



City Center Redevelopment Authority Board Meeting Agenda

June 26, 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)

1. Call to Order and Roll Call

2. Approval of Minutes

- a. 5/15/25 Minutes

3. Executive Director Report

Patrick Quinton, Executive Director, Economic Prosperity & Housing

- a.
 - a. Subcommittee Meeting Report
- b.
 - a. Project Updates
- c.
 - a. Development Pipeline Report

4. Housing Action Update

- a. Presentation - Patrick Quinton, Executive Director

5. Redevelopment Investment Options

- a. Presentation - Patrick Quinton, Executive Director

City Center Redevelopment Authority Board

Members

Marc Fazio
Board President

Michi Slick
Alisa Pyszka
Richard Krippaehne
Ken Anderton
David Copenhaver
Vacant

Economic, Housing and Prosperity

415 W. 6th Street
Vancouver, WA 98660
TTY: 711
www.cityofvancouver.us

6. Community Forum

To provide public testimony, please see instructions below.

7. Executive Session, if needed

8. Adjournment

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 by 5pm the day before the meeting.
2. Remotely: Remotely: Pre-register by phone at 360-487-7846 or email 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 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.

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Date: May 15, 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 05 15 CCRA Meeting Video](#).

Item 1: Call to Order and Roll Call

The May 15, 2025, meeting of the City Center Redevelopment Authority was called to order at 12:32 pm by Marc Fazio.

Board Members Present: Marc Fazio, Allison Reynolds (virtual), Ken Anderton, David Copenhaver, Richard Krippaehne (virtual)

Board Members Absent: Michi Slick

Staff Present: Patrick Quinton, Kimberly Kerlee, Taylor Hallvik, Chim Chune Ko, Julie Arenz

Guests: Mat Fairris, VP, BAE Urban Economics

Motion by Pyszka, seconded by Anderton, and carried unanimously to excuse the absence of Board Member Pyszka

Item 2: Approval of Minutes

Motion by Copenhaver, seconded by Reynolds, and carried unanimously to approve the April 17, 2025, minutes.

Item 3: Executive Director Report

Patrick Quinton provided a subcommittee meeting report and reviewed the Development Pipeline and highlighted multiple projects in the pre-application stage, including the residential development at the VIC, the Vancouver Bridge Shelter and the Hurley residential project. Quinton provided an update on the Heights projects from the first RFP as well as the second RFP which is open and closes in June. Quinton reviewed future agenda items for June, July and August. Quinton recognized Board Member Reynolds who will be stepping down from the committee and thanked her for her service. Board members also shared their appreciation. Quinton explained the process of open vacancies and applications.

Members

Marc Fazio
President

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



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To request accommodation or other formats, please contact:

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

Item 4: Main Street Promise Update

Julie Arenz provided an overview of the Main Street Promise project, including the construction phases of the project and timeline. Arenz provided a background of the data collection and analysis phase, street design phase, including the establishment of the project advisory group to help engage the community, and the pre-construction phase and the process of selecting the construction contractor. Active participation of the Vancouver Downtown Association (VDA), multiple chambers of commerce and Visit Vancouver was highlighted. Arenz also highlighted the following: the block captain program which was established to allow for open communication for business owners throughout construction, the Coffee Corner events happening monthly to support small business through the construction phase and the interactive online mapping tool that features businesses throughout downtown and identifies where construction is occurring and available parking. Board members expressed their appreciation, and the thoughtfulness put into the project to keep people informed and engaged throughout the phases of construction.

Item 5: Downtown Redevelopment Assessment

Chim Chune Ko provided a brief overview of the Downtown Redevelopment Assessment including prior feedback provided by the CCRA. Matt Fairris reviewed the primary additions to the study including the importance of downtown redevelopment, recommended investments and strategic sites based on the current market and policy recommendations and actions. The role of the City and CCRA in the Redevelopment Study was presented and discussed. Chim Chune Ko requested that the CCRA adopt the Redevelopment Assessment and direct staff to proceed with implementation. Board members were overall pleased with the study and the cooperation between City staff and CCRA. Board member Krippaehne complimented the map of infrastructure improvements and other small details. Quinton mentioned next steps for the City and the work that is ahead.

Motion by Anderton, seconded by Reynolds, and approved unanimously to adopt the Downtown Redevelopment Assessment and direct staff to proceed with implementation.

