

Existing Development Pipeline List

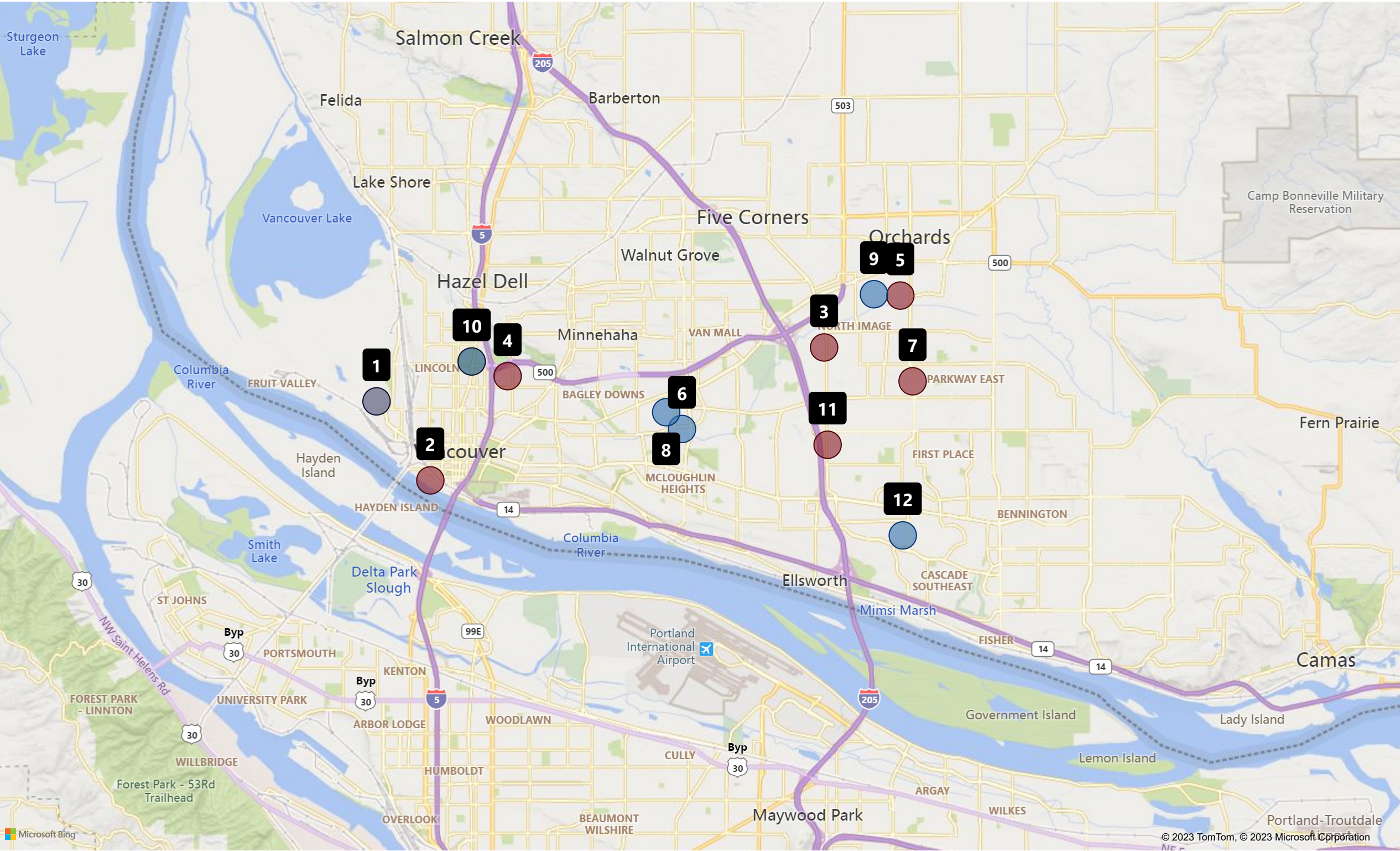
October 2023 Activity										
Map	Project	Location	Area	Use	Total Res Units	Total Sq Ft	Parking Spaces	Notes	Contact or Contractor	Applicant, Developer or Owner
PRE-APPLICATION										
1	POV USA Parcel 10 Development	2500 W FOURTH PLAIN BLVD	FRUIT VALLEY	INDUSTRIAL	0	95,900	0	Proposal to build a 60,900 sf light industrial building and a 35,000 sf light industrial building with associated infrastructure and parking lot improvements.	MacKay Sposito Inc	Port of Vancouver USA
LAND USE REVIEW										
2	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
3	SERGEY KAMINSKIY APARTMENTS	4319 NE MORROW RD	KEVANNA	MULTI-FAMILY RESIDENTIAL	10	22,870	18	Proposal to construct a 10-unit apartment building on 0.53 acre lot.	PLS Engineering	Sergey Kaminskiy
4	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
BUILDING PLAN REVIEW										
5	BELLA GROVE APARTMENTS	13401 NE 59TH ST	N IMAGE	MULTI-FAMILY RESIDENTIAL	18	38,276	105	Proposal to construct a 18-unit multi-family apartment building	Kevin Cooley	Bella Vista Vancouver, LLC
6	CREEKSIDE PLAZA	6811 NE 18TH ST	NORTHCREST	COMMERCIAL	0	12,000	60	Proposal to construct a 12,000 sf commercial pre-engineered metal building with three lease spaces; one space lft unfinished, and two spaces built out for office and warehouse use. (replacing CMI-267916)	Mike Warner	Warner Roofing & Const INC
7	NE 138TH AVE COTTAGES	3308 NE 138TH AVE	IMAGE	MULTI-FAMILY RESIDENTIAL	15	39,684	16	Proposal to construct multi-family modular home development to include 15 single story buildings.	Noelle Christ	Wolf Industries, INC
BUILDING INSPECTION										
8	PROJECT UNICORN CHANGE OF USE	6211 NE CAMPUS DR	MEADOW HOMES	COMMERCIAL	0	11,488		Change of use and addition to existing warehouse to be converted into a vitamin gummy production facility.	Phillip Weyer	Burns & McDonnell Engineering CO, INC
9	GENSCO BUILDING ADDITION	12620 NE 56TH ST	N IMAGE	COMMERCIAL	0	50,000	105	50,000 sf semi-heated warehouse and office addition with open storage and mezzanine above office.	Frank Blas	CMKM LLC

