CITY OF Vancouver WASHINGTON

City Center Redevelopment Authority Meeting Minutes

Date: May 16, 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 05 16 CCRA Meeting Video.

Item 1: Call to Order and Roll Call
The May 16, 2024, meeting of the City Center Redevelopment Authority was called to order at 12:31 pm by Marc Fazio.

Board Members Present: Marc Fazio, David Copenhaver, Debi Ewing, Michi Slick, Alisa Pyszka, Allison Reynolds

Board Members Absent: Richard Krippaehne, Debi Ewing

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

Guests: Mike Wilkerson, ECOnorthwest

Motion by Slick, seconded by Copenhaver, and carried unanimously to excuse the absence of Richard Krippaehne and Debi Ewing.

Item 2: Approval of Minutes
Motion by Slick, seconded by Reynolds, and carried unanimously to approve the April 16, 2024, minutes.

Item 3: Executive Directors Report
Patrick Quinton, Executive Director, provided an update on the development pipeline report and stated that a handful of projects are moving forward, but there are no new projects to highlight. Quinton provided an update on the timeline of the Waterfront Gateway Plaza design, the affordable housing projects, and the Heights District RFP. Quinton mentioned the possibility of the June meeting becoming a workshop discussion around the City's Economic Development Strategy. Fazio asked about the IBR discussion and for more details regarding the Heights RFP. Quinton responded.

Members

Marc Fazio
President

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

CCRA City Center Redevelopment Authority

415 W 6th Street
P.O. Box 1995
Vancouver, WA 98668
cityofvancouver.us

Item 4: Downtown Redevelopment Study Consultant Selection and Scope
Chim Chune Ko, Real Estate Project Manager, reviewed the goals and scope of the Redevelopment Study and the proposal analysis that was used in selecting the recommended consultant, BAE Urban Economics, for the Downtown Redevelopment Study. Quinton highlighted the committee that assisted with the selection which was comprised of City staff and included board member Pyszka. Pyszka provided a summary of how the committee came to their final selection. Slick asked about how the Redevelopment Study aligns with the IBR study and transportation studies regarding timing. Quinton responded.

Motion by Reynolds, seconded by Slick, and carried unanimously to recommend the City Manager approve and execute the proposed contract for the Downtown Redevelopment Study Consultant.

Item 5: Real Estate Market Update
Mike Wilkerson, ECO northwest, presented the commercial market overview. Wilkerson highlighted the following: macro market conditions, office market conditions, multifamily market conditions and apartment feasibility as it relates to construction and rent costs. Board members provided feedback and made recommendations but were overall pleased with the presentation. Quinton mentioned there is not a formal scheduled follow-up presentation with Mike Wilkerson and ECO northwest, but ff there is an interest, in-person conversations can be scheduled to allow for further discussion.

Item 6: Public Comment
None

Item 7: Executive Session (as needed)
None

Adjournment
1:55 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.

Development Pipeline Report

May 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	NW Furniture Bank	14000 SE 6th St Vancouver, WA 98684	Mountain View	Commercial	0	13,000		Proposed construction of a new 13,000 sf building with associated access, parking, and utility improvements.		David Fillmore
2	Retriever Sports Center	15730 NE 65th St Vancouver, WA 98682	Mountain View	Commercial	0	21,182	105	Proposed recreational use/event center with a 105-space parking lot including a ground floor building space of 18,900 sf and 2,282 sf mezzanine for a grand total of 21,182 sf. The applicant may build in two phases: if so, the ground floor building space will be 14,437 sf and 2,282 sf mezzanine for a grand total of 16,719 sf with a 105-space parking lot in Phase I.	Lee & Associates, PLLC	Tracy Paskowski
3	Mill Plain Boulevard Mixed-Use	7615 E Mill Plain Blvd Vancouver, WA 98664	Mountain View	Mixed-Use	53		71	Proposed 4-story mixed-use development with ground floor commercial and three floors of multi-family residential units.	JT Smith Companies	3J Consulting, INC
4	Waterfront Gateway Affordable Housing Project	615 W 6th St Vancouver, WA 98660	Esther Short	Multi-Family Residential	95			Proposed 6-story multi-family building with 95 affordable housing units.	HHPR, Inc Brad Kilby	City of Vancouver
5	Songbird Springs	8100 Block of NE 63rd St Vancouver, WA	West Hazel Dell	Mixed-Use	266		472	Proposed 44 two- story townhouse style apartment units and 222 three-story walk-up style apartment units built in four phases.	Songbird Springs, LLC	Dan Wisner
	Land Use Review									
6	St. Johns Apartments	4700 NE Saint Johns Rd Vancouver, WA 98661	Minnehaha	Multi-Family Residential	45	63,788	68	Proposed mixed-use apartment building with 45 units and some commercial uses on approximately 1 acre. The proposed building will be Type I-A/V-B construction. Accessible routes will be provided from the public way to the commercial spaces and to the residential floor via an elevator.	Larry Wilson	Wilson Architects
7	Vancouver Station Food Pod	1817 SE 164TH Ave Vancouver, WA 98683	Fishers Landing	Commercial	0	226,486	0	Proposed 42 food cart station with a 7,399 sf dining, beverage and food service building. There will be no parking on the development. Associated parking is part of a shared agreement among surrounding businesses.	Ty Nielson	Columbia Engineering Group Inc
8	Prose Walnut Grove	6712 NE 88th St, Vancouver WA 98665	Sunnyside-Walnut Grove	Mixed-Use	320	326,601	634	Proposed 3-story, 320-unit residential mixed-use building with +/- 5,700 sf of commercial space.	David Armesy	Urbal Architecture

