



City Center Redevelopment Authority Board Meeting Agenda

February 19, 2026

12:30 PM

Location

City Hall, Council Chambers, Fl 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**
Marc Fazio, President
 - a. 1/15/2026
3. **Executive Director Report**
Patrick Quinton, Executive Director
 - a. Subcommittee Meeting Report
 - b. Project Updates
 - c. Development Pipeline Report
4. **Community Communications**
To provide public testimony, please see instructions below.
5. **Comprehensive Plan and Zoning Code Updates**
Rebecca Kennedy, Deputy Community Development Director; Meredith Herbst, Planner
6. **Update on Tax Increment Financing Analysis**
Chim Chune Ko, Real Estate Project Manager; Nick Popenuk; Tiberius Solutions LLC
7. **Executive Session, if needed**

City Center Redevelopment Authority Board

Members

Marc Fazio
Board President

Michi Slick
Alisa Pyszka
Richard Krippaehne
Ken Anderton
David Copenhaver
Heather Friend

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

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 callie.taylor@cityofvancouver.us by 5pm the day before the meeting.
2. Remotely: Remotely: Pre-register by phone at 360-487-7846 or email callie.taylor@cityofvancouver.us by 5pm the day before the meeting.
3. In Person: Pre-register by phone at 360-487-7846 or email callie.taylor@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: January 15, 2026

Time: 12:30-2:30 pm

Location:

City Hall – Aspen Room, Fl 1
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: [26 1 15 CCRA Meeting Video](#)

Item 1: Call to Order and Roll Call

The January 15, 2026, meeting of the City Center Redevelopment Authority was called to order at 12:31 p.m. by Marc Fazio.

Board Members Present: Marc Fazio, Richard Krippaehne, Michi Slick, Heather Friend, David Copenhaver, Ken Anderton

Board Members Absent: Alisa Pyszka

Staff Present: Patrick Quinton, Taylor Hallvik, Callie Taylor, Chim Chune Ko, Tyler Lund

Presenters: Chim Chune Ko, Patrick Gilligan

Motion by Fazio, seconded by Krippaehne and carried unanimously to excuse the absence of Alisa Pyszka.

Item 2: Election of Officers

Taylor Hallvik, Assistant City Attorney, asked the board for nominations for the office of President. Board member Slick nominated Marc Fazio for CCRA President. No other nominations for president were made. Hallvik closed nominations and requested a motion.

Motion carried unanimously by the board to elect Marc Fazio for the office of president for 2026.

President Fazio opened nominations for the office of Secretary of Treasurer. Board member Krippaehne nominated himself. No other nominations were made. President Fazio asked for a motion.

Members

Marc Fazio
Richard Krippaehne
David Copenhaver
Michi Slick
Alisa Pyszka
Ken Anderton
Heather Friend



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P.O. Box 1995
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Motion carried unanimously by the board to elect Richard Krippaehne for the office of Secretary of Treasurer for 2026.

Item 3: Approval of Minutes

Motion by Krippaehne, seconded by Friend, and carried unanimously to approve the December 18, 2025, minutes

Item 4: Executive Director Report

Patrick Quinton reported that the subcommittee met earlier this month. Quinton provided updates related to ongoing projects within the City Center area, including status, recent developments, and key milestones. Quinton then presented an overview of the development pipeline report, highlighting active and anticipated projects and discussed market conditions and development trends. Board members discussed project timelines, feasibility considerations, and alignment with CCRA goals.

Item 5: Public Comment

None

Item 6: Waterfront Gateway Development Agreement Amendment

Chim Chune Ko, Real Estate Project Manager, provided a history of the Waterfront Gateway Development project, highlighting the market challenges for residential development. High interest rates, increase in costs for construction and construction materials, stagnant rental rates for residents and businesses, and increased operational costs continue to delay projects. Due to these challenges, investors prefer to invest in existing properties. Ko then provided a map with the locations of the initial Waterfront Gateway parcels and highlighted the previous plan before introducing the proposed updated plan. This updated plan removed the office building from the parcel, making it entirely residential. Up to 50% of these rental units will be affordable at 80% AMI for ten years. Lincoln is proposing to build this as a six-story, light wood frame building, and the City is currently going through a code analysis to adopt. Quinton discussed current market conditions, project feasibility considerations, and proposed adjustments to the development framework. Ko then outlined how these adjustments would impact timelines, project scope, and implementation. Discussion occurred.

