

City Center Redevelopment Authority Board Meeting Agenda

November 21, 2024

12:30 PM

Council Chambers, 415 W 6th Street Vancouver, WA 98660

Virtual Viewing: [City Center Redevelopment Authority > Clark/Vancouver Television](https://www.cvtv.org) (cvtv.org).

Please see the Community Communications agenda item below for instructions to register for public comment

- 1. Call to Order and Roll Call**
Excusal of Absence, if needed
- 2. Approval of Minutes**
 - a. 10/17/24 Minutes
- 3. Executive Director Report**
Subcommittee Meeting Report, Project Updates, and Development Pipeline Report
- 4. Downtown Parking Plan Review and Recommendation**
 - a. Downtown Parking Plan Presentation - Gabriel Montez, Parking District Manager
- 5. Waterfront Gateway Site Plan Update**
 - a. Waterfront Gateway Presentation - Chim Chune Ko, Real Estate Project Manager
- 6. Community Communication**

****The public is invited to speak regarding any matter on the agenda. Members of the public testifying are asked to limit testimony to three minutes. Pre-registration is required. There are three ways to provide comments:**

 - In Writing: Public comments can be submitted in writing (name, address, contact information and comments) via email to kimberly.kerlee@cityofvancouver.us by 5pm the day before the meeting.
 - Remotely: Pre-register by phone at 360-487-7846 or email kimberly.kerlee@cityofvancouver.us by 5pm the day before the meeting.
 - In Person: Pre-register by phone at 360-487-7846 or email kimberly.kerlee@cityofvancouver.us by 5pm the day before the meeting or fill out a Public Comment form in person prior to the start of the Community Communications portion of the meeting.
- 7. Executive Session (as needed)**
- 8. Adjournment**

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Date: October 17, 2024

Time: 12:30-2:00 pm

Location

City Hall – Council Chambers Fl 2
415 W 6th Street
Vancouver, WA 98668

Regular Meeting (Convened in person and via video conference)

The meeting agenda materials referenced in these minutes can be found online. Link to meeting video: [24 10 17 CCRA Meeting Video](#).

Item 1: Call to Order and Roll Call

The October 17, 2024, meeting of the City Center Redevelopment Authority was called to order at 12:01 pm by Marc Fazio.

Board Members Present: Marc Fazio, Richard Krippaehne, Allison Reynolds, Alisa Pyszka (virtual), Michi Slick

Board Members Absent: David Copenhaver

Staff Present: Patrick Quinton, Kimberly Kerlee, Katherine Kelly, Lori Severino, Mark Person, Greg Turner

Guests: Chris Sensenig with Raimi Associates, Casey Liles with IBR

Motion by Krippaehne, seconded by Slick, and carried unanimously to excuse the absence of Board Member Copenhaver.

Item 2: Approval of Minutes

Motion by Krippaehne, seconded by Reynolds and carried unanimously to approve the September 19, 2024, minutes.

Item 3: Executive Directors Report

Patrick Quinton, Executive Director, mentioned the activity on the development pipeline report was light for September. The subcommittee met in October and Quinton informed the group of a new board member who, after initial review by the board, is currently going through the appointment process. City Council will vote on the appointment at the October 28 Council Meeting. Quinton reviewed the agenda items for next month including the Downtown Parking Plan and Downtown Redevelopment Study. There is not a CCRA meeting scheduled in December at this time. Discussion occurred regarding board member attendance at the November meeting.

Members

Marc Fazio
President

Richard Krippaehne
David Copenhaver
Michi Slick
Alisa Pyszka
Allison Reynolds
Vacancy



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cityofvancouver.us

To request accommodation or other formats, please contact:

Economic Prosperity & Housing | 360-487-7846 | Relay 711 | Kimberly.Kerlee@cityofvancouver.us

Item 4: IBR Update

Katherine Kelly reviewed the IBR Program schedule and updated the board on the addition of a new shared use path along the bridge, and updates to the light rail plan. Lori Severino summarized the draft SEIS key findings including acquisitions and displacements, park and ride options, and access to downtown Vancouver. Staff comments of key findings were also reviewed. Severino provided dates for public comment. Board members commented that they are pleased with the discussion topics and provided feedback on the park and ride. Board Member Reynolds asked about the decision process and who determines the preferred design alternatives after the public comment period and other feedback. Kelly responded. Quinton added that CCRA also plays a vital role within the downtown footprint of the IBR project. President Fazio asked how the design of the bridge and the park and ride will impact traffic in downtown Vancouver. Kelly responded.

Item 5: Downtown Design Guidelines

Greg Turner provided background on the Downtown Vancouver Design Guidelines. Chris Sensenig with Raimi Associates provided an overview of the manual referencing guidelines. Turner mentioned that the design guidelines manual may be delayed until the zoning codes are updated. Quinton asked about next steps in the process. Turner responded. Board members commented and provided feedback on the impact regulations can have on developers. Board members requested a summary of what is new in the design guidelines and the feedback that has been collected.

Item 6: Public Comment

None

Item 7: Executive Session (as needed)

None

Adjournment

2:06 pm

Marc Fazio, Board President

Meetings of the City Center Redevelopment Authority are electronically recorded on audio. The audio tapes are kept on file in the office of the City Clerk for a period of six years.

