

Date: March 21, 2024

Time: 12:30 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 03 21 CCRA Meeting Video](#).

Item 1: Call to Order and Roll Call

The March 21, 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

Staff Present: Patrick Quinton, Kimberly Kerlee, Amy Zoltie, Dan Lloyd, Chim Chune Ko, Lee Lankford-Woo

Guests: Nick Willard, LPC (virtual)

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

Item 2: Approval of Minutes

Motion by Ewing, seconded by Reynolds, and carried unanimously to approve the February 15, 2024, minutes.

Item 3: Executive Directors Report

Executive Director Quinton informed the committee of the lack of new projects and project movement. Quinton mentioned planning projects the City is working on, including the Downtown Redevelopment Study, Downtown Parking Plan and the Heights RFP. Quinton reviewed the proposed 2024 CCRA Workplan and mentioned updates to the April, May, June, and July Agendas with the possibility of additional future changes. Quinton asked the committee to mention or send him other topics they would like to discuss throughout the year.

Members

Marc Fazio
President

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



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

To request accommodation or other formats, please contact:

Economic Prosperity & Housing | 360-487-7846 | Relay 711 | Kimberly.Kerlee@cityofvancouver.us

Board member Pyszka asked about the Housing Pipeline and if that will be a topic at future meetings. Quinton mentioned the Housing Dashboard is under development and can be added to the workplan as a future discussion. Quinton also mentioned the addition of the Multi-Family Tax Exemption Report.

President Fazio asked whether a discussion of Local Improvement Districts (LIDs) and Business Improvement Districts (BIDs) could be added to the workplan. Quinton mentioned that City staff are working an LID to help fund improvements in the Heights and are beginning conversations about a BID for downtown. Further discussion occurred and Quinton stated a placeholder for this topic will be added to the workplan.

Board member Reynolds formally excused herself from the discussion of Item 4 below due to her work on behalf of LPC West.

Item 4: Waterfront Gateway Ground Lease Approval

Amy Zoltie, Real Estate Project Manager, presented project updates and key elements of the Waterfront Gateway Ground Lease terms and approval. Board member Ewing asked about the first right of refusal term within the ground lease. Zoltie and Slick responded, and further discussion occurred around the terms of the ground lease. The board overall agreed with the ground lease as it is written.

Motion by Pyszka, seconded by Ewing, and carried unanimously to recommend the Waterfront Gateway Ground Lease as it is written to City Council for approval.

Item 5: Public Comment

None

Item 6: Executive Session (as needed)

None

Adjournment

1:23 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.



CITY OF
Vancouver
WASHINGTON

Green Building Policy Check-in

Chad Eiken, Director - Community Development
Rebecca Small, Senior Policy Analyst
April 18, 2024

Policy Scope

Green Building Policy (GBP) implements Climate Action Framework

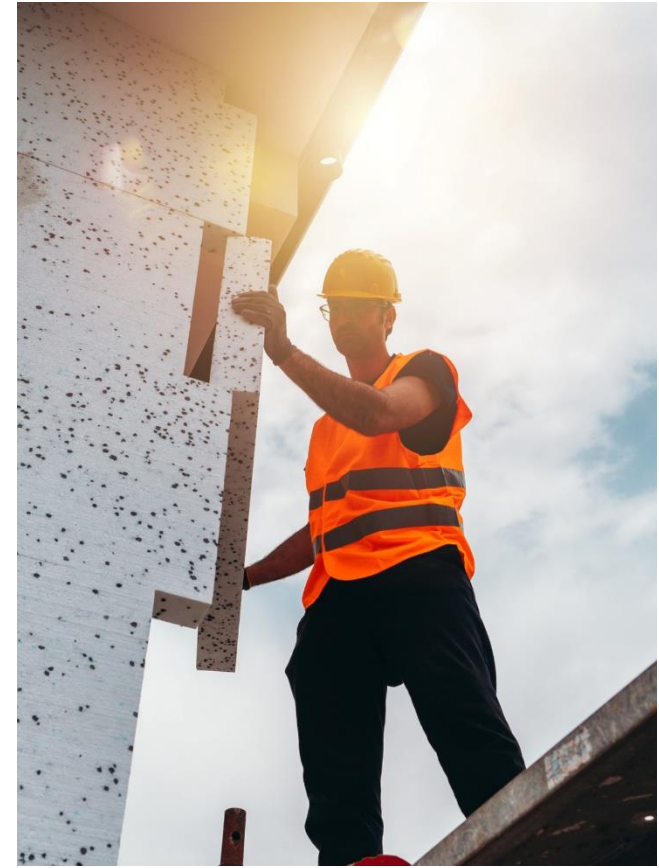
- Phased approach; emphasis on feasibility, impact on achieving Council climate goals through modeling
- Minimum performance standards with incentives for higher attainment levels
- Will initially result in code changes to VMC Title 17 (Building Code) for *new* construction
- Will likely result in recommended code changes to VMC Title 20 (Land Use and Development) in conjunction with Comprehensive Plan Update
- May result in future recommended code changes to other chapters of the VMC (e.g., stormwater, transportation)
- Equity considerations to be embedded in the policy development process