CONSTRUCTION COMPLETED ON ALL PROJECT PERMITS										
10	GERHARDT STATION	3916 MAIN ST	LINCOLN	MIXED USE - RESIDENTIAL	12	19,094	25	Construction of a 3-story mixed-use building with ground floor commercial space and upper level residential units with associated on-site parking and landscaping.	Carlin Templin	Templin Archicture, PLLC
11	COLUMBIA GARDENS APTS	1441 NE 112TH AVE	FIRCREST	MULTI-FAMILY RESIDENTIAL	124	55,834	189	Construction of a multi-family apartment development containing a total of 124 dwelling units across 10 apartment buildings. Will include on-site parking, a rec building and a tot play area.	Floyd Baker	Vaughn Bay Construction
12	WYEAST MIDDLE SCHOOL	1112 SE 136TH AVE	CASCADE PARK WEST	COMMERCIAL	0	85,084		New 2-story, 97,117 sf construction of WyEast Middle School	Todd Construction, Inc	Evergreen Public Schools

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

Existing Development Pipeline Map

Development Type ● COMMERCIAL ● INDUSTRIAL ● MIXED USE - RESIDENTIAL ● MULTI-FAMILY RESIDENTIAL



STAFF REPORT

TO: City Center Redevelopment Authority

FROM: Keith Jones, Senior Planner

DATE: October 13, 2023

SUBJECT: Vancouver Waterfront Block 1

REQUEST: Staff requests that the CCRA make a recommendation to staff regarding the project design.

PROJECT DESCRIPTION: 7-story building 199-unit multi-family residential building.

PROJECT LOCATION: Block 11 of the Vancouver Waterfront

PROJECT ARCHITECT: Stefani Randall, LSW Architects

PROPERTY OWNER: Port of Vancouver

REVIEW PROCESS: Based on the Development Agreement for the Vancouver Waterfront, development is to be reviewed by the CCRA prior to staff approval. The Basis of the CCRA review is the goals of the Vancouver City Center Vision (VCCV) and the Downtown Design Guidelines.

APPLICABLE CRITERIA: VMC 20.265 Design Review Criteria

STAFF ANALYSIS: Staff finds that the proposal is consistent with the review criteria and the Downtown Design Guidelines.