Motion by Slick, seconded by Krippaehne, and carried unanimously to recommend the proposed amendments to the Waterfront Gateway Development Agreement to be forwarded to the City Council for consideration.

Item 7: Executive Session

None.

Item 8: Adjournment

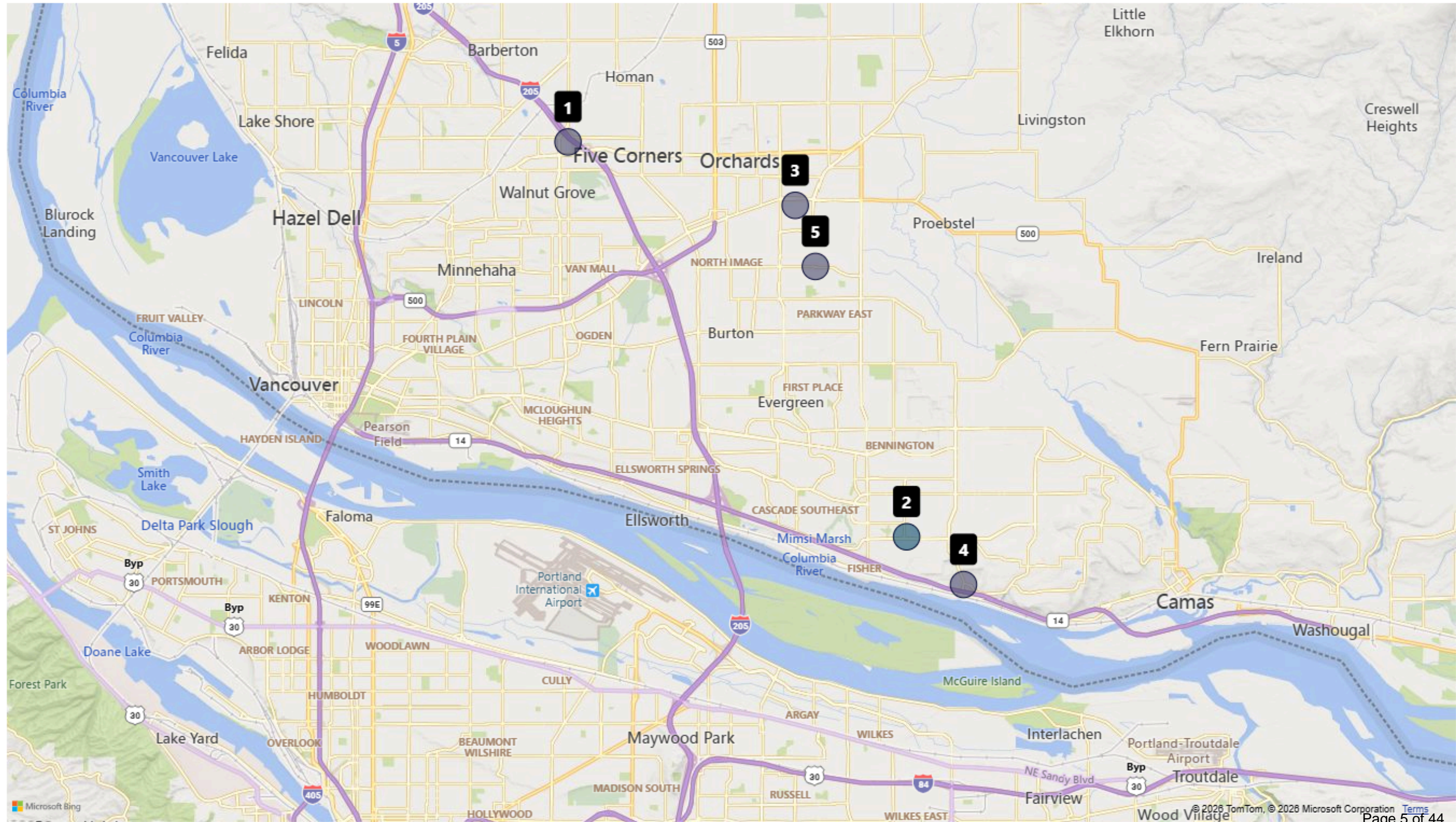
1:35 pm

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.