Research and Policy Review Background

Sustainability Solutions Group (SSG) selected to assist staff

- Peer Cities Policy Review Report
- Green Building Strategies Report
- Engagement Strategy
- Meetings with other cities
- Data collection for policy modeling work



Implementation Considerations

Market & Development Economics Influence Effectiveness

- What is the incremental cost to development and how does that impact project viability?
- What is the required timeline for development partners to adapt to new requirements and technologies?
- What is the appropriate balance between new regulations and incentive-based programs?
- How should implementation be phased to cause the least amount of market disruption?



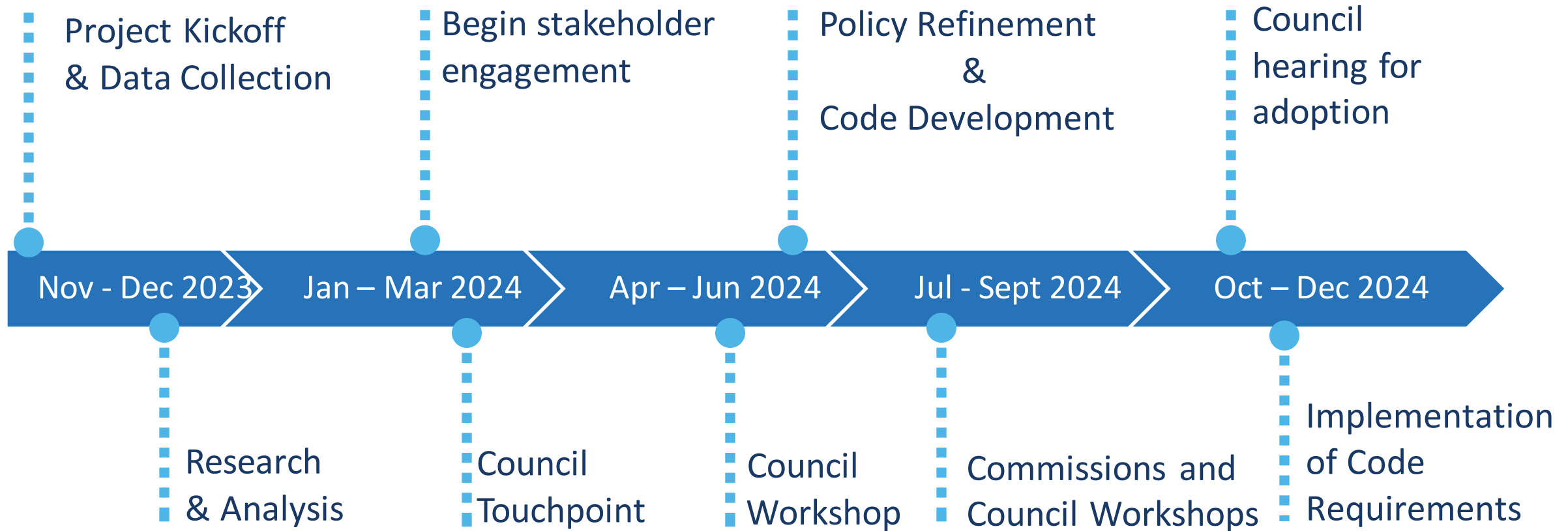
Engagement Strategy

Robust Stakeholder and Public Engagement

- **Pre-Engagement Interviews** (identify stakeholders' preferred ways to engage in process)
- **Focus Groups** with development, environmental, non-profit, & large property interests
- **Technical Advisory Group (TAG)**
Internal & external subject matter experts, multiple meetings between April-July
- **Survey**
Distributed via project mailing list
- **Public workshops**
Broader forum for stakeholder groups
- **City Communications**
Be Heard, project updates, social media