Downtown Access, Mobility & Parking Plan: Focus on People & Businesses

Recommended 5 Year Actions

Gabe Montez
Parking District Manager
Parking Services

November 21, 2024



WALKER
CONSULTANTS



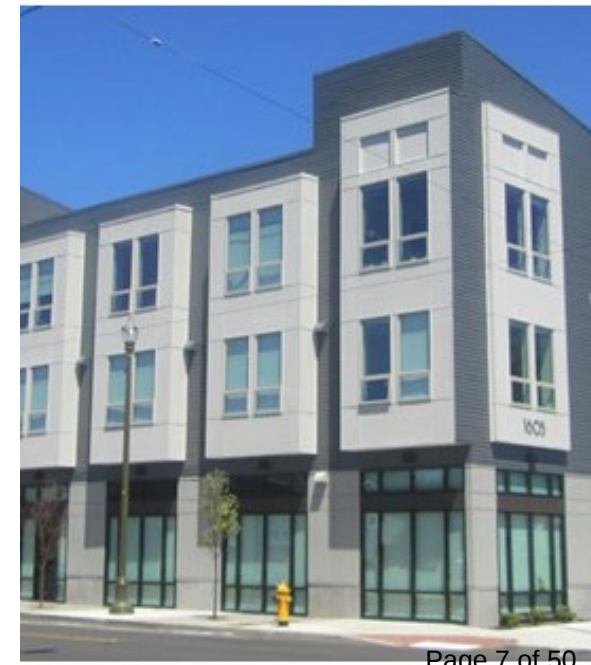
Agenda

- Plan Context
- Scope & Work to Date
- Existing Conditions
- Pillars & Actions
- Questions & Discussion

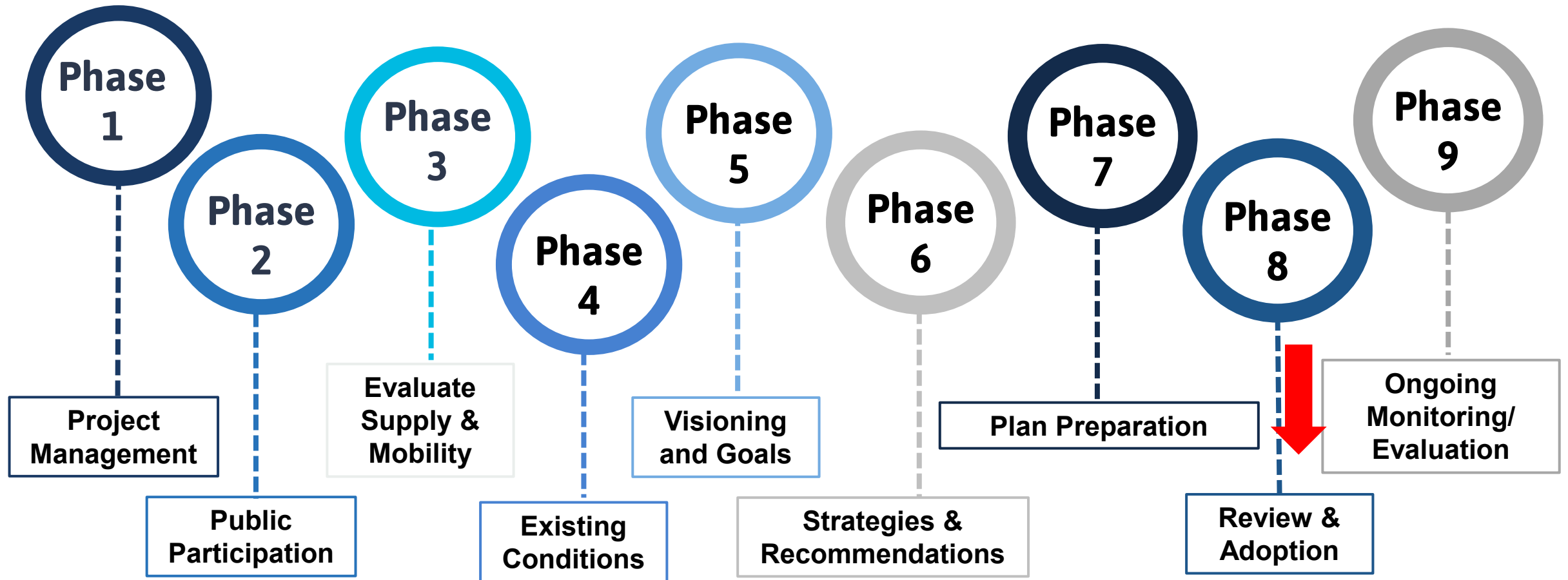
Plan Objectives

Supporting the Future of Downtown

- New growth without adding public parking supply
- Unlock private parking supply to enhance options for downtown
- Support alternative transportation around downtown
- Leverage public investments for access & mobility



Project Overview - Next Steps



Plan Scope

Nearing Completion of 5 Year Plan

Work to date

- Updated **objectives & parking inventory**
- Assessed current **mobility options**
- **Expected demand & best practices** for maximizing parking, access & mobility



Today

- **Recommended 5 Year Actions** including use of existing public and private assets, upgrades to technologies and new mobility initiatives.

Implementation

- **Ongoing data collection & analysis**
- Prioritized **implementation plan**



Existing Conditions

On-Street parking well utilized with excess capacity

- **2,500** enforced spaces
- **20+ miles of curb**
- Wednesdays: **62%** average
- Saturdays: **61%** average
- Sundays: **51%** average
- Waterfront busiest – often exceeding **80%**

