

**Date:** June 20, 2024

**Time:** 12:30-2:00 pm

**Location**

City Hall – Council Chambers Fl 2

415 W 6<sup>th</sup> 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 06 20 CCRA Meeting Video](#).

**Item 1: Call to Order and Roll Call**

The June 20, 2024, meeting of the City Center Redevelopment Authority was called to order at 12:30 pm by Marc Fazio.

**Board Members Present:** Marc Fazio, Richard Krippaehne, David Copenhaver, Alisa Pyszka, Allison Reynolds

**Board Members Absent:** Debi Ewing, Michi Slick

**Staff Present:** Patrick Quinton, Kimberly Kerlee, Dan Lloyd

**Guests:** Brittany Bagent, ECONorthwest

**Motion** by Reynolds, seconded by Krippaehne, and carried unanimously to excuse the absence of Debi Ewing and Michi Slick.

**Item 2: Approval of Minutes**

**Motion** by Pyszka, seconded by Reynolds, and carried unanimously to approve the May 16, 2024, minutes.

**Item 3: Executive Directors Report**

Patrick Quinton, Executive Director, provided an update on the development pipeline report and highlighted projects in all stages. Quinton provided an update on the Heights RFP. Proposals were reviewed by the Heights Committee, and interviews with finalists will be conducted in the coming weeks. Quinton informed the board that the Waterfront Gateway City Hall Plaza design, Affordable Housing design, and an update on the Parking Plan will be provided at the July CCRA meeting, and the August meeting will be canceled. Quinton provided a brief overview of the agenda items for the remainder of the year. The Development Subcommittee did not meet this month. Quinton recognized board member Ewing who is stepping down from the

## Members

Marc Fazio  
**President**

Richard Krippaehne  
Debi Ewing  
David Copenhaver  
Michi Slick  
Alisa Pyszka  
Allison Reynolds



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Vancouver, WA 98668  
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**To request accommodation or other formats, please contact:**

Economic Prosperity & Housing | 360-487-7846 | Relay 711 | [Kimberly.Kerlee@cityofvancouver.us](mailto:Kimberly.Kerlee@cityofvancouver.us)

CCRA Board and acknowledged her 20 years of service and deep commitment to the City. President Fazio shared his appreciation for board member Ewing and all her work over the years.

**Item 4: Economic Development Strategy Update and Discussion**

Patrick Quinton introduced Brittany Bagent from ECO Northwest and acknowledged Chris Harder, Deputy Director, for his work on this project. Quinton gave a brief overview and roadmap for the Economic Development Strategy. Bagent provided a presentation and reviewed the roles and responsibilities of the groups involved, the audience, and project timeline. The board provided feedback and discussed economic strategies that focus on the long-term vision for Vancouver's economy, and how they can be implemented which included a focus on creating jobs and encouraging professional support services to come to Vancouver.

Bagent asked the board members to provide input on Vancouver's unique and sustainable value propositions for businesses, industries, and entrepreneurs as well as the challenges that the strategy must tackle. Board members responded. Pyszka asked if there is any integration with the Portland regional strategy. Bagent shared economic trends throughout Vancouver and Clark County including employment growth, demographic changes, income inequality, commuting and employment. Further discussion occurred and board members were asked what they hope to see be included in the study.

**Item 5: Public Comment**

President Fazio invited public comment and received testimony from Richard Baranzano, owner of Kauffman Center in Vancouver, WA.

**Item 6: Executive Session (as needed)**

None

**Adjournment**

2:01 pm

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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.

## Development Pipeline Report

## June 2024 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   | 63rd Avenue Site Plan | 7318 NE 63rd St<br>Vancouver 98662   | Green Meadows    | Multi-Family Residential | 73              |             |                | 73-unit multi-family development with associated parking.                                                                                                                                            |                       | PLS Engineering               |
| 2   | NE 63rd St Cottages   | 8709 NE 63rd St<br>Vancouver 98662   | Walnut Grove     | Multi-Family Residential | 15              |             | 15             | Proposed 15-unit cottage cluster development with accessory off street parking areas, landscaping, and supporting utilities under the cottage cluster ordinance. One existing residence will remain. | Noelle Christ         | Wolf Industries               |
| 3   | Pioneer Commons       | 2611 NE 110th Ave<br>Vancouver 98684 | Landover-Sharmel | Mixed-Use                | 22              | 39,639      |                | Proposed mixed use development w/ multi-family units and commercial development. Proposed two options with 22 or 50 units with commercial                                                            | Aaron Signor          | Small Business Realty Inc.    |

## Land Use Review

[illegible]

## Building Plan Review

[illegible]

## Building Inspection

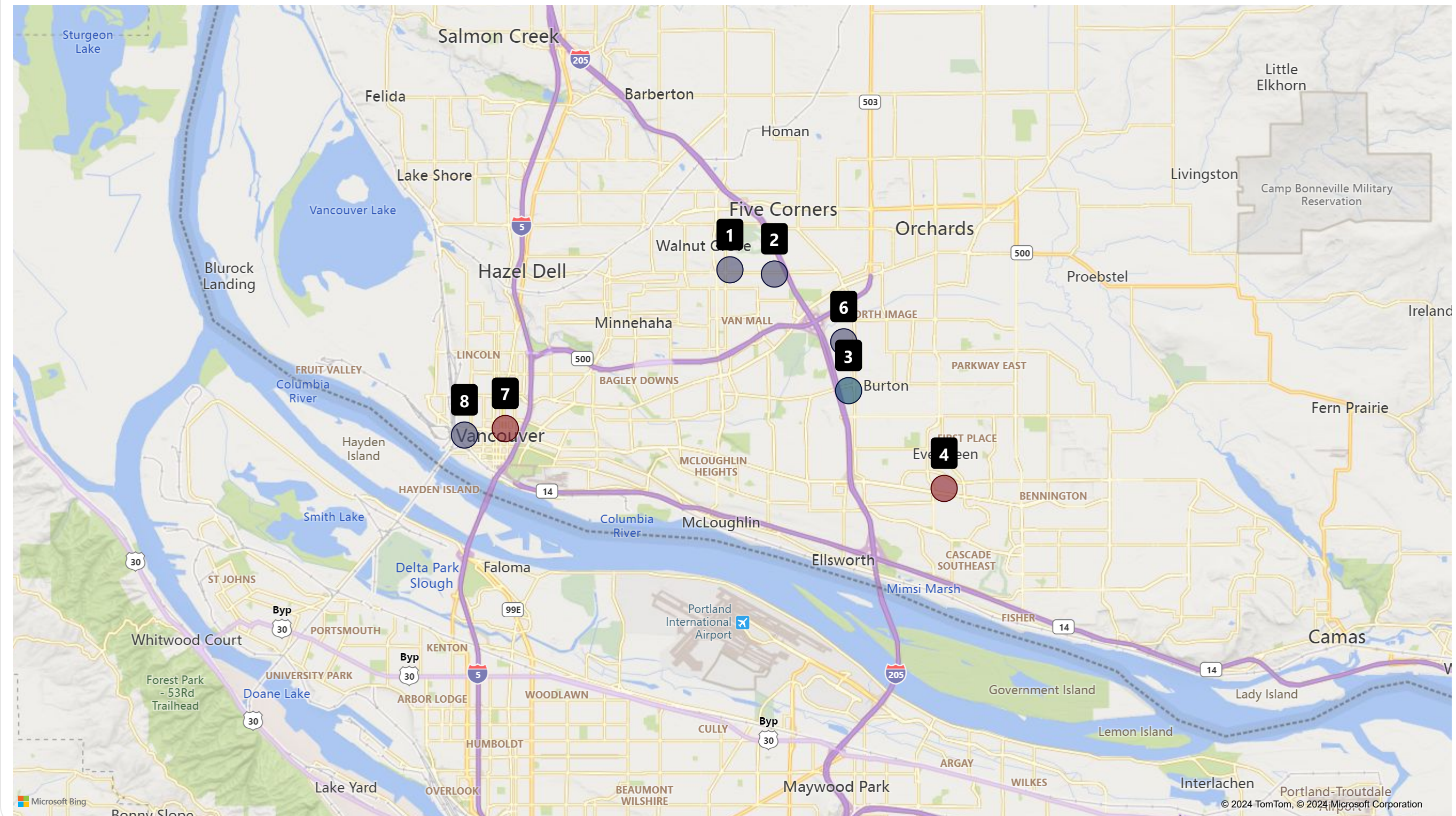
|   |                                |                                     |              |                          |    |        |    |                                                                                                                                                                           |                             |                           |
|---|--------------------------------|-------------------------------------|--------------|--------------------------|----|--------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------|
| 6 | Sparrow Landing                | 4202 NE Morrow Rd                   | Kevanna      | Multi-Family Residential | 17 | 18,364 | 30 | Proposed 2-story, 17-unit multi-family apartment complex.                                                                                                                 | Jim Toporek                 | Studio 3 Architecture Inc |
| 7 | 1505 Building                  | 1505 Broadway St<br>Vancouver 98663 | Arnada       | Commercial               | 0  | 32,025 |    | Proposed 3-story retail building including lobbies with bathrooms on each floor, utility rooms, two stairwells and two elevators with ground floor public parking garage. | R&O Construction            | Angelo Brothers IV LLC    |
| 8 | Lincoln Place II               | 1110 W 13TH St                      | Esther Short | Multi-Family Residential | 40 | 29,112 |    | Proposed 29,112 sf supportive housing multi-family residence development which includes 40 units, accessory office, laundry, staff offices and community room.            | Vancouver Housing Authority | Access Architecture       |
| 9 | Columbia Tech Center - CTC 682 | 17905 SE Mill Plain Blvd            | Bennington   | Commercial               |    | 42,061 |    | Proposal to construct a 1-story office building with parking, hardscape, and landscaping.                                                                                 | Ryan McGuire                | Columbia Tech Center LLC  |

Construction Completed on all Projects

[illegible]

# Existing Development Pipeline Map

Development Type ● Commercial ● Mixed-Use ● Multi-Family Residential





## MEMORANDUM

DATE: July 18, 2024

TO: City Center Redevelopment Authority

FROM: Gabe Montez, Parking District Manager  
Anne Stedler, Parking Demand Manager

RE: **Parking Management Area Study and Downtown Parking Plan**

CC: Patrick Quinton, Chris Harder

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### Introduction

Over the past several years, the City of Vancouver has completed multiple strategic plans and guiding documents, including the 2023-2029 Strategic Plan, Transportation System Plan (TSP), Climate Action Framework, Housing Action Plan, and Equity Framework. These updates mandate a change in the role, objectives, and functions of parking, with a particular focus on downtown. In response, the Parking Services staff embarked on a project to replace the Downtown Strategic Parking Plan with the subject Parking Study and Plan developed by Walker Consultants (the “Plan”). The Plan focuses on an expanded definition of mobility beyond car trips within the Parking Management Area shown below.<sup>1</sup> This memo provides an update on work accomplished on this project, a preview of future work, and an introduction to several parking management, shared parking, and mobility strategies that the Plan will develop.

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<sup>1</sup> The Parking Management Area currently matches the Vancouver City Center Vision (VCCV) area. The Plan will revisit the definition of the Parking Management Area and recommend any necessary changes to reflect changes in downtown Vancouver.

Figure 1 The Downtown Parking Study and Plan study area



## Background

The current Downtown Strategic Parking Plan was adopted in 2006. While that plan included actions to promote alternative commute options and improve access for pedestrians and non-motorized forms of transportation, the plan expected to increase parking supply as the primary response to growing needs. The City has undergone significant changes since adoption of that plan, and now faces both external pressures and City-adopted policy mandates to improve and encourage a range of mobility and access options to get to and around downtown.

The new Plan is a critical component of downtown Vancouver's transition to a dense urban environment resulting from major housing production and job growth, and will have a direct impact on downtown development, the built environment and the quality of experience and life for downtown stakeholders.