Existing Development Pipeline Map

Development Type ● Commercial ● Residential



Development Pipeline Report

January 2026 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	IOONA	8712 NE Centerpoint	Walnut Grove	Commercial	0	13,300	12	Proposed construction of a new 12 stall parking facility with level 3 electric vehicle charging.	Feras Alfani	Shuyi Chen
2	The VIC – Phase IB	3301 SE 176TH AVE	Fishers Landing East	Residential	51	185,130	51	Proposed development of 7 blocks with MF residential units 1 block with shared amenity exterior spaces and an amenity building, and 2 blocks of open space/neighborhood park.	Kevin James	Matthew Poncelow
Land Use Review										
N/A										
Building Plan Review										
3	AVDB Dental Clinic	14335 NE Fourth Plain Blvd	Sifton	Commercial	0	9,315	48	Proposed dental clinic with 12 exam rooms, one open bay orthodontics, sterile room, consultation rooms, reception, break room restrooms and other mechanical and electrical support rooms.	Talents Construction	Renata Presby
Building Inspection										
4	Palisades Point	West of SE 192nd Ave and SE Brady Rd 98607	Fishers Creek	Mixed-Use	150	120,649	274	Proposed site plan with two 6-story mixed use, commercial and residential uses, with a 2-story parking garage.	Dale Sweeny	1 STRUCTURE LLC
Completed										
5	Bridge Development	5500 NE 162nd Ave	Burnt Bridge	Commercial	0	641,628	422	New 641,628 SF commercial Warehouse/Light Industrial building with future B, F-1 & S-1 occupancies. Permitting as shell-only, no Occupancy. Tilt-up concrete w/ approx 413 parking spaces/ 9 ADA parking spaces, trailer parking, 110 dock high loading bays, 8 drive-in overhead doors and storefront entrance.	MDG Architecture	Yang Properties of WA LLC

OUR VANCOUVER

OUR FUTURE 2045

Comprehensive Plan Update

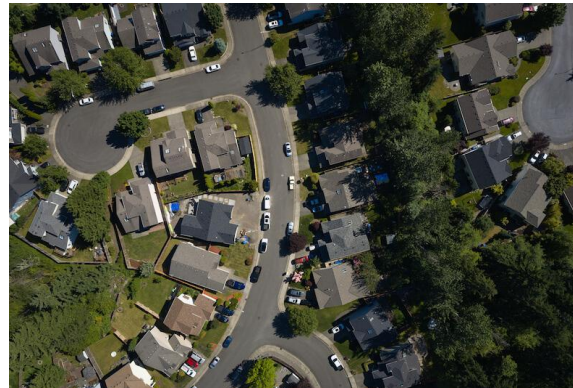
Rebecca Kennedy (she/her), Deputy Director, Community Development

Chim Chune Ko (he/him), Senior Real Estate Project Manager, Economic Prosperity & Housing

CCRA | February 19, 2026

Agenda

- Comprehensive Plan Background
- Draft Plan
 - ➔ Focus: Downtown Implications
- Map and Draft Code
 - ➔ Council-endorsed Preferred Alternative
 - ➔ Base Districts
 - ➔ Redevelopment Study: capacity testing
 - ➔ Overlays
 - ➔ Additional Considerations
- Coming Up + Discussion



OUR VANCOUVER Comprehensive Plan

- A guide for the city’s growth and development over the next **20 years** (2025-2045).

	2024	Growth	VCCV Growth	2045 Targets
Population	~200,000	+ 81,000	+11,700	~281,000
Housing Units	~86,000	+ 38,000	+5,200	~124,000
Jobs	~100,000	+ 43,100	+9,300	~143,100

Vancouver is an equitable and prosperous community, which ensures that all residents, businesses and organizations benefit from the growth and advancement we make together.

Vancouver will be recognized for our quality of life, as evidenced by affordable housing in vibrant, safe and walkable neighborhoods, access to jobs and economic opportunity for all, and leading-edge efforts to address climate change.



