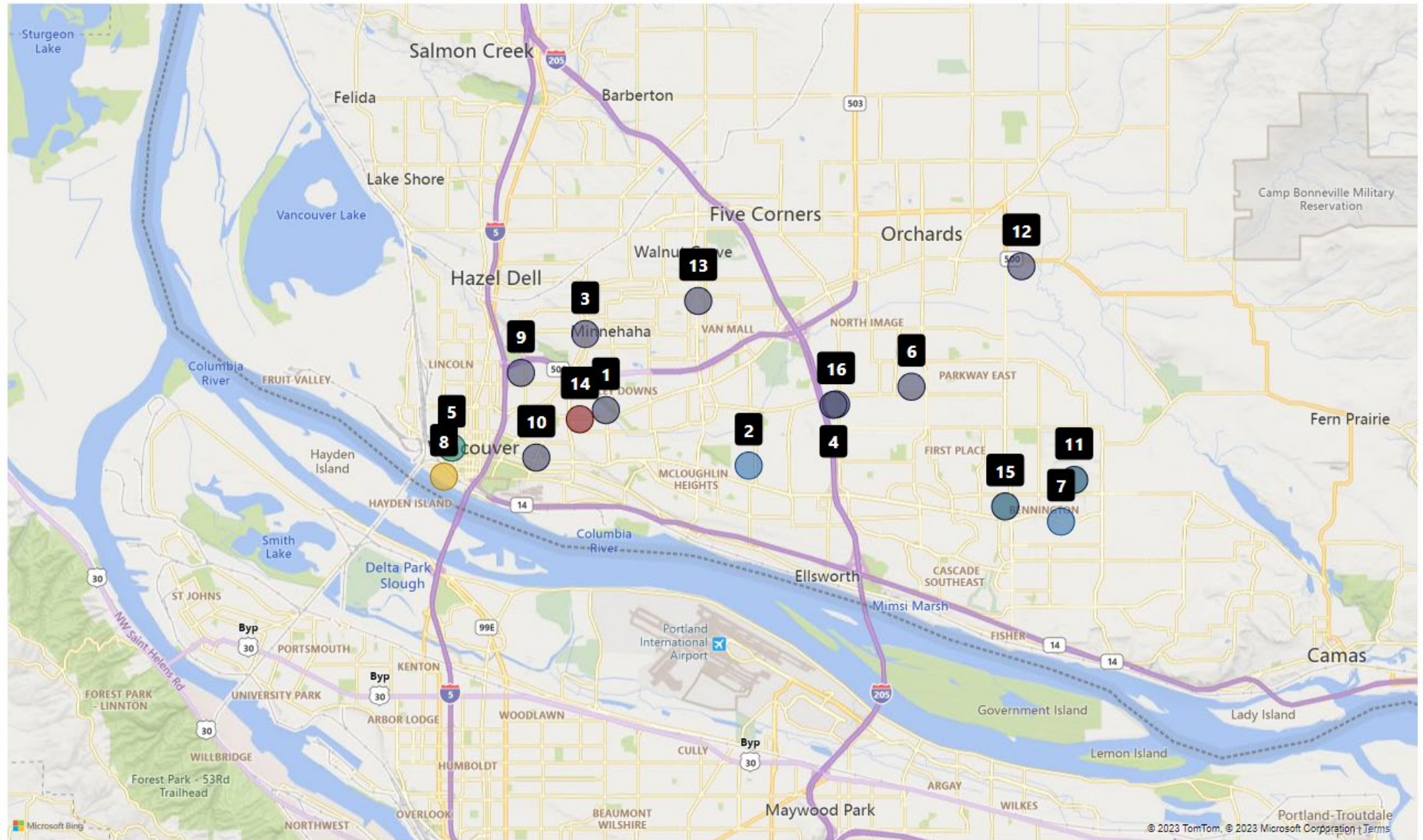


Existing Development Pipeline Map

Development Type ● COMMERCIAL ● COMMERCIAL/INDUSTRIAL ● INDUSTRIAL ● MULTI-FAMILY RESIDENTIAL ● MULTI-FAMILY RESIDENTIAL/COMMERCIAL ● MULTI-FAMILY/COMMERCIAL



