

11/07/05

RESOLUTION NO.M-3518

A RESOLUTION relating to the Fourth Plain Subarea in the City of Vancouver; finding that the central part of this subarea, known as the Central Fourth Plain/Stapleton Community, is blighted; finding that the rehabilitation and redevelopment of this area is necessary in the interest of the public health, safety and welfare of the residents of the City; directing that a community renewal plan be prepared to provide for the necessary rehabilitation and redevelopment of the blighted area; and appointing the Vancouver Housing Authority to prepare the plan and administer the renewal project.

WHEREAS, the Fourth Plain subarea, as identified in the attached map has been identified by City Council as a planning unit within the City's Comprehensive Plan; and

WHEREAS, the central part of this subarea, known as the Central Fourth Plain/Stapleton Community, that is also identified on the attached map, has experienced substantial decline in the quality of building stock and a concomitant decline in public safety and welfare; and

WHEREAS, the Kyocera International, Inc. site within the Fourth Plain/Stapleton Community, has been virtually vacant for the past two years; and

WHEREAS, physical obsolescence of the existing AVX building, including inadequate systems as determined by an engineering report prepared by IDC, Inc., and physical obsolescence of the water treatment facility, as determined by an engineering report prepared by IDC, Inc., make rehabilitation of the facilities imperative; and

WHEREAS, prolonged vacancy of the Kyocera International, Inc. site has caused it to become an attractive nuisance, thereby inviting vandalism, theft of building materials, including

pipng, wiring and other metals and illegal dumping that constitutes an economic and social liability and menace to public health, safety and welfare; and

WHEREAS, the vacancy of the Kyocera International, Inc. site also encourages juvenile delinquency and crime, including physical assault, vandalism and theft; and

WHEREAS, the faulty lot layout in relation to size of the Kyocera International, Inc. site has left large underutilized properties, with inadequate street layout, insufficient sidewalks that lack handicap accessibility, and which has led to unacceptably high accident rates involving pedestrians, bicyclists and automobile traffic, contributing to the designation of Fourth Plain Boulevard as a Traffic Safety Corridor; and

WHEREAS, this condition has resulted in the decline of properties adjacent to the Kyocera Industrial site; and

WHEREAS, inadequate utilization of vacant property zoned for industrial purposes in the Fourth Plain/Stapleton area has impaired job growth and economic development in the City and thereby undermines and limits the tax base; and

WHEREAS, the rate of poverty in the Fourth Plain/Stapleton area exceeds the citywide average; and

WHEREAS, the City has the statutory authority to establish a community renewal project to redress blight in the Fourth Plain/Stapleton area pursuant to Chapter 35.81, RCW; and

WHEREAS, the Vancouver Housing Authority has an established record of being able to restore various areas of the City to a healthy state with mixed residential and commercial development that encourages maximum opportunity for participation by private enterprise in such renewal.

NOW THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. City Council hereby adopts the "whereas" clauses of this resolution as findings of fact.

Section 2. The Central Fourth Plain/Stapleton Community as shown on the attached map is hereby found to be a "blighted area" as defined in RCW 35.81.015(2).

Section 3. It is necessary in the interest of public health, safety, morals and welfare of the residents of the City of Vancouver that the Central Fourth Plain/Stapleton Community be determined to be an area to be reclaimed through "redevelopment" and/or "rehabilitation" as defined in RCW 35.81.015 (18) and (19).

Section 4. The Central Fourth Plain/Stapleton Community is hereby declared to be a "community renewal area" as defined in RCW 35.81.015(5) and the rehabilitation, redevelopment or combination thereof of such area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Vancouver.

Section 5. The Vancouver Housing Authority is hereby provided with the powers of a community renewal agency for the purposes of redressing the blight in the Central Fourth Plain/Stapleton Community pursuant to RCW 35.81.050(2)(c).

Section 6. The Vancouver Housing Authority shall proceed to prepare a community renewal plan for the Central Fourth Plain/Stapleton Community for approval by the City Council. The renewal plan should endeavor to maximize the opportunity for participation by private enterprise pursuant to RCW 35.81.030.

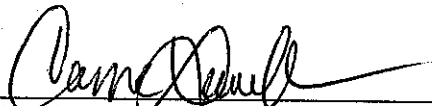
Section 7. Following preparation of a renewal plan by the Vancouver Housing Authority,  
City Council shall consider its adoption pursuant to the procedures set forth in RCW 35.81.060.

SIGNED this 7<sup>th</sup> day of November, 2005.



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Royce E. Pollard, Mayor

Attest:



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R. Lloyd Tyler, City Clerk  
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:



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Ted H. Gathe, City Attorney