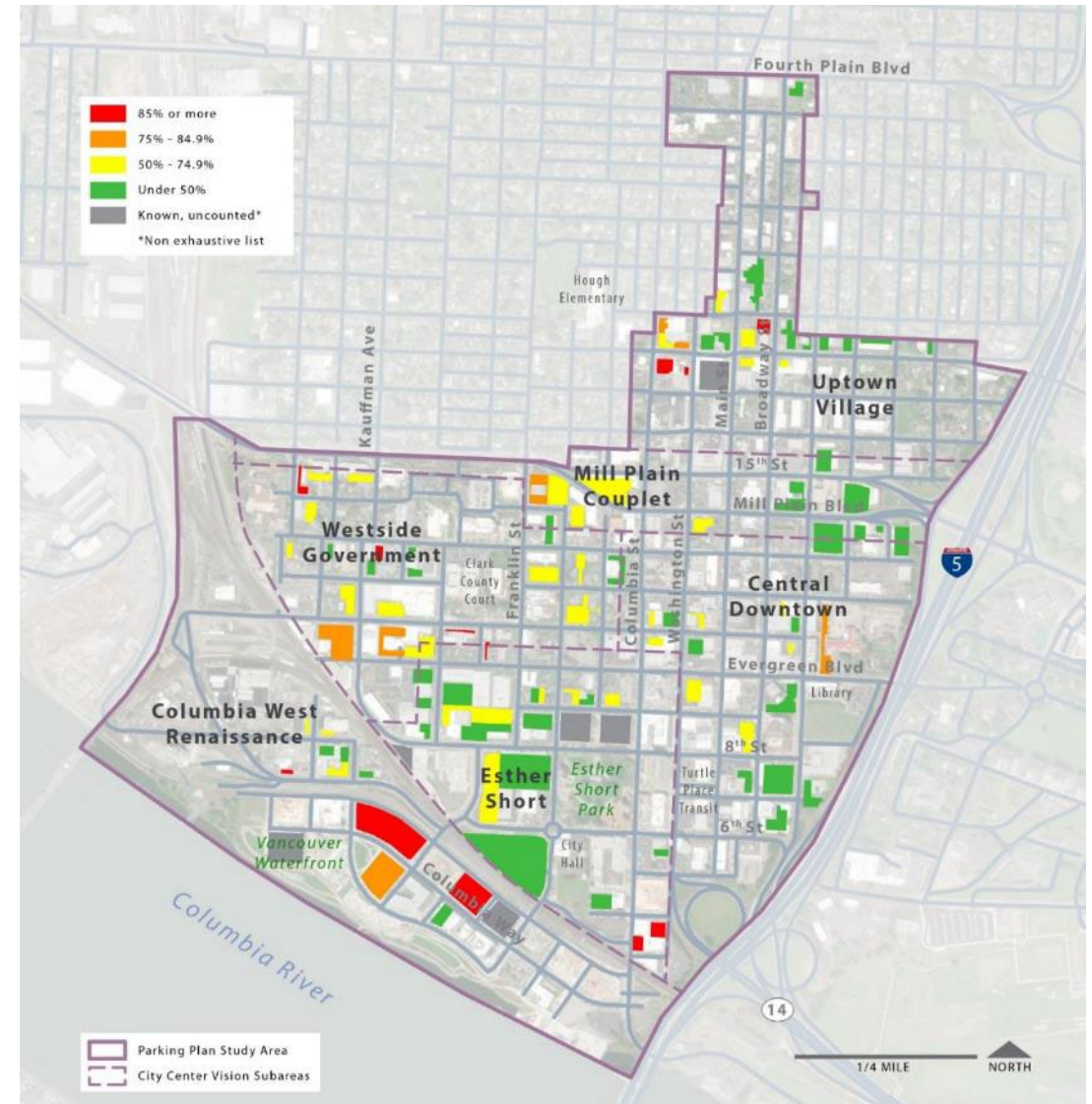
Data collected Jan – March 2024



Existing Conditions

Private Off-Street Parking Underutilized

- Roughly **9,500** spaces in 220 lots
- Few lots exceed 75% use
- Weekend drop – fewer commuters
- Thursday, 4/18/24: **49-54% full**
- Saturday, 4/20/24: **25-29% full**
- Waterfront is busier – especially lunch and dinner times
- **~450 acres total**



Map: 4/18/24 from 1-3 p.m.

Three Plan Pillars

1. Adopt Pricing Practices to Improve On-Street Parking Supply Utilization
2. Expand Public Parking Supply through Shared Parking Arrangements
3. Enhance Car-Free Options for Getting to and Around Downtown



Pillar 1: Adopt New Pricing Practices to Improve Utilization of On-Street Parking Supply

- 7-Day enforcement: 8 am – 6 pm
- Simplify on-Street parking with High-Demand & Low-Demand Areas
- Evaluate tier-based pricing
- Enhance technology options for payments and enforcement
- Provide options for low-wage hourly employee
- Improve ADA access and parking options
- Extend Buffer Zones between residential & commercial areas
- Evaluate existing on-street permits



Pillar 2: Expand Public Parking Supply through Shared Parking Arrangements

- Pursue Agreements with Property Owners for Public Use of Private Parking
- Expand Parking Options for Public Events
- Eliminate Parking Minimums & Facilitate Shared Parking Between Developers & Owners of Private Parking
- Improve Wayfinding & Navigation Systems



Pillar 3: Enhance Car-Free Options for Getting to and Around Downtown

- Invest in Alternative Transportation Initiatives
 - Circulator
 - New bike and micro mobility options
 - Enhanced commuter and delivery options
- Use Downtown Curb Space to Promote Mobility
 - Accessible parking
 - Pedestrian infrastructure
 - Active streets
 - Bike routes
- Develop a Mobility Hub Network Plan.



Calendar for Plan Review & Adoption

On-Line Public Feedback

BeHeard web site

Parking Services web page

Meetings

11.13 Parking Advisory Committee

11.21 CCRA

12.11 Parking Advisory Committee

12.17 Downtown Stakeholders

01.08 Parking Advisory Committee

01.13 City Council Workshop

01.16 CCRA

02.04 City Council Action

12 | Downtown Access, Mobility & Parking Plan



Questions

- Do the recommended actions support the Plan objectives?
- Do the recommended actions support City vision and goals for downtown
- Are there any gaps or unmet needs in the recommended actions?