Existing Development Pipeline List

October 2023 Activity										
Map	Project	Location	Area	Use	Total Res Units	Total Sq Ft	Parking Spaces	Notes	Contact or Contractor	Applicant, Developer or Owner
PRE-APPLICATION										
1	Mcintosh BLA & CA	13 Algona Dr	Fourth Plain Village	Multi-Family Residential	0	65,076	0	Proposal to build multiple detached residences or duplexes on adjusted lots.	Chris Avery	Minister-Glaeser Survey
2	Royal Life Center	8422 NE 8TH Way	North Garrison Heights	Commercial				Proposal to build a detox, mental health and substance abuse treatment center.	Royal Life Centers	Royal Life Centers
3	St. Johns Apartments	4700 NE Saint Johns Rd	Minnehaha	Multi-Family Residential	50		80	Proposal to develop a 4-story multi-family apartment building with ground floor parking on a 1.09 acre lot.	Larry Wilson	Wilson Architects
4	26th Street Lofts	11011 NE 26th St	Landover-Sharmel	Multi-Family Residential	15			Proposal to build 15 2-story townhouses in (4 buildings), each with a 1 car garage and approximately 1500 sf each.	Eric Hess	Kovalenko Yaroslav & Snigur Nataliya
5	Roosevelt Site Plan	N/A	Fruit Valley	Industrial		94,090	32	Proposal to develop a 3-building industrial park on a 2.16 acre lot. Use of the buildings is not yet determined.	Travis Johnson	GDGE Land & Development, LLC
LAND USE REVIEW										
6	Woodfield Commons	3005 NE 133rd Ct	Image	Multi-Family Residential	10			Proposal to develop 10 multi-family cottage units.	William McBride	Clark Land Design, PLLC
7	Columbia Tech Center - CTC 682	17905 SE Mill Plain Blvd	Bennington	Commercial		40,400		Proposal to construct a 40,400 sf 1-story office building with parking and landscaping.	Ryan McGuire	Ryan McGuire
BUILDING PLAN REVIEW										
8	Waterfront Block 1	800 Waterfront Way	Esther Short	Multi-Family Residential	216	237,551		Proposal to build an 8-story multi-family building with 216 units and 3 levels of below grade parking.	Brad Kilby	BOZ Port Block 1, LLC
9	O Street Cottages	3600 O St	Rose Village	Multi-Family Residential	7	20,825	9	Proposal to construct a 7-unit multi-family cottage development, while retaining existing home.	Seth Halling	Wolf Industries, INC
10	Reserve Street Lofts	1009 E Reserve St	Central Park	Multi-Family Residential	11	15,687	17	Proposal to construct a mid-rise 3-story apartment building to include 11 units.	Tim Aldinger	Tim Aldinger & Associates Inc.

11	HP Inc. a Portion of Phase 1	18208 SE 1st St	Bennington	Commercial/ Industrial		275,000	552	Proposal of a portion of Phase 1; 2 buildings approximately 215,000 SF and 59,000 SF for office, research and development, light industrial and small-scale restaurant, accessory space and related parking and associated onsite improvements.	Justin Chi, HP INC	HP INC
12	Heritage Park N Apartments	16702 NE 66th Way	Orchards	Multi-Family Residential	36	49,817		Proposal to construct a 36 unit multi-family apartment complex with in three buildings with associated parking, stormwater and other infrastructure improvements	MacKay Sposito	Mackay Sposito Inc
13	Cascade Townhomes	6913 NE 57th St	Minnehaha	Multi-Family Residential	10	17,555		Proposal to construct 10 2-story multi-family townhome units with garages on 1st floor.	Paul Williams	Engineering Northwest, PLLC

