



City Center Redevelopment Authority Meeting Minutes

Date: September 19, 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 Microsoft Teams meeting video: [24 09 19 CCRA Meeting Video](#).

Item 1: Call to Order and Roll Call

The September 19, 2024, meeting of the City Center Redevelopment Authority was called to order at 12: pm by Marc Fazio.

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

Board Members Absent: None

Staff Present: Patrick Quinton, Kimberly Kerlee, Dan Lloyd, Chim Chune Ko, Amy Zoltie

Guests: Travis Shappell, SERA Design; Matt Fairris, BAE Project Manager; Eli Booth, BAE Analyst; Haley Purdy; Scott Edwards Architecture; Nicholas Willard, LPC; Alex Aigner, LPC; Dylan Morgan, Place LA

Item 2: Approval of Minutes

Motion by Krippaehne, seconded by Pyszka and carried unanimously to approve the July 18, 2024, minutes.

Item 3: Executive Directors Report

Patrick Quinton, Executive Director, provided an update on the Heights RFP and development pipeline report and highlighted projects that have entered new stages in the development process. The subcommittee met this month and previewed both presentations. Quinton highlighted a few projects including Waterfront Gateway, the completion of The Springs and the opening of the parking garage on the Waterfront and Terminal 1 opening soon. Quinton mentioned the open CCRA Board vacancy and interviews.

Item 4: Downtown Redevelopment Study Update

Matt Fairris, BAE, provided an overview of the project and highlighted opportunity districts and mapping potential for redevelopment sites in downtown Vancouver and

Members

Marc Fazio
President

Richard Krippaehne
David Copenhaver
Michi Slick
Alisa Pyszka
Allison Reynolds
Vacancy



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To request accommodation or other formats, please contact:

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how to unlock redevelopment potential for those sites. Board members provided feedback and were overall pleased with the plan.

Item 5: Waterfront Gateway Plaza and Affordable Housing Design Approval

Amy Zoltie provided an overview of the action items and introduced Haley Purdy, Scott Edwards Architecture, who reviewed the affordable housing development site location and site plan including updates to the design. Items that influenced the evolution of the updated design included land and Native American inspiration such as the colors from the river, grasses, and basket weaving techniques that articulate the building facade. Board members asked questions about the design features, security features and landscaping. Board members complimented the evolution of the design.

Motion by Krippaehne, seconded by Pyzska, and approved unanimously to approve the Affordable Housing Design as presented.

Amy Zoltie introduced Dylan Morgan, Place LA, who presented the updated design of the Waterfront Gateway Plaza including the design of the pathway connecting the upper and lower plaza, variety of gathering areas, scale of the lower plaza and tree preservation. Morgan reviewed the overall goals of the Plaza and activities that the community would like to see occur in the Plaza. Materials within the design was also mentioned. Board members were pleased with the elements and complimented the improvement of the design. Discussion occurred around wayfinding and adding signage to draw people to the plaza.

Motion by Pyzska, seconded by Copenhaver, and approved unanimously to approve the Waterfront Gateway Plaza Design as presented.

Amy Zoltie highlighted next steps of the approvment process and construction timeline for both projects.

Item 6: Public Comment

President Fazio invited public comment and received testimony from Carmen De Leon, community member.

Item 7: Executive Session (as needed)

None

Adjournment

2:10 pm

Signed by:

Marc Fazio

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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.