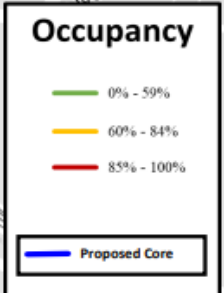
Thank You



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Buffer Zones



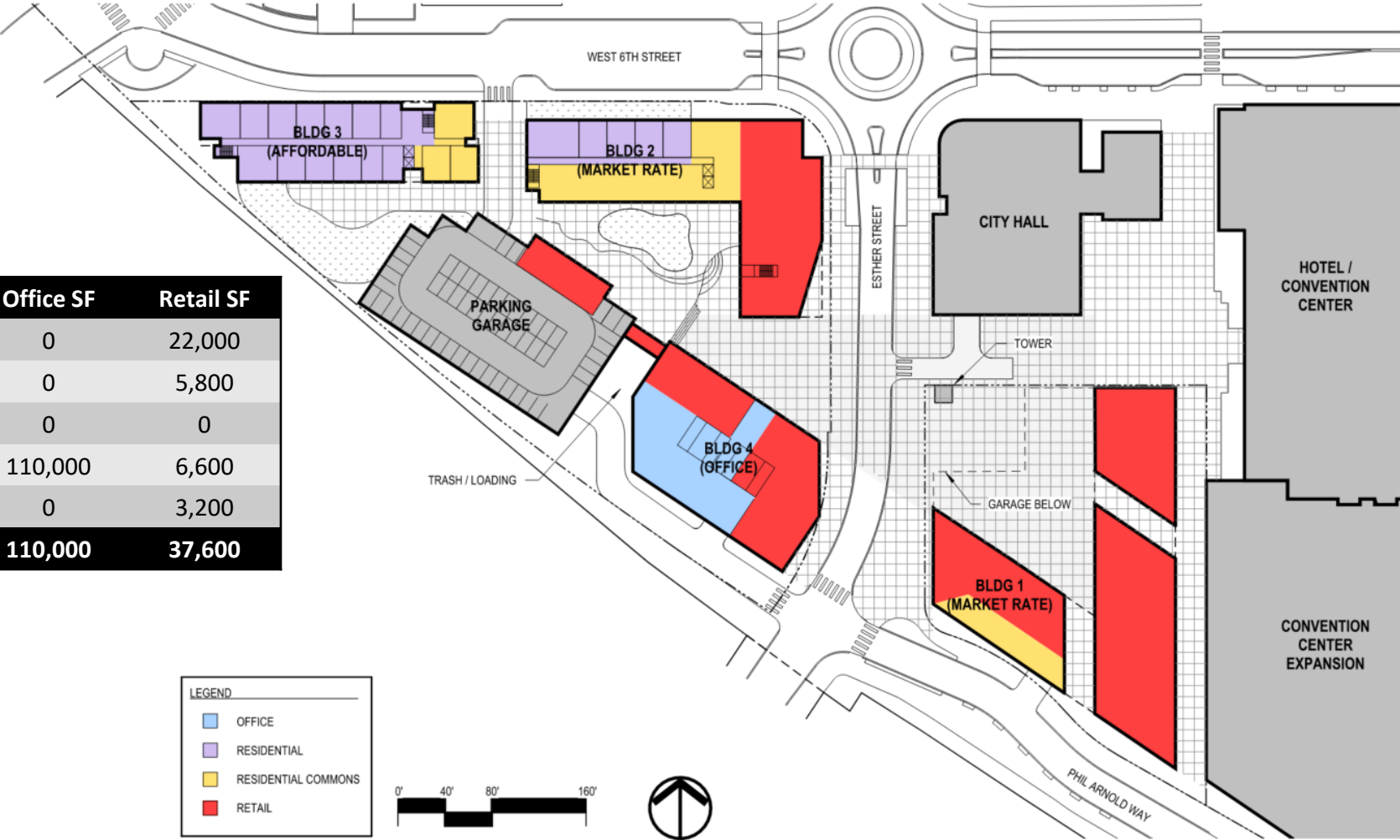
Lincoln

Waterfront Gateway Design Update