The new Plan should:

- Provide a blueprint for supporting new development activity, anticipated job and population growth, and increased visitors to downtown without new public parking;
- Encourage the sharing of private parking to maximize use of all existing parking in the City Center;
- Align our parking and mobility practices with the City's commitment to climate action, equity, and affordable housing, including the TSP guidance; and,
- Offer best practices in parking management, addressing the City's parking and curb assets, and helping reach City mandates and policies.

### **Plan Deliverables**

The Plan will be completed by the end of 2024, will align with the opportunities identified in the Downtown Redevelopment Study and the implementation priorities identified in the Transportation System Plan. The scope of the Plan includes:

- 1) Updated plan objectives in alignment with City goals and objectives, including Climate Action Framework, Transportation System Plan, and stated equity goals.
- 2) Updated downtown public and private parking inventory.
- 3) Assessment of current mobility options within Downtown Vancouver.
- 4) Estimates of the expected demand for parking and mobility options due to new downtown development and population growth.
- 5) A review of best practices and recommended strategies for maximizing access and mobility to and within Downtown Vancouver, with the primary focus on increasing the availability and use of alternative transportation options.
- 6) A review of best practices and recommendations for the best use of City assets, including downtown rights of way, to achieve City policy goals and vision for the downtown neighborhood.
- 7) An assessment of ADA compliance and best practices and guidance for corrective action.
- 8) Recommendations for data collection and analysis to facilitate effective and ongoing management of the parking system after implementation.
- 9) Prioritized implementation plan, including recommended programs, initiatives, and technologies, as well as potential zoning changes to implement the Plan.

### **Themes from Public Participation**

Much of the work to date on the Plan has focused on public participation through an online survey, public meetings and presentation to public bodies and committees. Attachment B provides a full summary of the extensive engagement of public and private stakeholders to date. The themes the team has heard from Plan public participation include:

- Vancouver must move away from automobile primacy and viewing personal vehicles as the default means of travel.
- Improvement of infrastructure and services and creation of more urban environments where quick and close trips are possible must support the transition to more transit, walking, rolling, and bicycling.
- Parking and curb assets should be managed to provide access and choice of access for many users. That access should be fairly priced, consistently enforced, and equitably provided.
- Parking is not the destination and does not make vibrant communities. People, places, activities, housing, businesses, and opportunities for livelihoods are the goal. Driving and parking are just one option for getting to around downtown and Vancouver seeks to reduce the impact and dominance of driving and parking.

### **Analysis of Parking Assets: Supply and Occupancy**

One of the primary deliverables of the Plan is an existing conditions assessment that includes an up-to-date inventory and utilization analysis of the public and private parking supply. The project team collected and analyzed both on-street and off-street parking occupancy to assess the congestion or availability of parking supply around the downtown/VCCV area.

The project team used the on-street parking occupancy regularly collected by the City's Parking Services team. The aggregated data from January-March 2024 shows these average occupancies of the approximately 2,500 on-street spaces:

- Wednesdays: 62%
- Saturdays: 61%
- Sundays: 51%

These figures are downtown-wide averages. As expected, occupancy varies widely throughout downtown, with hot spots such as at the Waterfront and near Esther Short Park often exceeding 85% use, and areas near the Clark County government buildings often recorded well below 50% occupancy. Hot and cold spots also vary significantly from weekdays to weekends.

The project team collected off-street occupancy data for non-City (mostly private) parking locations on two days during spring 2024. These counts comprised over 220<sup>2</sup> parking lots and nearly 8,000 parking spaces. The counts occurred from 11 a.m. to 5 p.m. on both days. Average occupancy in downtown was measured as:

- Thursday, April 18, 2024: 49-54%
- Saturday, April 20, 2024: 25-29%

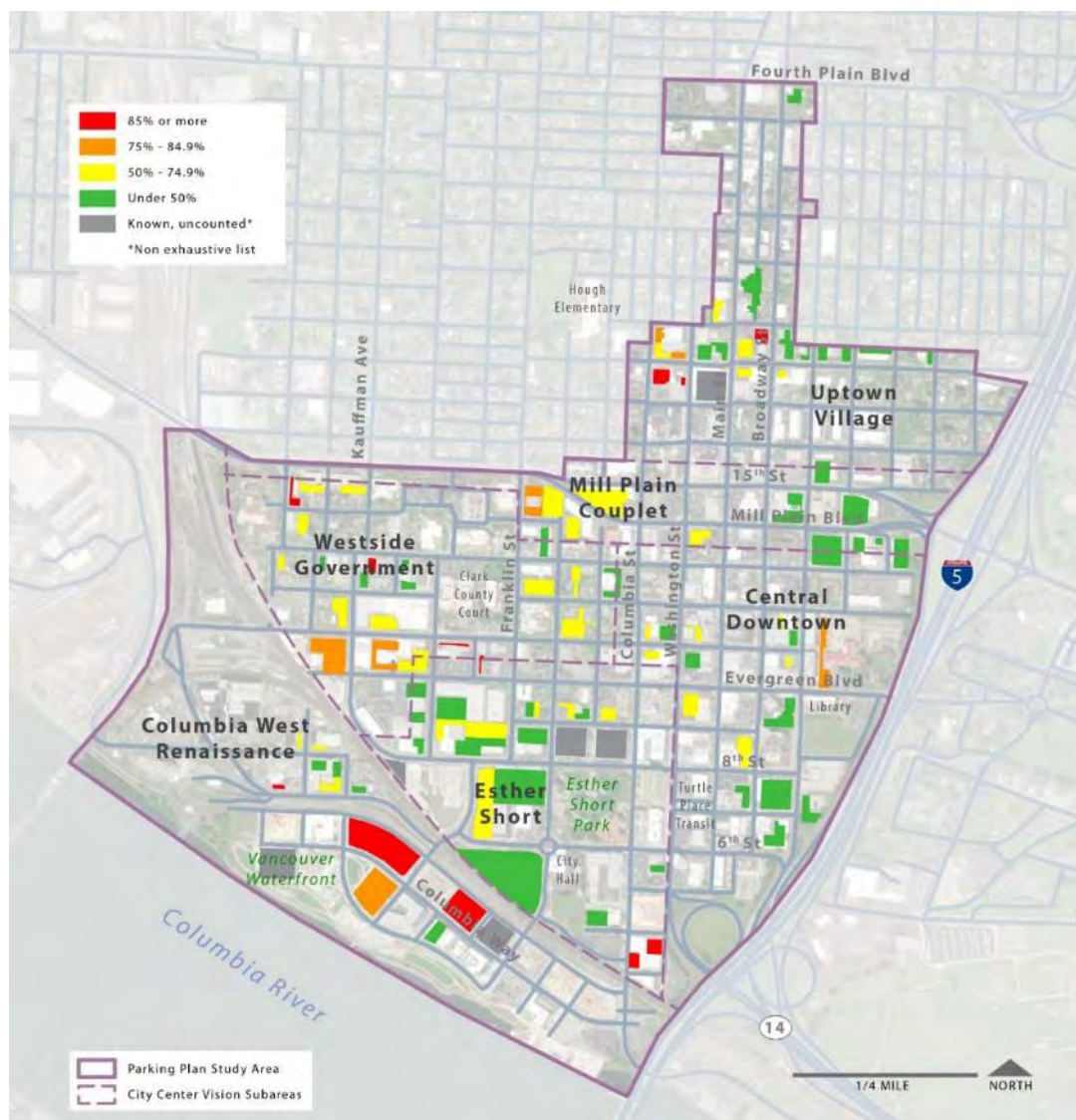
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<sup>2</sup> The off-street parking counts included only publicly viewable locations and did not include private parking in access-controlled, gated garages or parking structures. Thus, several newer buildings, including hotels and multi-dwelling residential around downtown and especially in the Waterfront, were not counted.

The project team recognizes that parking occupancy can vary significantly seasonally and with weather conditions. The weather on both count days was sunny and in the low 70s. The outdoor farmers market was fully active on Saturday the 20th, creating a spike in occupancy during the morning and early afternoon.

The map shown in Figure 2 below shows the occupancy during one period, Thursday, April 18, 2024, from 1 p.m. to 3 p.m. Many lots are below 50% use, and most are below 75%. From 75-85% occupancy lots start to feel busy. Above 85% occupancy parking lots begin to feel congested and may require users to circulate in search of a space. Only a few lots measured above 85% at any point during the counts. The busiest lots on the map shown on Figure 2 include privately supplied public parking in the Waterfront, several parking lots for restaurants, and parking lots used by construction workers.

Figure 2 Off-street parking occupancy, Thursday, April 18, 2024, 1 p.m. - 3 p.m.



## Initial Parking Supply Observations

These occupancy averages are below 65% at the highest and much lower at times, presenting opportunities for downtown. If viewed as underutilization of parking, it's an opportunity to distribute parking demand more evenly throughout downtown, seeking to alleviate parking congestion in some areas and shift it to low-use zones. Parking wayfinding and more sophisticated and responsive parking pricing are tools available to help manage demand.

If viewed as an oversupply of parking, it's an opportunity to eliminate some off-street parking supply in favor of redevelopment as housing, businesses, parks, civic spaces, and other people-serving uses. Similarly, on-street parking in some locations could be repurposed in favor of bicycle and bus lanes, outdoor dining parklets, curb extensions, street landscaping, loading zones, and other amenities. These are intended to serve people, enliven the public realm, and bring value of attracting patronage and activity to adjacent private real estate. The City could even consider part-time or full-time car-free street configurations where neither driving nor parking is permitted, such as the existing successful farmers market.

## Potential Recommendations

As the project team wraps up the initial public participation and existing conditions assessment, high level strategies and initiatives have emerged for inclusion in the final Plan. These potential strategies fall within three overlapping program areas: 1) Parking Management and Operations, 2) Shared Parking, and 3) Enhanced Access and Mobility. These three program areas are summarized below.

- **Parking Management and Operations** – The Plan should propose updates to the City's management of existing parking assets, including the on-street parking supply. One potential concept for influencing both the location and duration of on-street parking is progressive or tiered pricing based on both geography (high-demand "core" locations vs lower-demand "edge" locations) and time (i.e., pricing longer parking durations at gradually increasing hourly rates).
- **Shared Parking** – Unlocking private parking for public use will be a priority recommendation of the Plan. Implementation of shared parking can take different forms, including sharing between private entities, City or third-party management of public use of private parking, and limited use of private parking for events and other activities that place unusual demands on downtown parking.
- **Enhanced Access and Mobility** – To improve access to downtown for all forms of transportation and mobility, the City must rethink how its existing assets and resources are utilized. The City's primary asset in promoting enhanced mobility downtown is the public right of way, including curbs and sidewalks. The Plan will encourage more flexible uses of the street curb to provide space for social and

business activity, quick passenger and delivery loading, active mobility infrastructure, and other uses that de-emphasize pure car storage. In addition, the City should examine how to utilize the funds collected from parking operations to support a broad range of mobility options, including transit, bikes, and pedestrians.

### **Next Steps**

The project team has transitioned into formulating the recommendations that will be included in the final Plan and will continue that work through September. As part of the strategy development, the project team will brief City Council on initial strategies and recommendations in a workshop on August 12, 2024. Additional stakeholder feedback will be solicited after the final Plan is drafted prior to presenting to CCRA and the Parking Advisory Committee for review and referral to Council for review and adoption in Q4 2024.