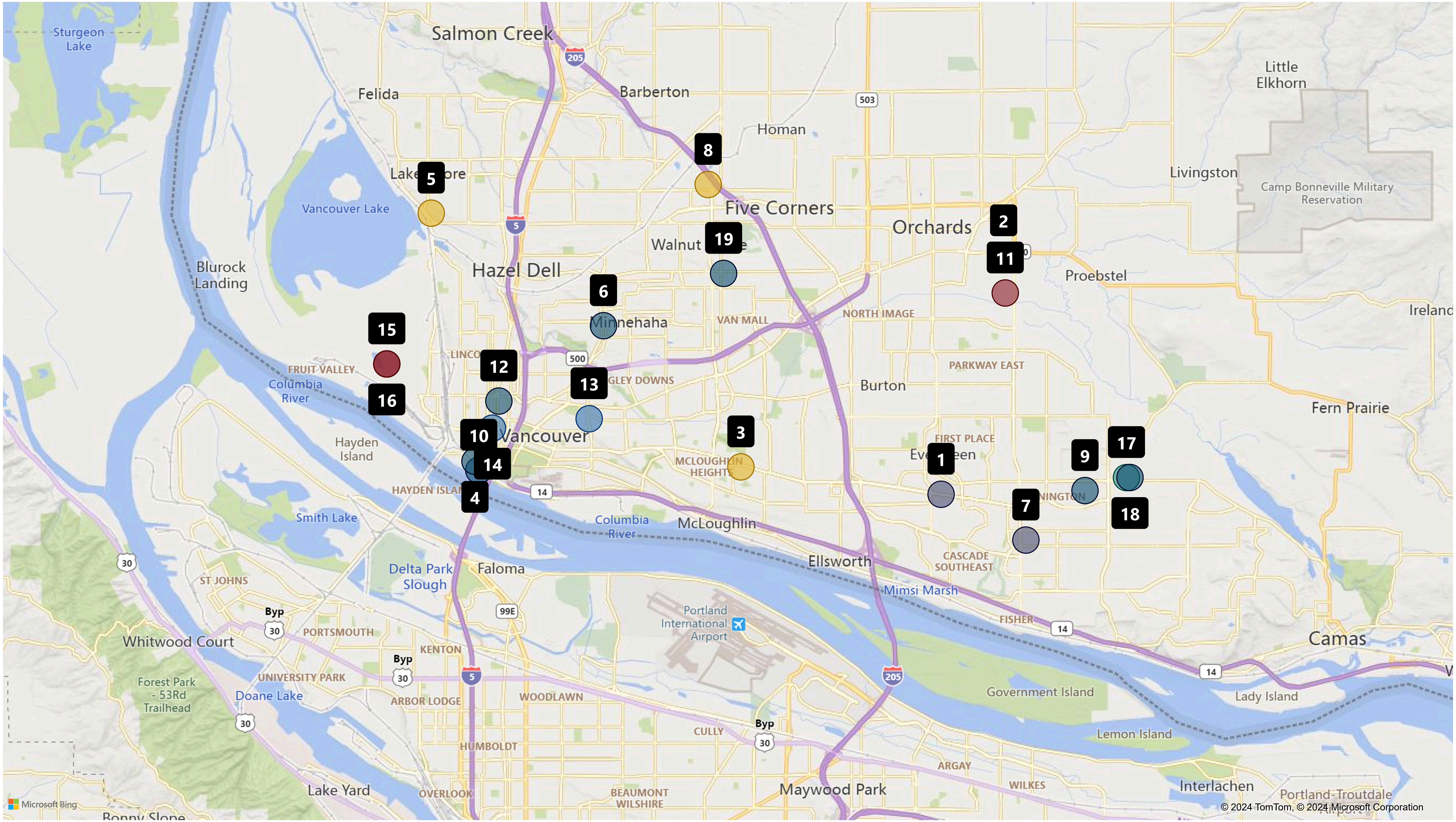
	Building Plan Review									
	N/A									
	Building Inspection									
9	CTC Bennington on 1st	505 SE 184th Ave 98683	Bennington	Multi-Family Residential	582	726,690	1,151	Proposed 582 unit multi-family project on four parcels totaling 31.05 acres with associated on-site amenities utilizing the Columbia Tech Center Development Standards approved in 2001.	IDM Builds NW LLC	Columbia Tech Center LLC
10	Waterfront Block 1	440 W Columbia Way Vancouver, WA 98660	Esther Short	Multi-Family Residential	194	237,551		Proposed 7-story mixed-use multi-family building with 199 units and 3 levels of above and below grade parking. Ground floor will include commercial retail along south side, multi-level walk up units along Esther.	Brad Kilby	BOZ Port Block 1, LLC
11	Bridge Development	5500 NE 162nd Ave 98682	N/A	Commercial/ Industrial	0	641,628	422	Proposed 641,628 SF commercial Warehouse/Light Industrial building with future B, F-1 & S-1 occupancies. Permitting as shell-only, no Occupancy. Tilt-up concrete w/ approx 413 parking spaces/ 9 ADA parking spaces, trailer parking, 110 dock high loading bays, 8 drive-in overhead doors and storefront entrance.	MDG Architecture	Yang Properties of WA LLC
	Construction Completed on all Projects									
12	Hudson West (previously Broadway Apartments)	2409 Broadway St Vancouver WA 98663	Arnada	Multi-Family Residential	50	51,073		New 3-story 51,073 Sf development with 50 units, 2-live work parking/office/bike storage, small comm rooms with elevator.	Hoff Construction Group LLC	BC Investment Properties LLC
13	Our Next Generation II (Mullen Polk Staffed Residential, initially Grand Apartments JV	2805 E 19th St Vancouver WA 98661	Harney Heights	Commercial/Industrial	30	12,618		New 3-story building serving Ground I-1, Condition 1 (Ground Homes) and B. The building will provide (30) beds.	Team Construction Group INC	Grand Apartments JV LLC
14	New Seasons Market Building Shell	1506 Main St Vancouver, WA 98660	Hough	Commercial/Industrial	0	25,801	80	New building shell and mezzanine for New Seasons.	Urban Grocery Partners LLC	JTH Investments LLC
15	Nu-Tech Machining Building A	3333 NW 35th Circle Vancouver, WA 98660	Fruit Valley	Commercial/ Industrial	0	25,000		New industrial development which includes construction of a prefabricated metal building containing a manufacturing facility and tenant space.	O'Brien & Company	Port of Vancouver
16	Nu-Tech Machining Building B	3333 NW 35th Circle Vancouver, WA 98660	Fruit Valley	Commercial/ Industrial	0	12,000		New prefabricated metal building containing a warm shell tenant space.	O'Brien & Company	Port of Vancouver

