



## City Center Redevelopment Authority Board

### City Center Redevelopment Authority Board Meeting Agenda

May 15, 2025

12:30 PM

#### Location

City Hall, Council Chambers, FI 2

415 W 6th Street

Vancouver, WA 98660

#### Virtual Viewing:

[City Center Redevelopment Authority > Clark/Vancouver](#)

[Television](#) (cvtv.org)

### Members

Marc Fazio  
*Board President*

Allison Reynolds  
Michi Slick  
Alisa Pyszka  
Richard Krippaehne  
Ken Anderton  
David Copenhaver

1. **Call to Order and Roll Call**
2. **Approval of Minutes**
  - a. 3/20/25 Minutes
3. **Executive Director Report**

Patrick Quinton, Executive Director, Economic Prosperity & Housing

  - a. Subcommittee Meeting Report
  - b. Project Updates
  - c. Development Pipeline Report
4. **Main Street Promise Update**
  - a. Presentation - Julie Arenz, Small Business Project Manager
5. **Downtown Redevelopment Study**
  - a. Presentation - Chim Chune Ko, Real Estate Project Manager; Matt Fairris, VP, BAE Urban Economics
6. **Community Forum**

To provide public testimony, please see instructions below.

**Economic, Prosperity and Housing**  
415 W. 6<sup>th</sup> Street  
Vancouver, WA 98660  
TTY: 711  
[www.cityofvancouver.us](http://www.cityofvancouver.us)

## 7. Executive Session, if needed

## 8. Adjournment

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### Community Forum Instructions

The public is invited to speak regarding any issue on the agenda. Members of the public testifying are asked to limit testimony to three minutes. There are three ways to provide comments:

1. Writing: Public comments can be submitted in writing (name, address, contact information and comments) via email to [kimberly.kerlee@cityofvancouver.us](mailto:kimberly.kerlee@cityofvancouver.us) by 5pm the day before the meeting.
2. Remotely: Remotely: Pre-register by phone at 360-487-7846 or email [kimberly.kerlee@cityofvancouver.us](mailto:kimberly.kerlee@cityofvancouver.us) by 5pm the day before the meeting.
3. In Person: Pre-register by phone at 360-487-7846 or email [kimberly.kerlee@cityofvancouver.us](mailto:kimberly.kerlee@cityofvancouver.us) by 5pm the day before the meeting or fill out a Public Comment form in person prior to the start of the Community Communications portion of the meeting.

City Hall is served by C-TRAN. Route information and schedules are available online at [www.c-tran.com](http://www.c-tran.com). You also may reach C-TRAN at (360) 695-0123 for more information on times, fares, and routes.

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**Date:** March 20, 2025

**Time:** 12:30-2:30 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 meeting video: [25 03 20 CCRA Meeting Video](#).

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

The March 20, 2025, meeting of the City Center Redevelopment Authority was called to order at 12:01 pm by Marc Fazio.

**Board Members Present:** Marc Fazio, Alisa Pyszka (virtual), David Copenhaver, Richard Krippaehne, Michi Slick, Allison Reynolds (virtual)

**Board Members Absent:** Ken Anderton

**Staff Present:** Patrick Quinton, Kimberly Kerlee, Chris Harder, Chim Chune Ko, Jason Nortz

**Guests:** Matt Fairris, VP, BAE Urban Economics and Chris Sensenig, Associate Principal, Raimi Associates

**Motion** by Slick, seconded by Krippaehne, and carried unanimously to excuse the absence of Board Member Anderton.

**Item 2: Approval of Minutes**

**Motion** by Krippaehne, seconded by Copenhaver, and carried unanimously to approve the February 20, 2025, minutes.

**Item 3: Executive Director Report**

Patrick Quinton gave a brief overview of the February Subcommittee meeting. The Development Pipeline Report for January and February 2025 was reviewed, and several projects were highlighted in multiple stages of the report. Quinton provided more background on the Heights District project and a couple of updates to the CCRA Workplan. President Fazio asked about new projects in the City Center. Quinton responded.

## Members

Marc Fazio  
*President*

Richard Krippaehne  
David Copenhaver  
Michi Slick  
Alisa Pyszka  
Allison Reynolds  
Ken Anderton



415 W 6<sup>th</sup> Street  
P.O. Box 1995  
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[cityofvancouver.us](http://cityofvancouver.us)

**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)

**Item 4: Downtown Redevelopment Study**

Matt Fairris presented the project overview, opportunity districts, and a map of sites with redevelopment potential and capacity in downtown Vancouver across residential, office, and industrial land uses. Twenty strategic sites were chosen for the redevelopment study based on catalytic opportunities for near term development. Development feasibility challenges were mentioned as well as strategies and recommendations for maneuvering those challenges. Fairris provided examples of process improvements, financial incentives, priority public projects, and strategies for funding and public investments. Board members were overall pleased with the work and provided feedback. Board member Pyszka commented on the importance of identifying why redevelopment is so important and the City’s role in it.

**Item 5: Downtown Design Guidelines**

Jason Nortz provided a brief overview of the work completed to date and updates that were made to the Design Guidelines based on feedback that was received. Chris Sensenig reviewed the purpose and goals and the primary differences between the 1995 and the 2025 Design Guidelines. Suggested changes to restrictions were reviewed including window design and materials. Quinton asked if the item could come back to CCRA for one final review once feedback is received from CCRA and City Council. Nortz responded. Board members were overall pleased with the updated guidelines. Board member Copenhagen thanked staff for the analysis done for cost of materials and suggested that the requirements on internal parking be reviewed again. Board member Slick expressed appreciation of the overall effort that went in to make the process easier. Multiple board members reiterated the importance of mini parks and flexibility for specific types of projects.