### **Attachments**

## Attachment A

### Transportation System Plan (TSP) Priorities Affecting Parking and Access Downtown

| <b>TSP Parking Policies: Make Growth a Benefit for All</b> |                                                            |
|------------------------------------------------------------|------------------------------------------------------------|
| <b>TSP Policy No.</b>                                      | <b>Topic &amp; Objective</b>                               |
| G2.1                                                       | Parking Requirements: reduce them (*separate City process) |
| G2.3                                                       | Parking Capacity: promote shared parking                   |
| G3                                                         | Parking Management: effective resource use                 |
| G3.1                                                       | Parking Operations: efficiency, influence behavior         |
| G3.2                                                       | Parking Experience: wayfinding, payment                    |
| G4                                                         | Downtown Parking: welcoming, “park once”                   |
| G4.1                                                       | Update the Downtown Parking Plan in 2024                   |
|                                                            |                                                            |
| <b>Influential TSP Policies: Embrace the Future</b>        |                                                            |
| F2.1                                                       | Mode Targets: “drastically reduce drive-alone trips”       |
| F2.2                                                       | Congestion Pricing: explore options                        |
| F4                                                         | EVs and Avs: link use to emissions goals                   |
| F5                                                         | Emerging Mobility: vendor policies                         |
| F5.1                                                       | Mobility Hubs: identify feasible deployment                |
| F5.2                                                       | Small mobility / Shared: pilot scooter program             |
| F6                                                         | Curb Management: flexible, dynamic management              |

## Attachment B

The Parking Study and Plan relies on extensive engagement of public and private stakeholders throughout the Project Schedule.

### Schedule for Parking Study and Plan

The Study and Plan are expected to be completed by the end of 2024. The graphic below highlights the timing of the major milestones in the work.



### Stakeholder Engagement

The project will engage property owners, business owners and employees, residents and other stakeholders throughout the process. Engagement will utilize existing public bodies as well as project specific groups and activities.

1. A Project Steering Committee comprising a combination of internal and external stakeholders and subject matter experts has been established and will meet throughout the process and provide recommendations on the final plan.
2. Parking Advisory Committee (PAC) – The PAC will be consulted four times during the project and will provide a recommendation on the final plan.
3. Transportation Mobility Commission (TMC) – The TMC will be consulted twice during the project.
4. City Center Redevelopment Authority (CCRA) - the CCRA will be consulted three times during the project and will provide a recommendation on the final plan.
5. Small Group Discussions – The project team will convene up to four small group discussions comprising targeted stakeholder groups during Q2 2024.
6. Public Event – The project team will host an in-person or virtual community conversation open to the public in Q3 2024.
7. Community Surveys – The project team will send out two surveys using the City's existing community engagement channels. The first survey ran from May to early June and the second is tentatively scheduled for August-September.

## Work to Date

- Parking Services entered a contract with Walker Consultants, a nationally recognized planning and design firm with deep experience working with local governments to develop best practice parking and mobility plans. The Walker team includes Alta Planning + Design to provide expertise on mobility options and Enviroissues to assist with public engagement.
- The Steering Committee convened three times (January 25, April 8, and June 13) and provided feedback on the project scope, goals, existing conditions analysis, and initial strategies.
- The project team met with the Parking Advisory Committee (PAC) twice (March 13 and May 8) to receive feedback on parking operations, existing conditions and priorities. The PAC will meet on the morning of July 18 to discuss parking and mobility strategy development.
- On April 2, the Transportation and Mobility Commission (TMC) provided feedback to the project team about mobility priorities and how the new Plan should carry forward parking and mobility strategies identified in the Transportation System Plan, including parking management, parking minimums updates, curb management, and mobility hubs.
- The project team is currently preparing an existing conditions report, which will describe overall mobility and parking conditions, district pricing, and the operations and management of the system. The project team is analyzing City-provided on-street parking data to document use trends. The consultant team visited Vancouver on April 18 and 20 to collect off-street private parking inventory and utilization data.
- The project team recently concluded public survey #1, which has been broadcast widely to seek input about travel and parking behavior and gather initial impressions about opportunities to improve parking and curb management downtown.
- The project team conducted three small group discussions on June 17 and 18, one each with the disability community, hospitality and tourism stakeholders, and the Downtown Stakeholders Forum. A public participation report in the Plan will summarize input from survey #1 and the small group discussions.



# Parking Management Area Study & Downtown Parking Plan Update

**Gabe Montez**  
Parking District Manager  
Parking Services



**WALKER**  
CONSULTANTS

**Ben Weber**  
Parking and Mobility Consultant  
Walker Consultants

July 18, 2024



# Agenda

- Plan Context
- Scope
- Work to Date
- Existing Conditions
- Initial Recommendations
- Questions & Discussion



# Context

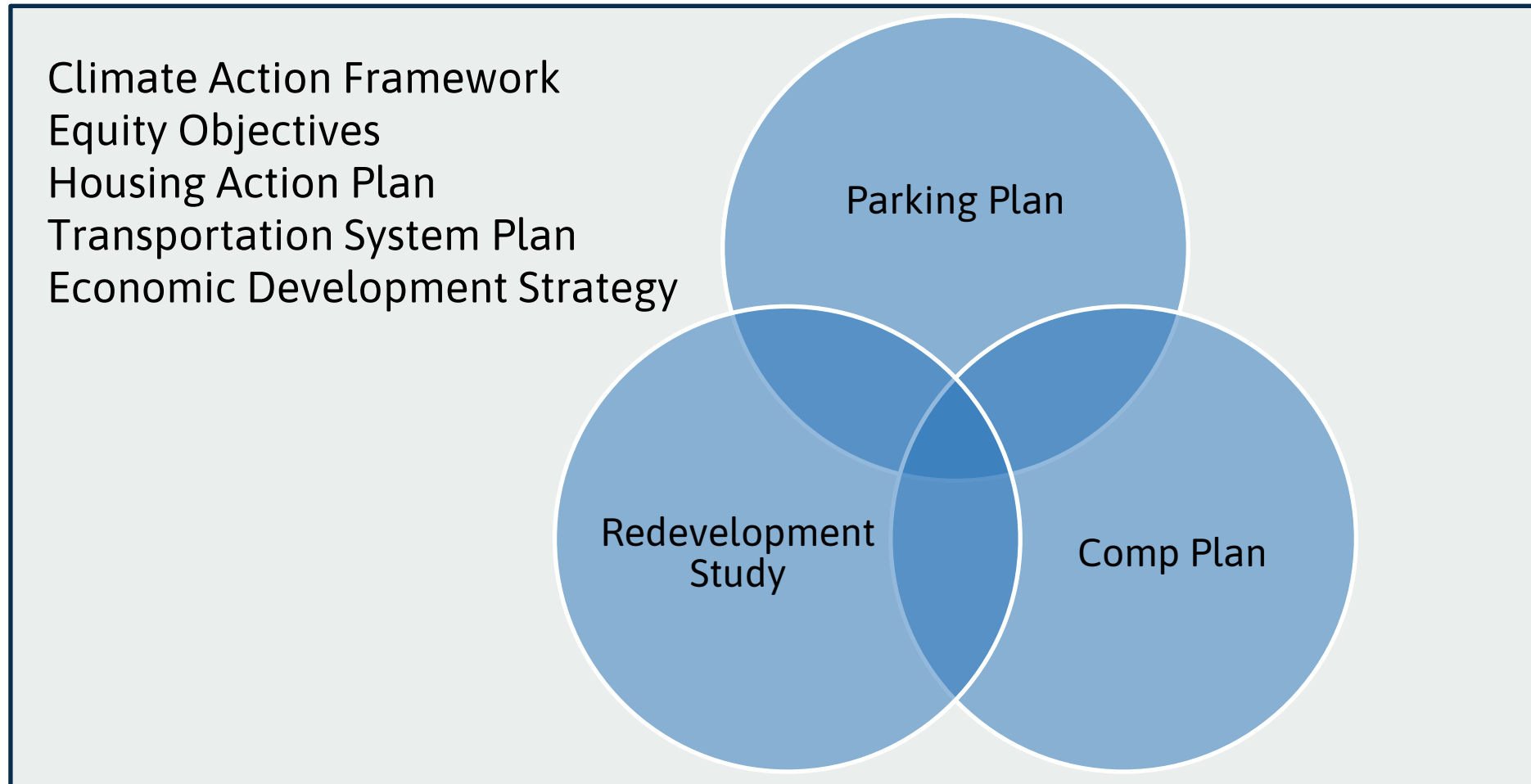
## Future of Downtown

- Absorb 2-3x growth in downtown population, jobs and visitors
- Continue to attract new investment without increasing public parking supply
- Leverage transformative infrastructure projects to enhance access and mobility



# Update to Downtown Vision

## Parking Plan part of integrated planning effort



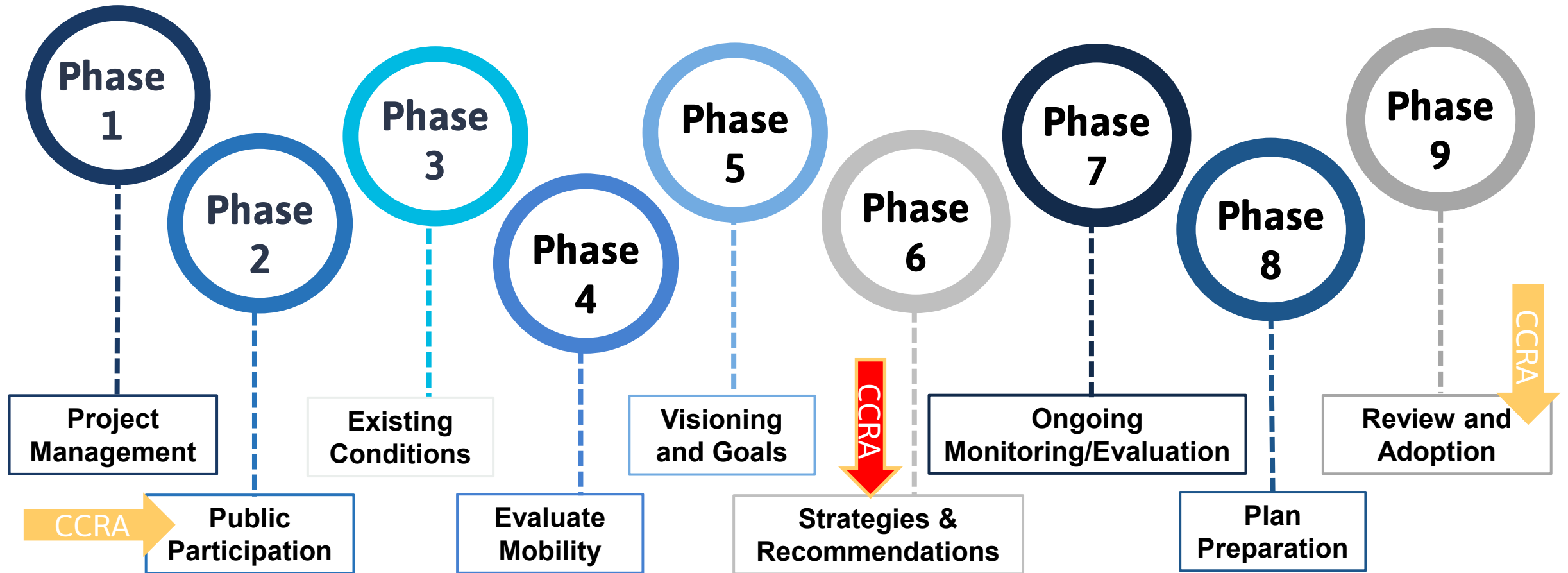
# Parking Plan Scope

## A New Blueprint for Downtown Mobility

1. Updated plan **objectives**
2. Updated public and private parking **inventory**.
3. Assessment of current **mobility options**
4. Estimates of the **expected demand** for parking and mobility options
5. Review of **best practices** and recommended strategies for maximizing access and mobility
6. Recommendations for the **best use of City assets**, including rights of way
7. An assessment of **ADA compliance** and necessary corrective action
8. Recommendations for **ongoing data collection and analysis**
9. Prioritized **implementation plan**



# Project Overview- Process



# Work to Date

- Public engagement
  - Steering Committee
  - Public Bodies and Committees
  - Online survey
  - Public meetings
- Existing Conditions Report including parking inventory and mobility assessment



