prefer not to answer or skipped the question.