Green Building Policy Development Timeline





Next Steps

- Coordinate stakeholder/public outreach with concurrent city processes
- Begin Technical Advisory Group meetings
- Set dates for Workshops, Roundtables
- Hold Council Workshop May 20





CCRA Business Plan Update

Patrick Quinton - Executive Director
CCRA

April 18, 2024

Agenda

- Why is change needed?
- Workshop feedback
- Business Plan Framework
- Next Steps
- Discussion



Why is change needed?

An empowered and fully resourced redevelopment entity is necessary to facilitate development at the scale and efficiency needed to achieve the City's housing and job creation goals for downtown Vancouver.



February Workshop Discussion

What we heard about priorities

Jobs

- High wage jobs
- Employment center
- Increase in jobs

Livability

- Connectivity
- Walkability
- Parks

Responding to big impacts

- IBR
- City's growth needs

Addressing redevelopment barriers

- Code and policy changes
- Impacts on businesses and development
- Responding to market changes and cycles
- Public private partnerships

Downtown Mobility

- Transportation
- Parking
- Multimobility



Business Plan Framework

- Roles and Functions
- Resources
- Governance
- Operations



Roles and Functions

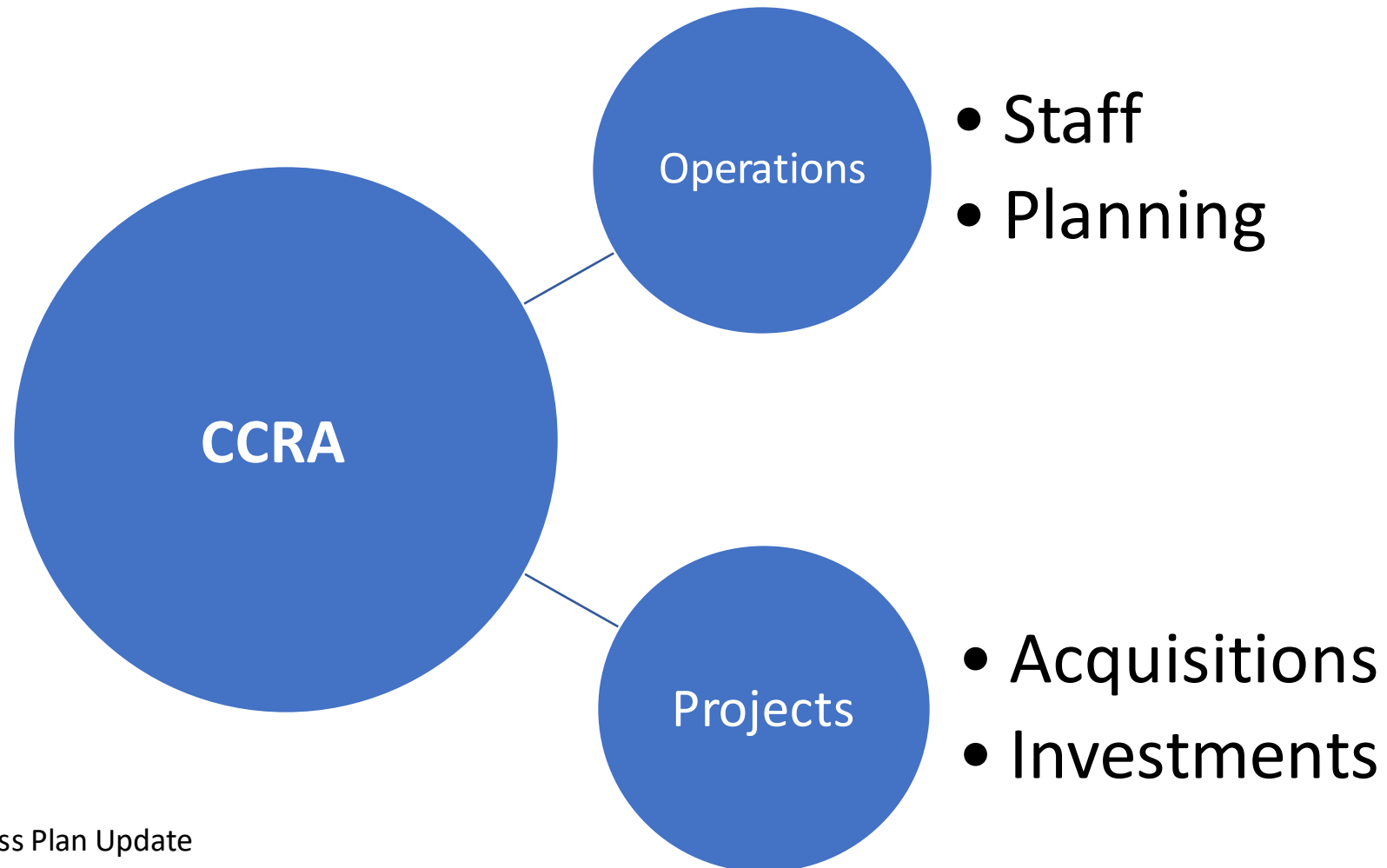
CCRA charter provides necessary authority