# Existing Conditions

## On Street parking well utilized with excess capacity

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

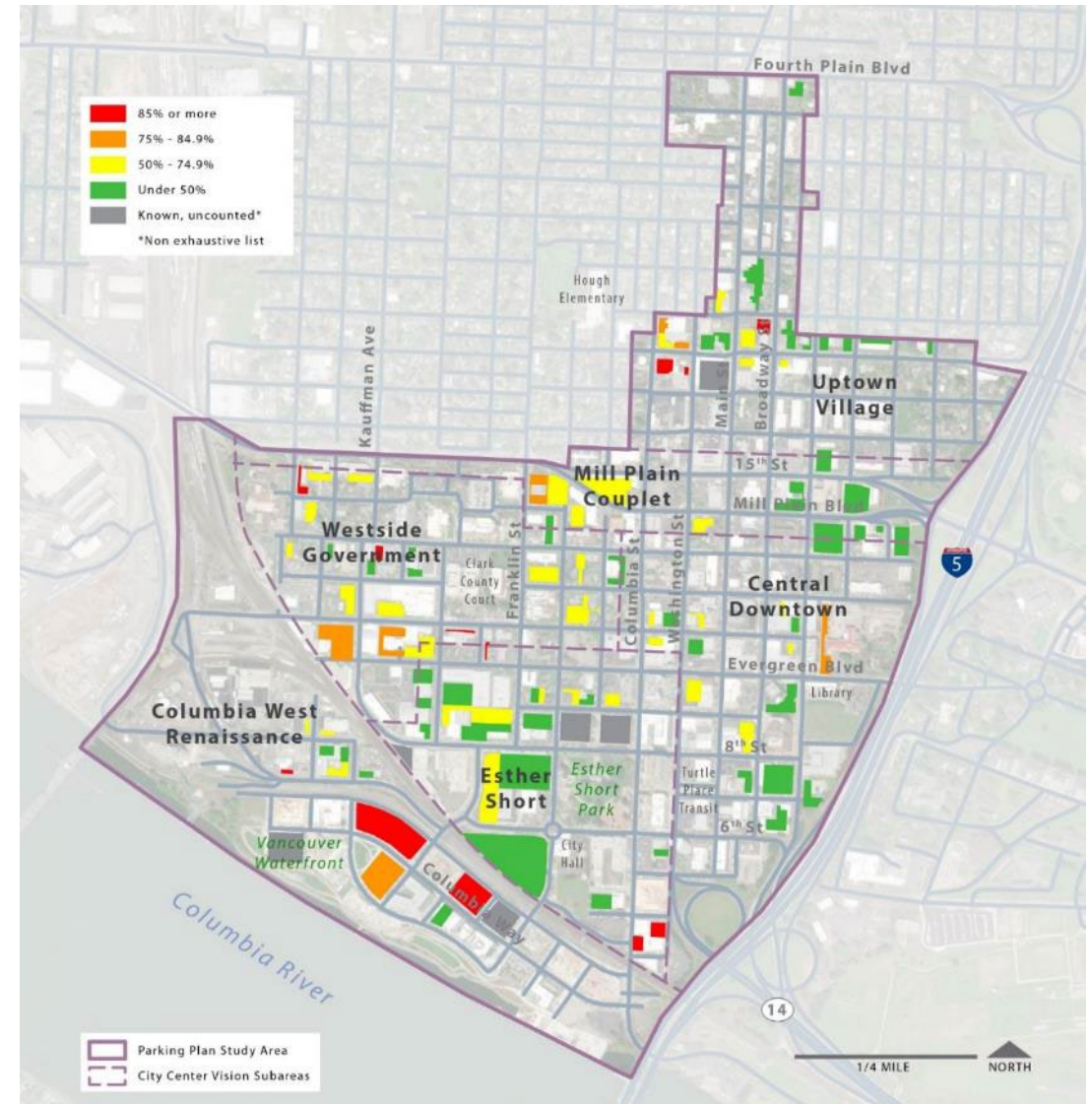
\*Data collected Jan – March 2024



# Existing Conditions

## Private Off Street Parking Underutilized

- 8,000 spaces ~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.



# Recommended Strategies

Focus more on people & businesses, less on cars and parking





# Proposed Strategy Areas

- Parking Management & Operations
- Shared Parking
- Mobility & Access Initiatives



# Recommendations: Parking Management & Operations

## Maximize Utilization of Parking Assets to Achieve City Goals

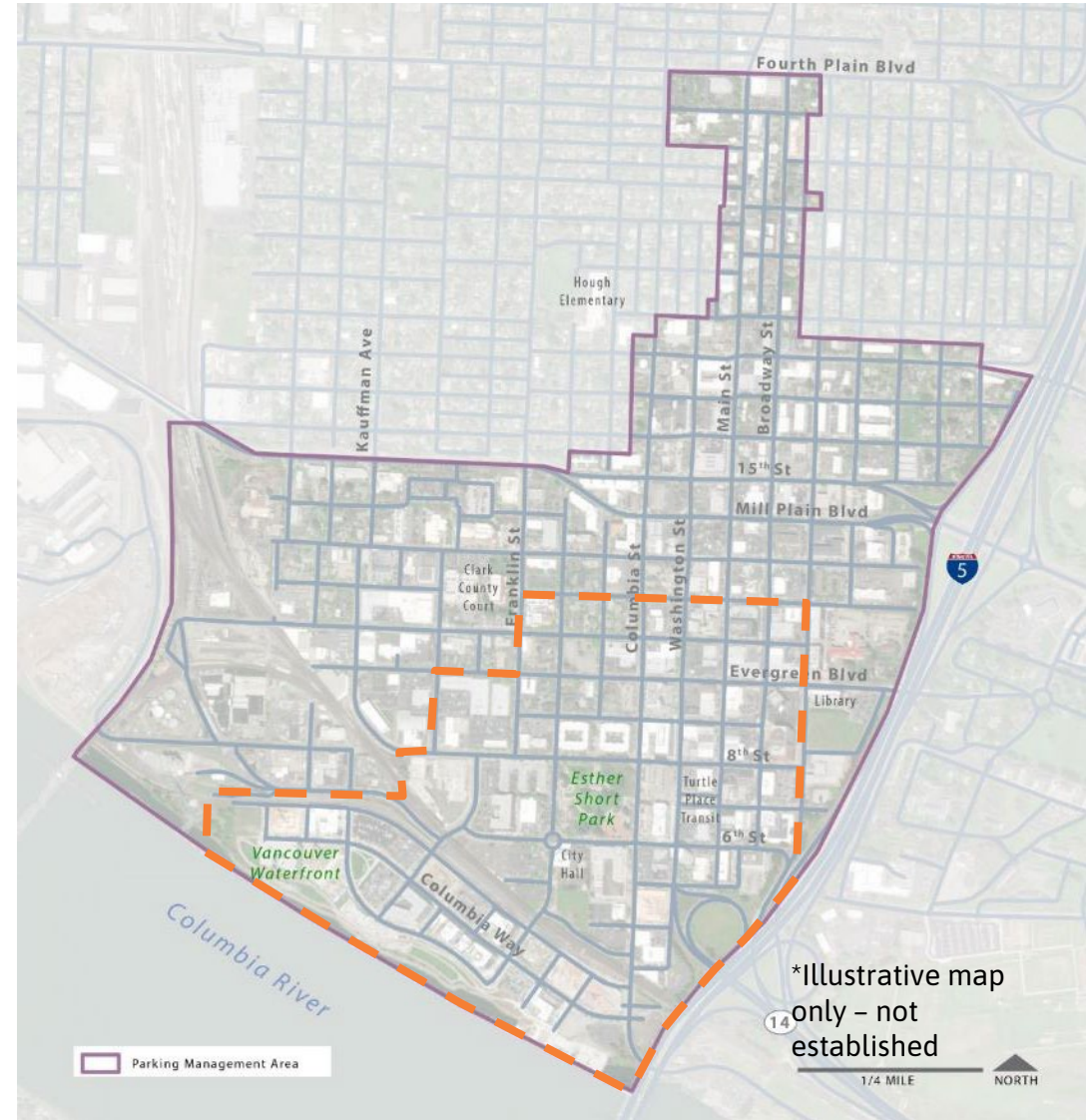
- Update Parking Management Area boundaries
- Implement New Pricing Structures to Improve Utilization
  - Core and edge rates
  - Progressive tier pricing
- Align Parking Operations with City Goals



# Pricing Strategies

## Tools to influence parking behavior

- Pricing Options
  - Time of day and duration
  - Edge vs Core
  - Event-based
- Influence place and duration
- City can regularly reassess pricing based on outcomes



# Recommendations: Shared Parking Initiatives

## Unlock Private Parking for Public Use

- Expand public parking options without adding new supply
- Ease parking burden on new development
- Generate revenue for downtown property owners
- Add supply in edge areas to reduce congestion in core
- Scenarios include:
  - Time of day shared access
  - Temporary event related
  - City or third-party management of public use



# Recommendations: Mobility and Access

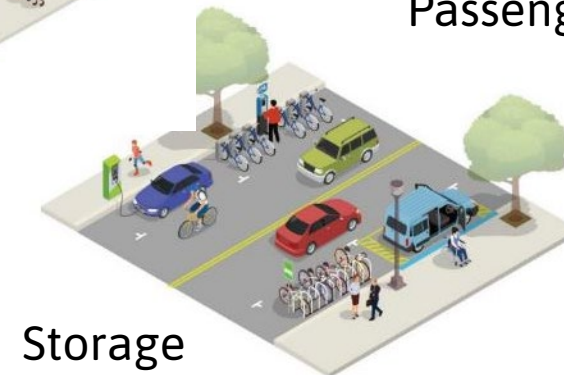
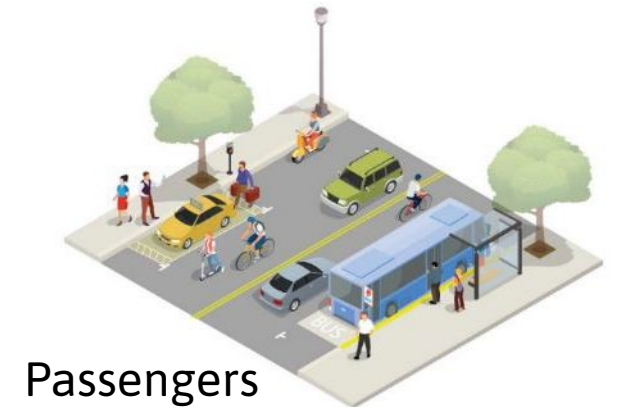
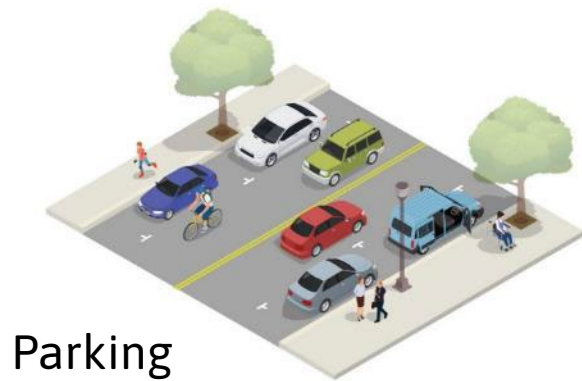
## Reprioritize use of City assets and investment

- Evaluate reinvestment of City parking funds
- Establish Mobility Hubs (eg Library Square, collocation of bike corrals w/ transit)
- Pursue Micromobility initiatives
  - Circulator
  - Scooter, bike
  - Enhanced pedestrian access
- Embrace curb management to open up City rights of way
  - Alternate curb uses (eg bike corrals, outdoor seating)
  - Active Streets
- Update Downtown Wayfinding



# Curb Management

## Flexible Uses; More Nuanced Operations



# Questions

- How can Plan support downtown redevelopment goals?
- How can City and CCRA facilitate sharing of private parking?
- How can redevelopment promote enhanced mobility and access?
- Can progressive pricing influence downtown parking behavior?