**Item 6: Public Comment**

None

**Item 7 Executive Session:**

Taylor Hallvik opened with a statement. President Fazio called for the executive session at 2:07 pm and concluding at 2:30 pm. There will be no action taken following the executive session.

President Fazio extended the executive session until 2:45 pm.

**Adjournment**

2:48 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

## March & April 2025 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	Vancouver Heights Parcel P	703 N Devine Rd.	Heights	Multi-Family Residential	131	132,000	118	Proposed construction of two affordable housing developments on parcel P of the Heights District. Building (1) is a 83,000 sf, 4-story, 80-unit affordable housing building. Building (2) is a 49,000 sf, 4-story, 51-unit affordable senior housing building.	Hacker Architects	City of Vancouver
2	The VIC Phase 1	3301 SE 176th Ave	Fishers Landing	Multi-Family Residential	467	463,500		Proposed development of 7 blocks with residential units. 1 block with shared amenity exterior spaces and an amenity building and 2 blocks of open spaces/neighborhood park. The proposal includes a total of 467 residential units with a mixed 2-bed, 1-bed and studio apartment and townhomes and supporting spaces on ground floor.	Matthew Poncelow	The VIC Building Owner
3	Vancouver Bridge Shelter	5313 NE 94th Ave	Fourth Plain	Commercial	150			Proposal to construct a new Bridge Shelter, comprising of two buildings and associated site development containing 120 to 150 beds.	Brad Kilby	City of Vancouver
4	162nd Avenue	16320 NE 60th St		Mixed Use	276	339,300	516	Proposal to construct a 276-unit apartment complex within 10 buildings 3-story office building 51,000 sf, 1-story retail building 6,500 sf, 2-story veterinary clinic 10,492 sf	Jayson Taylor	Hurley Development
5	Park Crest Enclave	1100 SE Park Crest Ave	Cascade Highlands	Multi-Family Residential	10	12,000		Proposal to develop 2 approximately 6000 sf structures to be used as co-living facilities and a new 10-unit townhome development in accordance with WA-HB-1998	Ilyas Mohammed	Park Crest Enclave LLC

### Land Use Review

6	Pavel Kaminskiy Apartments	4913 NE 34th St	Bagley Downs	Multi-Family Residential	4	12,813	9	Proposed 4-unit apartment building with associated parking, utilities and pedestrian access.	Andrew Gunther	PLS Engineering
7	Sunlight Meadows	7318 NE 63rd St	Green Meadows	Multi-Family Residential	73	32,667	145	Proposed 73-unit apartment complex.	Serghei Comarnitchi	Sunlight Rentals LLC

### Building Plan Review

	N/A									
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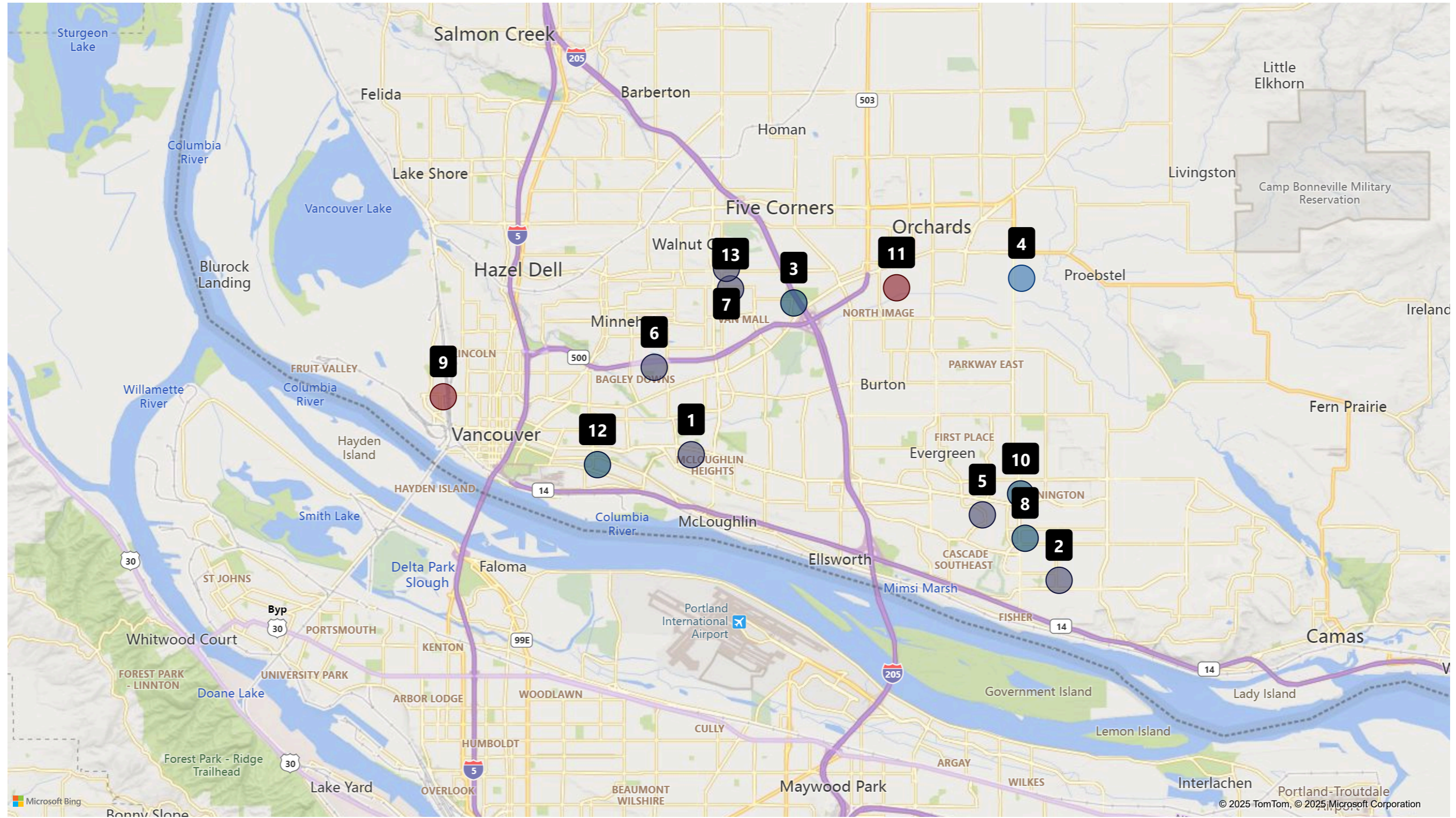
### Building Inspection