- Recommended functions:
 - Property acquisition & disposition
 - Asset management
 - Redevelopment and public/private partnerships
 - Financing and investment
- Additional functions:
 - Track downtown development activity against goals
 - Work with City leadership and local partners to take necessary actions to spur development activity



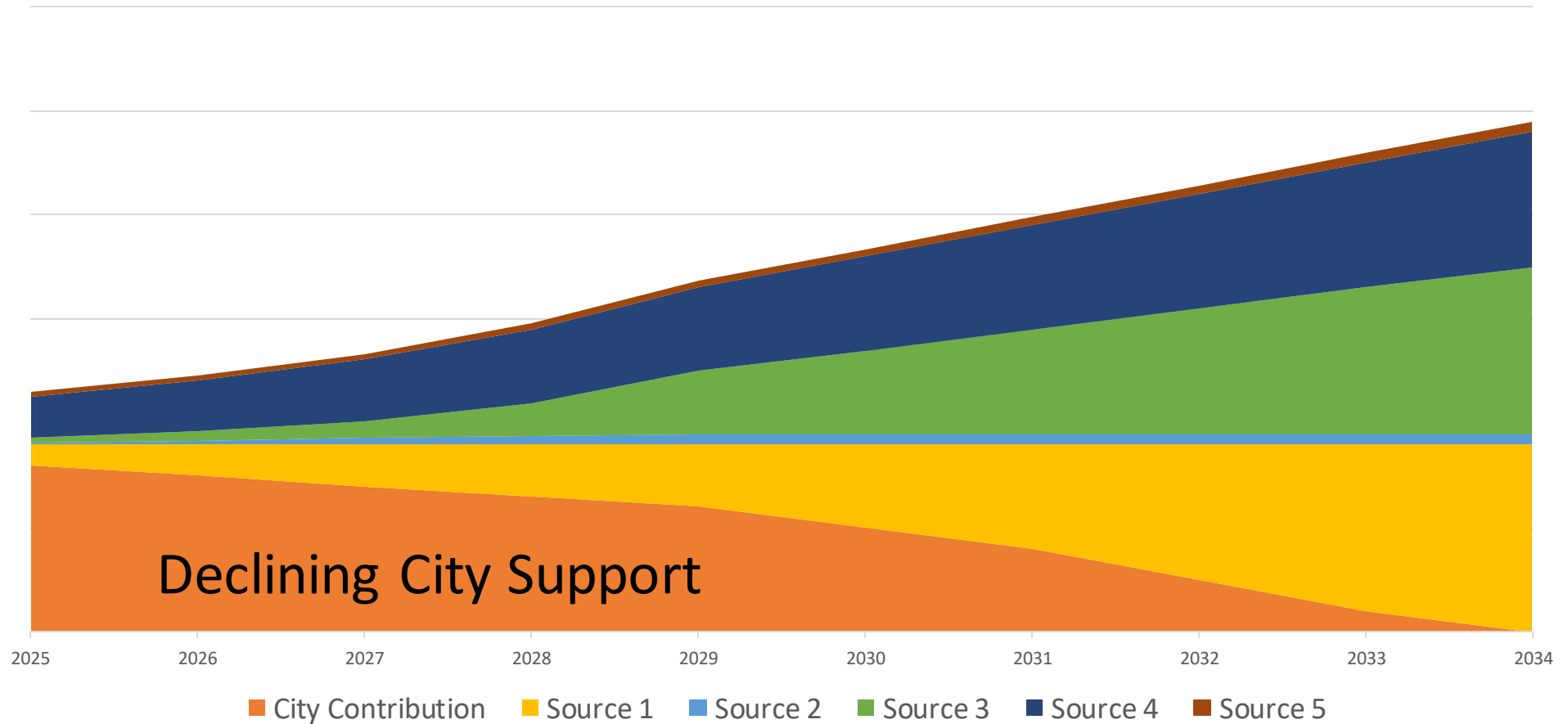
Resources

Necessary resources for desired role



Operating Revenues

How could CCRA achieve self-sustaining operations?



Operating Revenues

Necessary City contribution during transition

- City staff time
- Transfers of City-owned properties and assets
- Annual budget appropriations
- Access to recurring revenue streams (e.g., lease revenue, parking revenue)



Operating Revenues

Potential Self-Sustaining Sources to Explore

- Local Improvement Districts
- Lease Revenue
- Parking Revenue
- Fees for Services
- Reserve Interest



Capital Funding

Necessary financing assembled for each project & partnership

CCRA Investment	Public Sources	Private Sources
• Property Sales • Land Value • Staff	• Grants • Value Capture (eg TIF, LID)	• Project Financing • Developer Contributions



Governance

Board authority over operations & projects with Council oversight

City Council Oversight

- Appoint Board Members
- Approve annual budget
- Set VCCV vision and priorities through regular planning process

CCRA Board Authority

- Buy and sell property
- Enter into development agreements
- Enter into contracts for services
- Approve expenditures within approved budget
- Hire and fire Executive Director



Board Composition

Broader role requires diversity of experience and representation

- Real estate industry:
 - Commercial & Residential Development
 - Brokerage
 - Construction
 - Asset Management
- Labor
- Community organizations
- Downtown stakeholders (e.g., residents, business owners)



Operating Roles

Board Member

- Attend monthly Board meetings and briefings
- Vote on agreements and contracts
- Review and approve annual budgets and reports
- Review and approve project budgets
- Participate in City Council deliberations on annual budget
- Brief City Council and other local leaders on CCRA priorities.

Staff

- Manage projects and assets
- Negotiate agreements
- Develop operating and annual budget and reports
- Collaborate with City staff on overlapping projects and plans
- Monitor and report on real estate market dynamics
- Staff monthly Board meetings and briefings, including preparation of all materials.



