

Existing Development Pipeline List

November-December 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	G Street Townhomes	3916 G Street	Fruit Valley	Multi-Family Residential	6	10,163		Proposal to construct a 6 multi-family building.	Dan Andrew	McNair Septic Design
2	Vancouver Station Food Pod	1817 SE 164TH Ave	Fishers Landing	Commercial	0	226,486		Proposal to construct 40 food carts including parking and a 8,000 sq ft bar/dining building	Ty Nielson	Columbia Engineering Group Inc
3	The Finch	13330 NE 4th Street	Fircrest	Multi-Family Residential	161	192,100		Proposal to construct a 5 story, 161-unit affordable multi-family housing development with associated on-grad parking, landscaping, childrens play area, dog run and open space	Heather Vo	Studio C Architecture LLC
4	Rigdon	8105 NE 32nd St	Ogden	Multi-Family Residential	4	27,878		Proposal to construct 4 multi-family cottage homes with a parking lot		Anthony Rigdon

LAND USE REVIEW

5	HQ Master Plan (Fisher Quarry)	17784 SE Evergreen Hwy	Fishers Landing	Mixed Use		4,291,826		Proposal to construct a multi-use development in 3 phases: Phase 1, lots 1-5 include a multi-family residential development of smaller scale 3-story buildings with 823 units. Phase 2, lots 6-17 will include a mix of commercial, residential, and office space. Phase 3, lots 18-22 will include an office/industrial area. Park and open space uses per VMC 20.680	OTAK INC	Hurley Development, LLC
6	Kirkland Waterfront Apartments	900 W 7th St	Esther Short	Mixed Use	125	196,000	146	Proposal to construct a 7-story, 196,000 sf mixed use building with 6,000 sf ground-level Commercial, parking on Level 2 and 5-stories of Multi-Family Residential above. Current plan accommodates 125 apartment units and 146 parking spaces. Mximum building height shall be 88.5 ft.	First Forty Feet	Waterfront Premier Stroage LLC
7	Roosevelt Site Plan		Fruit Valley	Industrial		94,090	32	Proposal to develop a 3-building industrial park on a 2.16 acre lot. Use of the buildings is not yet determined	Travis Johnson	GDGE Land & Development, LLC
8	The Palisades		Fishers Creek	Mixed Use		623,521	692	Proposal to construct a multi-building, mixed-use development comprised of residential, office, commercial and hospitality uses with structured parking, open space and private roads	LSW Architects	Columbia Palisades Venture, LLC, Ed Freeman

BUILDING PLAN REVIEW

9	Columbia Tech Center - CTC 682	17905 SE Mill Plain Blvd	Bennington	Commercial	0	40,355		Proposal to construct a 1-story office building with parking and landscaping	Ryan McGuire	Ryan McGuire
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10	Heritage Park Apartments North	16702 NE 66th Way		MULTI-FAMILY RESIDENTIAL	36	49,817	78	Proposed 36 unit multi-family apartment complex with in three buildings with associated parking, stormwater and other infrastructure improvements	MacKay Sposito	Mackay Sposito Inc
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BUILDING INSPECTION

11	NE 94TH Ave Apartments	4902 NE 94TH AVE	VANMALL	Multi-Family Residential	98	70,000		Proposed 5-story, 98-unit multi-family affordable housing project with 14,015 sf per residential floor	Aidan Willis	TEAM Construction
12	NE 32nd Street Cottages	7915 NE 32ND ST	OGDEN	Multi-Family Residential	15	61,419	21	Proposed multi-family development of 15 modular homes	Noelle Christ	Wolf Industries Inc