# Thank You



bweber@walkerconsultants.com | 415.310.9084 | Walker Consultants





CITY OF  
**Vancouver**  
WASHINGTON

# Waterfront Gateway Project Update

**Amy Zoltie**

Real Estate Project Manager  
Economic Prosperity and Housing  
July 18, 2024



# Agenda

- Review affordable housing building design
- Provide plaza design update
- Next steps
- Questions & Discussion

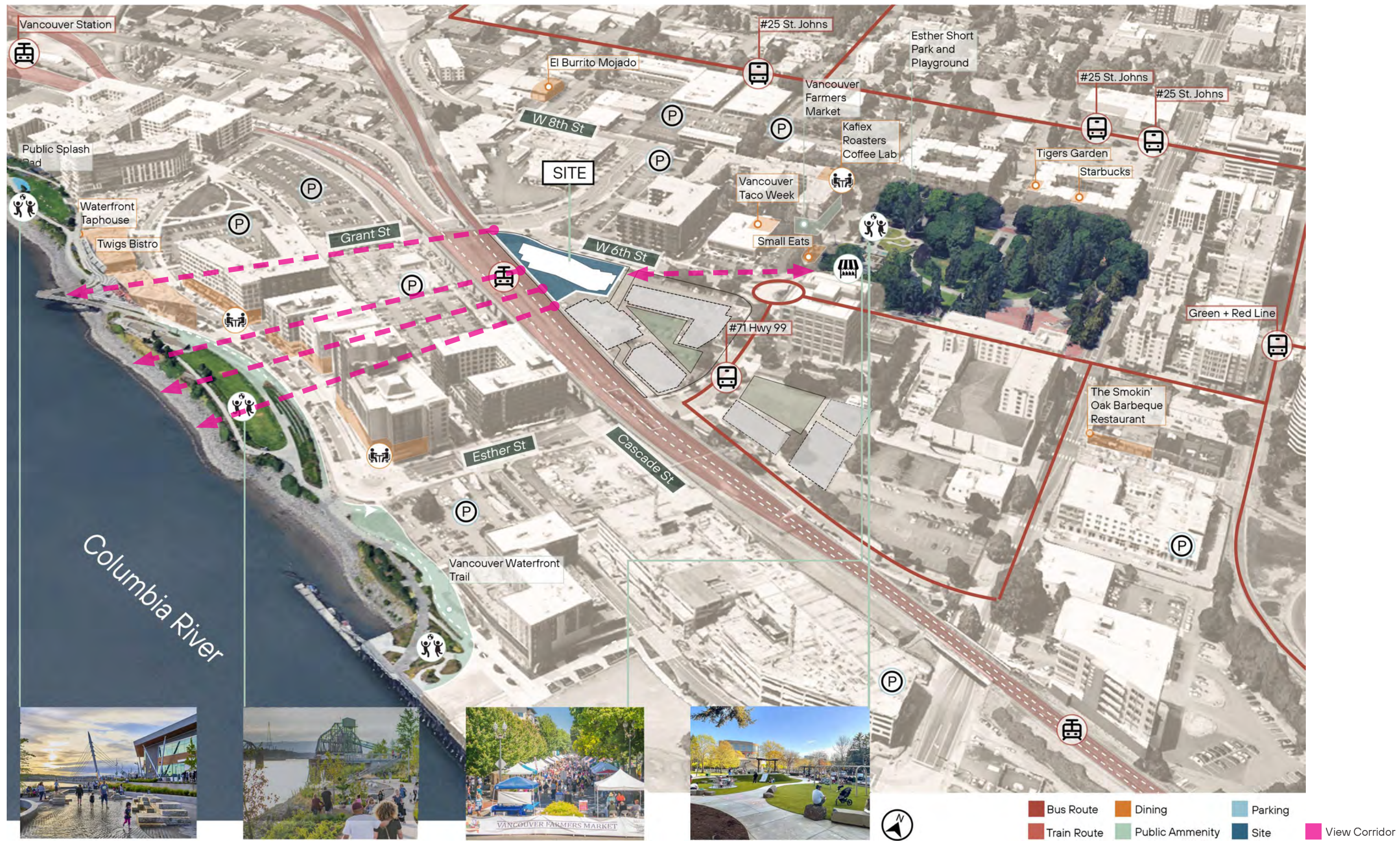


# Affordable Housing Update



- Majority of funding secured
- Planning and permitting process due to complete December 2024
- Scott Edwards Architecture new project designer, made intentional changes to design.





Site Context

Vancouver Affordable Housing  
West 6th Street, Vancouver, WA 98660  
Project #24035 07.18.2024





NEW DEVELOPMENT PROGRAM

Building Unit Mix:

(42) 1 BR

(24) 2 BR

(10) 3 BR

(19) Studio

Total Units: 95 Units

User Groups:

Culturally specific for Native Americans

50-60% AMI

Families

Design Focus:

Community Spaces - Indoor and Outdoor

Affordable Housing Services

Art Integration

Intergenerational Design

Safety and Security

Culturally responsive design

Noise Reduction Design

Connection to surrounding site context

PREVIOUS DEVELOPMENT PROGRAM

Building Unit Mix:

(51) 1 BR

(21) 2 BR

(0) 3 BR

(23) Studio

Total Units: 95 Units

User Groups:

Singles and Couples

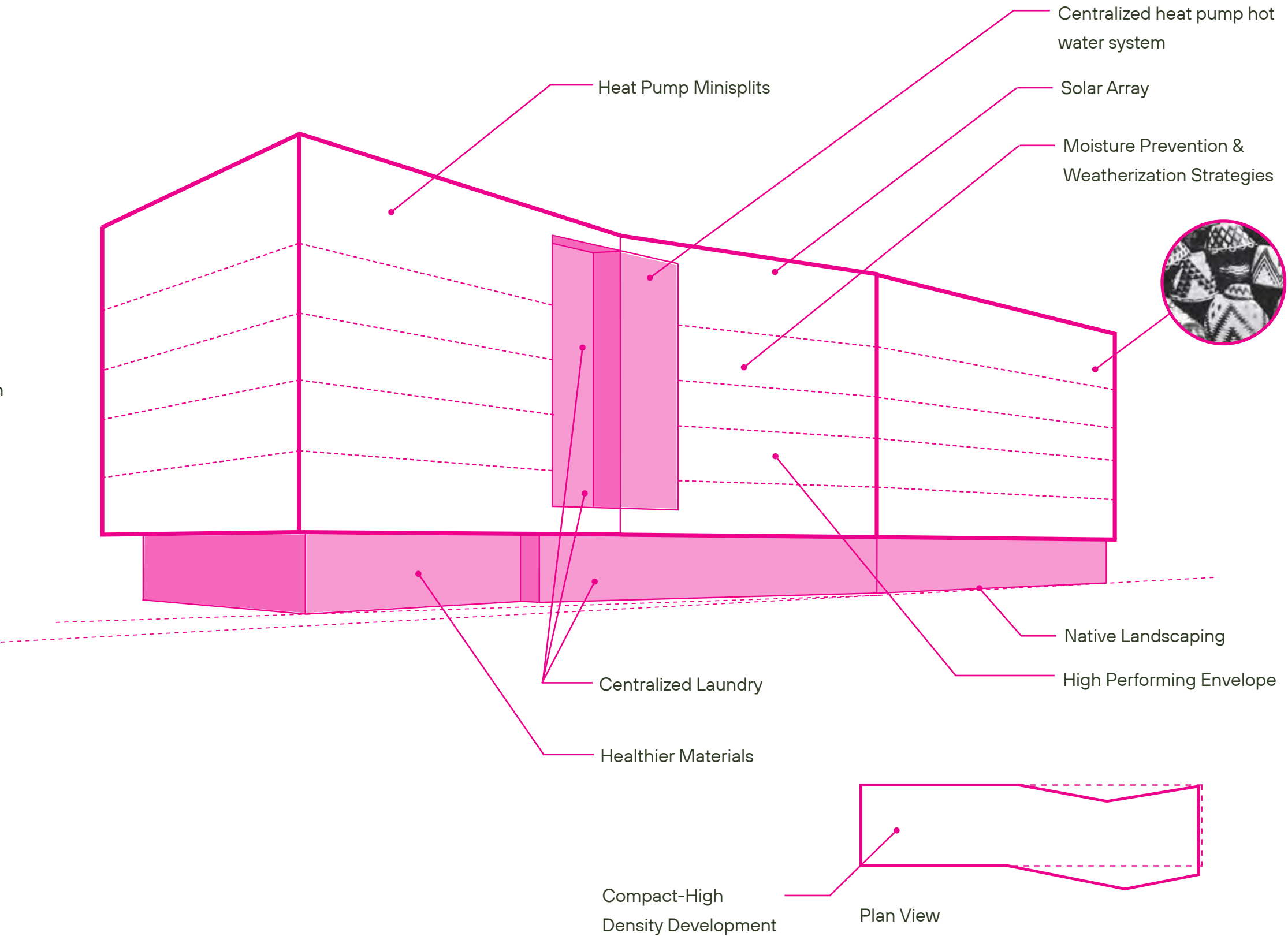
50-60% AMI



SUSTAINABLE MEASURES

Evergreen Sustainable Development Standard (ESDS)

- All Electric
- Renewable Energy (Solar Array)
- EV Charging Station(s)
- Energy Star Appliances
- Heat Pump Minisplits (to be verified)
- High-Efficiency Centralized Heat Pump Hot Water Heating
- Centralized Laundry
- Commissioning
- Appropriate Project Siting -  
i.e. site is not farmland, wetlands, habitat conservation area, geologically hazardous
- Connections to Existing Development & Infrastructure
- Compact-High Density Development
- Access to Services, Transit, & Open Space - i.e. many goods/ services, frequent transit service, and ample parks/ open space within 1/2 mile
- Native and/or Adaptive Landscaping
- Integrated Pest Management
- Efficient Irrigation
- Water Conserving Fixtures
- Moisture Prevention & Weatherization Strategies
- Promoting Physical Activity - i.e. dedicated outdoor activity space/ playground
- Healthier Materials - i.e. low VOC, phthalate free, and formaldehyde free
- Access to Fresh, Local Foods - i.e. proximity to farmer’s market





Stained & Scored Concrete



Bark Chips



Artificial Turf



Playground Surfacing



Bike Racks



Site Lighting



Seating



Seating



Nature Play



Nature Play



Raised Garden Beds



Raised Garden Beds



Pacific Dogwood Hybrid



Serbian Spruce



Cedrus Deodara



Cork Oak



Silver Leafed Oak



North Elevation

Vancouver Affordable Housing  
West 6th Street, Vancouver, WA 98660  
Project #24035      07.18.2024





South Elevation

Vancouver Affordable Housing  
West 6th Street, Vancouver, WA 98660  
Project #24035 07.18.2024



# Plaza Design Update

- Conducted in-person and online community engagement Q1 2024
- Community feedback incorporated in updated design
- Plan to be refined, presented to PRAC late Q3 2024
- Final design shared with community for additional feedback prior to PRAC



# **VANCOUVER WATERFRONT GATEWAY**

## PLAZA SD UPDATE

# PLAZA SD UPDATE

- PLAZA NARRATIVE
- PLAZA GOALS
- PLAZA PROGRAM
- LOWER PLAZA UPDATES
- UPPER PLAZA UPDATES

# DESIGN GOALS

Create a district that is **uniquely Vancouver**.

Make a place that is both a **destination** and a **link**.

Reinforce **Esther Street** as a key pedestrian connection.

Extend and emphasize the mid-block **pedestrian crossing** at 6th Street.

Incorporate **landscape elements** and **outdoor seating** along pedestrian paths and **active ground floors**.

Utilize **wayfinding signage** and **intuitive cues**.

Provide **outdoor comfort** including a **covered outdoor area**.

Design **flexible spaces** that can accommodate **events** at various scales.

Integrate local **public art** and find opportunities for **cultural storytelling**.