8	Vancouver Station Food Pod	1817 SE 164TH Ave	Fishers Landing	Commercial	0	7,399	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
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9	Roosevelt Industrial Park	2410 Roosevelt Ave A	Fruit Valley	Industrial		96,029	32	Proposed 3-building industrial park on a 2.16 acre lot including multi-tenant building with storage and offices.	Travis Johnson	GDGE Land & Development, LLC
10	West Coast Self Storage	501 SE 164TH AVE	Bennington	Commercial	0	44,567		Proposed Phase 2 of Self-Storage Facility to include both a 3 story and a single story building.	Michael Andreotti, AKS Engineering & Forestry	Steve Tangney
11	Pavlov Warehouse	12621 NE 56th St	N Image	Industrial	0	10,292	15	Proposed new light industrial building with offices, restrooms and associated warehouse/shop space.	Travis Johnson	PLS Engineering

Completed										
12	CDHY New Academic and Physical Education Building	3107 E Evergreen Blvd	Edgewood Park	Commercial	0	48,000		New 48,000 sf academic and physical education building, new parking lot and playfield	Kelly Seamus	Skanska USA Building Inc
13	JD Court	7415 NE 58th St	Walnut Grove	Multi-Family Residential	18	29,185		New construction of 4 townhouse units.	Ilyas Mohammed	S&S Developers, LLC

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





CITY OF  
**Vancouver**  
WASHINGTON

# Main Street Promise Project Update

**Julie Arenz** – Small Business Project Mgr  
Economic Prosperity & Housing

Center City Redevelopment Authority  
May 15, 2025



# Agenda

- Project Overview
- Project Phases & Timeline
- What We Learned
- Street Design
- Pre-construction & Construction
- Business Support & Mitigation
- Discussion & Input



# Project Overview

- Community-led effort nearly 30 years in the making
- Builds on planning work that began in 1993
- Complete reconstruction Main Street from 5th to 15th
- Roadway, sidewalks, and adjacent outdoor spaces reconfigured to:
  - improve safety, accessibility and connectivity
  - foster a sense of community
  - drive economic prosperity
- Funded by: ARPA, City Transportation Fund, and Utility Funding



# Project Phases and Timeline



# Discovery & Analysis

Data Collection: who is on Main Street and types of businesses?

Performed surveys & needs assessments

Best Practice Research

Created a Marketing & Communications Campaign



Created Project Advisory Group

Engaged community to understand preferences

- Landscaping & Lighting
- Seating & Gathering Spaces
- Bike Culture & Public Art

Surveys: public, business, property owners

Hosted four Open House events

Developed a project communication strategy & marketing campaign

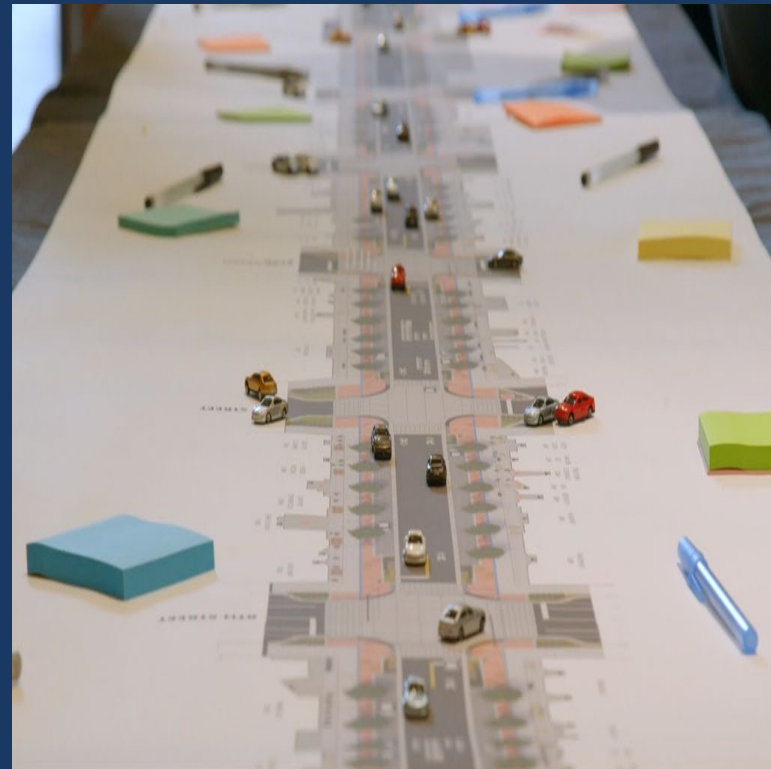
# Street Design



## Project communication & marketing campaign to engage community

- Social media campaign
- External & internal newsletters
- Stakeholder emails
- New street signs on Main
- Project [webpage](#)
- Project hotline: 360-487-8770
- [MainStreetPromise@cityofvancouver.us](mailto:MainStreetPromise@cityofvancouver.us)

# Street Design



## Selection of Construction Contractor



## Relationships & collaboration

- VDA, Chambers, and Visit Vancouver

## Project corridor engagement:

- Business Association meetings
- Neighborhood Association meetings
- Downtown Stakeholders meetings

# Pre-Construction



# Construction

## Construction Timeline\*

\* Construction schedules are subject to change.