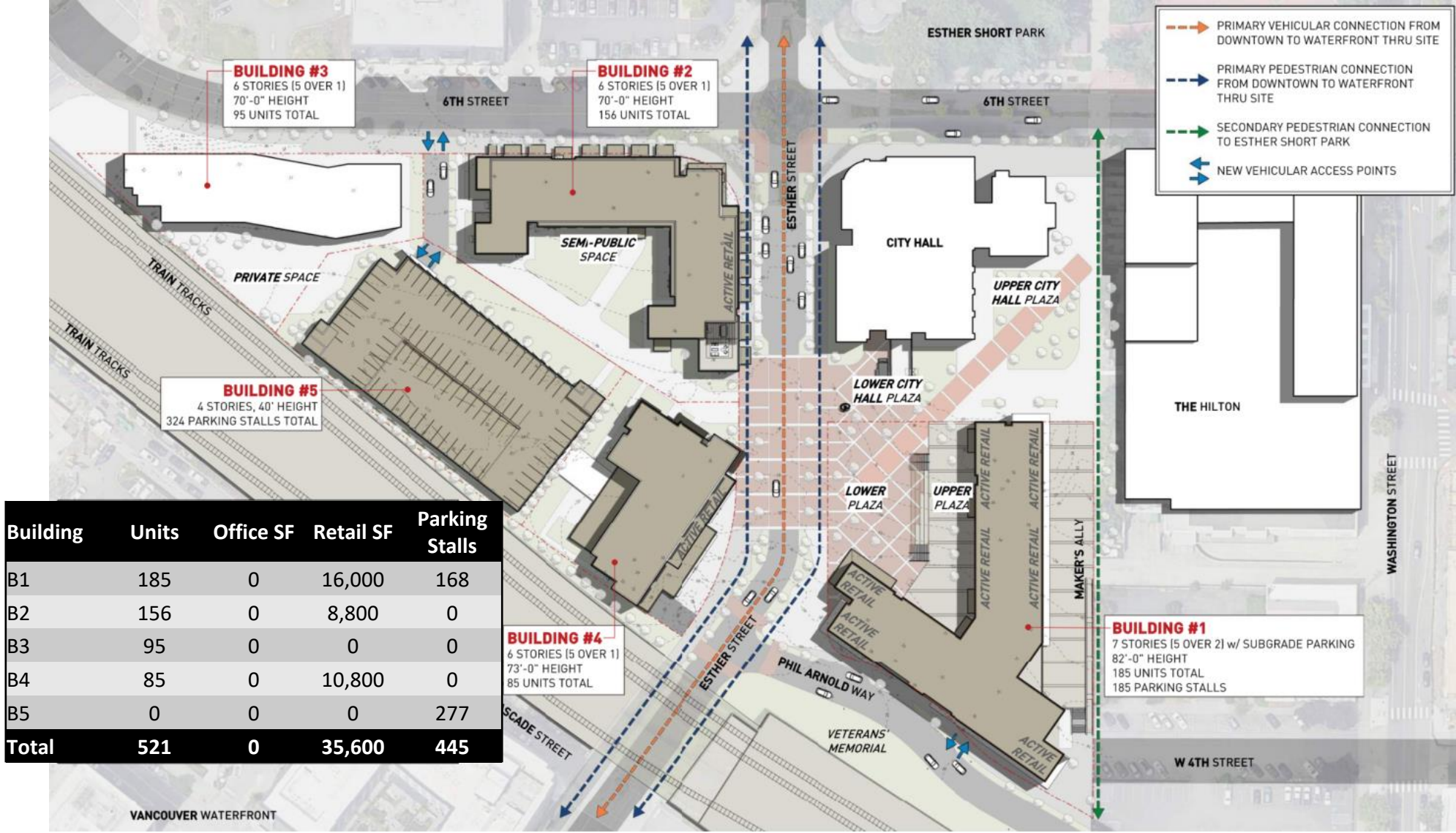
November 7th 2024

Previous Site Plan

Building	Units	Office SF	Retail SF
B1	155	0	22,000
B2	125	0	5,800
B3	95	0	0
B4	0	110,000	6,600
B5	0	0	3,200
Total	375	110,000	37,600