17	SE 1st Apartments and Extended Stay (First Street Village)	19814 SE 1st St Camas, WA 98607	East Side	Mixed Use	124	101,469	200	New 4- story apartment building, with paved parking lot, site amenities, and storm water detention vault. The building will include a fire wall to create separate buildings for the purpose of allowable area and type of construction requirements. The apartment building will be the first phase of the development site.	Tapani Inc.	First Street Property Development LLC
18	First Street Village Apartments	19812 SE 1st St Camas, WA 98607	East Side	Multi-Family Residential	48	45,548	150	New 4-story, 48 unit apartment building.	Andy Bremmeyer	NCARB
19	62nd Street Apartments	7300 NE 62nd St Vancouver, WA 98661	Walnut Grove	Multi-Family Residential	75	93,204	150	New 3-story muti-family apartment building comrpised of building A: 30,828 sf, 24 units. Building B: 31,068 sf, 27 units. Building C: 31,308 sf, 27 units, fitenss center, indoor storage units, maintenance room and office.	Andy Bremmeyer	NCARB

CITY OF Vancouver WASHINGTON

Existing Development Pipeline Map

Development Type Commercial · Commercial/ Industrial · Commercial/Industrial · Mixed Use · Mixed-Use · Multi-Family Residential



Economic Development Strategy Overview

Patrick Quinton
Director
Economic Prosperity & Housing

Brittany Bagent
Project Director
ECOnorthwest

CCRA Board Meeting: June 20, 2024

Key Topics

- Purpose & Scope
- Recent Economic Trends
- Project Management Plan
- Discussion Questions

A New Trajectory

Proactively respond to foundational shifts in Vancouver’s Economy

- Transition from a land rich bedroom community to a dense urban community
- Accommodate significant regional population and job growth
- Respond to emerging community priorities such as…
  - Mitigating the impacts of climate change
  - Addressing disparities to ensure widely-shared economic opportunity
  - Creating affordable and accessible communities that maintain a high quality of life

A Roadmap for Economic Prosperity

Vancouver's Economic Development Strategy will ….

- Inform the Economic Chapter of the updated Comprehensive Plan
- Align with CREDC's update of the Clark County Comprehensive Economic Development Plan
- Define City roles & responsibilities within the regional blueprint to ensure alignment and seamless service deliver
- Prioritize programs and initiatives to support:
    - Small Businesses, Entrepreneurs, and Innovation
    - Neighborhood Commercial Districts
    - Employment Land and Industrial Development
    - Job Creation and Target Industry Growth

Roles and responsibilities

- Consultant team
  - ECOnorthwest
    - Lead strategy development
    - Communicate directly with staff
    - Research and analysis
    - Produce deliverables
  - WSP
    - Ensure Comp Plan consistency
    - Facilitate plan development

- City roles
  - City of Vancouver staff
    - Review and critique materials
    - Survey and communicate with stakeholders
  - Steering Committee (20+ Community Leaders)
    - Attend **two** advisory meetings focused on principles, vision, and goals
  - Core planning team (8-10 people)
    - Engage in **four** strategy sessions focused on priorities, strategies/initiatives, and success metrics
    - City of Vancouver staff + community partners

Economic Development Strategy Audience

- City of Vancouver Staff
  - – Focus and clarify City priorities and EPH Dept. direction
  - – Inform workplans
- City Center Redevelopment Authority
  - – Provide strategic advisory support
- Vancouver City Council
  - – Provide governance and resourcing support
- Community Stakeholders
  - – Expand the economic ecosystem of partnerships

Scope of Work

1 Kickoff

Organize, communicate, and execute

- Finalize workplan
- Develop comms. plan
- Leverage existing work

2 Collect data

Engage and research

- Analyze economic conditions & entrepreneurship
- Acknowledge limitations
- Evaluate current programs

3 Engage with community

Talk to people!