Construction will occur 1-2 blocks at a time during each phase.



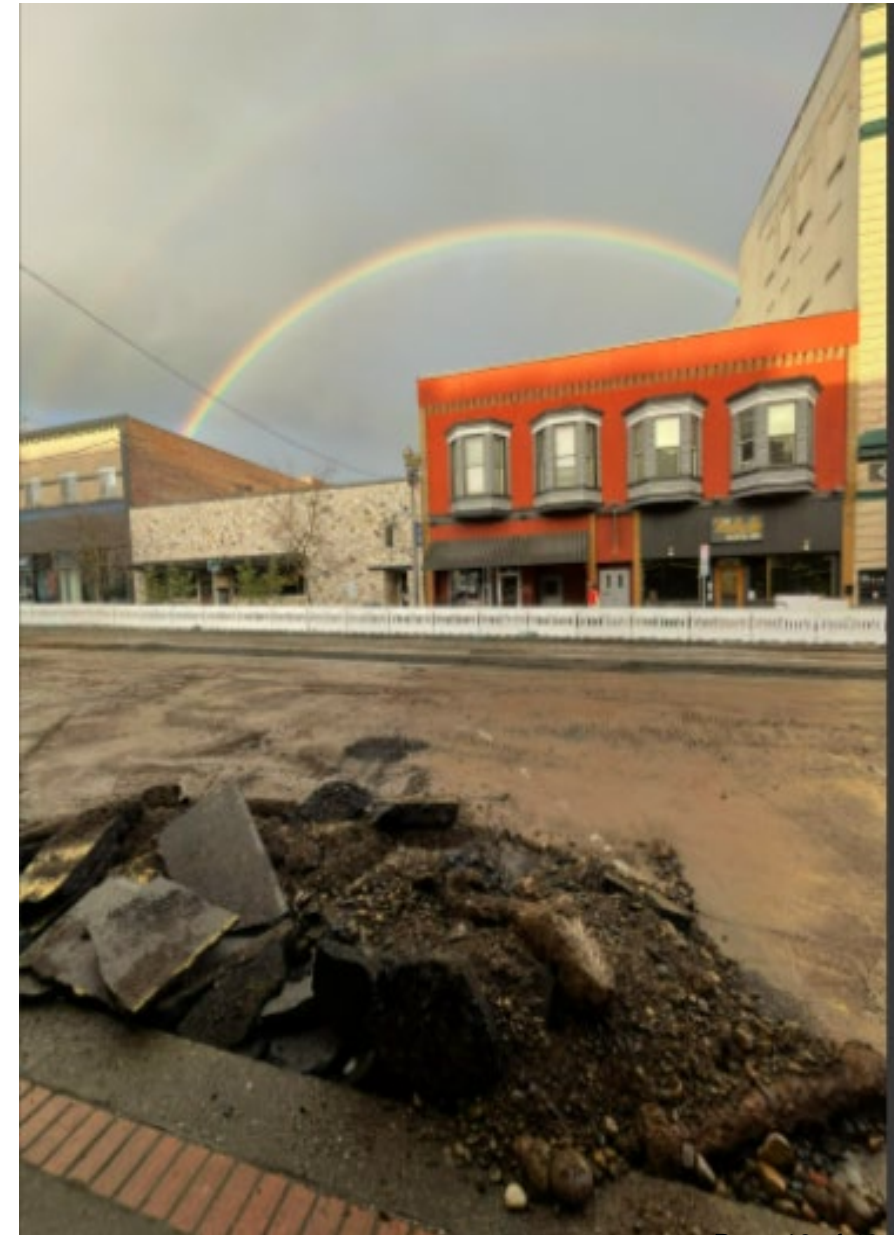
# Construction



10 | Main Street Promise Project Update



# Construction



# Construction



## Block Captain Program

- Monthly meetings

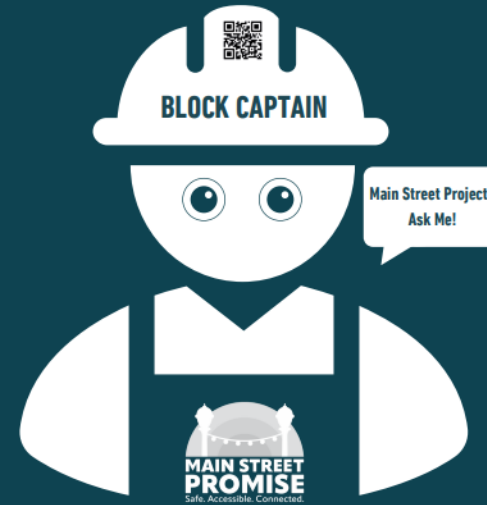
## Coffee Corner Events

- Twice monthly (1Q 2025)
- Monthly (2Q 2025 - 2027)

## Online map featuring businesses

- [Main Street Promise: Explore Main Street](#)

# Business Support



Block Captains act as volunteer ambassadors for the Main Street Promise project, sharing the latest project information and collecting feedback from residents, business/property owners, and visitors of their block.



**FRIDAY, JUNE 6TH: 9:00 AM - 10:00 AM**

**MAGENTA THEATRE: 1108 MAIN STREET**

The Coffee Corner program brings business owners, residents, and project leads together at local shops to discuss the latest updates on the Main Street infrastructure project.

Help us support local. Buy a beverage at **Syrup Trap** and join the conversation next door at **Magenta Theater**. Stay informed and share your voice.