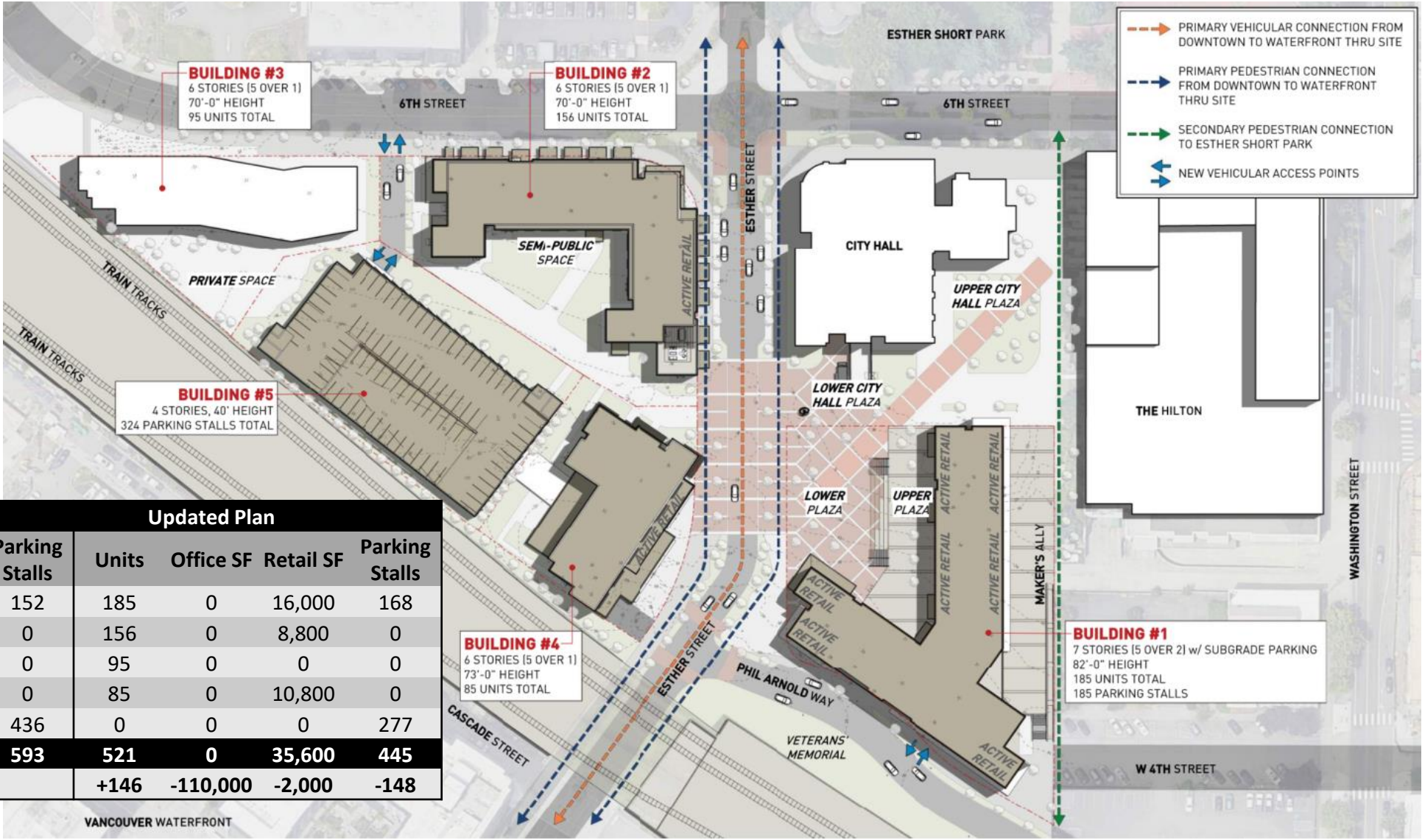
Updated Site Plan



Updated Site Plan

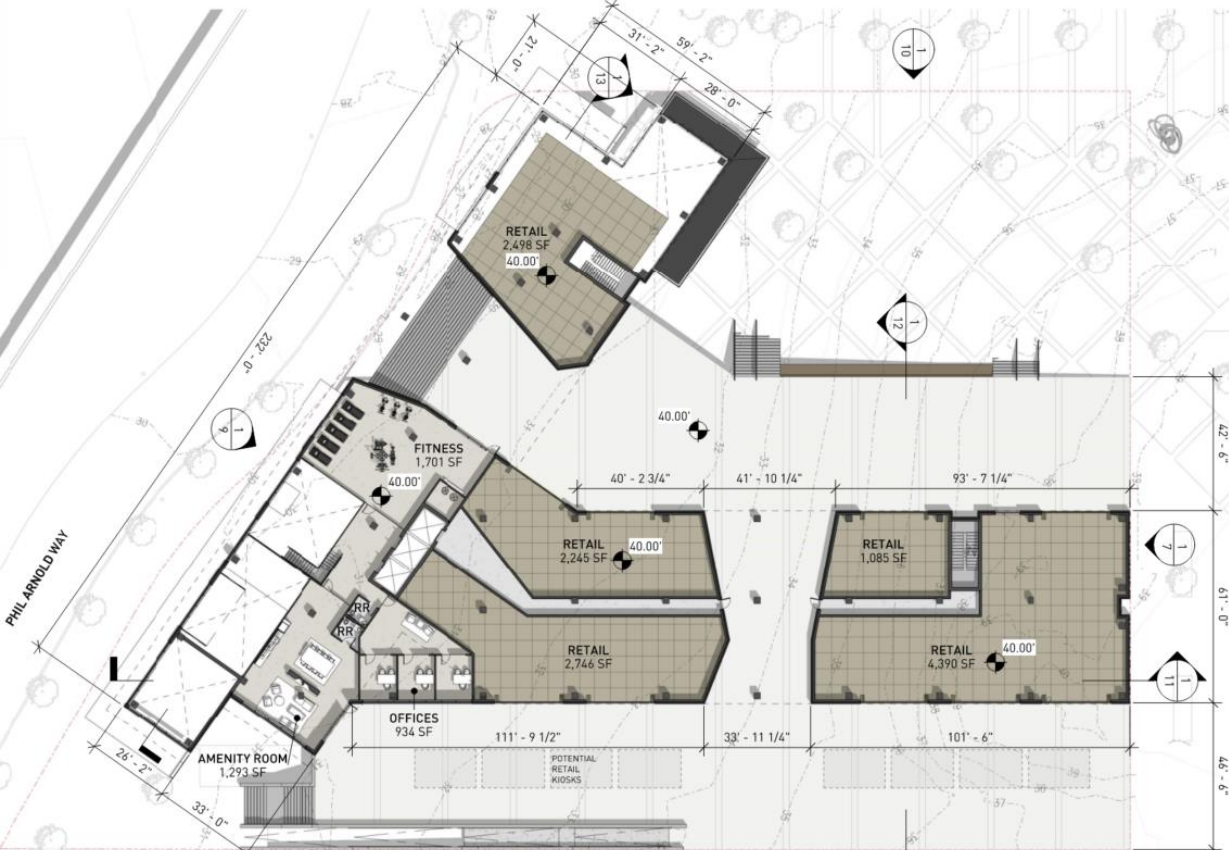
40% More Units

Previous Plan					Updated Plan				
Building	Units	Office SF	Retail SF	Parking Stalls	Units	Office SF	Retail SF	Parking Stalls	
B1	155	0	22,000	152	185	0	16,000	168	
B2	125	0	5,800	0	156	0	8,800	0	
B3	95	0	0	0	95	0	0	0	
B4	0	110,000	6,600	0	85	0	10,800	0	
B5	0	0	3,200	436	0	0	0	277	
Total	375	110,000	37,600	593	521	0	35,600	445	
Variance from Previous Plan					+146	-110,000	-2,000	-148	