Board member Pyszka asked for additional information on the Green Building Requirements that are coming down the pipeline. Fairris responded and opened the floor for feedback. Pyszka commented on the importance of distinguishing between what is required by the City above State requirements and what will be the City-specific policies. Quinton and Ko responded. Reynolds pointed out older building environments and asked that they be included in the discussion.

Item 6: Public Comment

None

Item 7: Executive Session (as needed)

None

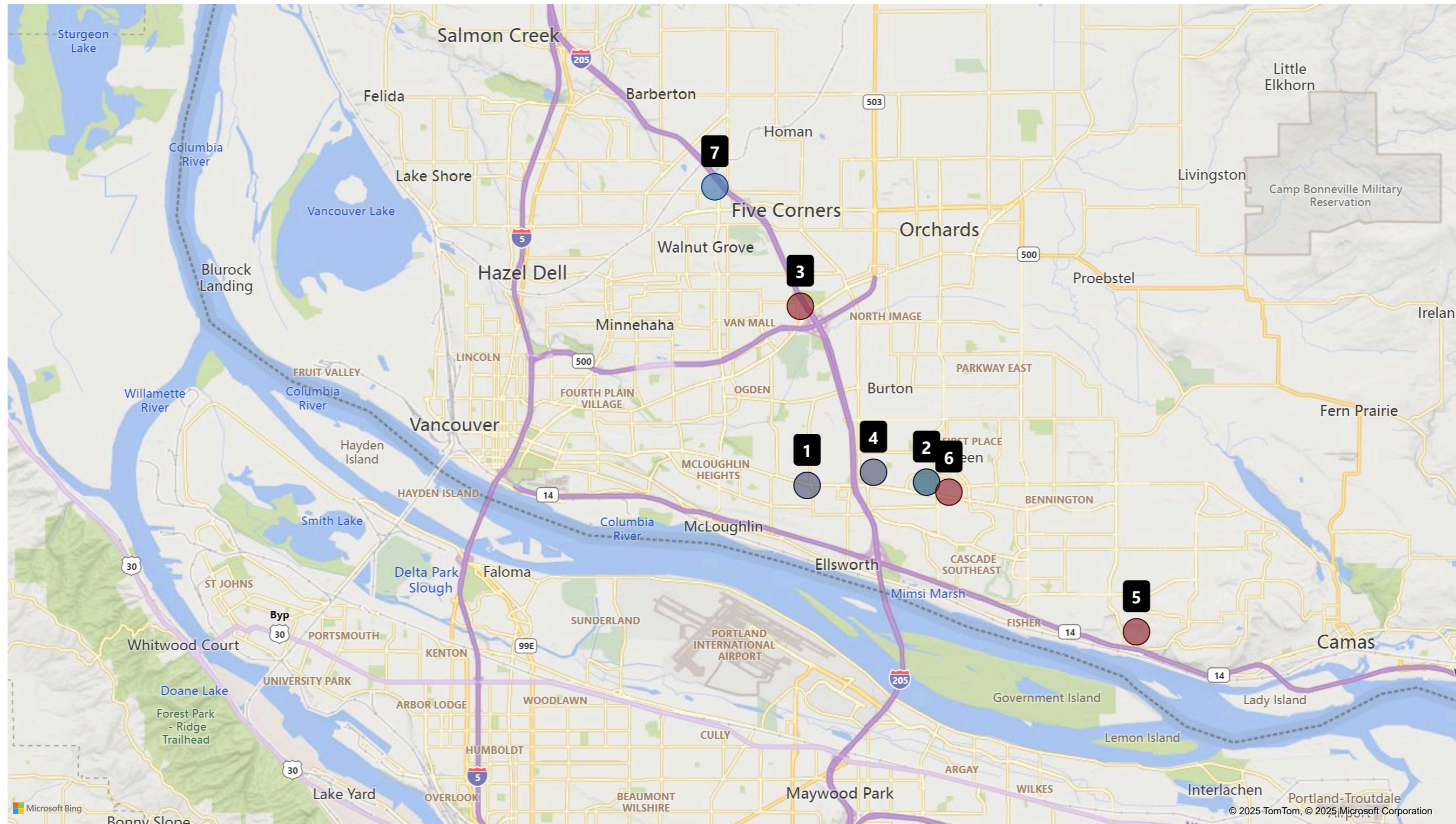
Adjournment

2:08 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 Type ● Commercial ● Mixed Use ● Mixed-Use ● Multi-Family Residential