### Contact

(360) 487-8770

[MainStreetPromise@cityofvancouver.us](mailto:MainStreetPromise@cityofvancouver.us)

[www.BeHeardVancouver.org/MainStreetPromise](http://www.BeHeardVancouver.org/MainStreetPromise)



## Business Spotlights

- Media campaign: work zone businesses

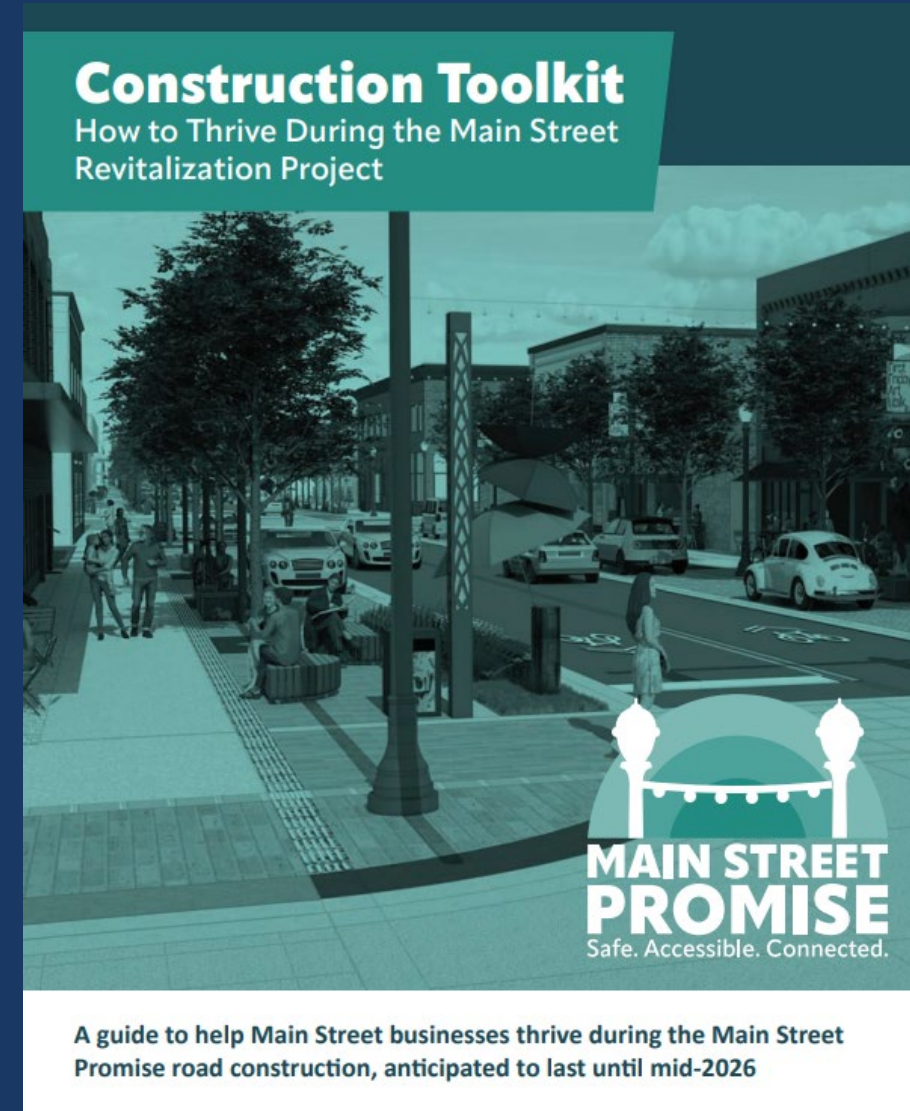
## Free business mentoring and grant programs