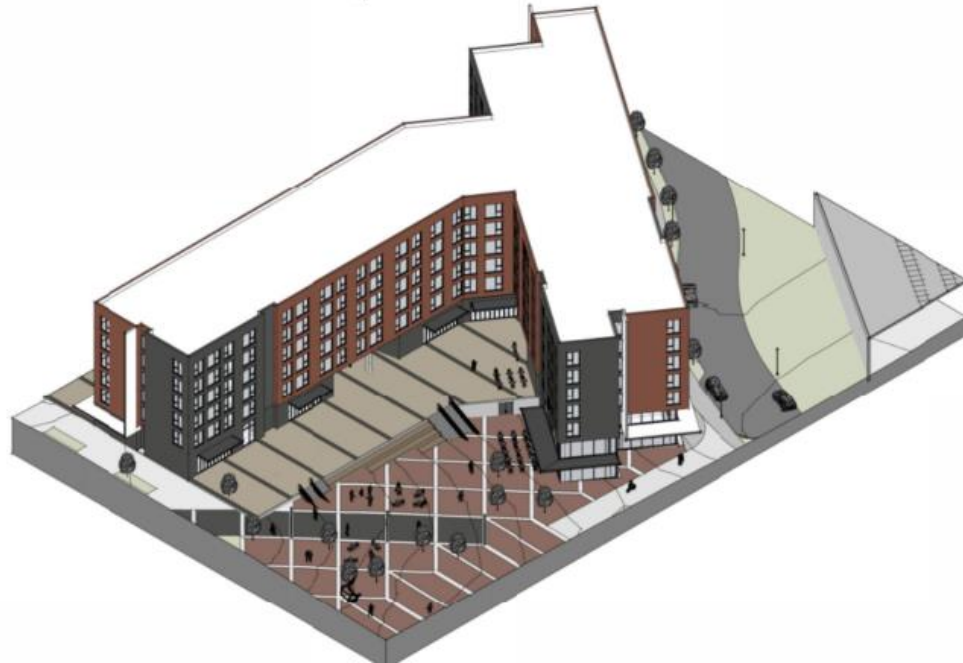


Building 1



Units	Office SF	Retail SF	Parking Stalls
185	0	16,000	168

Building 1



Building 2



Units	Office SF	Retail SF	Parking Stalls
156	0	8,800	0

Building 2



Building 4

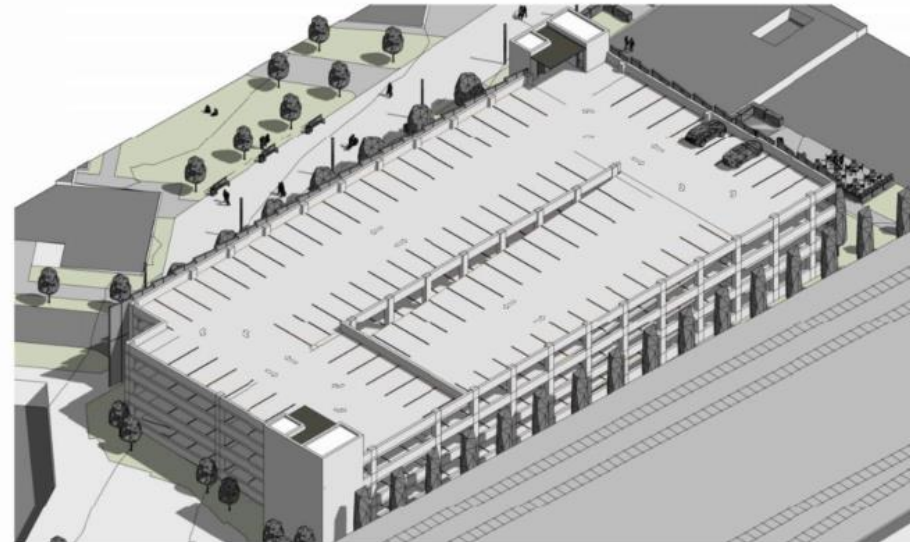
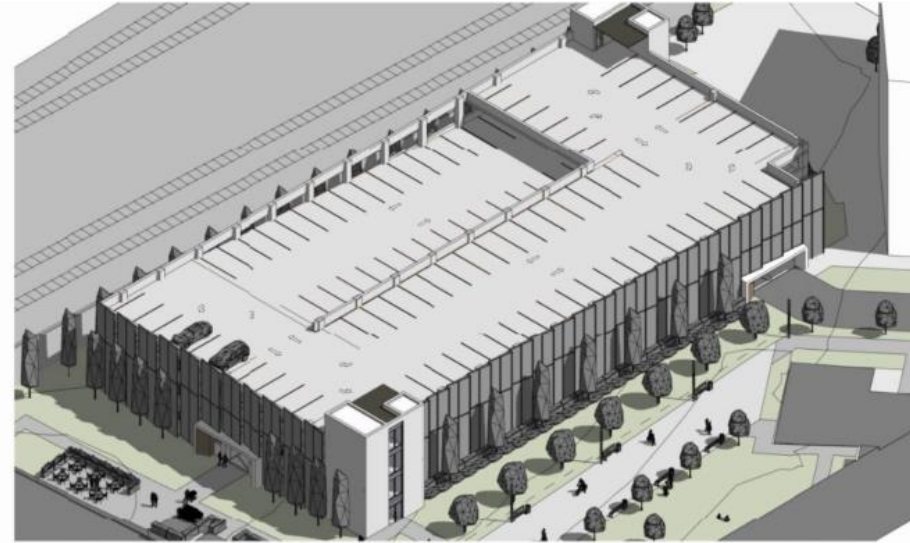


Units	Office SF	Retail SF	Parking Stalls
85	0	10,800	0

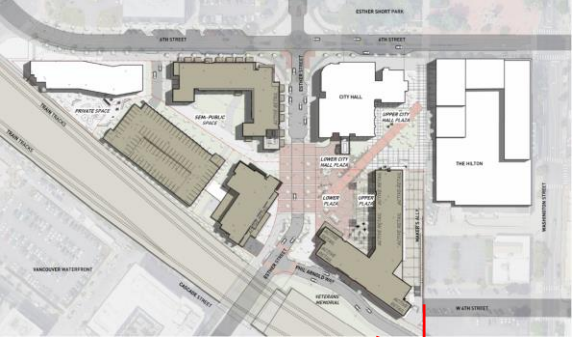
Building 4



Parking Garage



Building 1



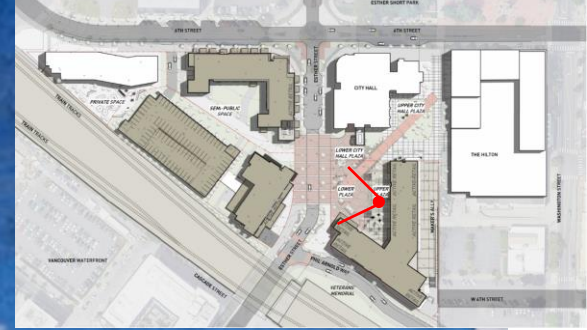
Building 1



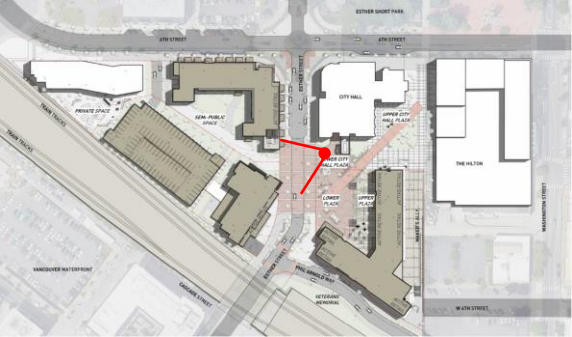
Architectural rendering of Building 1, a modern multi-story structure with a red brick facade and large glass windows. The building is surrounded by a vibrant, landscaped plaza with people walking, sitting, and playing. A map inset in the top right corner shows the building's location within a city grid, highlighting its proximity to other landmarks like the City Hall and the Public Library.