Development Pipeline Report

Map	Project	Location	Area	Use	Total			Notes	Contact or Contractor	Applicant, Developer or Owner
					Res Units	Sq Ft	Parking Spaces			
Pre-Application										
1	Community Roots Mill Plain Affordable Housing	9603 E Mill Plain Blvd	Heights	Multi-Family Residential	24			Proposed construction of 24 housing units on Mill Plain designated for affordable housing, homelessness and households earning at or below 50% AMI.	Peggy Sheehan	Community Roots Collaborative
2	Jens Pointe West	120 NE 136th Ave	Fircrest	Mixed Use	151	181,330	221	Proposal to construct a new apartment complex with 8 total buildings that consist of (4) 3-story multi-family buildings, (1) 4-story multi family building, (2) 3-story multi family buildings with live/work or office space on the ground floor and (1) 1-story community building.	Brandi Ho	MAJ Development
Land Use Review										
3	Vancouver Bridge Shelter	5313 NE 94th Ave	Fourth Plain	Commercial	120	15,402	44	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	117th Ave Apartments	404 NE 117th Ave	Fircrest	Multi-Family Residential	17	8,044	27	Proposed 17 unit multi-family residential apartment building with associated parking.	Ryan Wilson	David and Rosena Snyder
5	Vancouver Clinic Columbia Palisades Ph II	4500 SE Columbia Palisades DR 98607	East Side	Commercial	0	45,000	144	Proposed construction of a 3 story medical clinic building with associated parking, landscaping, and general site improvements within the Columbia Palisades.	MacKay Sposito	Vancouver Clinic Building LLC
Building Plan Review										
	N/A									
Building Inspection										
6	Lexus at The Landing	417 SE Olympia Dr	Hearthwood	Commercial	0	63,000	191	Proposed 2-story automotive dealership with a 4-story parking garage for vehicle inventory and service facility with a car wash.	Allison Reynolds	Stoel Rives LLP
7	Prose Walnut Grove	6712 NE 88th St	Sunnyside-Walnut Grove	Mixed-Use	284	310,010	502	Proposal to construct Ph I: New 194,446 sf 3-story 184 residential mixed-use building with 5,959 sf of commercial space. Ph II: New 115,564 sf 3-story, 100 unit residential mixed use building.	David Armesy	Urbal Architecture
Completed										
	N/A									



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Housing Action Plan: 2025 Update and Proposals