Learn about
our community

Develop
alternatives

Understand
potential impacts

Refine map,
policies, & code

Adopt plan
and code

3

Key Drivers and Priorities

- **A Changing Landscape** – Rising housing costs, climate change, evolving transportation needs, community safety and economic shifts require a new approach.
- **Economic & Employment Trends** – Capacity for 4,300 new jobs, continued remote work, desire for jobs closer to home, access to family wage jobs, shifts in commerce and support for small businesses.
- **Growing Community**– Transition from suburban to urban; continue transition from suburban expansion to compact, connected neighborhoods where daily needs can be met within a 15-minute walk.
- **Opportunity for All**– Address disparities in outcomes and provide equal access to housing, jobs, parks, schools, healthcare and essential services for all community members.
- **Climate Action** – Net-zero emissions by 2040; adapt to heat, wildfire smoke, and flooding through compact, connected growth and resilient infrastructure.
- **Legal & Policy Requirements** – Room for 38,000+ new units by 2045 in range of income bands, allow new housing types in all neighborhoods, integrate climate and equity into Comprehensive Planning.



New State Laws

- At a minimum, allow up to 4 units per residential lot and up to 6 units per residential lot if near transit or if at least 2 units are affordable.
 - ➔ Standards for middle housing cannot be more restrictive than those for detached single-family homes
- Make room for set numbers of housing units in all income levels – over 30,000 total new units citywide
 - ➔ Including permanently supportive housing



- Account for racially disparate impacts
- At a minimum, allow 2 ADUs per residential lot
- No parking minimums for affordable housing and no more than 0.5 per unit for all other housing
- Only one stairwell required for residential buildings 6-stories or less
- Align impact fees to size of housing
- Allow for permanently supportive housing



Chapters

- Community Experience
- Land Use and Development
- Housing
- Equity and Inclusion
- Climate and Environment
- Economic Opportunity
- Parks and Recreation
- Transportation and Mobility
- Public Facilities and Services
- Annexation



Draft Plan

- In each chapter:
 - ➔ Historical context and current conditions
 - ➔ Chapter vision statement
 - ➔ Key challenges and trends
 - ➔ Community feedback
 - ➔ Equity lens
 - ➔ Goal pages
 - Description of goal
 - List of supporting policies
 - Key actions (TBD)
- Plus an Introduction section with overall vision statement and definitions and Implementation chapter