- Focus groups
- Interviews
- Community survey

4 Research & Learn

Qualitative and quantitative research

- Explore commercial corridors
- Benchmark to peer communities
- Startup data

5 Plan Development

Steering Committee

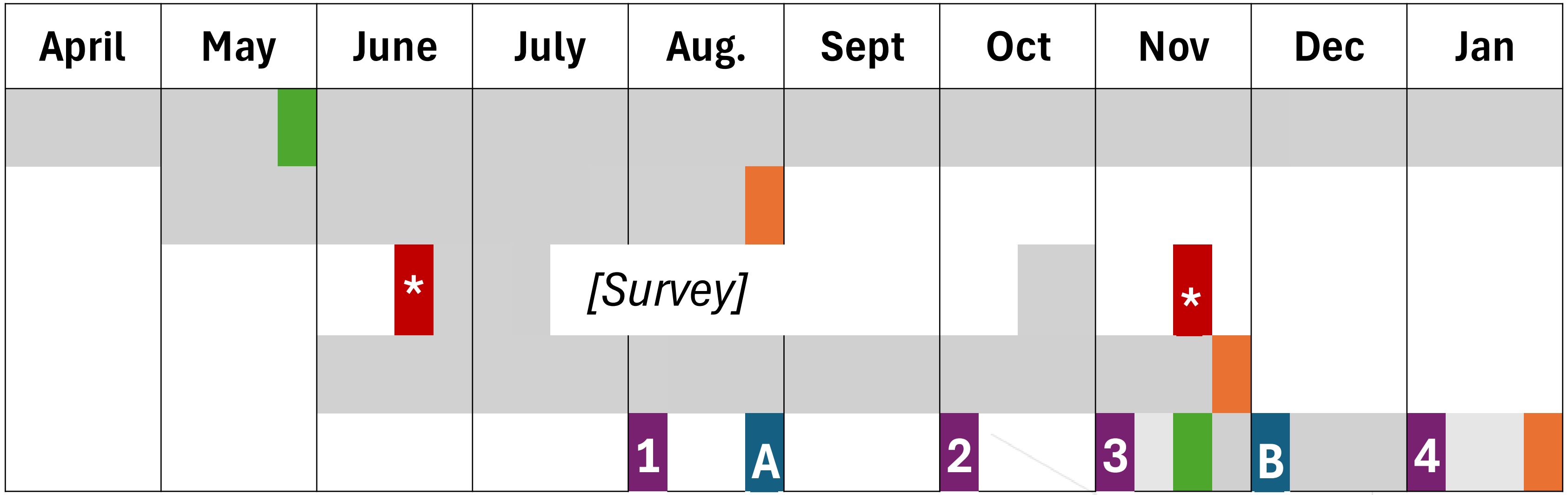
- Principles + vision
- Goals + actions

Core Planning Team

- Kickoff + SWOT
- Establish goals
- Define actions
- Develop recommendations and metrics

Project Timeline

1. Project management
2. Data collection
3. Engagement
4. Research and analysis
5. Plan development



Draft deliverable
Final deliverable
Task work

Core Planning Team Mtgs

1	Kickoff + SWOT
2	Establish goals
3	Define and refine actions
4	Discuss measurable metrics and adopt

Steering Committee Mtgs

A	Guiding principles and vision
B	Review goals and actions
*	CCRA meetings

ECOnorthwest

Discussion

- What is your long-term vision for Vancouver’s economy? What is the ideal future state this strategy should strive to create?
- What is Vancouver’s value proposition? What unique and sustainable value does Vancouver offer to businesses, industries, and entrepreneurs?
- What are Vancouver’s “hard truths”? What challenges must this strategy tackle head on?
- What questions are coming up for you regarding the project scope or CCRA’s role?