Patrick Quinton – Executive Director
CCRA

June 26, 2025

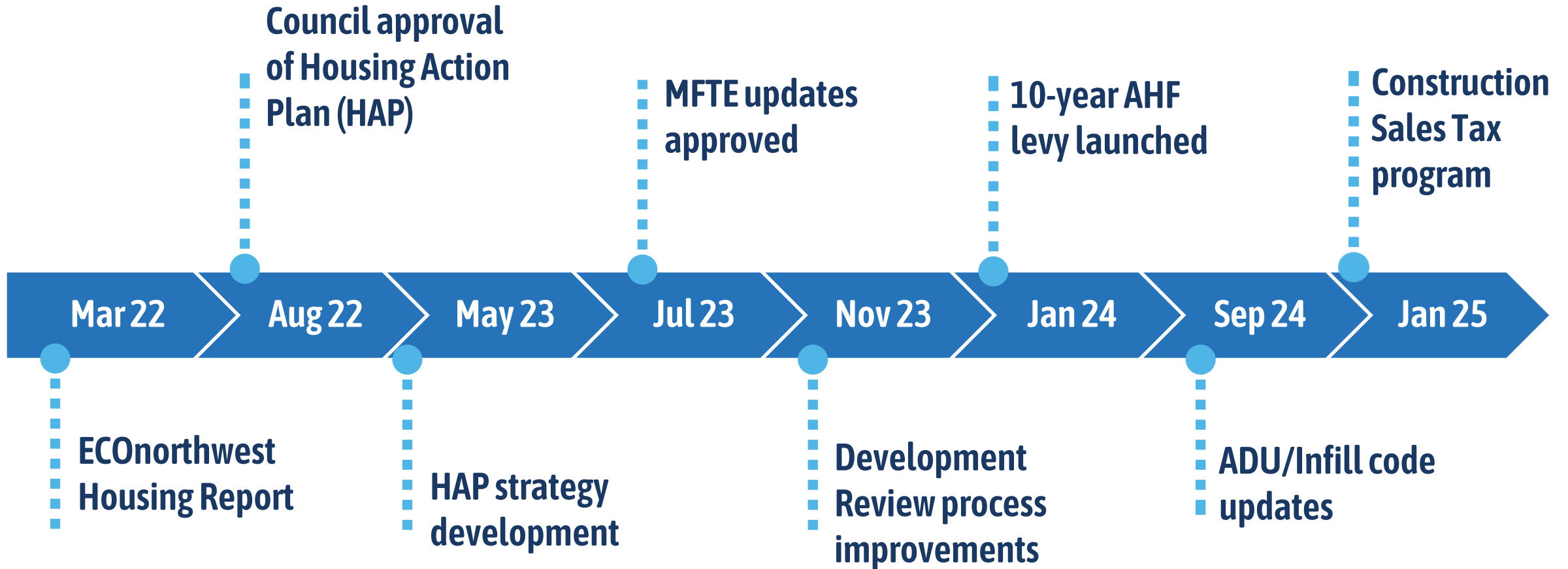


Agenda

- Background
- Updated Action Plan
- Planned and Proposed Changes
 - Parking minimums
 - MFTE requirements
 - SDCs & Impact Fees
 - Development Review
- Next Steps