New Zoning Districts

Low-Scale Neighborhood



Mixed-Use Neighborhood



Institutional/Campus



Medium-Scale Neighborhood



Regional Activity Center



Industrial/Employment



Manufactured Home



Parks

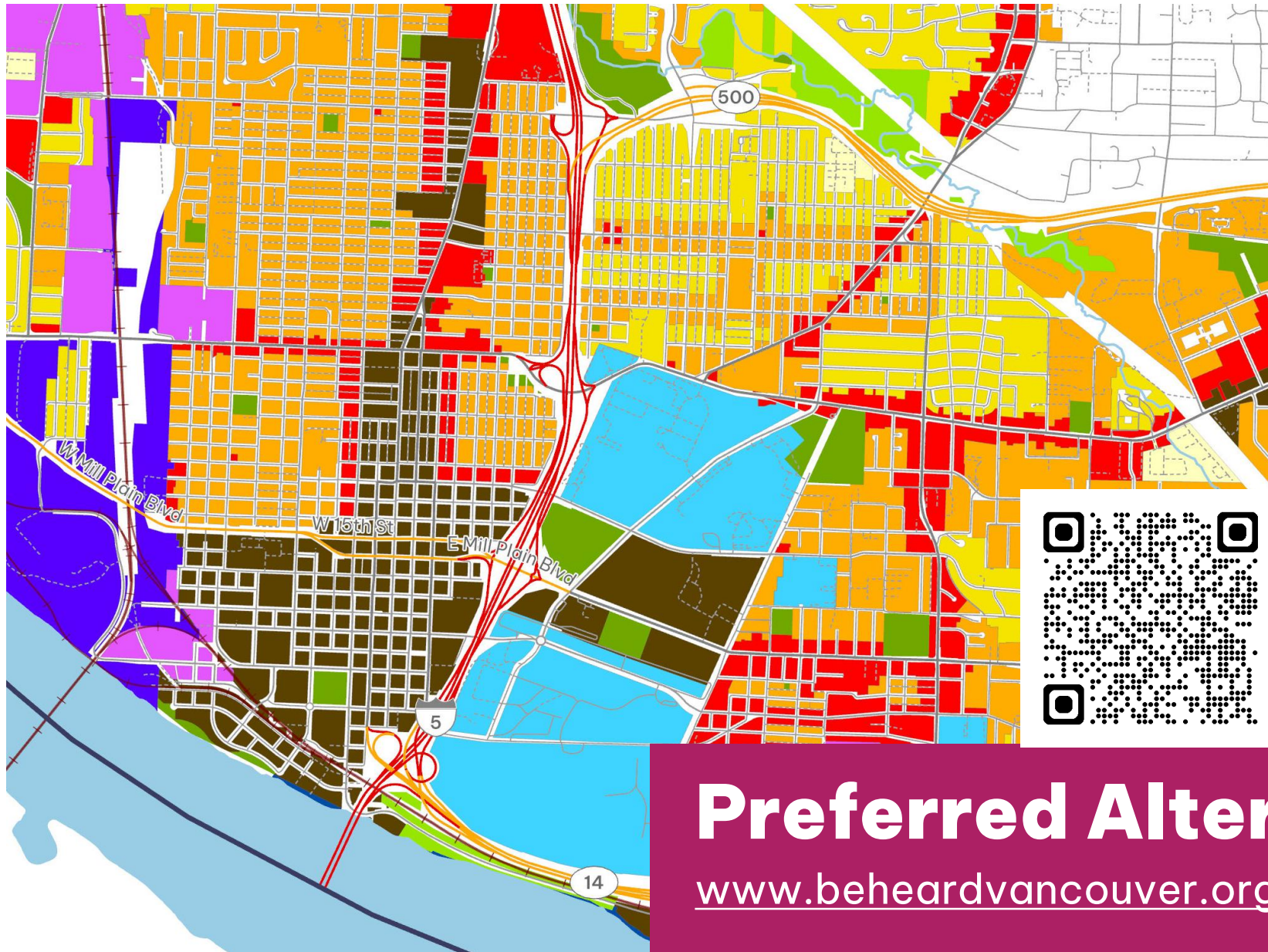


Natural Areas



Heavy Industrial



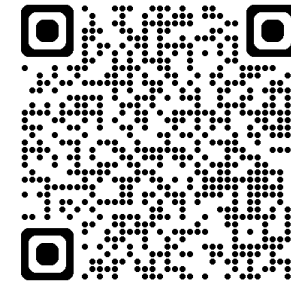


Legend

- Interstate
- State Route
- Primary Arterial
- Arterial
- Minor Collector
- Forest Collector
- Private or Other
- Major Railway
- Streams
- Waterbodies
- Vancouver UGA

Preferred Alternative Designations

- Low Scale Neighborhood
- Medium Scale Neighborhood
- Manufactured Home
- Mixed-Use
- Regional Activity Center
- Institutional/Campus
- Industrial/Employment
- Heavy Industrial
- Natural Areas
- Parks/Open Space
- Water



Preferred Alternative

www.beheardvancouver.org/plan2045



Draft Densities and Heights

Base District	Minimum Residential Density (units/acre)	Maximum Height
Manufactured Home	None	35 ft.
Low-Scale	8	45 ft. (3 floors)
Medium-Scale	16	75 ft.
Mixed-Use	32	110 ft.
Regional Activity Center	64	None
Institutional/Campus	None	None
Employment/Industrial	N/A	150 ft.
Heavy Industrial	N/A	None



Redevelopment Study: Capacity Testing

Residential Development

Density	Eighth Block	Half Block	Full Block
Medium-Density (3-4 Story, Surface Parked)	58 DU/Acre	130 DU/Acre	130 DU/Acre
High-Density (7 Story, Podium Parked)	105 DU/Acre	305 Du/Acre	270 DU/Acre



Residences at Arnada,
Medium-Density Example



12th & Main, High-Density
Example



Redevelopment Study: Capacity Testing

Redevelopment Opportunity Area	Residential Yield Capacity (Units)		Office Yield Capacity (SF)	Industrial Yield Capacity (SF)
	Medium Density	High Density		
Esther Short Park	1,800	4,930	530,000	70,000
Main Street	1,790	4,260	390,000	0
County Center	1,610	3,850	400,000	50,000
<u>Uptown</u>	<u>2,480</u>	<u>5,340</u>	<u>240,000</u>	<u>0</u>
Total	7,680	18,380	1,560,000	120,000

- Significant Residential Development Capacity in Downtown
- High-Density Development is critical to meeting downtown housing goals while leaving space for future growth
- ~40% of development capacity is on site larger than 1 acre