CONSTRUCTION COMPLETED ON ALL PROJECT PERMITS

13	Parking Garage Block 4 Waterfront	550 Waterfront Way	Esther Short	Commercial	0	41,080	203	New 3 story subgrade parking garage	OTAK	OTAK Inc
14	Aegis Phase 1 Building A	1015 C Street	Esther Short	Mixed Use	50	63,472	31	New mixed-use development, 5-story building with 50 units, approximately 6,000 SF commercial space and parking	Scott McDonald	Stuido 3 Architecture
15	Aegis Phase 1 Building B	1119 C Street	Esther Short	Mixed Use	97	102,773	119	New mixed-use development, 6-story building with 97 units, approximately 1,000 SF commercial space and parking	Scott McDonald	Stuido 3 Architecture
16	Waterfront Block 3 Flats	500 W Columbia Way	Waterfront	Mixed Use	226	2,300	233	New 8-story, Multi-family residential building with ground floor retail, 226 units of housing and stacker parking starting at 1 level underground	Summit Development Group and Ankrom Moison Architects	Timber OP, LLC
17	Allegro Pointe Apartments (formerly 65th Ave Apartments)	2929 NE 65TH AVE	Meadow Homes	Mixed Use	50	37,397	59	New 3-story wood-framed 50-unit apartment building with elevator and live/work space with associated parking in the general commercial (CG) zone	Ginn Group LLC	65th Ave Apartments LLC
18	Life Skills Training Center	2120 E 13th Street	Central Park	Commercial	9	11,569	23	New 2-story facility to house LIFFT residential program and Department of Services for the blind and associated site work	Mahlum Architects	School for the Blind
19	The Farmstead (Clubhouse, Maintenance Shed and Buildings C-H)	711 NE 112TH AVE	Fircrest	Multi-Family Residential	176	355,449	281	New 144 apartment units with 222 site stalls, 32 townhouse units with 1 car garages and an associated 3,100 sf club house, park and a separate dog park	Ginn Group LLC	Henry and Mary Beaudoin
20	Acero 136th Parkside Phase II	1441 NE 136th Ave	Hearthwood	Mixed Use	300	608,968	610	Construction of a 300-unit apartment complex and an adjoining 1-acre future commercial areas on a 13.98 acre site	IDM Builds NW LLC	Acero 136th East LLC

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City of Vancouver City Center Redevelopment Authority: IBR Program Update

January 18, 2024

Katherine Kelly,
Policy Advisor

Meghan Hodges, Community and Government Relations Manager
Steve Katko and Sam Daleo, Design Team



Interstate Bridge Replacement Program

Critical connection linking Oregon and Washington across the Columbia River

- Part of a vital regional, national, and international trade route
- The only movable bridge on I-5 between Canada and Mexico
- One span over 100 years old
- At risk for collapse in the event of a major earthquake
- \$1.2 million in annual Operations and Maintenance (O&M) costs
- Capital maintenance is estimated to cost over \$270 million by 2040



Initiating IBR Efforts

- ▶ Bi-state Memorandum of Intent signed by Governors Brown and Inslee in November 2019
- ▶ Bi-state legislative committee oversight and guidance to shape program work
- ▶ ODOT and WSDOT are jointly leading the program work in collaboration with eight other bi-state partner agencies:
 - Oregon Metro
 - SW WA Regional Transportation Council
 - TriMet
 - C-TRAN
 - City of Portland
 - City of Vancouver
 - Port of Portland
 - Port of Vancouver



Photo courtesy of Office of Governor Kate Brown



Purpose and Need



Safety: Narrow lanes, no shoulders, poor sight distances, bridge lifts, and substandard ramp merging and diverging contribute to accidents.



Earthquake vulnerability: In a major earthquake, the bridge would likely be significantly damaged, potentially beyond repair.



Impaired freight movement: Congestion and bridge lifts slow down freight carrying goods along I-5, a critical economic trade route on the West Coast.



Inadequate bike & pedestrian paths: Narrow shared-use paths, low railing heights, and lack of dedicated pathways impede safe travel.



Congestion: Over 143,000 vehicles crossed the Interstate Bridge each weekday in 2019, resulting in 7 to 10 hours of congestion during peak travel times.



Limited public transportation: Limited transit options and existing bus service can be unreliable due to traffic congestion and/or bridge lifts.

Equity and Climate are Key Priorities



Members of Advisory Groups on Bridge Tour

- ▶ Maximize benefits and minimize burdens for equity priority communities
- ▶ Center equity priority community engagement and feedback
- ▶ Support state climate goals of reduction in greenhouse gas emissions and air quality improvements
- ▶ Improve infrastructure resilience to future climate disruptions

Interstate Bridge Replacement Program

River Crossing:

New earthquake-resilient, multimodal bridge

Roadway:

Adds safety shoulders and auxiliary lanes and modifies 7 closely spaced interchanges

Transit:

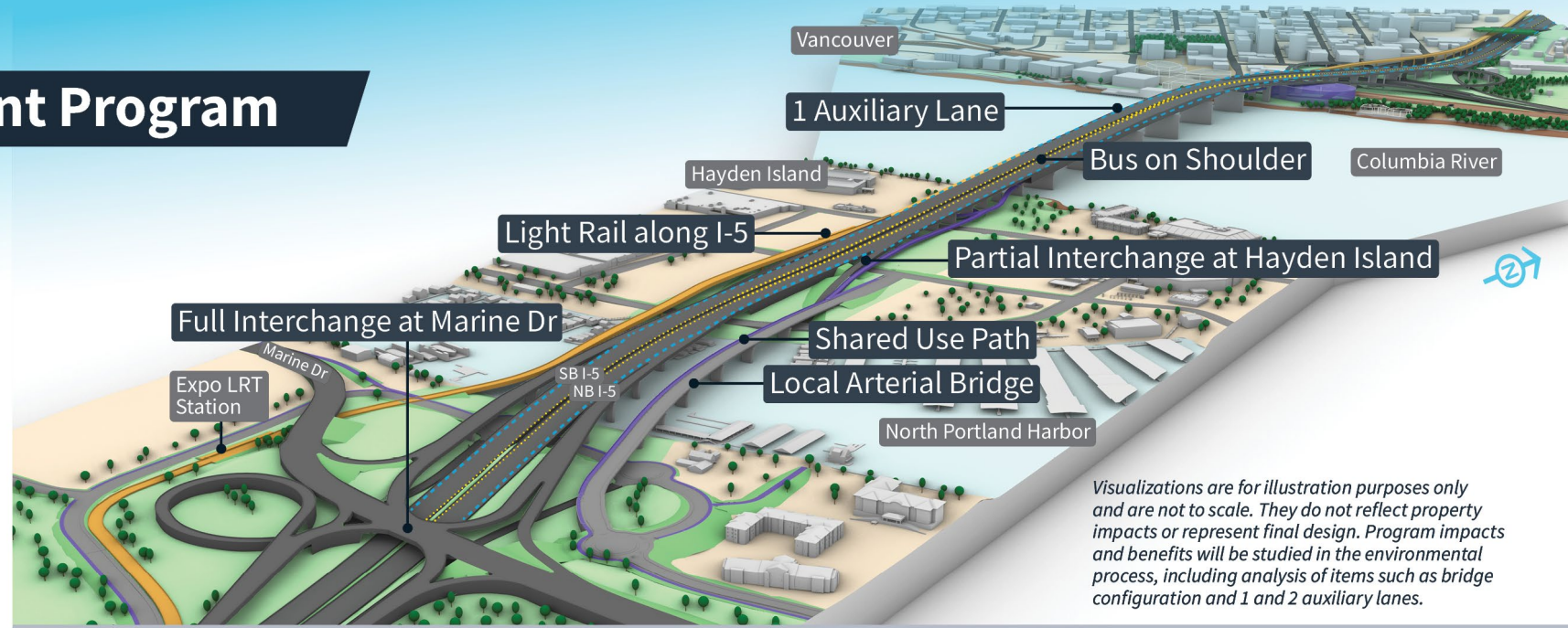
Extends Light Rail and adds express bus on shoulder to better connect transit systems

Active Transportation:

Safe and accessible shared use paths

North Portland Harbor:

New earthquake-resilient bridge



Benefits:

Creates earthquake resilient corridor that improves safety, congestion, and reliability