Timeline of Housing Action Work





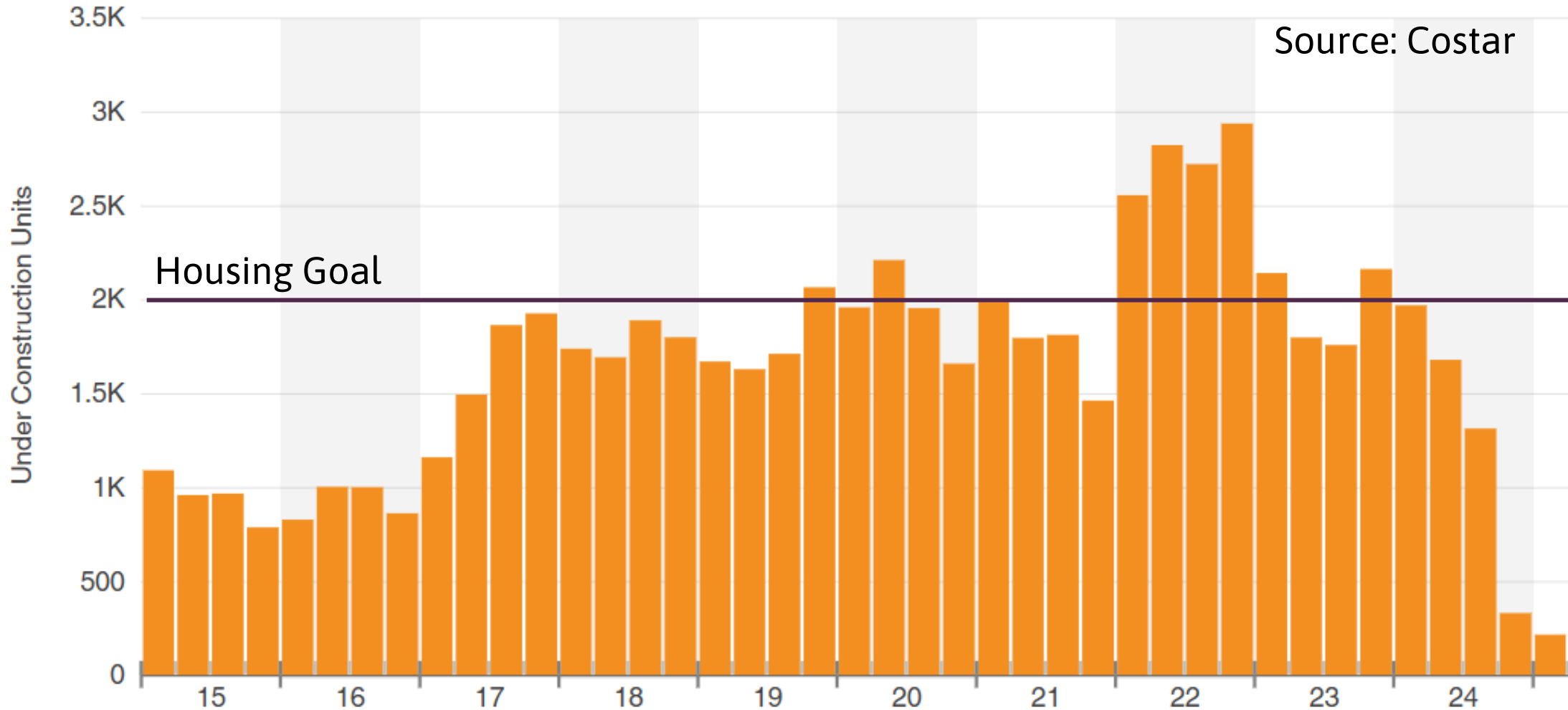
Additional Work Completed

- ✓ Comp Plan Progress
- ✓ Accelerated AHF funding and leverage
- ✓ Increased support for homeownership programs
- ✓ Progress on affordable housing projects at Waterfront Gateway and Heights
- ✓ Initial Fourth Plain for All housing investments