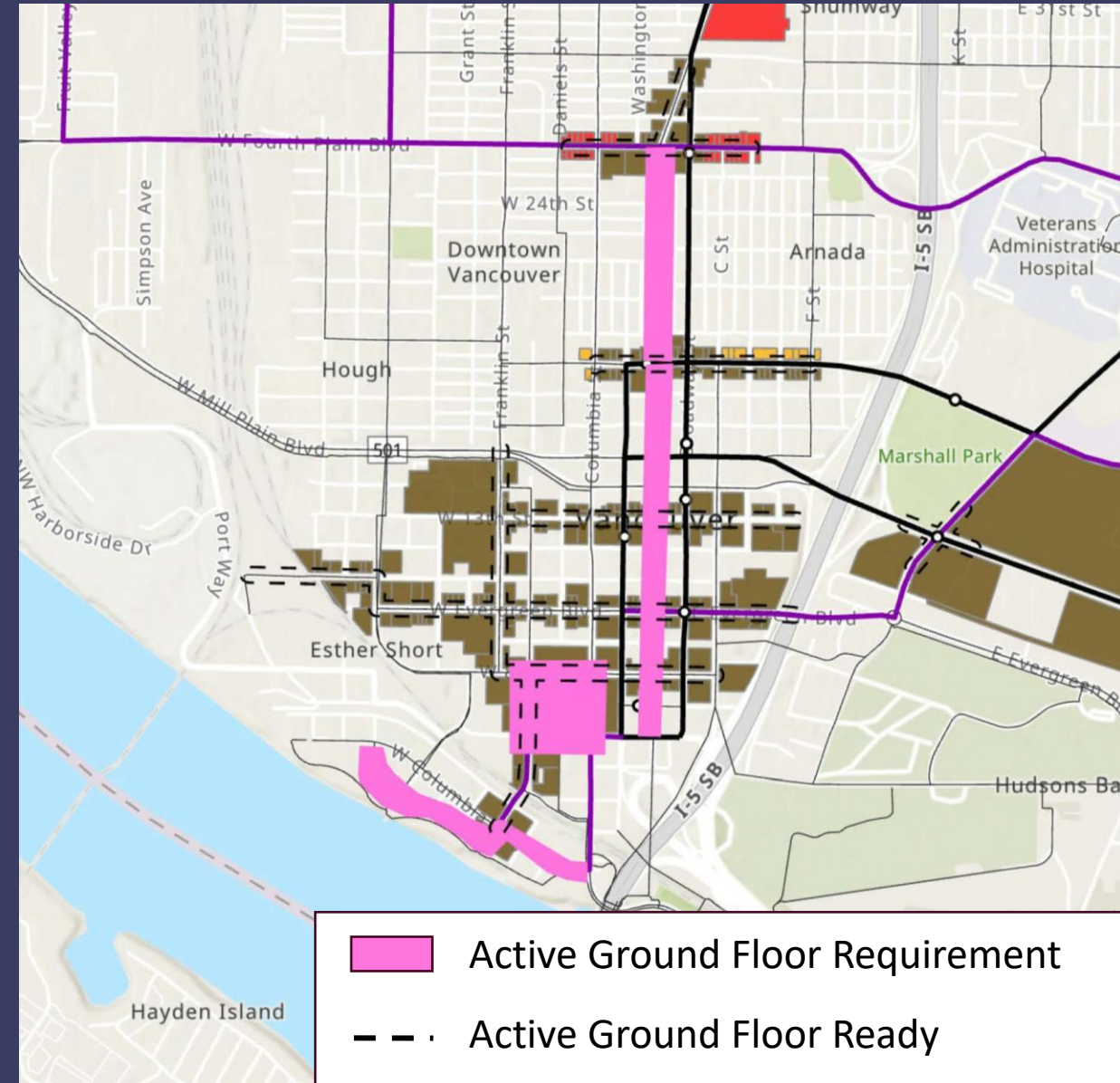
Draft Building Type Table

Building Types	LS	MS	MX	RA	IC	IE	HI
Single-Family Residential Building	Allowed	Allowed	X	X	X	X	X
Townhouse / Rowhouse Building	Allowed	Allowed	Allowed	X	Allowed	X	X
Stacked Multi-Plex Building	Allowed	Allowed	Allowed	X	Allowed	X	X
Flex Plex Building	Allowed	Allowed	Allowed	X	Allowed	X	X
Cottage Court Building	Allowed	Allowed	Allowed	X	X	X	X
Multifamily Building	X	Allowed	Allowed	Allowed	Allowed	X	X
Mid-rise Residential Building	X	X	Allowed	Allowed	Allowed	X	X
Mixed-Use Residential Building	Allowed	Allowed	Allowed	Allowed	Allowed	X	X
Mixed-Use Office Building	X	Allowed	Allowed	Allowed	Allowed	Allowed	X
Commercial Block Building	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	X
Big Box Retail Building	X	X	X	Allowed	Allowed	Allowed	X
Flexible Use Building	X	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
Industrial / Distribution Building	X	X	X	X	X	Allowed	Allowed
Structured Parking Garage Building	X	X	Allowed	Allowed	Allowed	Allowed	Allowed
Civic / Institutional Building	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	X



Overlays

- New Overlays
 - ➔ Active Ground Floor Use Required
 - 50% of frontage on primary street
 - 14' minimum floor to ceiling
 - Minimum 70% transparency
 - ➔ Active Ground Floor Use Ready
 - 12' minimum floor to ceiling
 - Increased transparency by building type
 - ➔ Station Areas - LRT and BRT stations
 - No height limits
 - Surface lots re-developable
- Existing Overlays remain- Design Guidelines, Airport, Noise, Historic



Additional Considerations

- Master Plan Requirements:
 - In Regional Activity Center (RA) and Mixed-Use Neighborhood (MX) zones, development 10 acres or more in size will require a master plan, including some level of open space dedication
 - Developments 5 acres or greater can opt in to master planning in all zones, but not required
- Proposed Master Plan Process:
 - 25 acres or greater will go through at Type IV process with PC and CC review (same as current code)
 - 25 acres or smaller – current proposal is a Type II administrative review process, though City Council has indicated some hesitation about this
 - Development Agreements associated with any master plan, regardless of size, will still require Council approval