BUILDING INSPECTION										
	N/A									

CONSTRUCTION COMPLETED ON ALL PROJECT PERMITS										
14	Fourth Plain Community Commons	2200 Norris Rd	Fourth Plain Village	Mixed Use	106	98,059	106	New 6-story mixed use building with ground floor commercial shell and residential amenities. Site includes new surface parking lot, plaza and playground.	Salazar Architect	Walsh Construction CO/Oregon
15	Mill Plain Elementary School Replacement	16200 SE 6th St	East Mill Plain	Commercial/ Industrial		61,000		Construction replacement of existing elementary school building with provisions for two future modular classroom buildings.	Torgerson	Evergreen School District
16	26th Street Townhomes Building A	11015 NE 26th St	Landover-Sharmel	Multi-Family Residential	12	22,268	24	(4) 2-story, wood framed townhomes of approximately 5,932 sf og conditioned living space, plus a 293 sf garage space for each unit.	Wedgewood Architectural Services	Genesis Built LLC

PRE-APP EXPIRED - 1 Year No Activity										
	N/A									

Housing Action Plan Updates

Samantha Whitley
Housing Programs Manager

Economic Prosperity & Housing





Housing Action Plan Update - 2

Agenda

- Background
- Needs
- Summary of Actions
- Work to Date
- Next Steps
- Questions & Comments



Housing Plan Development

March
2022

ECONorthwest
Report

July
2022

Housing
Workshop

April-
May
2023

Action Plan
Development

August
2023

City Council
Updates

Closing the Housing Deficit

To meet growing demand and close existing deficit in 10 years, we must:

- Increase housing production to at least **2,500** new units per year.
- Including at least **750** new units per year affordable to those earning 80% AMI or less.