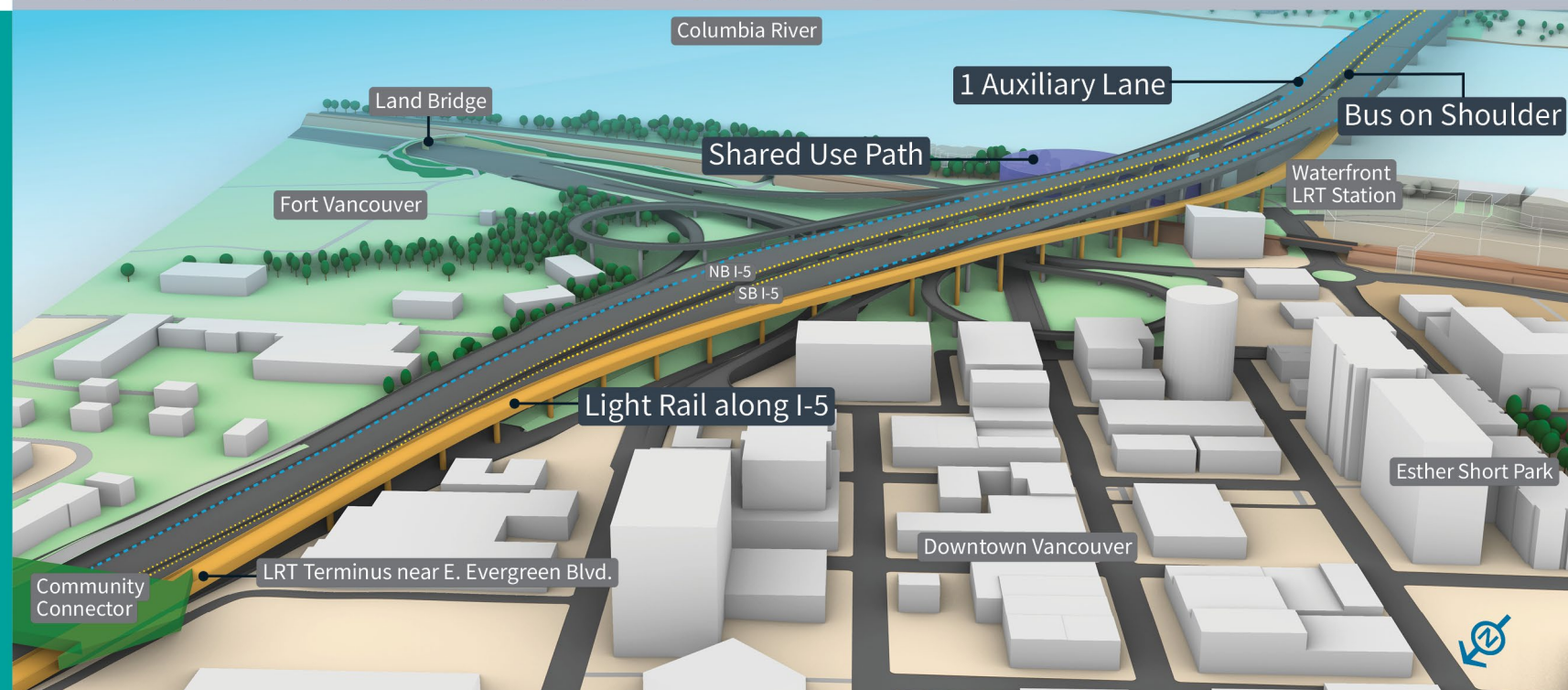
Maximizes benefits and minimizes burdens for equity-priority communities