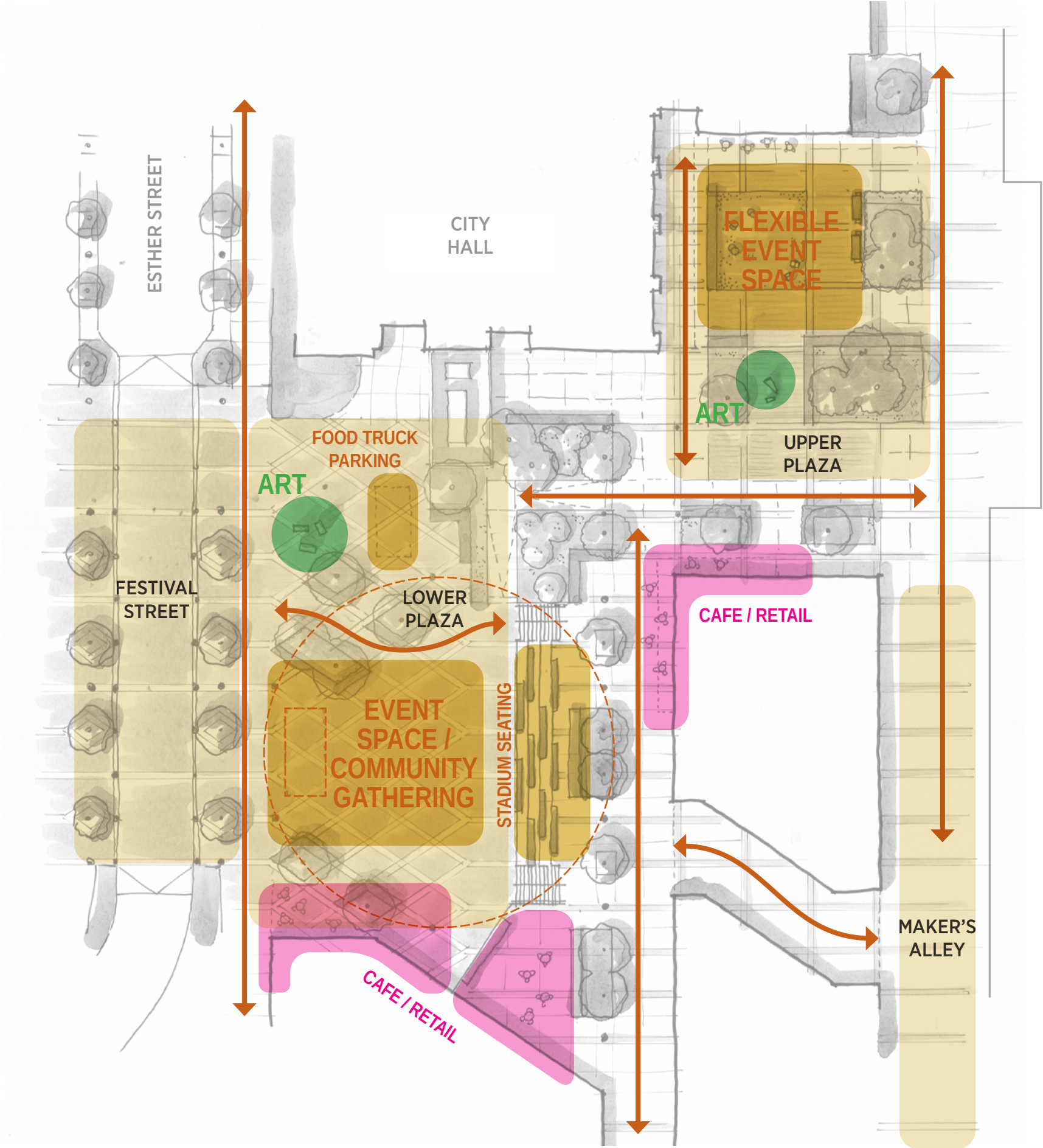
# PLAZA CONTEXT



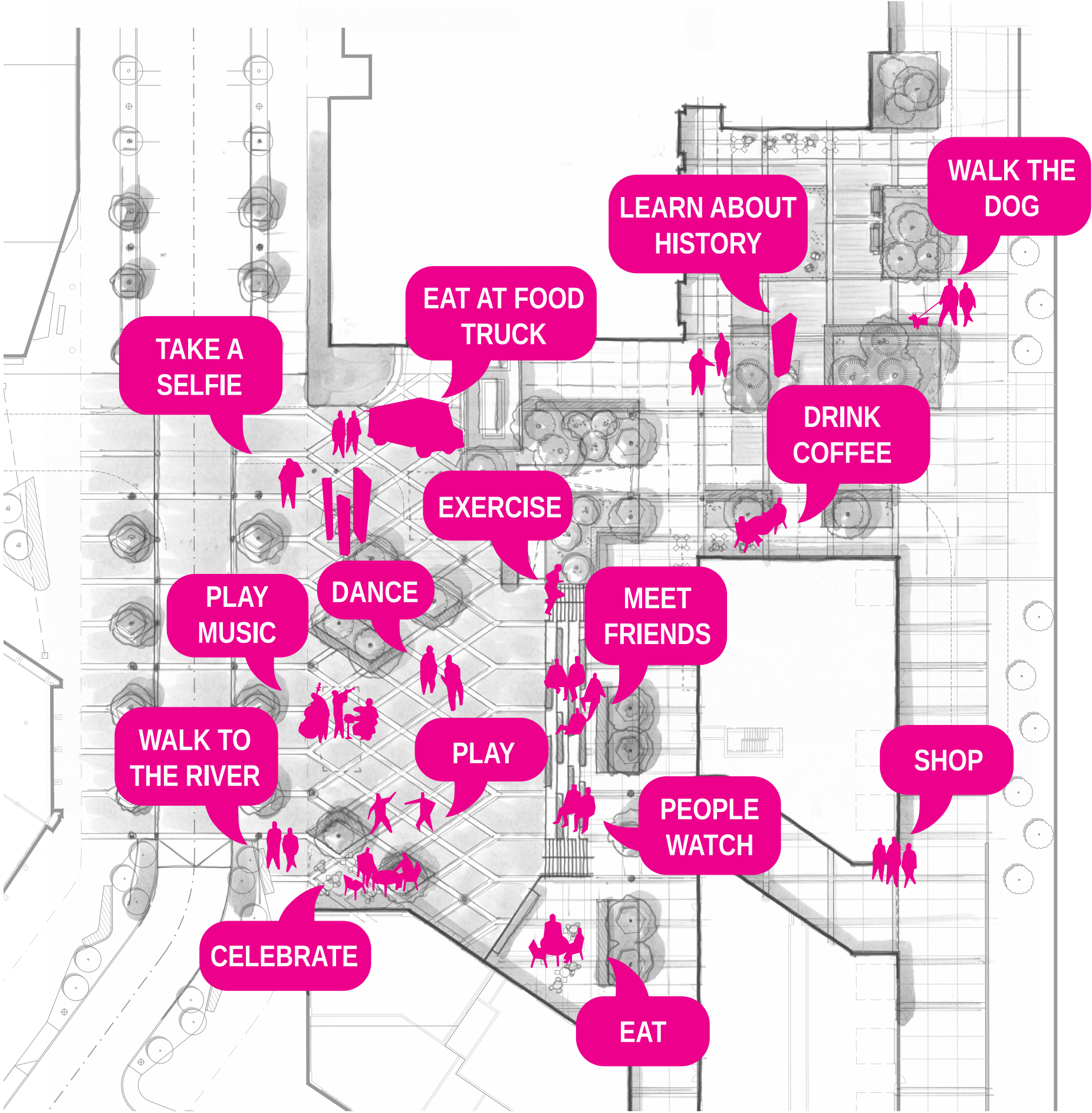
PLAZA EBB + FLOW



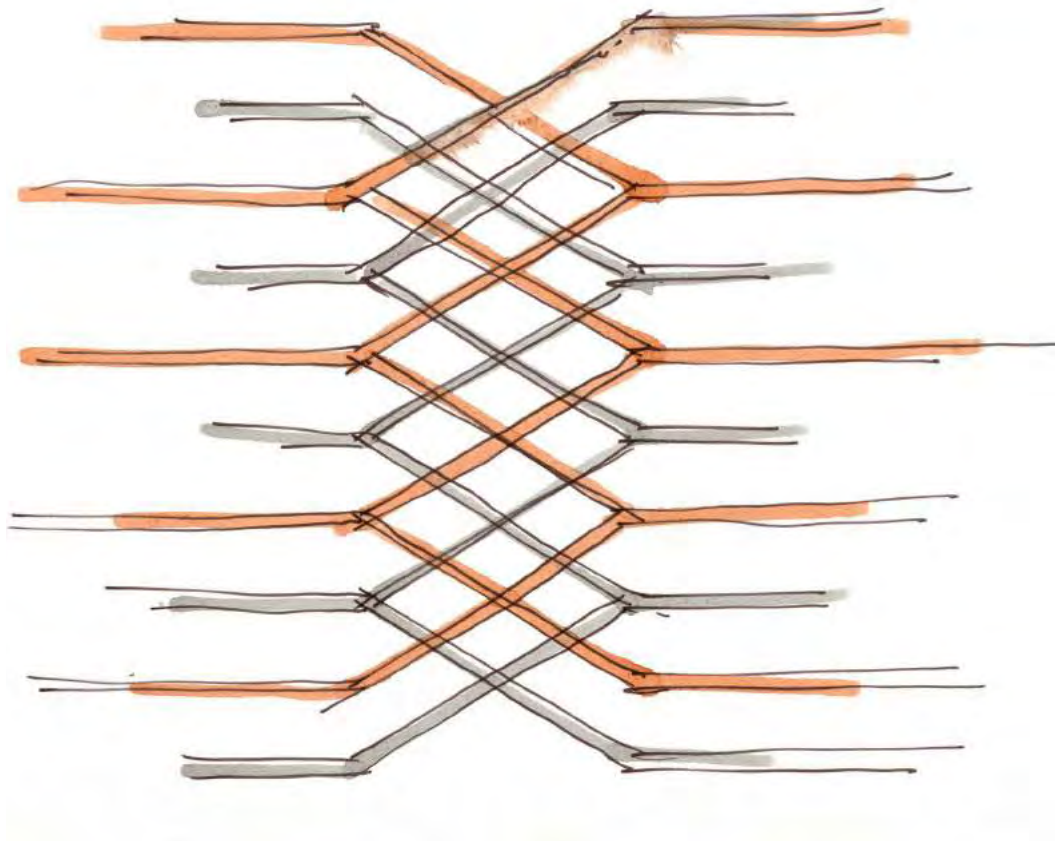
# PLAZA PROGRAM



# PLAZA ACTIVITIES



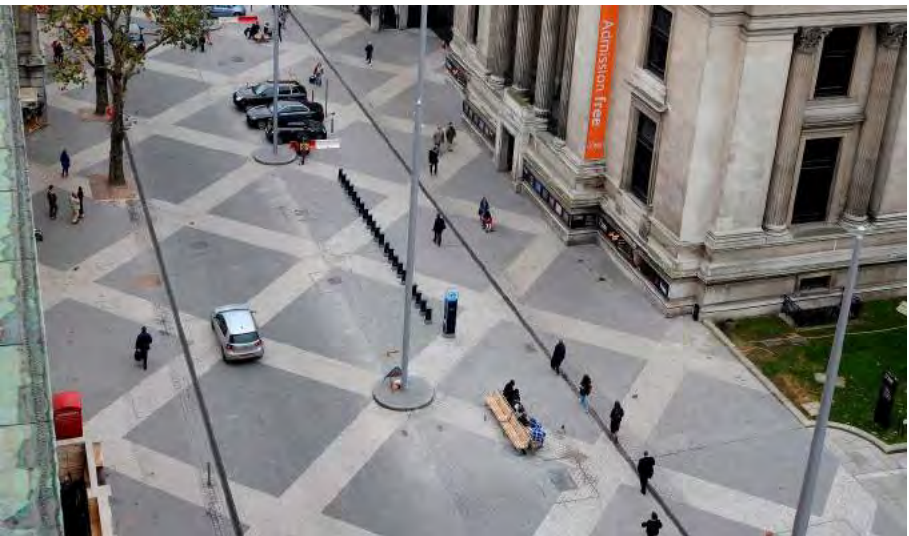
# PLAZA INSPIRATION



GATHERING

WEAVING

MEETING



# PLAZA DESIGN

- 1. SERVICE DRIVE + GENERATOR
- 2. ART LOCATION
- 3. BRICK PAVING + CONCRETE BANDS
- 4. CONCRETE PAVING + BRICK BANDS
- 5. BRICK PAVING + BRICK BANDS
- 6. STADIUM STEPS + WOOD SEATS