- VDA partnership
- SBDC & SBA partnership
- Clicks & Bricks

## Develop future-focused materials

- Block-by-block construction schedule
- Before/After – by the numbers flyer

# Impact Mitigation

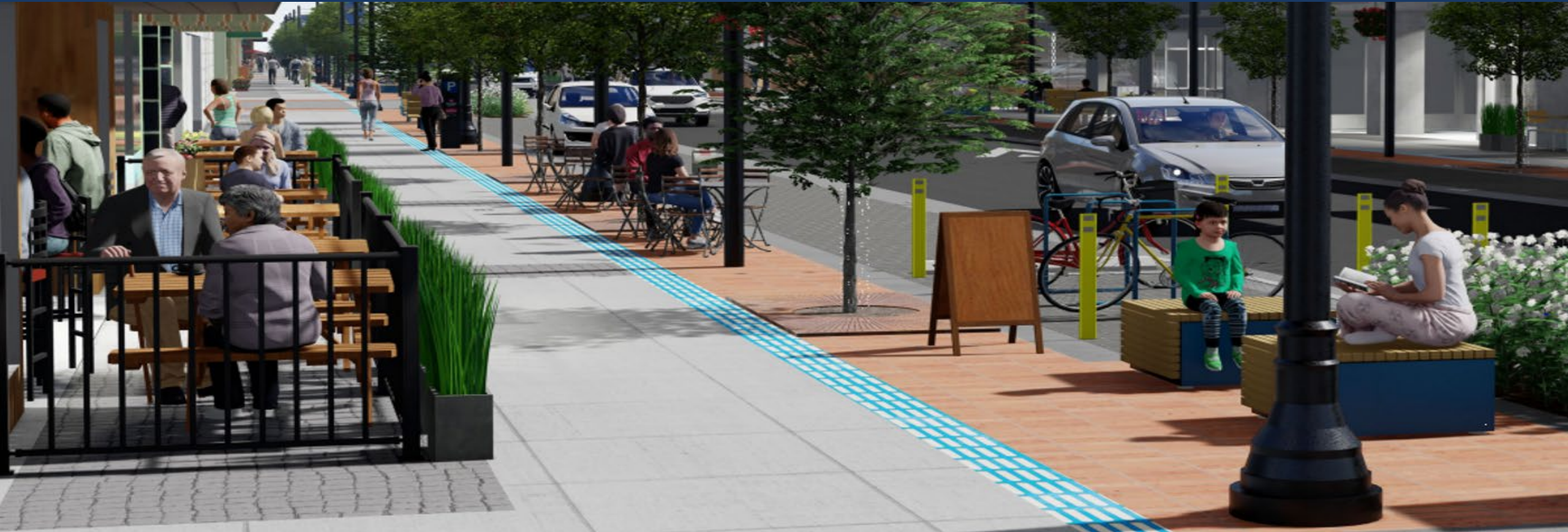


# Discussion

- What additional actions can the City take to help mitigate construction impact?
- How can the City/CCRA best leverage the investment in Main Street to promote downtown redevelopment?
- What additional questions and feedback do you have?



# Thank You



# Inspiration Board

## Streetscape Placemaking Elements

Landscape:



Hardscape:



Lighting:



Seating:



Signage:



Bike Culture:



Crosswalks:



Festival Streets:



Spill Out Space:



Public Art:



Activity:

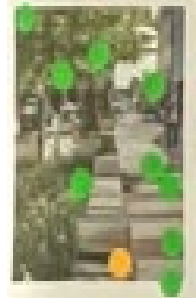


# Inspiration Board

## Streetscape Placemaking Elements

Target  
highlighting  
to safety

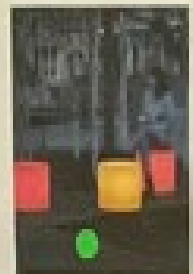
Landscape:



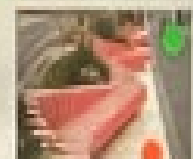
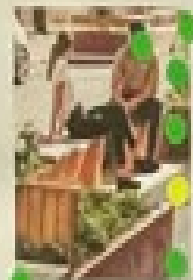
Hardscape:



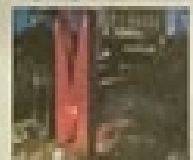
Lighting:



Seating:



Signage:



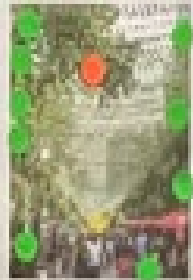
Bike Culture:



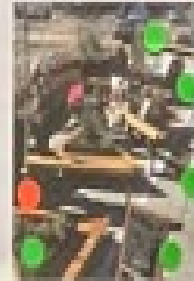
Crosswalks:



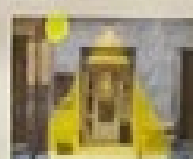
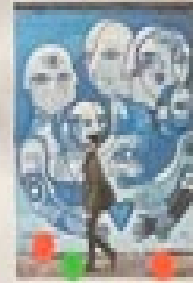
Festival Streets:



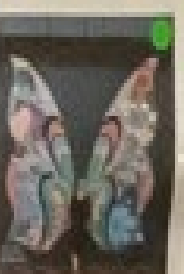
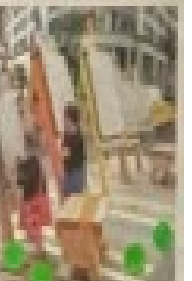
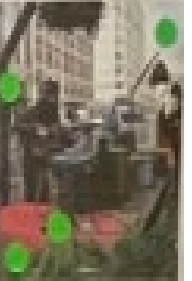
Spill Out Space:



Public Art:

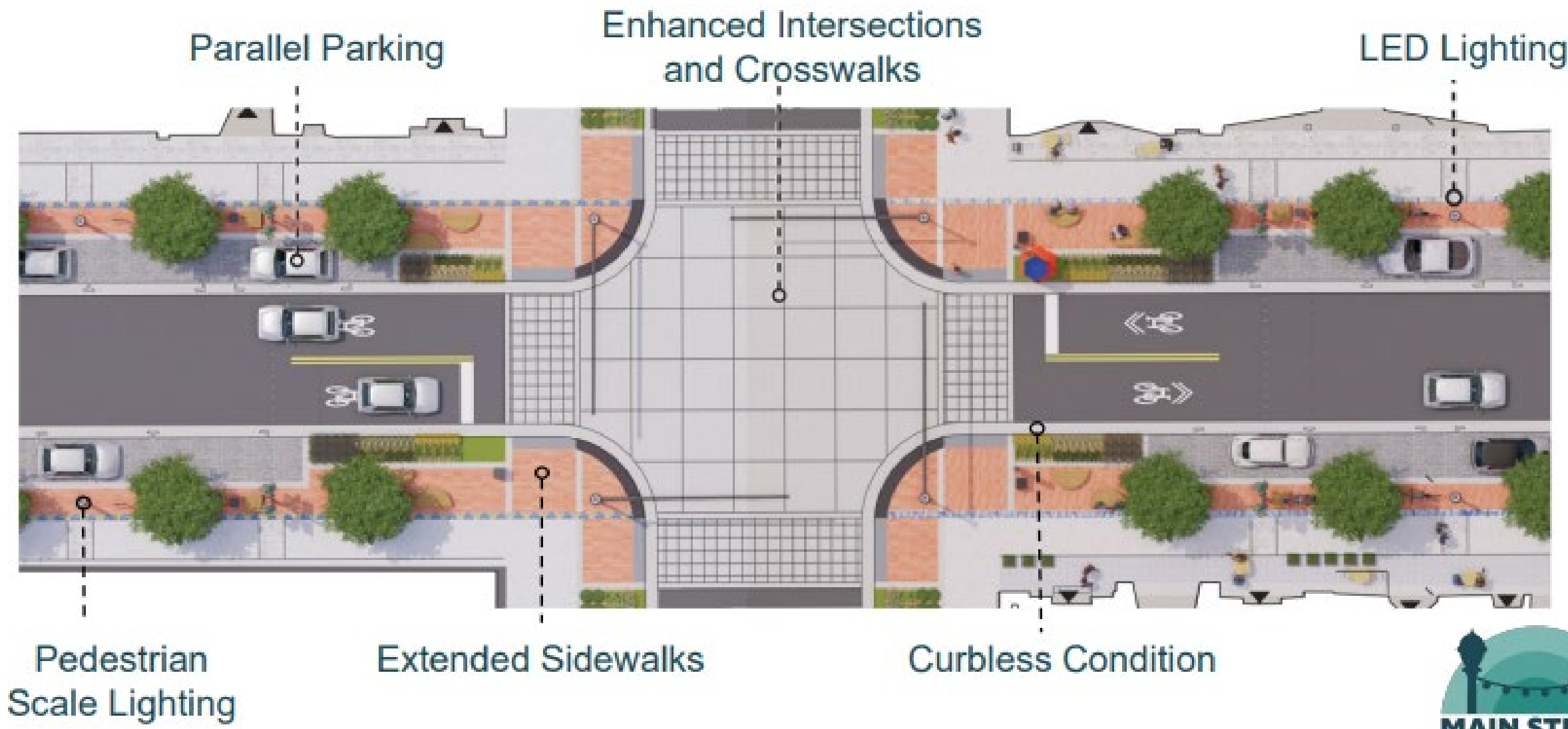


Activity:



# Design Elements & Improvements

**Safe:** A safe environment for walking, biking, rolling and driving.



# Design Elements & Improvements

**Accessible:** An accessible destination to meet, gather, shop and dine.



On-Street Parallel Parking

Curbsless Condition

Tactile Guidance

Wider Sidewalks

# Design Elements: Shared Roadway



# Design Elements: Site Furnishings



# Design Elements: Festival Streets





# Downtown Redevelopment Assessment

**Chim Chune Ko**  
Real Estate Project Manager

May 15, 2025

**Matt Fairris**  
Vice President  
BAE Urban Economics





# Agenda

- Project Overview
- Review Prior CCRA Feedback
- Report Updates
- Strategy Recommendations
- City Implementation
- Next Steps



# Project Overview

## Analysis

- Review of development trends within Downtown Vancouver
- Identification of priority redevelopment opportunity areas
- Identification and analysis strategic parcels
- High level development capacity projections

## Findings

- Summary of parcels with redevelopment potential
- Strategic Parcels to catalyze redevelopment and meet City goals
- Strategies to promote redevelopment



# CCRA Prior Feedback

- Articulate why redevelopment is important
  - Increased tax revenue
  - Housing production
  - Job creation
  - Increased density and livability
- Add a visual to show recommended strategic investments
- When would the City get involved in deals?
- How do we address market changes and absorption?
- Coordination with other departments on recommended investments?
  - Parks
  - Public works



# Primary Additions to Study

- Executive Summary
- Summary of importance of downtown redevelopment
- Map of recommended investments and strategic sites
- Prioritized policy recommendations and actions



# Importance of Downtown Redevelopment

- Maximize Efficiency of Public Service Delivery
- Leverage Recent City Investments
- Expand Tax Base for Long-Term Fiscal Sustainability
- Advance City's Environmental Sustainability Goals
- Strengthen Vancouver's Identity
- Enhance Downtown Amenities
- Diversify Housing Types to Attract New Residents
- Promote Equitable Outcomes and Access to Downtown



# Map of Recommended Capital Improvements

## Completed Projects

- 1 Columbia Bicycle Lane Improvements
- 2 Esther Short Park Walkway

## Funded Projects

- 3 Kauffman and Jefferson Alignment
- 4 Main Street Promise
- 5 Waterfront Gateway Paseo