Improves freight movement and connections

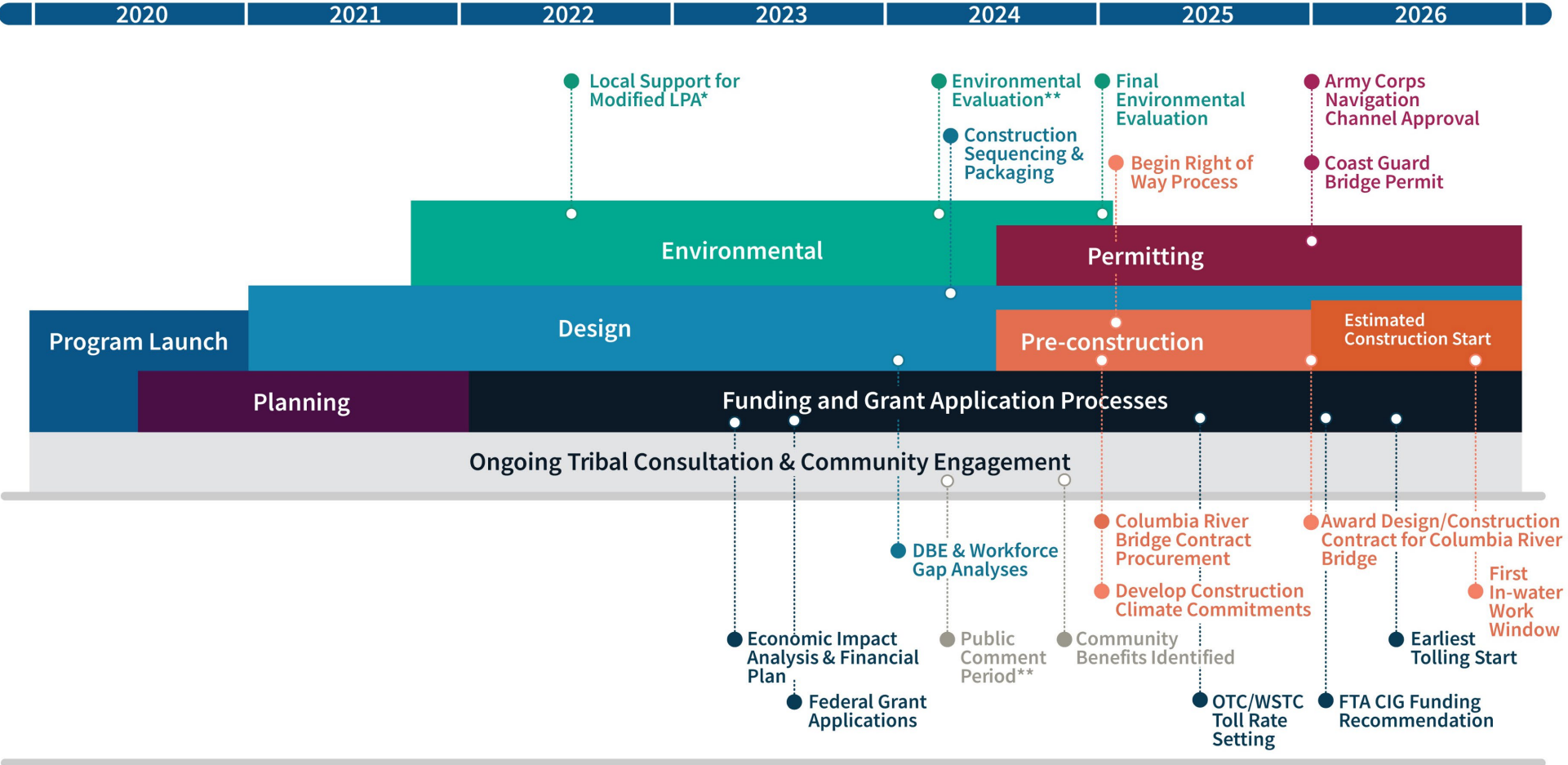
Expands transit options and accessible alternatives to single-occupancy vehicles

Supports tens of thousands of jobs and generates nearly 2x return on investment during construction

Supports climate goals of both states



Program Schedule



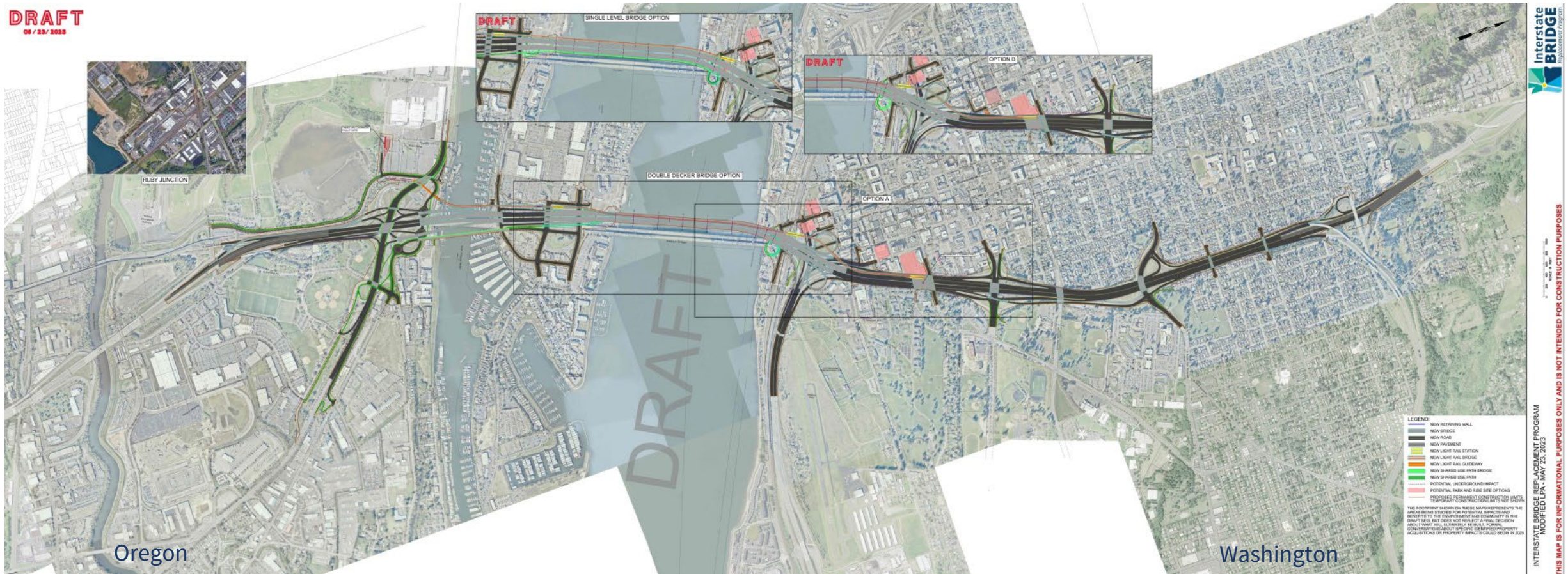
Working draft: 11.21.2023. Schedule will be updated as needed to reflect program changes and timeline.