City of Vancouver Economic Key Trends

Key Trends: Population Growth

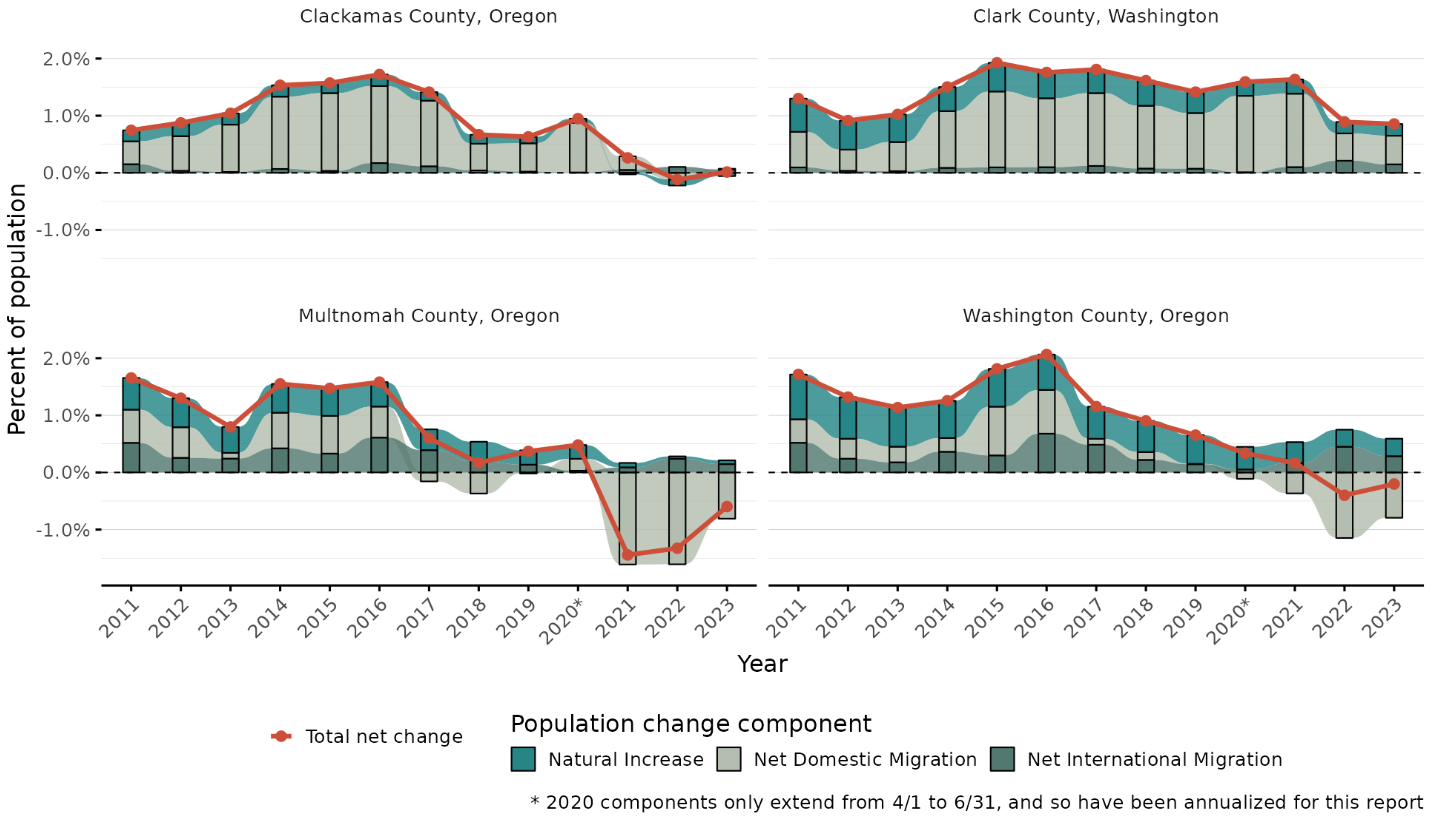
Vancouver and Clark County are growing quickly compared to other places in the Portland Metro.

Population Growth, 2000-2023

+39%	Vancouver
+53%	Clark County

Source: Office of Financial Management Population Estimates

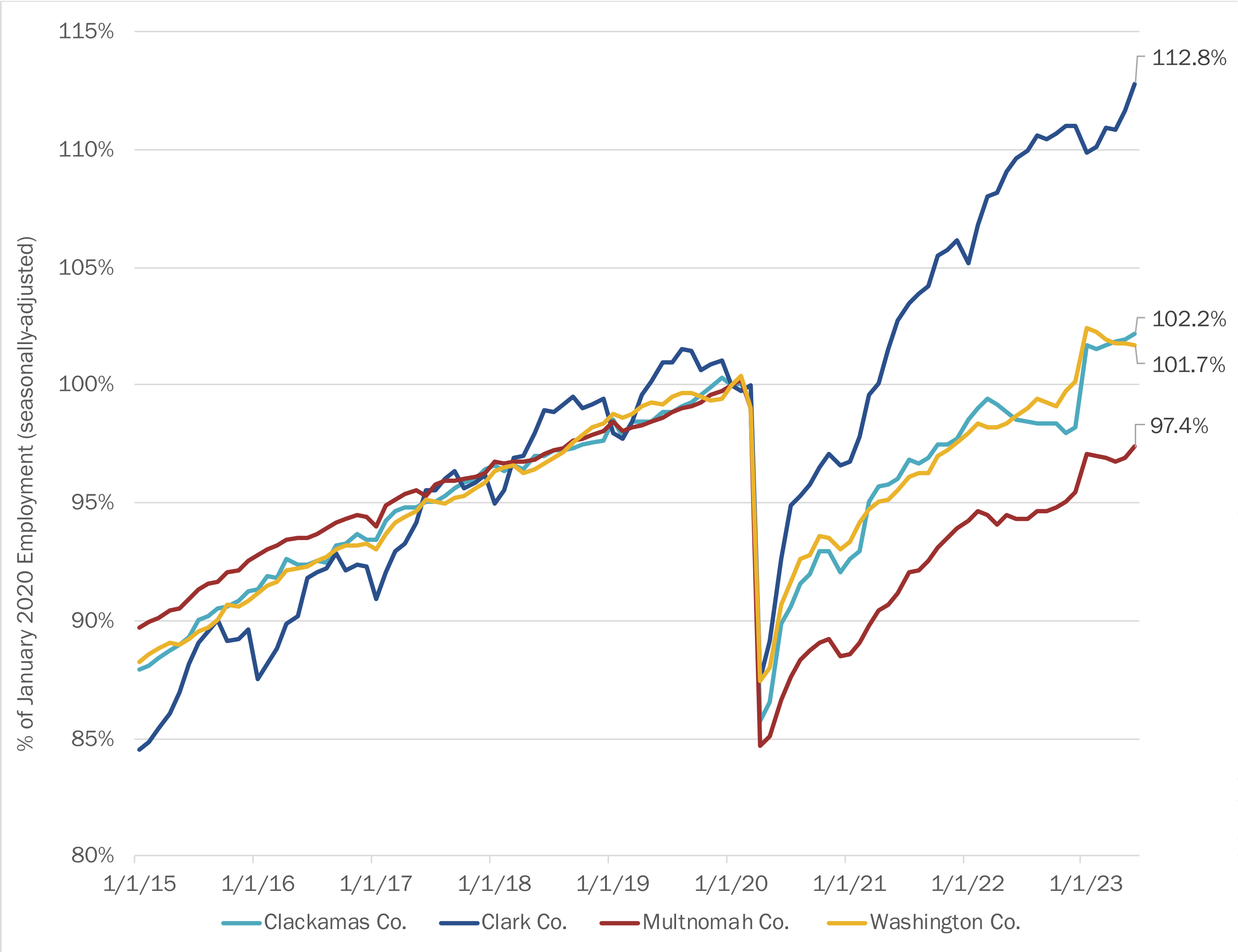
Annual Population Change by County across the Portland Metro Region, 2011-2021



