



City Center Redevelopment Authority Meeting Minutes

Date: March 20, 2025

Time: 12:30-2:30 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 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 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

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

Signed by:

Marc Fazio

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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.