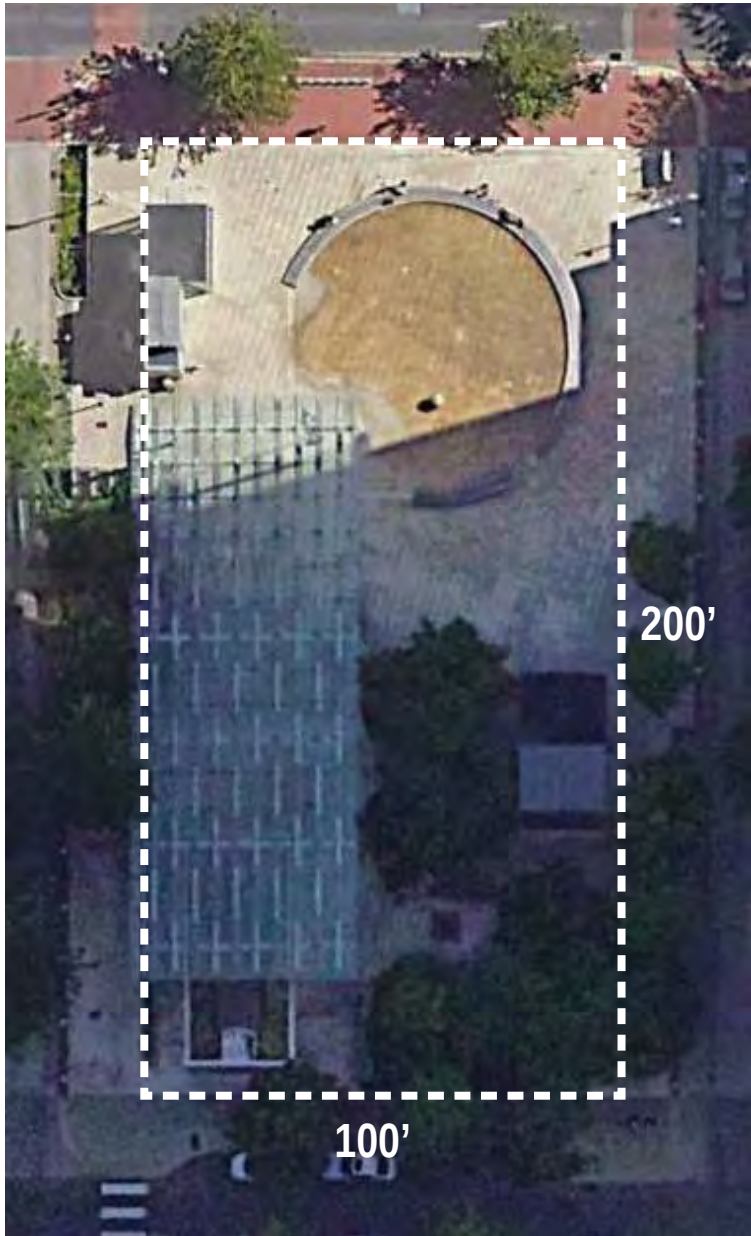
# PLAZA SCALE



PIONEER COURTHOUSE SQUARE



# PLAZA SCALE



DIRECTOR PARK



# PLAZA DESIGN



# PLAZA DESIGN



# PLAZA DESIGN



# PLAZA DESIGN



# PLAZA DESIGN



# PLAZA DESIGN



# PLAZA DESIGN



# ART LOCATIONS ●



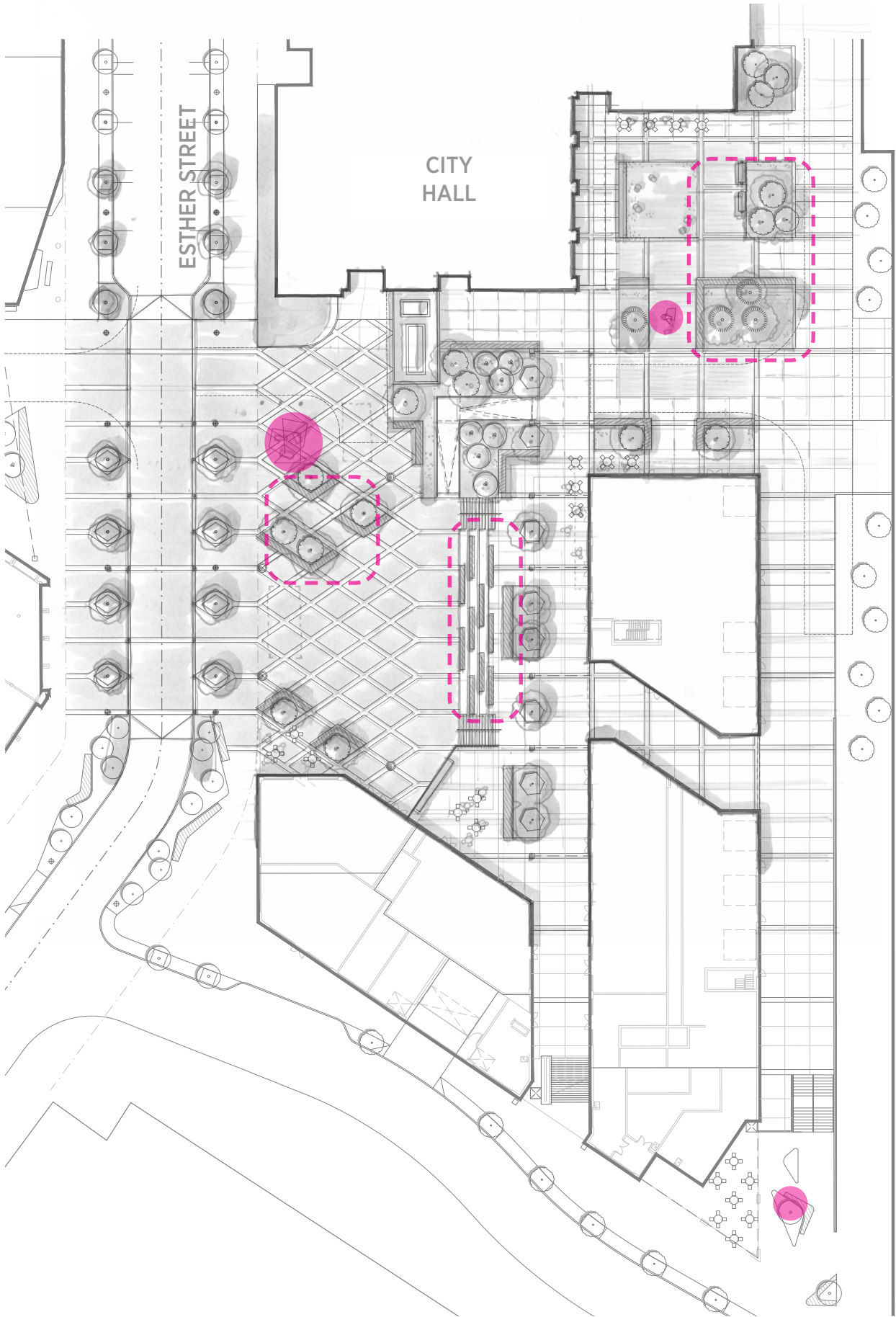
SCULPTURES BY LOCAL ARTISTS



MURALS



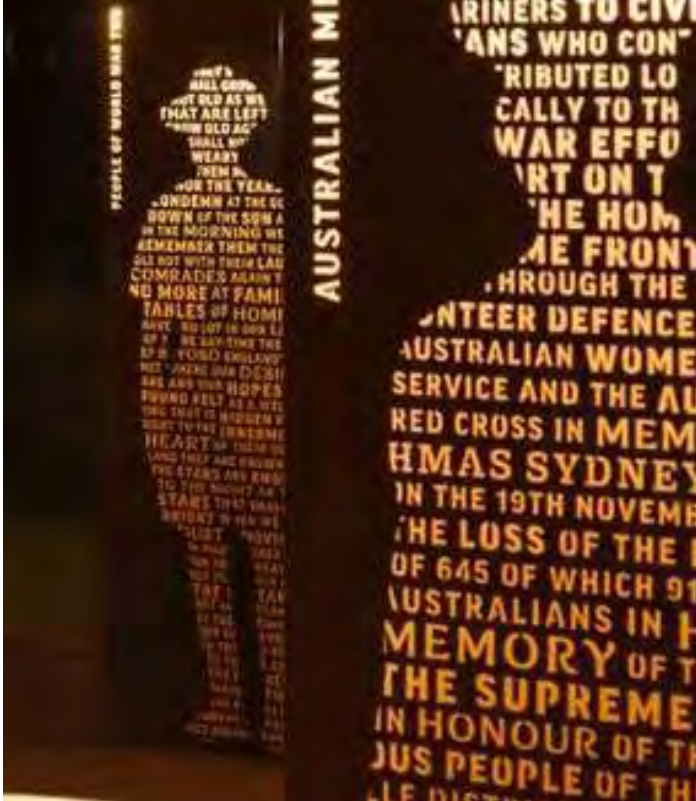
ART INTEGRATED IN LANDSCAPE



# EMBEDDED NARRATIVE



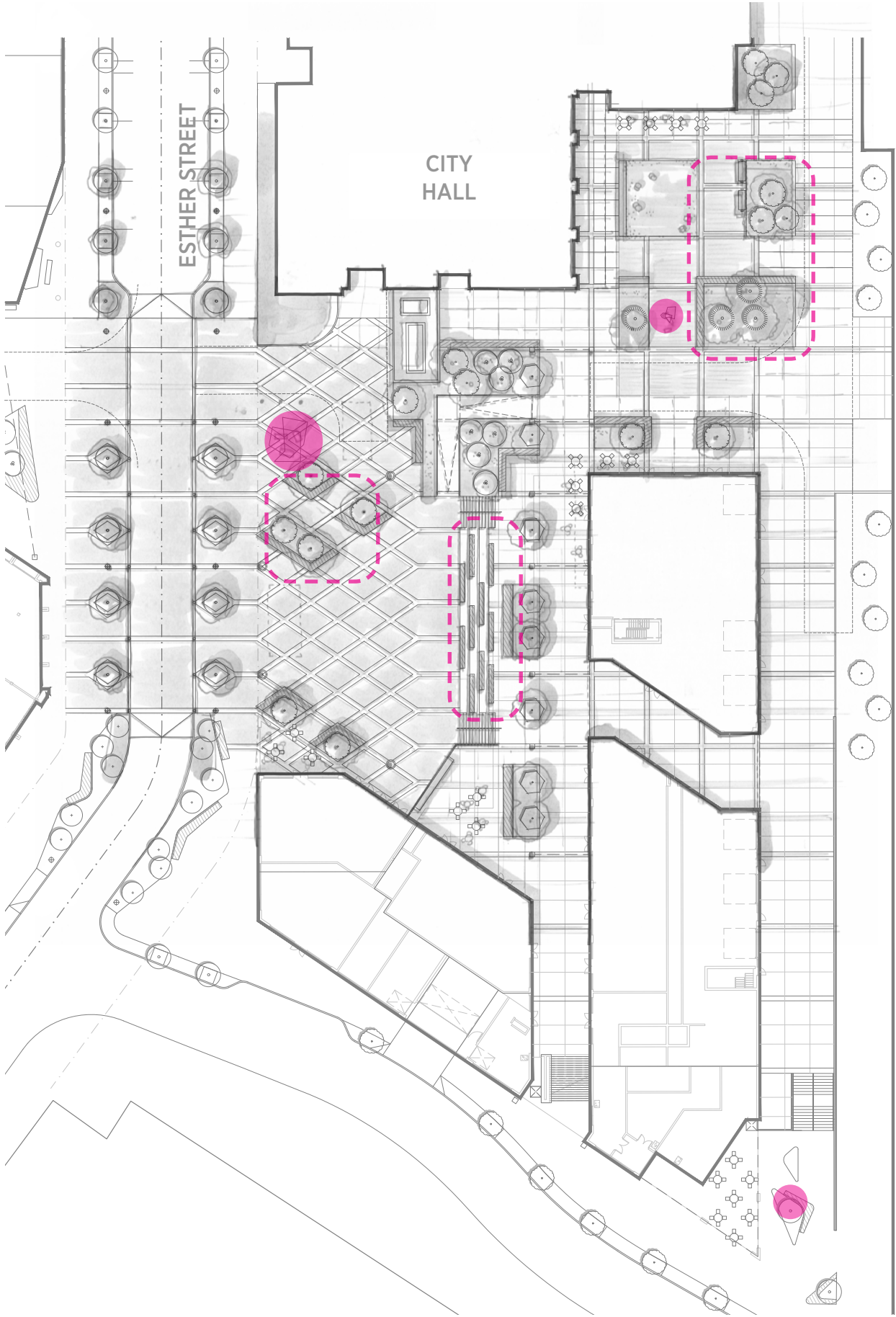
PERFORATED METAL PANEL



TEXT IN METAL



TEXT IN CONCRETE



# PAVING MATERIALS



BRICK PAVING + CONCRETE BANDS (LOWER PLAZA)