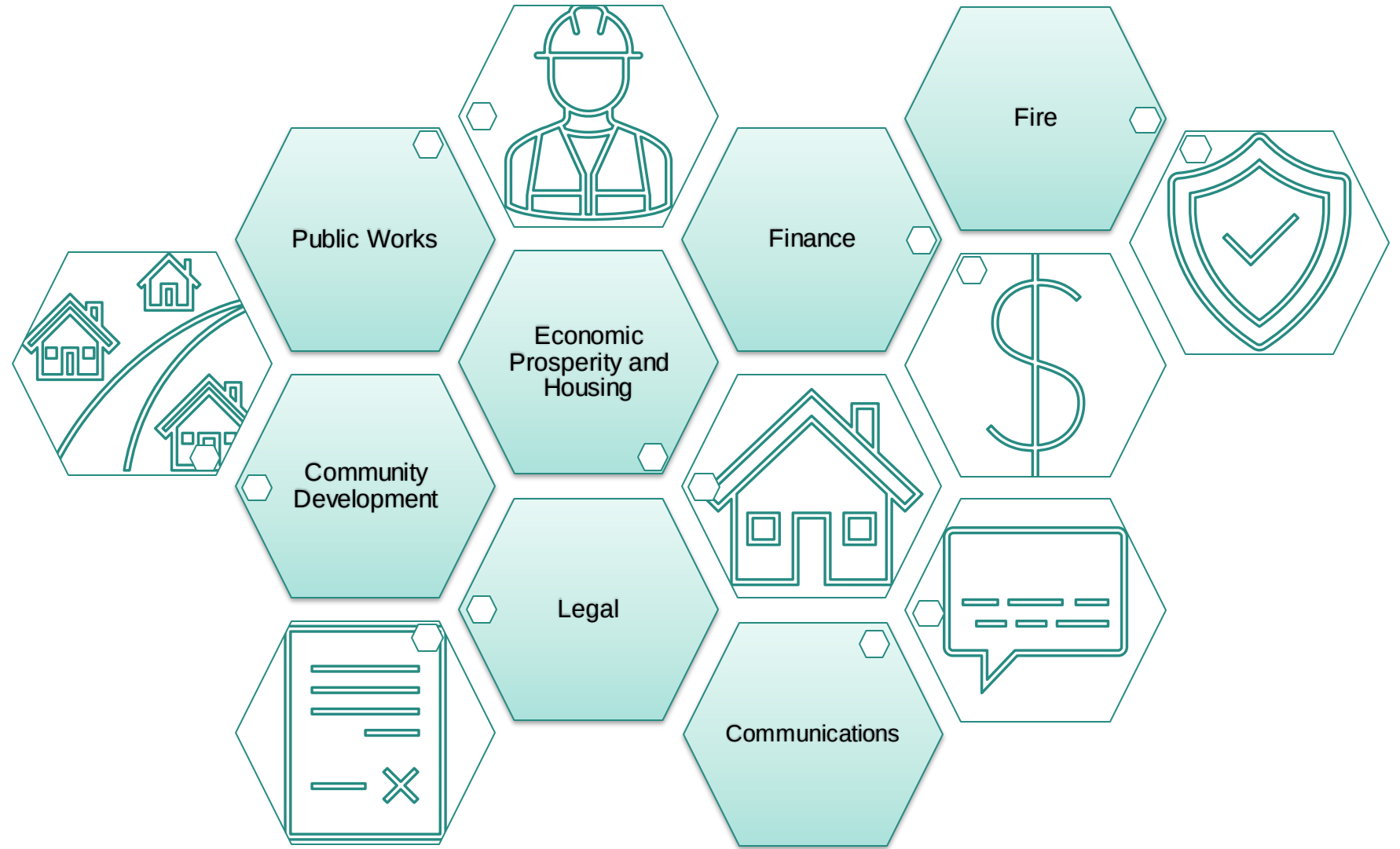




Housing Action Principles

- Establish housing action as a Citywide priority
- Grow resources:
 - Leverage existing housing funds with other internal funds
 - Pursue new programs to expand resource base
- Prioritize process and policy improvements across City to lower housing production costs

Housing Action Plan



Housing Action Plan Tasks

- **Land Use and Code**
- **Policies and Process**
- Investment/Incentives
- Fees
- Innovation
- Advocacy
- Data Tracking



Land Use and Code

- Complete Comprehensive Plan
- Update code to increase density and type
- Update single-family zoning for middle housing
- Provide affordable housing entitlement bonuses

Policies and Process

- Examine and update Development Review process
- Implement SEPA threshold update
- Finalize Green Building Policy

Housing Action Plan Tasks

- Land Use and Code
- Policies and Process
- **Investment/Incentives**
- **Fees**
- Innovation
- Advocacy
- Data Tracking



Investments and Incentives

- Pass Affordable Housing Levy
- Pursue other state and federal resources
- Establish Affordable Housing Fee-in-Lieu Fund
- Acquire strategic sites for development or redevelopment
- Establish Construction Sales Tax Exemption program

Fees

- Review city-imposed costs
- Expand use of affordable housing impact fee waivers
- Study building fee rate and caps
- Establish SDC deferral program

Housing Action Plan Tasks

- Land Use and Code
- Policies and Process
- Investment/Incentives
- Fees
- **Innovation**
- **Advocacy**
- **Data Tracking**



Innovation

- Explore co-ops and alternative ownership models
- Encourage innovative building technologies
- Promote redevelopment and adaptive re-use
- Establish homeownership programs

Advocacy

- Advocate for increased state and federal funding
- Seek corporate support for affordable housing
- Pursue additional reforms to condo laws

Data Tracking

- Establish baseline and track annual housing outcomes
- Publish online housing dashboard
- Take corrective action as necessary

Work to Date

Investments and Incentives



- ✓ AHF levy renewal
- ✓ MFTE updates
- ✓ Impact fee discounts
- ✓ SDC fee deferrals
- ✓ New State resources (e.g., CHIP)
- ✓ Homeownership programs
- ✓ Construction Sales Tax Exemption program
- ✓ Fee in Lieu Fund

New Investments & Incentives



- MFTE Affordable Housing Fee-in-Lieu Fund
- Construction Sales Tax Exemption for Redevelopment

Work to Date

Process and Policy Changes



- ✓ Comp Plan kickoff
- ✓ ADU code update
- ✓ Higher SEPA exemption threshold
- ✓ Development Review process review
- ✓ Housing dashboard and annual outcomes reporting



Questions or comments?



Thank You!