Source: US Census Data

ECOnorthwest

Key Trends: Employment Growth Post Pandemic



Key Trends: Demographic Changes

In the past ten years, Vancouver has become:

- More racially and ethnically diverse
- More educated
- Older
- Higher-income

Key Demographic Changes, Vancouver, 2012-2022

	2012	2022
% People of Color	28%	35%
Median Age	36.0	36.8
% with Bachelor's (Age 25+)	26%	31%
Median Income	$59.0k*	$76.7k

Source: ACS 1-Year Estimates
*Adjusted for inflation

ECOnorthwest

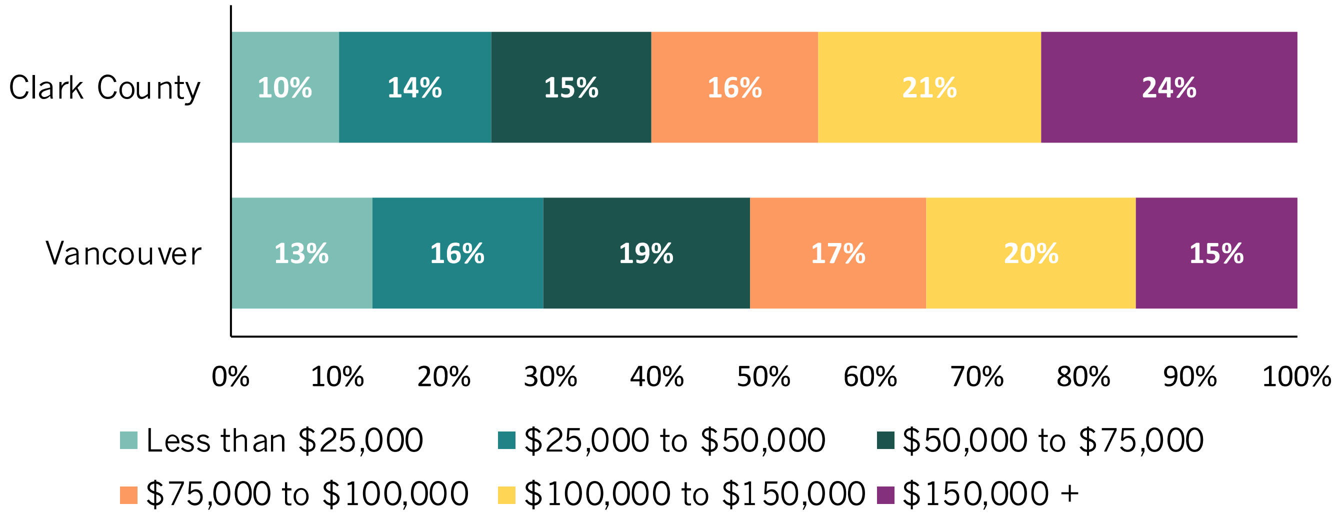
Key Trends: Income Categories

Median household income is rising in Vancouver but remains lower than Clark County, with a smaller share of households high-earning households ($150k+)