*Partner agencies confirmed their support for foundational program investments identified in the Modified LPA (Locally Preferred Alternative) to advance for further study in Draft Supplemental Environmental Impact Statement (SEIS).

** The public comment period will extend for 60 days. Following public review of the Draft SEIS, refinements will be made to address comments and a corridor-wide alternative for analysis in the Final SEIS will be confirmed

Program Area Map

- Investments shown represent the areas being studied for potential impacts and benefits, but do not reflect a final decision about what will be built



Program area map is available at: www.interstatebridge.org/media/fnjho04j/mlpa-roll-plot-5-25-23.pdf

January 18, 2024



Thank you!



www.interstatebridge.org



CITY OF
Vancouver
WASHINGTON

Downtown Redevelopment Study RFP

Patrick Quinton
Executive Director
CCRA
January 18, 2023

Agenda

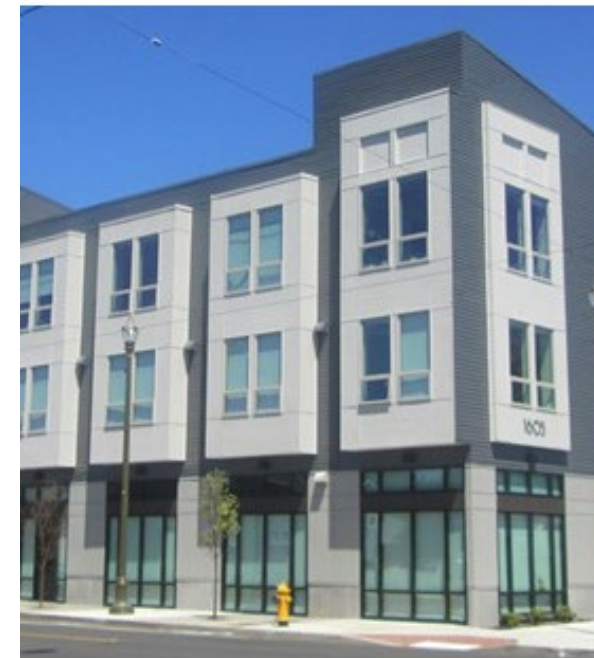
- Context & Study Objectives
- Concurrent Plans & Projects
- Proposed Scope
- Potential Study Areas
- Study Timeline
- Next Steps
- Discussion



Context

Preparing for the Next Wave of Downtown Development

- 40k new housing units needed Citywide over next 20 years – how does Downtown absorb its share?
- End of Waterfront development in sight – how can city continue to attract new investment Downtown?
- How does Downtown leverage transformative infrastructure projects?



Study Objectives

- Establish high level priorities for downtown redevelopment activities over the next 5 years
- Inform work related to Interstate Bridge Replacement, Downtown Parking Plan and Housing Action Plan
- Identify opportunities for strategic acquisitions and partnerships





Concurrent Plans & Projects in 2024

- Downtown Parking Plan
- IBR Urban Design Study
- Comprehensive Plan
- Housing Action Plan
- Main Street Promise