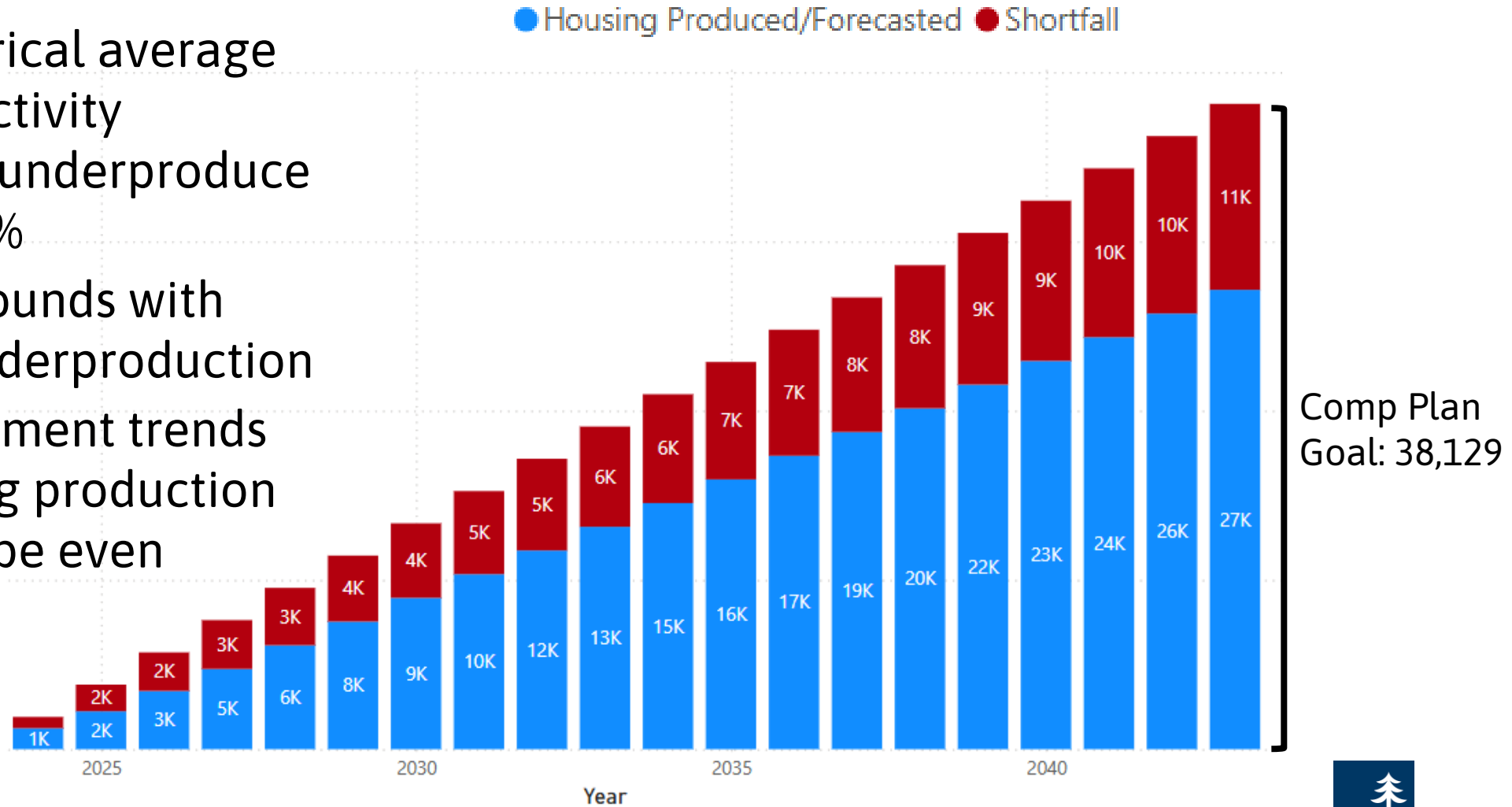
Slowdown in Housing Production

Units under construction at historic low



Projected Housing Production Shortfall

- Assuming historical average development activity Vancouver will underproduce housing by ~29%
- Shortfall compounds with each year of underproduction
- Recent development trends indicate housing production shortfall could be even greater



Immediate Strategic Action is Needed

- Current programs and incentives have been insufficient to counteract market conditions
- The dramatic slowdown in housing production will impact the housing pipeline for many years.
- Current economic conditions unlikely to ease in the near to mid term
- Immediate City intervention necessary to prevent further expansion and compounding of housing deficit



Proposed Immediate Actions

- Remove parking minimums for affordable housing
- Enhance MFTE incentives for market rate projects by:
 - Waiving application fee
 - Deferring Fee in Lieu payment
- Defer payment of SDCs and Impact Fees
- Reduce Development Review times



Proposed Change

20.945.070 Minimum Off-Street Parking Requirements for Affordable Housing

20.670.040 The Heights (HX) Plan District Design and Development Standards for Affordable Housing

Eliminate off-street parking requirements for all residential uses that provide at least 50% of units at 100% Area Median Income (AMI) or below for a minimum of 10 years to 0 required parking spaces.



Impact of Removing Parking Minimums

New projects will still build new parking

- Property owners will decide how much parking they need/want rather than City
- Amount of parking will be based on market demand and requirements of lenders and investors
- Projects will also explore availability of existing nearby parking
- Based on past and recent experience, few, if any, projects will be built without any off-street parking
 - Supported by peer cities that have removed residential parking requirements
- Projects that build new parking will still be required to meet ADA and EV requirements



Benefits of Removing Parking Minimums

Lower the cost of new development

- Removes cost of overbuilt parking from new housing developments
- Improves financial feasibility of affordable and attainable housing projects
- Stretches the impact of scarce public subsidy
- Allows for more homes of all shapes and sizes
- Promotes shared parking agreements and greater utilization of existing public and private parking
- Reduces heat islands and pollution





MFTE Modifications

- Minimal MFTE activity since 7/23 update
- Current program does not provide sufficient incentive for market rate projects which must meet density targets or pay Fee In Lieu (FIL) or both
- FIL payments intended fund future affordable housing development
- Delay of FIL payment will reduce capital needs and interest costs for developers