Next Steps



Timeline Dependent on Vision for CCRA



Discussion



Thank You



Existing Development Pipeline List

March 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	Transform NW Development Plan	16900 NE Fourth Plain Blvd	Meadows-Orchards	Mixed-Use	16	22,500		Proposed mixed-use multi-site development plan including a 5,000 sf office bldg, 17,5000 sf community center and (4) 3-story duplex lots adjacent wetland potential access.	Derrick Swerhone	Swerhone Architecture, LLC
2	Prose Walnut Grove	6712 NE 88th Street	Walnut Grove	Mixed-Use	320			Proposed 3-story +/- 320-unit residential mixed-use building with +/- 5,700 sf of commercial space.	David Armesy	Urbal Architecture
3	Datepark Residence	3607 E 18th Street	Maplewood	Multi-Family Residential	72			Proposed 4-story, 72-unit affordable housing apartment complex.	Asha Prasad	Date Park Condominium Inc
4	Home2 Suites Vancouver at The Landing	SE Olympia Drive	Emerald Landing	Commercial	107	61,048	130	Proposed 4-story 61,000 sf extended stay hotel.	Kristi Neznanski	P4 Hospitality, LLC
5	132nd Avenue Cottages	13210 NE 44th Street	N Image	Single-Family Residential	32		52	Proposed cottage developments on a 1.82 acre parcel with 32 single-family residential homes for Habitat for Humanity.	Josh Townsley	The Evergreen Habitat for Humanity
6	Claudia's Place	6516 NE 124th Ave		Multi-Family Residential	42	38,333		Proposed 4-story permanent supportive housing development consisting of 46 studio units, on-site staff offices, community room, central laundry rooms and building services spaces.	Elizabeth Oberley	KPFF
Land Use Review										
	N/A									
Building Plan Review										
7	The Alyster (formerly Alyster Mixed Use Development)	19660 SE Brady Rd		Mixed-Use	93	126,391	120	Proposed mixed use 5-story, 93-unit apartment building with 9 ground floor commercial extended-stay units.	Romano Development	Romano Capital Investment Fund LLC
8	Bridge Development	5500 NE 162nd Ave	Burnt Bridge Creek	Commercial/Industrial		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
9	Greystone Apartments	5500 NE 34th Street	Bagley Downs	Multi-Family Residential	25	9,206		Proposed 3-story, 25-unit multi-family apartment building	Chris Baumann	DEA Properites - 3 LLC
10	O'Nora AFH	3305 NE 79th Ave	Ogden	Commercial		9,572		Proposed 9,572 sf 1-story, 20 room assisted living facility for dementia patients.	Derek Homola	Betty Del Carmen Clark
11	Serkey Kaminskiy Apartments (Morrow Road Apartments)	4319 NE Morrow Rd	Kevanna	Multi-Family Residential	10	12,012	21	Proposed 3-story, 10-unit apartment building on 0.53 acre lot.	PLS Engineering	Sergey Kaminskiy

12	Palisades Point	19104 SE Brady Rd		Mixed-Use	150	120,649	274	Proposed site plan with two 6-story mixed use, commercial and residential uses, with a 2-story parking garage. Parcel 986050747; west of SE 192nd Ave and SE Brady Rd 98607	1 Structure LLC	Meadow Point/Vista Highlands, LLC
----	-----------------	-------------------	--	-----------	-----	---------	-----	---	-----------------	-----------------------------------

Building Inspection

13	The Eleva Building 1	19103 SE Brady Rd		Mixed-Use	52	67,897		Proposed mixed-use, 5-story, 47-unit apartment building with ground level office suites. (Master plan includes Building 2 and Building 3)	Romano Development, Inc	Eleva Members, LLC
14	Cedar Park II	2615 Neals Lane	Fourth Plain Village	Multi-Family Residential	15	9,088	72	Proposed 3-story, 15 unit apartment building.	Izad Khormaei	Calrk County Realty Group, LLC

CONSTRUCTION COMPLETED ON ALL PROJECTS PERMITS

15	Burton Elementary	13501 NE 28th Street	Landover-Sharmel	Educational		61,000	151	New prototype Elementary School on the site of the existing district Admin BLDG.	Mackay & Sposito	Evergreen School District
16	5 Pointe Apartments	13307 SE McGillivray Blvd	Cascade Park West	Multi-Family Residential	39	56,300	62	New 39 unit multi-family apartment project consisting of one three -story 27 unit structure with an integrated leasing management office. One 12 unit three-story structure, and one separate exercise gym structure.	Steve Singer	Karlo Vancouver LLC