Median Household Income, Vancouver and Clark County, 2012-2022

Vancouver	**$59.0k***	**$76.7k**
Clark County	**$71.0k***	**$91.2k**

Household Income Categories, Vancouver and Clark County, 2022



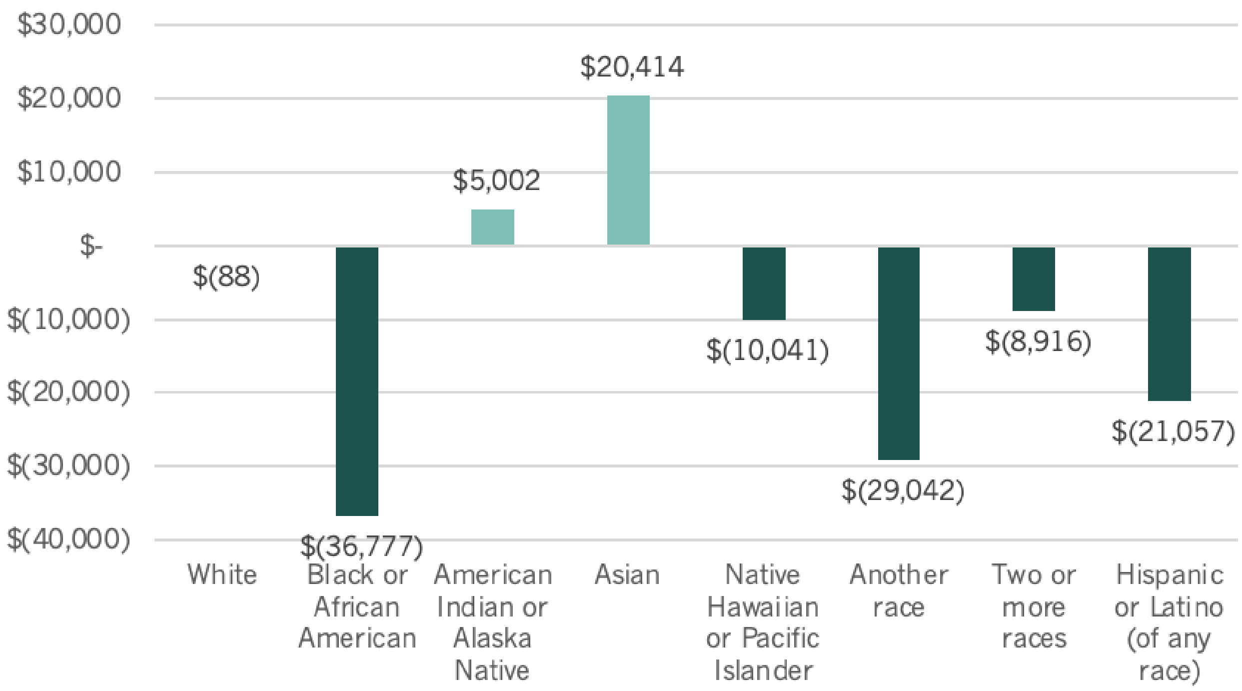
Source: ACS 1-Year Estimates
*Adjusted for inflation to 2022 dollars

ECOnorthwest

Key Trends: Income Inequality

While Clark County is becoming more diverse, it also faces disparities in median income, educational attainment, housing cost burden, and homeownership rates by race and ethnicity.

Difference between Median Income by Race and Overall Median in Clark County, 2018-2022



Source: ACS 5-Year Estimates

Key Trends: Commuting

Vancouver is part of an interconnected labor market, with 71% of its labor force commuting in from surrounding communities in Clark and Multnomah Counties.

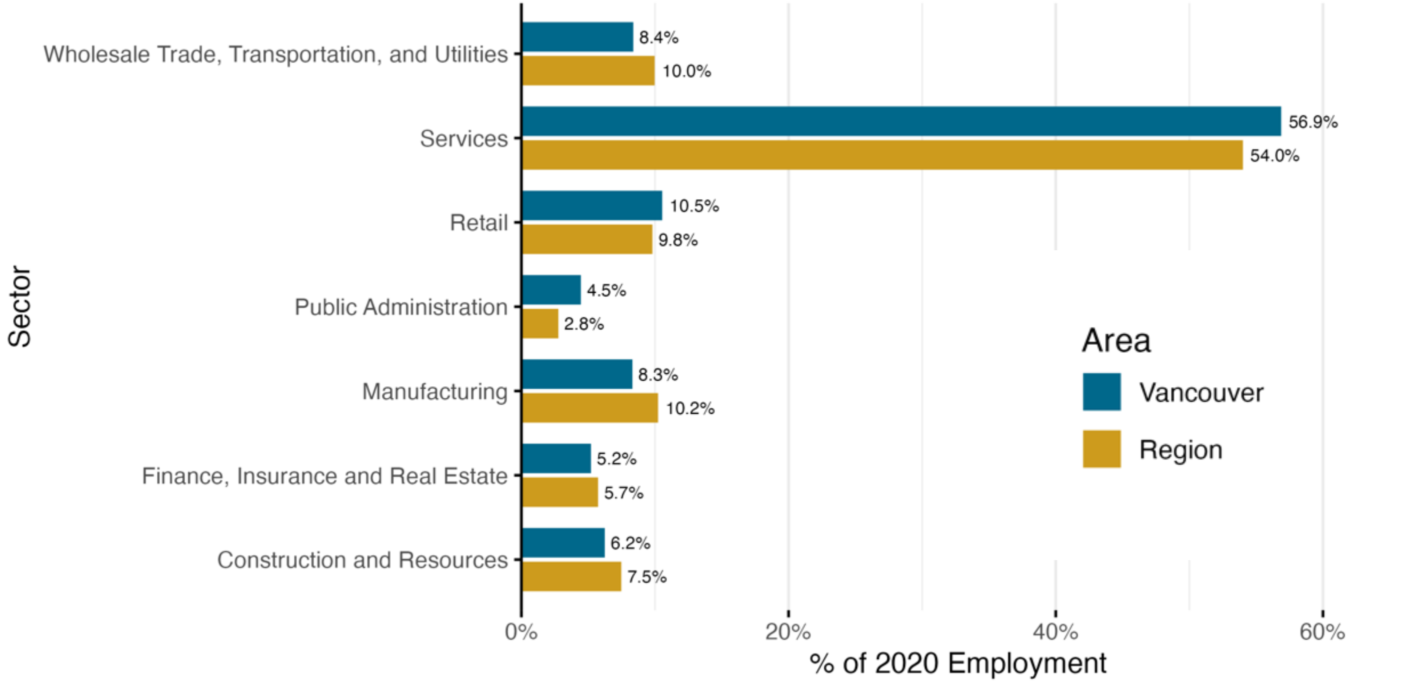
Commuting Patterns, Vancouver, 2021

Source: Census OntheMap

Key Trends: Employment and Industries

Vancouver outpaces the Portland region in employment within service sectors, retail, and public administration with a lower share of workers in other industries like manufacturing.

