



City Center Redevelopment Authority Board Meeting Agenda

September 18, 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

Marc Fazio, Board President

a. Roll Call

b. Excusal of Absence, if needed

2. Approval of Minutes

Marc Fazio, Board President

a. 7/17/25 Minutes

3. Executive Director Report

Patrick Quinton, Executive Director, Economic Prosperity & Housing

a. Subcommittee Meeting Report

b. Project Updates

c. Development Pipeline Report

4. Community Forum

Marc Fazio, Board President

To provide public testimony, please see instructions below.

5. Executive Session

Real Estate Negotiations under RCW 42.30.110(1)(c)

City Center Redevelopment Authority Board

Members

Marc Fazio
Board President

Michi Slick
Alisa Pyszka
Richard Krippaehne
Ken Anderton
David Copenhaver
Vacant

Economic Prosperity & Housing

415 W. 6th Street

Vancouver, WA 98660

TTY: 711

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6. 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: July 17, 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 07 17 CCRA Meeting Video](#).

Item 1: Call to Order and Roll Call

The July 17, 2025, meeting of the City Center Redevelopment Authority was called to order at 12:31 pm by Richard Krippaehne.

Board Members Present: Ken Anderton, David Copenhaver, Richard Krippaehne, Michi Slick

Board Members Absent: Marc Fazio and Alisa Pyszka

Staff Present: Patrick Quinton, Kimberly Kerlee, Rebecca Kennedy, Meredith Herbst, Chim Chune Ko, Chad Eiken, Rebecca Small

Guests: None

Motion by Slick, seconded by Anderton, and carried unanimously to elect board member Krippaehne as interim President.

Motion by Anderton, seconded by Slick, and carried out unanimously to amend the agenda to add a 30-minute executive session.

Motion by Slick, seconded by Copenhaver, and carried unanimously to excuse the absence of Board Members Fazio and Pyszka.

Item 2: Approval of Minutes

Motion by Slick, seconded by Anderton, and carried unanimously to approve June 26, 2025, minutes.

Item 3: Executive Director Report

Patrick Quinton mentioned the Subcommittee did not meet in July and provided an update on the Development Pipeline report activity in June. The August CCRA meeting is canceled. The Heights Investment Committee is currently reviewing two

Members

Marc Fazio
President

Richard Krippaehne
David Copenhaver
Michi Slick
Alisa Pyszka
Ken Anderton
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Economic Prosperity & Housing | 360-487-7846 | Relay 711 | Kimberly.Kerlee@cityofvancouver.us

proposals for phase two of the Heights development. Quinton provided an update on the Affordable Housing Project at Waterfront Gateway which broke ground in July.

Item 4: Comprehensive Plan Update – Draft Environmental Impact Statement (DEIS)

Rebecca Kennedy and Meredith Herbst provided an overview of the Comprehensive Plan which is currently in the draft environmental impact statement and public comment period. Recent plans have been completed to update the elements of the last Comprehensive Plan that relate to downtown, including the Downtown Parking Plan, Economic Development Strategy, and Downtown Redevelopment Study. The differences between the two alternatives in the current draft of the Comprehensive Plan were reviewed and their potential impacts to the built and natural environment. Kennedy provided a summary of the key findings and potential impacts to housing, job growth in industrial and commercial areas, transportation, and demand for public services and utilities. The comment period is open until September 8. Herbst reviewed the next steps and informed CCRA that they plan to come back in October to discuss code changes. Board members asked questions and provided feedback.

Item 5: Green Building Policy Update

Rebecca Small opened with the overall goal of the program and an overview of the financial analysis that was conducted by BAE Urban Economics to assess how the proposed policies might affect different development projects. Chim Chune Ko reviewed the measurable cost impacts to garden-style apartments, podium apartments, and office and industrial buildings. Recommendations and priorities were also highlighted including exploring alternatives and modifications that maintain outcomes while lowering costs and streamlining processes. Chad Eiken reviewed the requirements which will be phased in over time and the incentives being proposed in the interim. Board member Krippaehne opened the floor for discussion. Board member Anderton asked about the cost impact with the various policies and the new Washington State standards. Small and Ko responded. Board members expressed appreciation for thought and work staff have put in to dissect the impacts and benefits of climate change policies.

Item 6: Public Comment

None

Item 7: Executive Session

Taylor Hallvik opened with a statement. Board member Krippaehne called for the 30-minute executive session at 2:20 p.m. There will be no action taken following the executive session.

Adjournment

2:35 pm

Richard Krippaehne, Board Member

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

July & August 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	Mill Plain Mixed Use	12117 SE Mill Plain Blvd	Cascade Park West	Mixed Use		84,500	161	Proposed mixed-use, multi-family development with quick service restaurant. Buildings will seek separate site plan approval and built separately.	Dominic Maiello	Romano Development	
2	Vancouver Public Works Operations	8713 NE 94th Ave	Sunnyside	Industrial	0			Proposed construction of operations buildings and associated shops, maintenance facilities, storage areas, parking, utilities, stormwater facilities and landscaping over 4 parcels.	Ryan Cornwall	City of Vancouver	
3	PeaceHealth Rehab Hospital	3400 Main Street	Lincoln	Commercial	0	60,000		Proposed 60,000 sf inpatient rehabilitation hospital with parking and landscaping.	Ben Schonberger	PeaceHealth	
Land Use Review											
4	The VIC Phase 1	3301 SE 176th Ave	Fishers Landing	Multi-Family Residential	467	463,500	277	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 parkwith 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	
5	CTC 720 Site Apartments	300 SE 184th Ave	Bennington	Multi-Family Residential	240	373,372	519	Proposed 240-unit gated apartment complex with community building and pool. 495 parking spaces including 24 garage spaces.	Matthew Oyen	Columbia Tech Center, LLC	
Building Plan Review											
6	SE 192nd Avenue Apartments	19004S SE 15th Street	Bennington	Multi-Family Residential	222			Proposal to construct a multi-family residential development with 222 dwelling units.	Gary Vance	Vance Development	
7	Vancouver Bridge Shelter	5313 NE 94th Ave	Fourth Plain	Commercial	150	14,184	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	
Building Inspection											
8	Clark County Jail Working Center	5197 NW Lower River Rd	Fruit Valley	Industrial	0	12929	41	Proposed medium-security detention facility to house 64 inmates.	Michelle Schuster	Clark County Internal Services	
Completed											
9	Heritage Park Apartments	16702 NE 66th Way A	Orchards	Multi-Family Residential	36	49,817	78	Completed 36 unit multi-family apartment complex with in three buildings with associated parking, stormwater and other infrastructure improvements.	MacKay Sposito	Mackay Sposito Inc	
10	Grand Blvd Apts South Building	2700 E 5th Street	Hudsons Bay	Multi-Family Residential	79	108,035	213	Completed 6-story, 79-unit apartment building with 1-story parking garage and related site work.	Torjan Ronhovde	Hoene 6th Street, LLC	
11	Creekside Plaza	6815 E 18th St B	Maple Tree	Commercial/Industrial	0	12,000	60	Completed commercial building with three lease spaces: one space left unfinished and two spaces for office and warehouse use.	Mike Warner	WRC Investment Group, LLC	

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