DARK IRON SPOT MORTAR SET BRICK



BRICK PAVING + BRICK BANDS (UPPER PLAZA NEAR CITY HALL)



LIGHT + DARK IRON SPOT MORTAR SET BRICK



CONCRETE + BRICK BANDS (UPPER PLAZA RETAIL EDGE)



DARK IRON SPOT MORTAR SET BRICK



WOOD SEATS AT CONCRETE STADIUM STEPS



# SITE LIGHTING



● VEHICULAR + PEDESTRIAN



● MAST POLES AT PLAZA



● PEDESTRIAN POLES



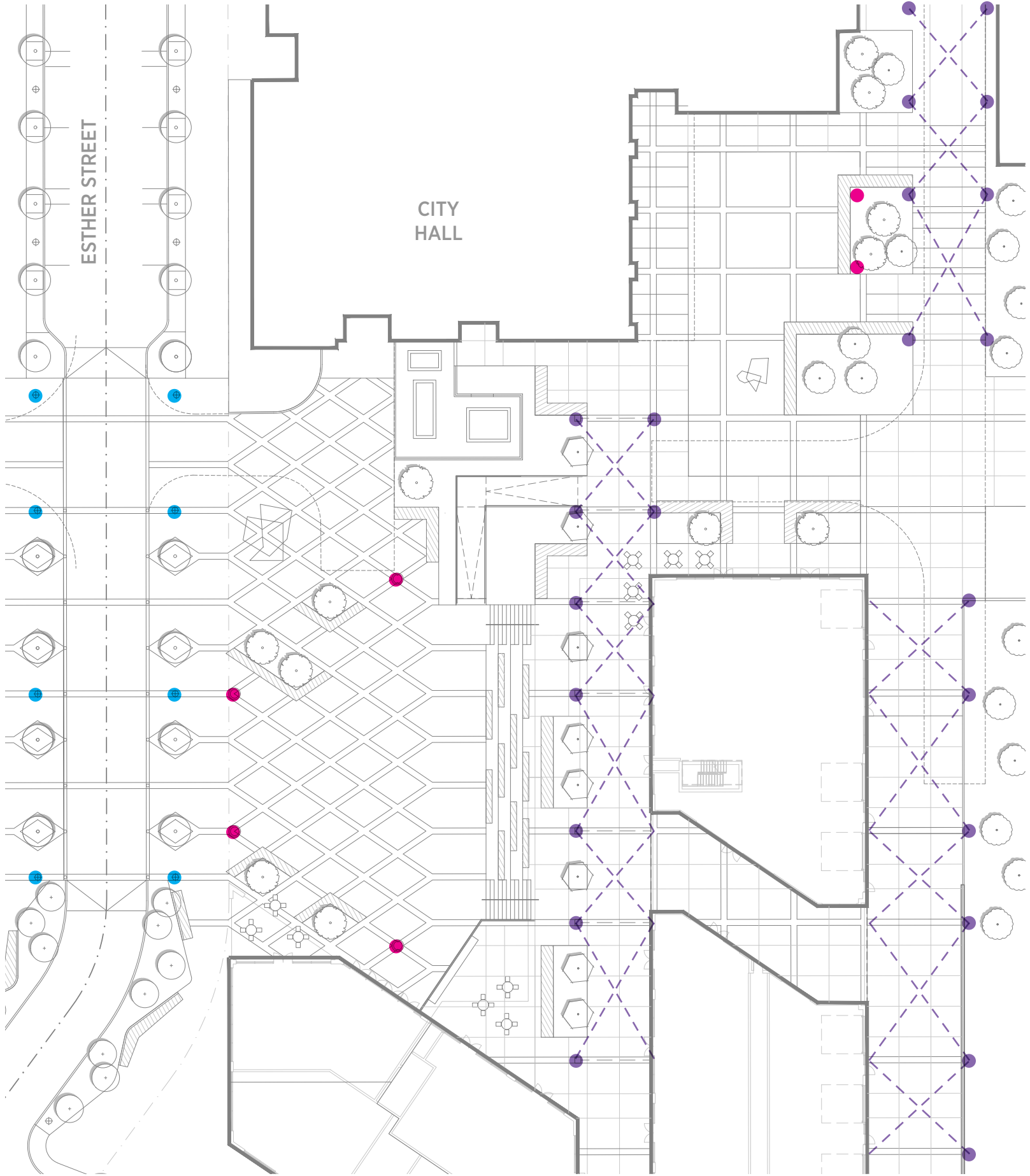
--- CATENARY LIGHTS



LINEAR LIGHTS AT BENCHES



SOLAR LIGHTS IN PAVING



# Next Steps



- Plaza design PRAC approval late Q3 2024
- Affordable housing building design approval late Q3 2024
- Updated market rate building designs early Q4 2024
- PSA review and approval late Q4 2024
- Target construction start date Q3 2025



# Questions & Discussion



**CCRA 2024 -2025 Workplan**  
**Revised July 18, 2024**

| <b>Meeting Date</b>          | <b>Actual/Proposed Agenda Items</b>                                                                                   | <b>Comments</b>                                                                                                                               |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| January 17, 2024             | <ul style="list-style-type: none"> <li>• IBR update</li> </ul>                                                        | Briefing by City staff in advance of issuance of Environmental Impact Statement (EIS) in 2024                                                 |
|                              | <ul style="list-style-type: none"> <li>• Development Redevelopment Study RFP – review and approval</li> </ul>         | Staff present draft RFP for approval                                                                                                          |
| February 15, 2024 (workshop) | <ul style="list-style-type: none"> <li>• CCRA Business Planning Workshop</li> </ul>                                   | Workshop to plan for future operations of CCRA                                                                                                |
| March 21, 2024               | <ul style="list-style-type: none"> <li>• WFG ground lease – review and approval</li> </ul>                            | CCRA review and recommendation to City Council                                                                                                |
| April 18, 2024               | <ul style="list-style-type: none"> <li>• Green Building Policy update</li> </ul>                                      | City will seek the input of CCRA members throughout this process. This item will be one of two updates to full board.                         |
|                              | <ul style="list-style-type: none"> <li>• Business Planning follow up</li> </ul>                                       | Report back from workshop and discussion of next steps                                                                                        |
| May 16, 2024                 | <ul style="list-style-type: none"> <li>• Downtown Redevelopment Study consultant and scope approval</li> </ul>        | Results of RFP process will be complete and ready for CCRA approval                                                                           |
|                              | <ul style="list-style-type: none"> <li>• Development market conditions presentation</li> </ul>                        | Presentation and discussion about state of market for commercial development                                                                  |
| June 20, 2024                | <ul style="list-style-type: none"> <li>• Economic Development Strategy workshop</li> </ul>                            | Presentation from consultant team and City staff on draft economic development plan                                                           |
| July 18, 2024                | <ul style="list-style-type: none"> <li>• Parking Plan update</li> </ul>                                               | Consultant team would present initial findings and seek feedback from Board                                                                   |
|                              | <ul style="list-style-type: none"> <li>• Waterfront Gateway - City Hall Plaza Design review &amp; approval</li> </ul> | Public process for designing Waterfront Gateway plaza will be complete and design will be ready for CCRA review and recommendation to Council |

|                    |                                                                                                                                  |                                                                                                      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
|                    | <ul style="list-style-type: none"> <li>• Waterfront Gateway – Affordable Housing Project design review &amp; approval</li> </ul> | Review and provide feedback on updated design for affordable housing building on Waterfront Gateway. |
| August 15, 2024    | No meeting                                                                                                                       |                                                                                                      |
| September 19, 2024 | <ul style="list-style-type: none"> <li>• Downtown Redevelopment Study update</li> </ul>                                          | Consultant team will present initial findings and seek feedback from Board                           |
|                    | <ul style="list-style-type: none"> <li>• TBD</li> </ul>                                                                          |                                                                                                      |
| October 17, 2024   | <ul style="list-style-type: none"> <li>• Green Building Policy review and recommendation</li> </ul>                              | Draft policy will be presented for CCRA review and recommendation to Council                         |
|                    | <ul style="list-style-type: none"> <li>• CCRA Business Planning</li> </ul>                                                       | Presentation of draft business plan and discussion of next steps in CCRA long term planning          |
| November 21, 2024  | <ul style="list-style-type: none"> <li>• Parking Plan – Final presentation and approval</li> </ul>                               | Final plan will presented for CCRA review and recommendation to Council                              |
|                    | <ul style="list-style-type: none"> <li>• MFTE Annual Report and Housing Dashboard</li> </ul>                                     | Staff report on activity since changes to MFTE program                                               |
| December 19, 2024  | No meeting                                                                                                                       |                                                                                                      |

| <b>Meeting Date</b> | <b>Actual/Proposed Agenda Items</b>                                                    | <b>Comments</b>                                                                                                                      |
|---------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| January 16, 2025    | <ul style="list-style-type: none"> <li>Economic Development Plan update</li> </ul>     | Presentation from consultant team and City staff on draft economic development plan                                                  |
|                     | <ul style="list-style-type: none"> <li>Comp Plan update</li> </ul>                     | Presentation from consultant team and City staff on status of Comp Plan process                                                      |
|                     | <ul style="list-style-type: none"> <li>IBR update</li> </ul>                           | Briefing by City staff after issuance of Environmental Impact Statement (EIS) in 2024                                                |
| February 20, 2025   | <ul style="list-style-type: none"> <li>Downtown Redevelopment Study update</li> </ul>  | Presentation of study and recommendations for acceptance by Board                                                                    |
| March 20, 2025      | <ul style="list-style-type: none"> <li>CCRA Business Plan</li> </ul>                   | CCRA action to advance financial sustainability                                                                                      |
| April 17, 2025      | <ul style="list-style-type: none"> <li>Value Capture Strategy update</li> </ul>        | Staff will present update on analysis of potential tax increment and other value capture strategies for redevelopment and next steps |
| May 15, 2025        | <ul style="list-style-type: none"> <li>Business Improvement District update</li> </ul> | Staff will present update on downtown business improvement district work and next steps                                              |
| June 19, 2025       | TBD                                                                                    |                                                                                                                                      |
| July 17, 2025       | TBD                                                                                    |                                                                                                                                      |
| August 21, 2025     | No meeting                                                                             |                                                                                                                                      |
| September 18, 2025  | TBD                                                                                    |                                                                                                                                      |
| October 16, 2025    | TBD                                                                                    |                                                                                                                                      |
| November 20, 2025   | TBD                                                                                    |                                                                                                                                      |
| December 18, 2025   | No meeting                                                                             |                                                                                                                                      |