Parking Management Area Study and Downtown Parking Plan

Gabriel Montez
Parking District Manager
Economic Prosperity and Housing

CCRA Presentation November 16, 2023



Andrew Westlund
Financial Analyst
Economic Prosperity and Housing

Presentation Overview



**Current State and
Enforcement Area**



**Project Overview
and Strategic Plan
Impacts**



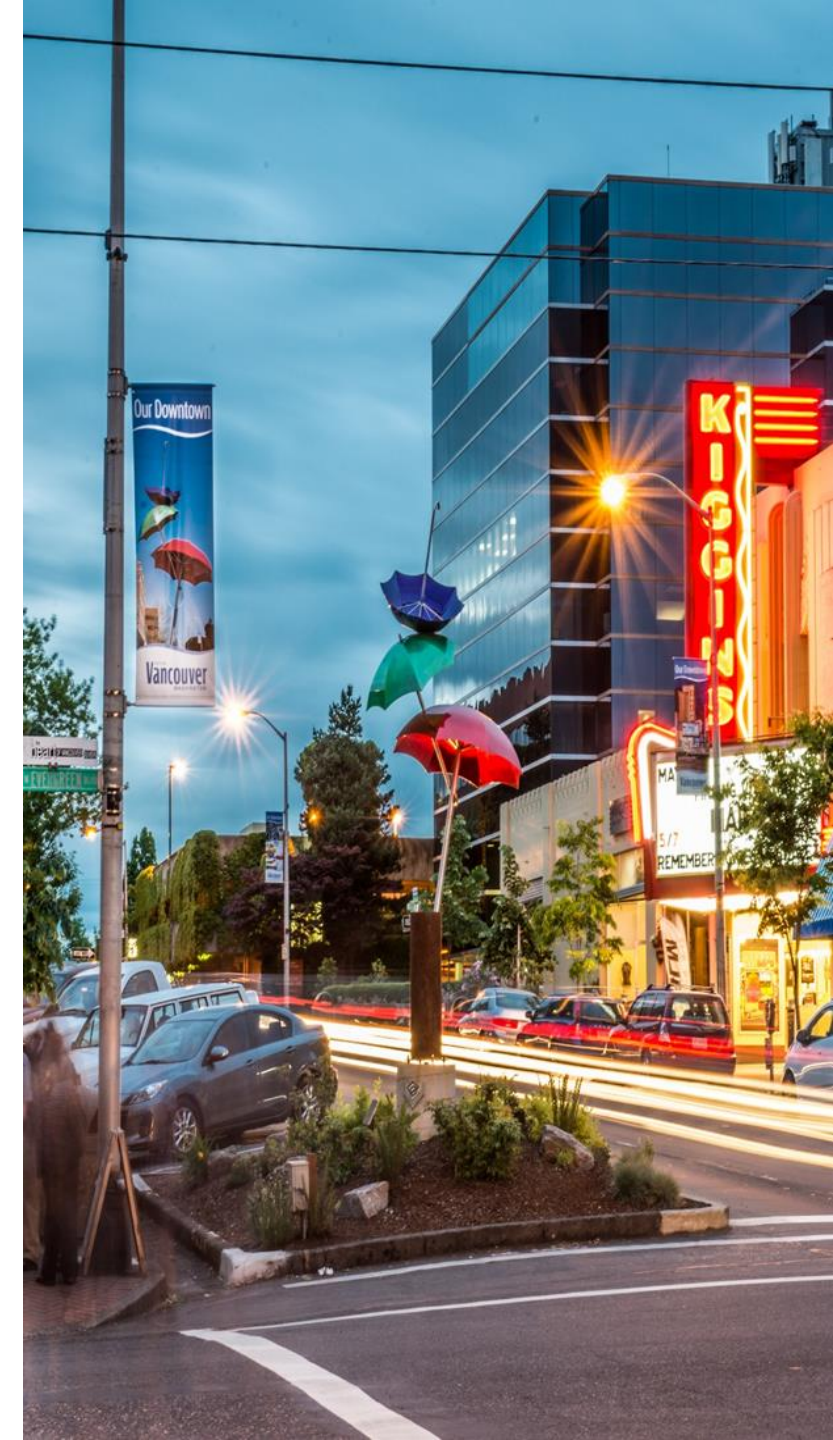
**CCRA's Role and
Touchpoints**

Project Overview- Connection to Strategic Plan

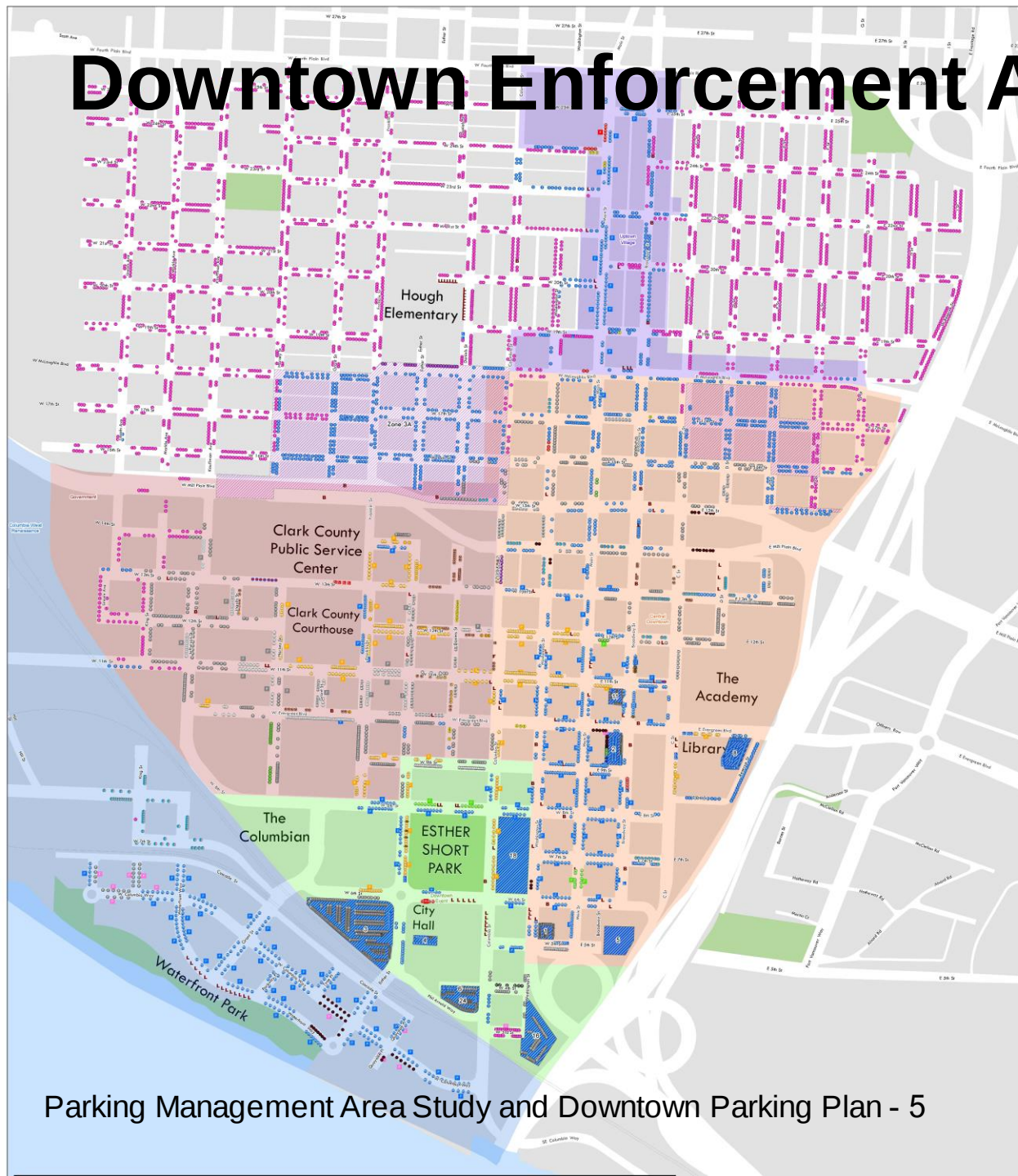


Current State of Parking Downtown

- Vancouver's current Downtown Parking Plan was adopted as part of Vancouver City Center Vision (VCCV) in 2006.
- Development activity downtown and on the waterfront has, and will, bring additional trip demand to the City Center.
- An opportunity to align parking and mobility around City's commitment to climate action, equity, and affordable housing.
- Updated downtown parking plan needed to employ best practices in parking demand management and active mobility strategies.