## Planned - Unfunded Projects

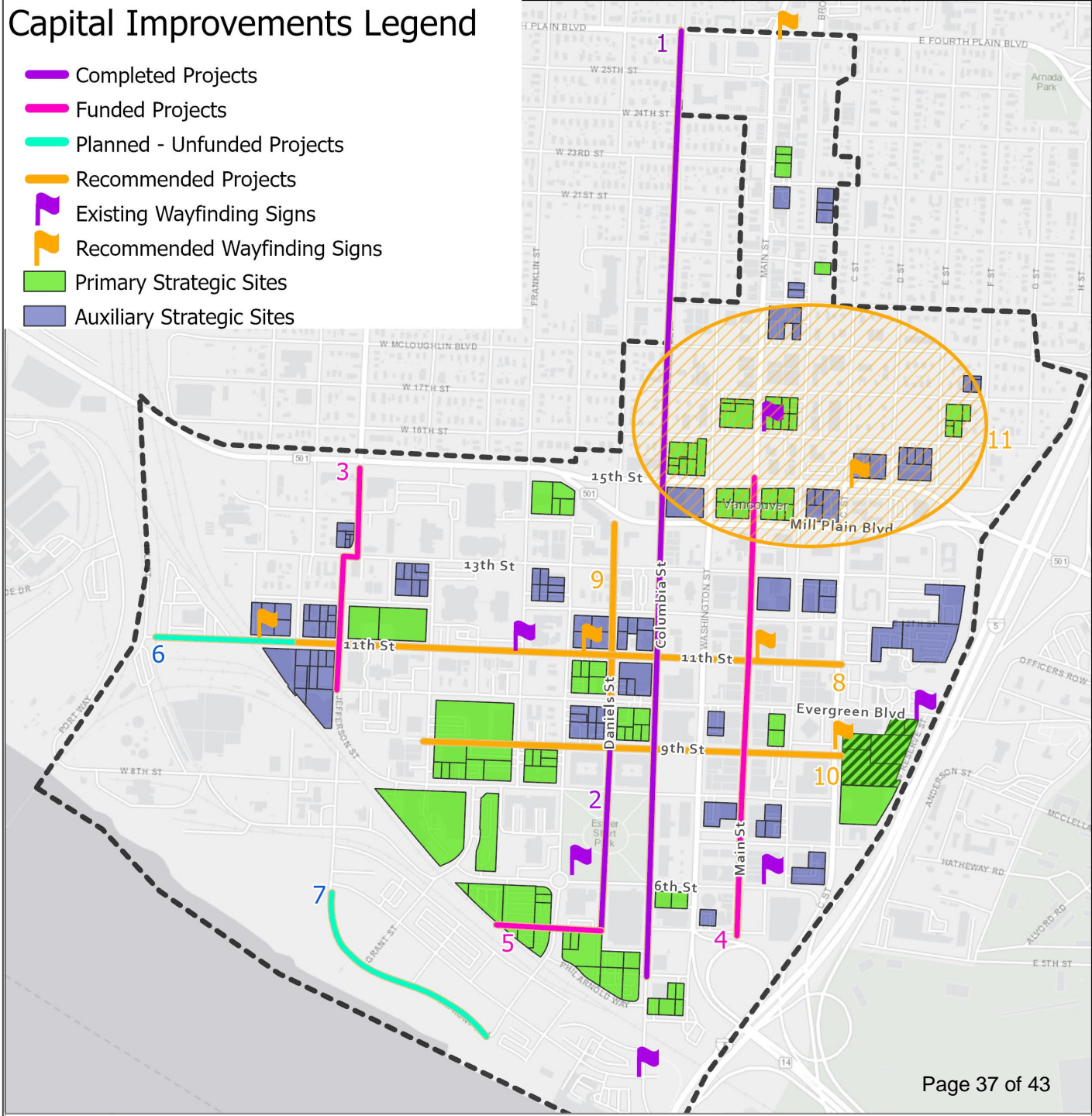
- 6 Amtrak Multimodal Access
- 7 Waterfront Way Traffic Calming

## Recommended Projects

- 8 11th Street Pedestrian and Bicycle Improvements
- 9 Daniels Street Pedestrian and Bicycle Improvement
- 10 9th Street Pedestrian and Bicycle Improvements
- 11 Uptown Park Infrastructure

## Capital Improvements Legend

-  Completed Projects
-  Funded Projects
-  Planned - Unfunded Projects
-  Recommended Projects
-  Existing Wayfinding Signs
-  Recommended Wayfinding Signs
-  Primary Strategic Sites
-  Auxiliary Strategic Sites



# Prioritizing Policies and Strategies

## Strategies and Recommendations, Page 1 of 4

<u>Policy</u>	<u>Policy Description</u>	<u>Policy Impact on Redevelopment</u>	<u>Policy Implementation Time Horizon</u>
<b>Land Use</b>			
<b>Increase Height and Density Limits</b>	Increasing height and density enables projects to maximize development potential. Within Downtown there are no density restrictions and height limits are fairly unrestricting, but the Uptown subarea could see potential increased height limits. In addition, the City should consider collaborating with the Pearson Airfield and the FAA to pre-approve height limits for future development throughout Downtown.	Medium	Near
<b>Eliminate Parking Minimums</b>	Decreasing the required space for parking by introducing parking minimums in Downtown can allow for more flexibility within a development project to increase unit yield and decrease development costs.	Medium	Near
<b>Reduce Ground Floor Retail Requirements</b>	Limit ground floor retail requirements to pedestrian heavy nodes or corridors and eliminate ground floor retail requirements in low pedestrian areas to ensure required retail does not cause a financial burden to properties by being required where conditions would not otherwise support retail.	Medium	Near
<b>Reduce Building Design or Façade Guidelines</b>	Reduce building design or façade guidelines to reduce development costs and increase efficiency within a development.	Low	Near
<b>City Process</b>			
<b>Downtown Planned Action Ordinance or State Environmental Exemption</b>	Completing a city-led environmental study for all of Downtown Vancouver or adopting state exemptions in local code that achieve a similar outcome would reduce development risk and project timelines.	High	Near
<b>Downtown Project Ombudsman/Support Staff</b>	Dedicate a city staff member for all development projects in Downtown to help move projects through the city process, reducing time and costs for development.	Medium	Near



# Near-Term Strategies and Recommendations

- Make Publicly-Owned Sites Available for Development
- Acquire Privately-Owned Sites as funding allows
  - to assist with site assembly for large catalytic redevelopment projects
  - to preserve parcels for open space and affordable housing
- Pursue a Potential Downtown Tax Increment Area
- Accelerate Downtown Development through a Planned Action Ordinance or State Environmental Exemption



# City/CCRA Role

- Signal City priorities to private sector partners through clear goals, plans and desired outcomes
- Encourage privately-led redevelopment where possible and remove impediments to help otherwise market feasible projects
- Serve in lead role in advancing projects that achieve City goals, such as affordable housing, community space and employment/innovation districts
- Prioritize public investments in infrastructure and open space that catalyze new private redevelopment



# Action Requested

Adopt the Downtown Redevelopment Assessment and direct staff to proceed with implementation.



# Next Steps

- Meet with downtown property owners and identify opportunities to support planned development
- Assess potential for Downtown Tax Increment Area
- Align City infrastructure investment priorities with Redevelopment Assessment recommendations
- Identify near term public projects



# Thank You