STAFF RECOMMENDATION: Approval

Attachments: The applicant has submitted a PowerPoint presentation



Proposed CCRA 2024 Priorities and Workplan

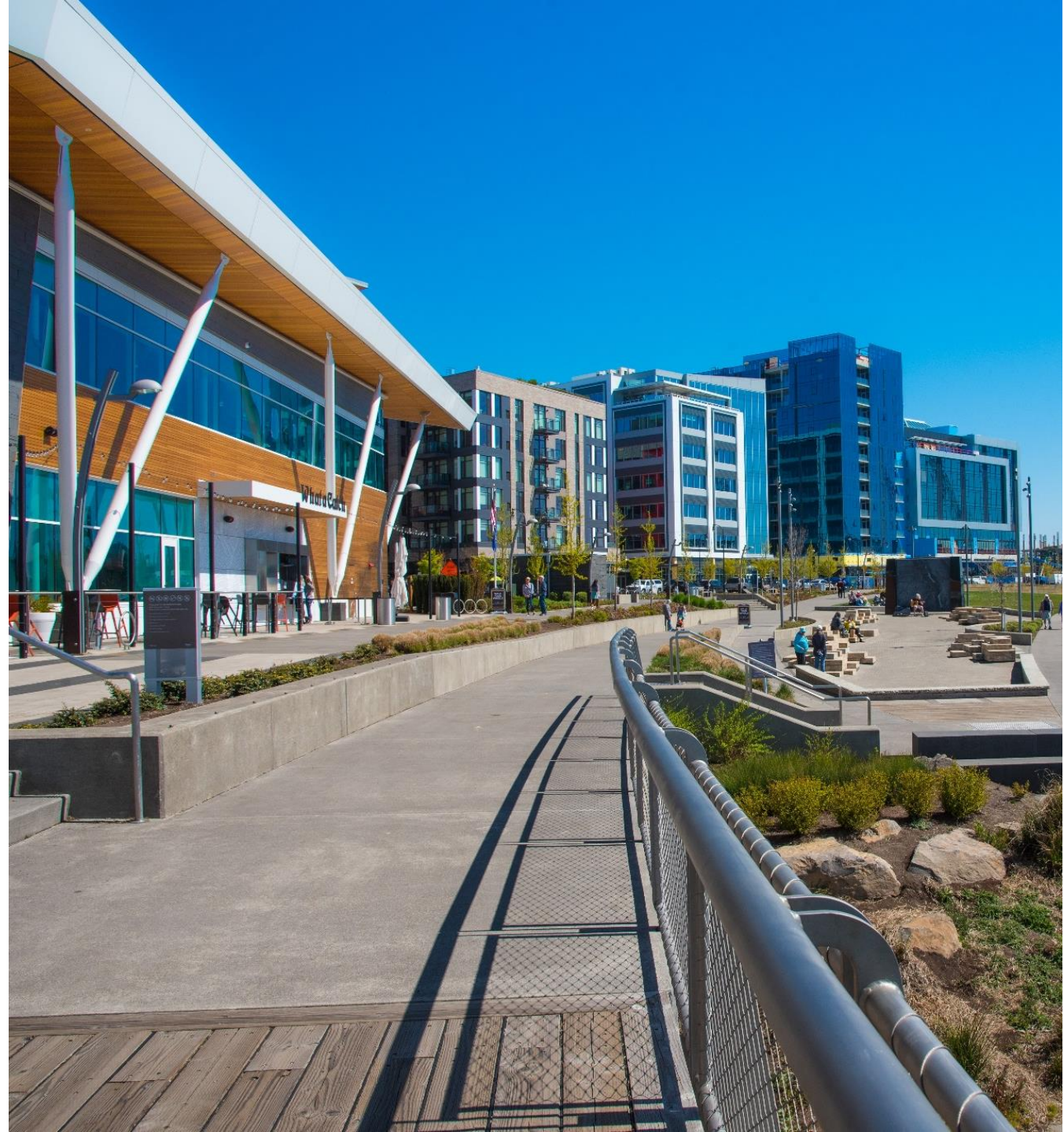
October 19, 2023



Patrick Quinton
Executive Director
City Center Redevelopment Authority

Agenda

- Summary of Potential Priorities
- Tentative Agenda Schedule
- Discussion
- Next Steps