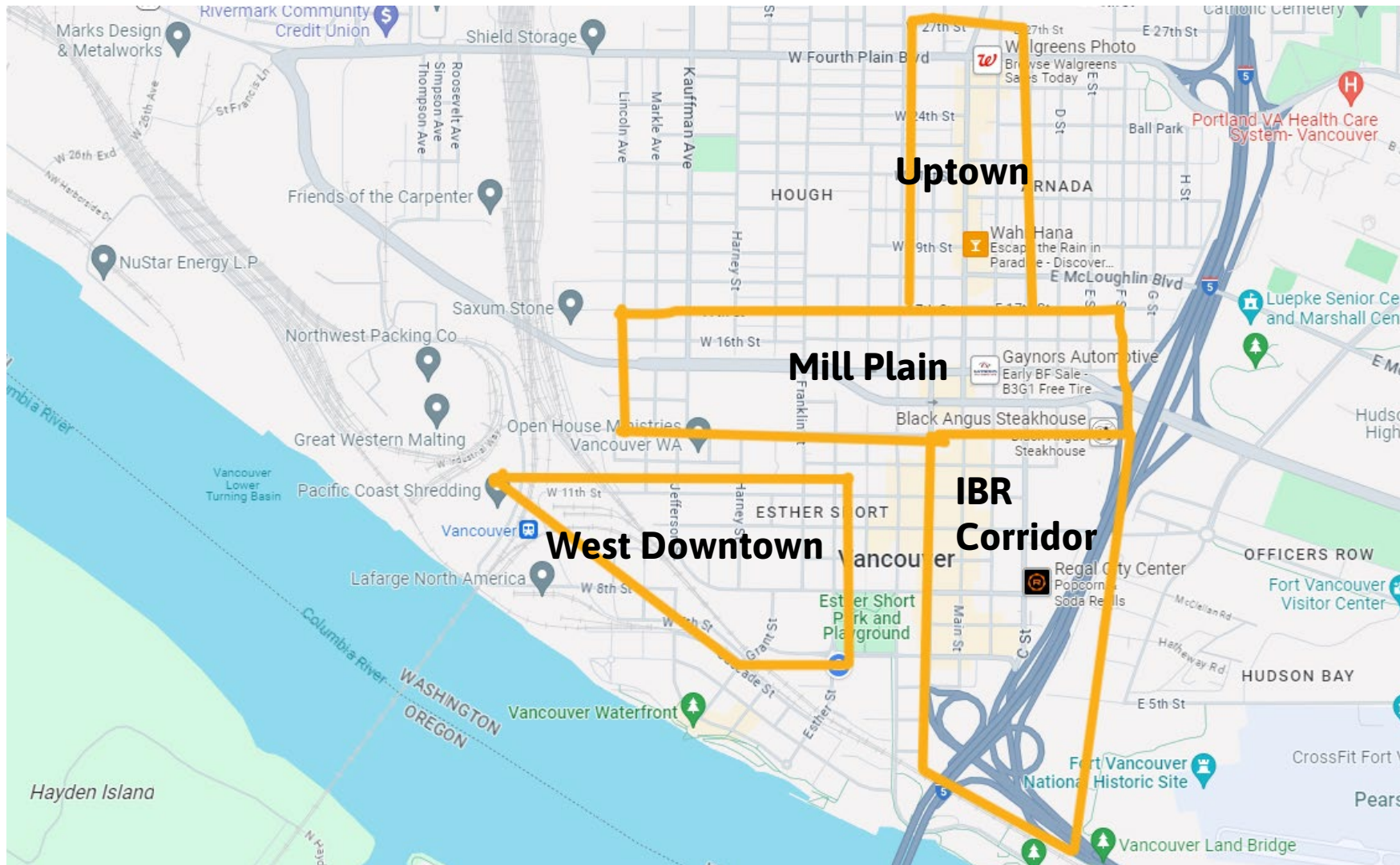


Proposed Scope

1. Review Downtown development trends
2. Recommend 3-4 priority opportunity areas
3. Analyze publicly and privately owned strategic parcels within each opportunity area
4. Project development capacity for each opportunity area
5. Recommend public amenities, infrastructure, and technologies to promote equitable and sustainable development in opportunity areas
6. Recommend near term steps for advancing downtown redevelopment that leverage other existing or known projects and assets



Potential Study Areas



Study Timeline



**Finalize and
Issue RFP**

February 2024



**Select
Consultant**

March 2024



Begin Work

April 2024



**Complete
Study**

October 2024





Next Steps

- Finalize proposed scope
- Draft RFP
- Issue and Market RFP



Questions & Discussion