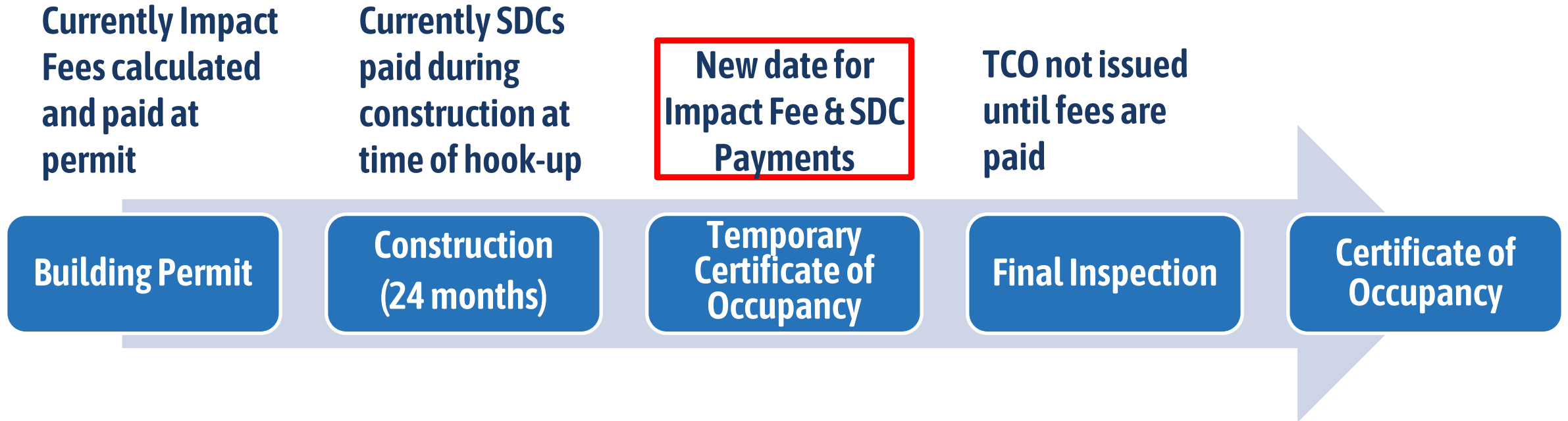
MFTE Modifications

1. Delay Fee-in-Lieu payment for 6 years from occupancy
2. Waive application fee

Both changes would be reversed after specified period of time

System Development & Impact Fee Payments

Permanent change to payment due dates for multifamily development



Projects will save 6-24 months of interest costs by paying at TCO rather than building permit



Development Review

Timelines and charges



- Currently up to 28 days for all reviews
 - Propose 21 days for second review
 - Propose 14 days for all subsequent
- Added fees for staff time after 3rd review
- Permanent change to process

Next Steps

Upcoming Council actions at different times

- Parking Minimums for Affordable Housing – City Council – 6/16 and 7/7
- MFTE changes – City Council 7/7 and 7/14
- Timing of SDC and Impact Fee Payments – Planning Commission 7/7 and City Council 8/4 and 8/17
- Process improvements for development review – No action required





Additional Actions

- Continued investment of City resources, including land, funding and incentives in affordable projects
- Priority development review for shovel ready projects
- No new fees and regulations
- Identify additional code changes (e.g., ground floor requirements)



Discussion





Redevelopment Investment Options

Patrick Quinton - Executive Director
CCRA

June 26, 2025



Agenda

- Opportunity
- Available Tools
- Business Improvement Areas
- Local Improvement Districts
- Tax Increment Financing
- Other Options
- Discussion



Opportunity

Funding the Next Wave of Citywide Development

- 40k new housing units needed Citywide over next 20 years
- Ambitious redevelopment plans in Downtown and Central Vancouver
- Competing priorities for limited capital investment dollars
- Uncertainty over future state and federal funding



Business Improvement Areas (BIAs)

Funding Mechanism for Program Costs and Improvements

- BIAs generate recurring revenues from assessments on local property owners to pay for the costs of programs, services and improvements outside of basic public services
- Examples of BIA-funded services include sidewalk clean up in commercial districts, private security, expanded programming for public spaces, and maintenance of enhanced public improvements
- The City established a BIA for the Heights District in February 2025 to cover supplemental costs of programming and maintaining public spaces
- BIAs are well-suited to support downtown and neighborhood business districts



Local Improvement Districts (LIDs)

Funding Mechanism for Capital Investments in Defined Geographic Area

- LIDs generate recurring revenues from assessments on local property owners to fund investments in infrastructure that provide a direct benefit to assessed property owners
- LID-supported projects are typically funded by public debt and LID assessments pay debt service
- Examples of LID funded projects include street improvements and parks development
- City has not previously created a LID but did study the tool specific to the Heights. Ultimately the City declined to move forward with a LID



Tax Increment Areas (TIAs)

Funding Mechanism for Public Infrastructure in Defined Geographic Area

- TIAs allow local governments to fund public infrastructure investments through anticipated growth in property tax base.
- TIA-supported projects are funded from proceeds of public debt backed by the incremental growth in property tax revenue.
- Tax increment is most useful in funding public infrastructure that supports or catalyzes private development.
- City is embarking on a feasibility study of potential TIAs downtown and in the Heights with a goal of establishing a TIA in 2026.



Other Tools

The City has access to other revenue tools to spur redevelopment

- General obligation and revenue-backed bonds
- City-owned properties
- Special purpose enterprise funds (e.g., Parking Fund, Affordable Housing Fund)
- Opportunity Zones and creation of an OZ Fund



Next Steps



TIA Study

Fall 2025



TIA Creation

June 2026



BIA

Ec Dev Strategy
Implementation
26-27



LID

Additional
Feasibility Analysis



Questions & Discussion