Ongoing Action Items

Item	Board Action
City Hall Plaza Design	Action
Waterfront Gateway Ground Lease and Purchase Agreement	Action
MFTE Annual Review	Information

City Policy and Plan Updates

Item	Board Action
Downtown Parking Plan	Advisory
Housing Action Plan	Advisory
Green Building Policy	Advisory
Interstate Bridge Replacement Project (IBR)	Information
IBR Urban Design Study	Advisory
Comprehensive Plan	Information
Economic Development Plan	Advisory

CCRA Initiatives

Item	Board Action
Downtown Redevelopment Study	Action
CCRA Business Plan	Action
Development Market Conditions Analysis	Discussion

Hypothetical Agenda Schedule

Nov 23

- Parking Plan
- Housing Action Plan

Dec 23

No Meeting

Jan 24

- Gateway Ground Lease
- Redevelopment Study

Feb 24

CCRA Business Planning Workshop

Mar 24

- Green Building Policy
- Redevelopment Study

Apr 24

- Gateway Plaza Design
- Market Conditions

May 24

CCRA Business Planning

Hypothetical Agenda Schedule

Jun 24

- IBR Update
- IBR Urban Design Study

Jul 24

- Comp Plan
- Ec Dev Plan
- Parking Plan

Aug 24

CCRA Business Planning

Sep 24

- Redevelopment Study
- Housing Action Plan

Oct 24

- Green Building Policy
- MFTE Annual Review

Nov 24

- Parking Plan
- IBR Urban Design Study

Dec 24

No Meeting

Next Steps

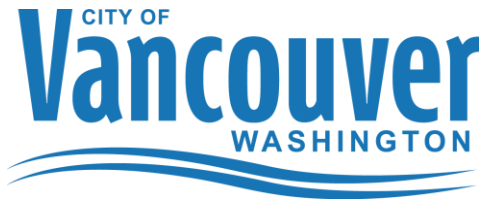
- Finalize 2024 Priorities
- Schedule Initial Meeting Agendas
- Begin work on CCRA Initiatives

Questions and Discussion



Thank You





MEMORANDUM

TO: City Center Redevelopment Authority Board of Directors

FROM: Patrick Quinton, Executive Director

DATE: November 9, 2023

SUBJECT: 2024 Workplan

The purpose of this memorandum is to identify the potential agenda and action items for CCRA over the next 15 months and establish a prioritized workplan for addressing these topics. The list of potential items includes both briefings on topics within the purview of CCRA and actions that can be initiated by the Board.

The items highlighted in this memorandum represent only planned agenda items, and do not include any individual projects that may be brought to CCRA for review. In addition, the CCRA Board may be asked to advise the City on strategic opportunities that emerge during the year, such as downtown property acquisitions.

Follow Up Actions

The Waterfront Gateway project requires the continued involvement of CCRA as the project moves from negotiation to development. In addition, CCRA retains oversight of the MFTE program as part of its charter. Over the next 15 months, CCRA will be required to take the following actions:

Item	Board Action	Comments
City Hall Plaza Design	Action	Public design process for plaza behind City Hall will be presented to CCRA in Q2 2024 for review and approval.
Waterfront Gateway Ground Lease and Purchase Agreement	Action	Ground lease and purchase agreement documents for Waterfront Gateway will be finalized by the end 2023. CCRA will review and recommend for Council approval.
MFTE Annual Review	Information	CCRA Board requested annual report on activity under the revised MFTE program

Policy and Plan Review

Given the significant current and anticipated project and policy activity impacting downtown, CCRA will receive a range of updates over the next 15 months on the following topics:

Item	Board Action	Comments
Downtown Parking Plan	Advisory	City is undertaking an update to Downtown Parking Plan. CCRA will be consulted throughout process and make a recommendation on final report.
Housing Action Plan	Advisory	City is implementing a comprehensive action plan to increase housing production. CCRA will receive updates and provide feedback.
Green Building Policy	Advisory	City has hired consultant to draft new Green Building Policy; CCRA will be consulted throughout process and provide feedback.
Interstate Bridge Replacement Project (IBR)	Information	CCRA will be briefed at various stages as project progresses with some opportunities for feedback
IBR Urban Design Study	Advisory	City has started an urban design study for downtown to anticipate IBR impacts. CCRA will be briefed and provide feedback.
Comprehensive Plan	Information	New Comp Plan is underway. CCRA will receive regular updates and provide feedback on relevant topics.
Economic Development Plan	Advisory	City will prepare an economic development plan as part of Comp Plan process that will guide work with business base and to grow the economy.
Tax Increment Financing Plan	Advisory	City staff are analyzing potential geographic areas for the two state-authorized TI areas and should have an initial recommendation in 2024.