Downtown Enforcement Area



Project Overview- Scope and Deliverables

Updated
objectives

Engagement

Assessment

Estimate
demand

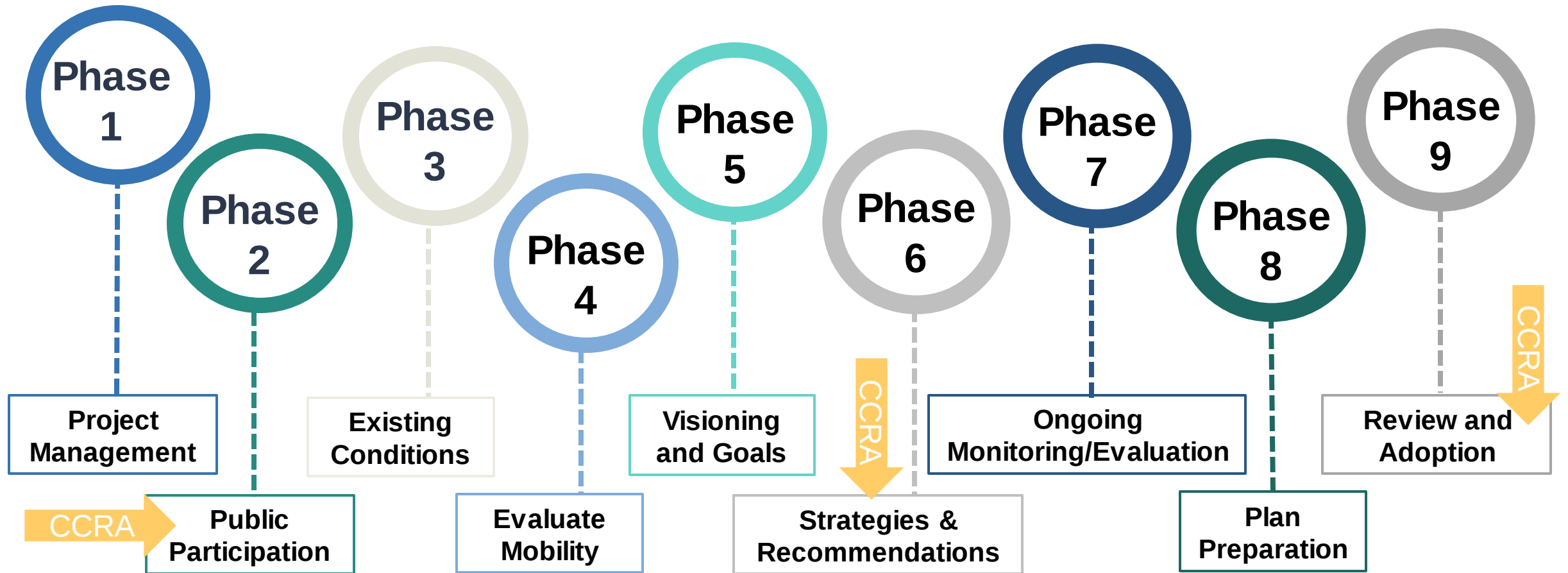
Maximizing
access

Uses of City
assets

System
implementation



Project Overview- Process



CCRA's Role and Touchpoints

Phase 2: Public Participation

Workshop desired project outcomes with Consultant & City staff

Phase 6: Strategies & Recommendations

Present draft strategies and recommendations to CCRA for review and input

Phase 9: Review and Adoption

City staff will bring the final plan to CCRA to recommend to City Council





Thank you!

Any Questions?

Gabriel Montez

Parking District Manager

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Andrew Westlund

Financial Analyst

Andrew.Westlund@cityofvancouver.us