Share of Employment by Industry Group, Vancouver and 4-County Metro Region, 2020



Reference region is the combination of Clark, Clackamas, Washington and Multnomah counties

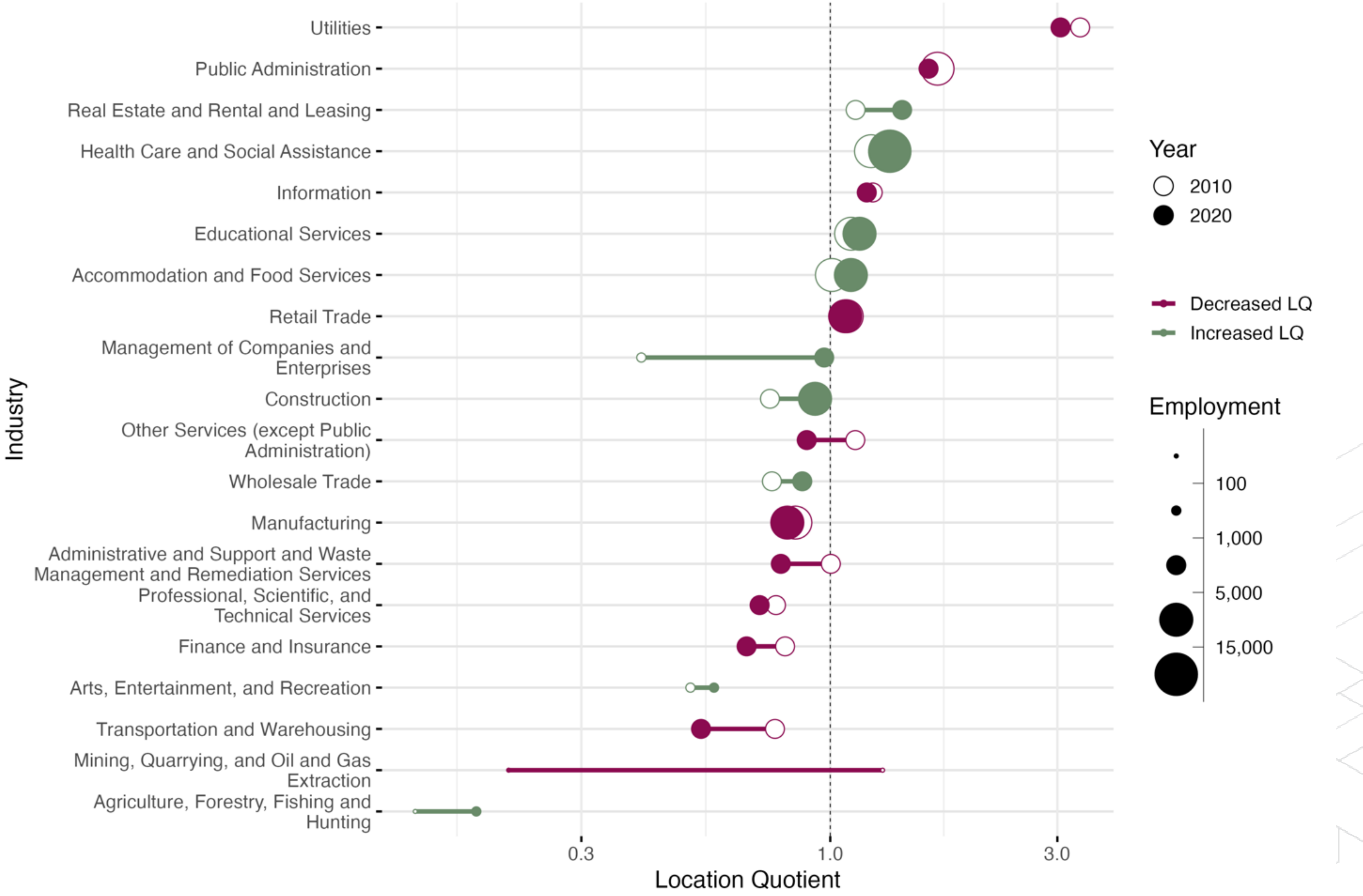
Source: LODES 2020

ECOnorthwest

Key Trends: Employment and Industries

Industries in Vancouver with a high concentration of employment include **utilities, public administration, real estate, health care and social assistance, information, educational services, and accommodation and food services.**

Sector Analysis by Change in Location Quotient, Vancouver, 2010-2020



Discussion

Challenges and Opportunities

- What must be accomplished over the life of this plan? How will we know when we are successful?
- What real estate/development trends will impact our ability to grow Vancouver's economy? (positive or negative)
- What real estate/redevelopment opportunities should the City consider to spur job creation, encourage small business growth, or enhance innovation/research & development in Vancouver?

Thank You