Future Redevelopment Planning

In addition to the above agenda items, which are primarily advisory in nature, CCRA may choose to undertake the following actions to position the agency to help guide future redevelopment work in downtown Vancouver:

Item	Board Action	Comments
Downtown Redevelopment Study	Action	CCRA will commission a study of redevelopment opportunities in downtown to establish priorities for future work by both CCRA and City staff.
CCRA Business Plan	Action	CCRA will undertake a business planning process to map out a plan for the agency to establish a resource base to operate more independently. This action builds on the conversation from April 2022 on the future role and responsibilities for CCRA.

Development Market Conditions Analysis	Action	CCRA will explore commissioning an analysis of the current state of the market and the factors impacting the cost and feasibility of development. The study could inform City policymaking and be used to convene a public discussion about the findings.
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Proposed Workplan

Given the above list of potential agenda items, below is a potential 15-month workplan for CCRA. This proposed workplan will be used to establish priorities for CCRA rather than lock in agendas for the next year.

Meeting Date	Proposed Agenda Items	Comments
October 19, 2023	• Block 1 Design Review	Already scheduled for this meeting
	• Workplan review	This meeting can be used to discuss and provide feedback on proposed workplan
November 16, 2023	• Parking Plan update – Consultant Selection and Scope of Work	Parking team will have completed consultant selection and finalized scope of work.
	• Housing Action Plan overview and update on progress	Housing Action Plan is ongoing so this would be first update on the plan
December 20, 2023	No Meeting?	
January 17, 2024	• IBR update	Briefing by City staff in advance of issuance of Environmental Impact Statement (EIS) in February
	• WFG ground lease and purchase agreement – review and approval	Documents should be finalized and ready for CCRA approval
	• Development Redevelopment Study RFP – review and approval	Staff can present drafted RFP for approval
February 15, 2024 (workshop)	• CCRA Business Planning Workshop	Convert this meeting to workshop format to plan for future operations of CCRA
March 21, 2024	• Green Building Policy update	City will seek the input of CCRA members throughout this process. This item will be one of two updates to full board.
	• Downtown Redevelopment Study consultant and scope approval	Results of RFP process will be complete and ready for CCRA approval

April 18, 2024	• City Hall Plaza Design review & approval	Public process for designing Waterfront Gateway plaza will be complete and design will be ready for CCRA review and recommendation to Council
	• Development market conditions presentation	Presentation and discussion about state of market for commercial development
May 16, 2024	• Business Planning follow up	Allocating time for next step in CCRA long term planning
June 20, 2024	• IBR update	Combination of IBR team and City staff would provide update to Board and answer any questions.
	• IBR Urban Design Study update	Consultant team would present initial findings and seek feedback from Board.
	• Tax Increment Financing update	Staff will present update on analysis of potential TI areas and next steps
July 18, 2024	• Comp Plan update	Presentation from consultant team and City staff on status of Comp Plan process
	• Economic Development Plan update	Presentation from consultant team and City staff on draft economic development plan
	• Parking Plan update	Consultant team would present initial findings and seek feedback from Board
August 15, 2024	• Business Planning	Allocating time for next step in CCRA long term planning
September 19, 2024	• Downtown Redevelopment Study update	Consultant team would present initial findings and seek feedback from Board
	• Housing Action Plan update	Housing Action Plan is ongoing and this would be second update on the plan
October 17, 2024	• Green Building Policy review and recommendation	Final policy will presented for CCRA review and recommendation to Council
	• MFTE Annual Report	Staff report on activity since changes to MFTE program
November 21, 2024	• Parking Plan – Final presentation and approval	Final policy will presented for CCRA review and recommendation to Council
	• IBR Urban Design Study update	Consultant team may be ready to present final findings and seek feedback from Board.
December 19, 2024	No meeting?	

Next Steps

Staff will begin work on CCRA led initiatives to meet the timelines established in the agenda. Updates on City led plans for the first 90 days of the plan will be scheduled as well. The actual agendas for future meetings will be finalized 15-30 days prior to each meeting.