Buildings 2 & 4



Building 4



Alley between Buildings 2 & 4



Pedestrian Access across Block X

This architectural rendering depicts a modern urban development. The central focus is a wide, paved pedestrian walkway that runs through the middle of the site, flanked by green spaces with young trees and benches. Several people are shown walking and sitting on the benches, suggesting a vibrant, pedestrian-friendly environment. The surrounding buildings are multi-story, featuring a mix of light-colored concrete and dark window frames. A large, curved building on the left has a prominent white facade. In the background, a red building is visible. The sky is clear and blue. In the top right corner, there is an inset site plan showing the layout of the development, with a red arrow indicating the pedestrian access route across Block X.

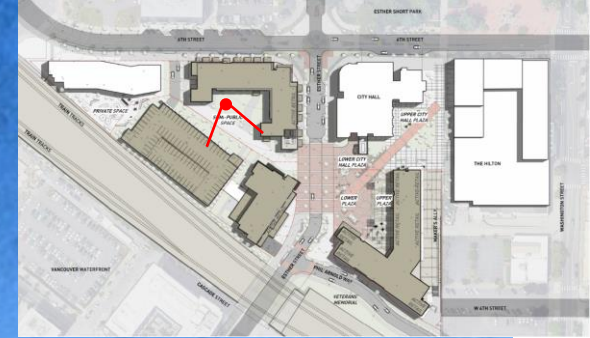
Lincoln



Pedestrian Access across Block X



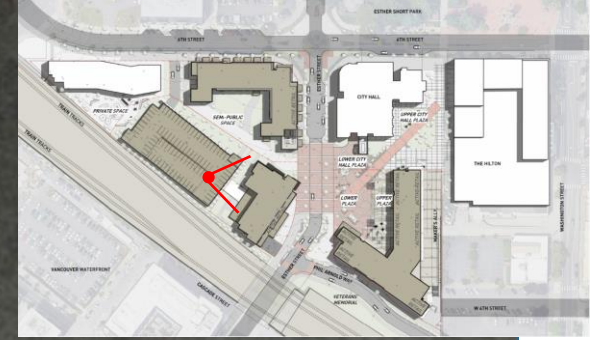
Parking Garage



Garage Connection to Grocer



Garage Entrance to Grocer



Garage Connection to Grocer



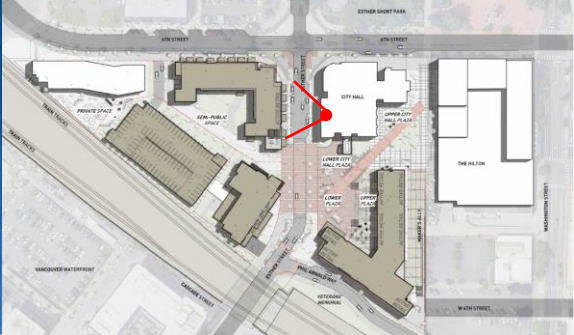
Building 2 Esther St Frontage



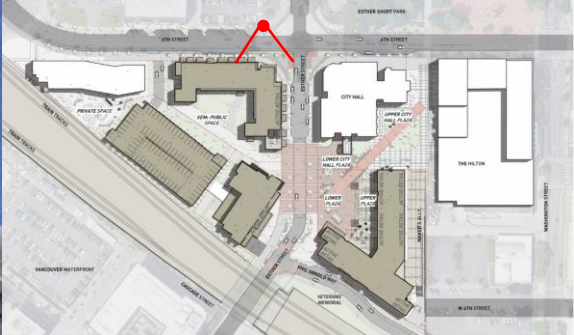
Building 2 Esther St Frontage



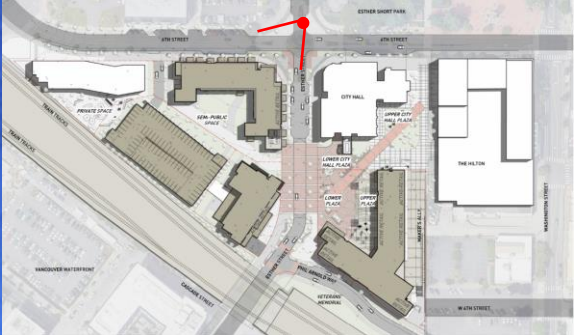
Building 2



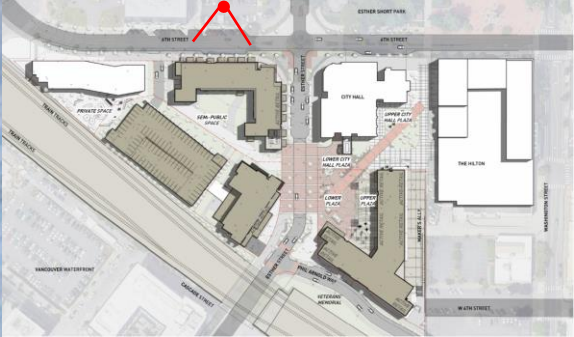
Building 2



Building 2



Building 2





Discussion

- Does the Board support conversion of office site for residential?
- What would help Board gain comfort for the loss of office building from Waterfront Gateway?
- What additional feedback does Board have on new site plan and design?