- Solid waste standards for additions/tenant improvements where the value of the improvement is more than half of the building's assessed value



Additional Considerations (cont.)

- By right development: Make most development a Type I or Type II process
 - Middle housing developments, 6 units or less, not subject to a land use application.
 - Align Type I process with existing or future SEPA exemptions: multifamily projects 200 units or below; commercial projects 30,000 sf or less
- Density Calculation Proposal
 - Concern that density minimums will drive toward studios and one-bedrooms at the expense of larger, family-size units
 - Proposed density calculation for different sized units to address this
 - Mixed use buildings where twenty-five (25%) or more of the gross ground-floor area will consist of Active Retail Uses, Office Uses or Passive Retail Uses are exempt from residential density requirements

Unit Type	Density Value
Studio / 1 bedroom	1
2 bedrooms	1.25
3+ bedrooms	1.5



Coming Up

- **Draft of Plan & Code**
 - ➔ This week: Release of Plan and Code drafts
 - Community presentations
 - ➔ Feb and March: Council, Commission, and Department of Commerce Review
 - February 23: City Council – Code
 - March 10: Planning Commission – Code and Plan
 - March 16: City Council – Plan- Annexation, Community Experience and Implementation Chapters
 - March 23: City Council – Code
 - Commerce: 60 days
- **Initiate Adoption Process in April (PC) and May (Council)**
 - Supported by Final Environmental Impact Statement (FEIS)



Community Presentations

Thur, Feb 19

4p-6p
Virtual

Thur, Feb 26

11a-1p
Virtual

Sat, Feb 28

11a-1p
City Hall

Wed, Mar 4

5:30-7:30p
Cascade Park
Community Library

Thank you!

www.beheardvancouver.org/plan2045

OurVancouver2045@cityofvancouver.us





Tax Increment Financing: Opportunities in Downtown Vancouver

Chim Chune Ko
Real Estate Project Manager,
Economic Prosperity & Housing
February 19, 2026



Nick Popenuk
President,
Tiberius Solutions



Agenda

- How TIF Works
- TIF Potential in Downtown
- Next Steps



How Tax Increment Financing (TIF) Works



What is Tax Increment Financing?

- Economic and redevelopment financing tool
- Municipalities collect incremental property tax revenues in a specific geography
- Revenue is spent on infrastructure and economic development projects

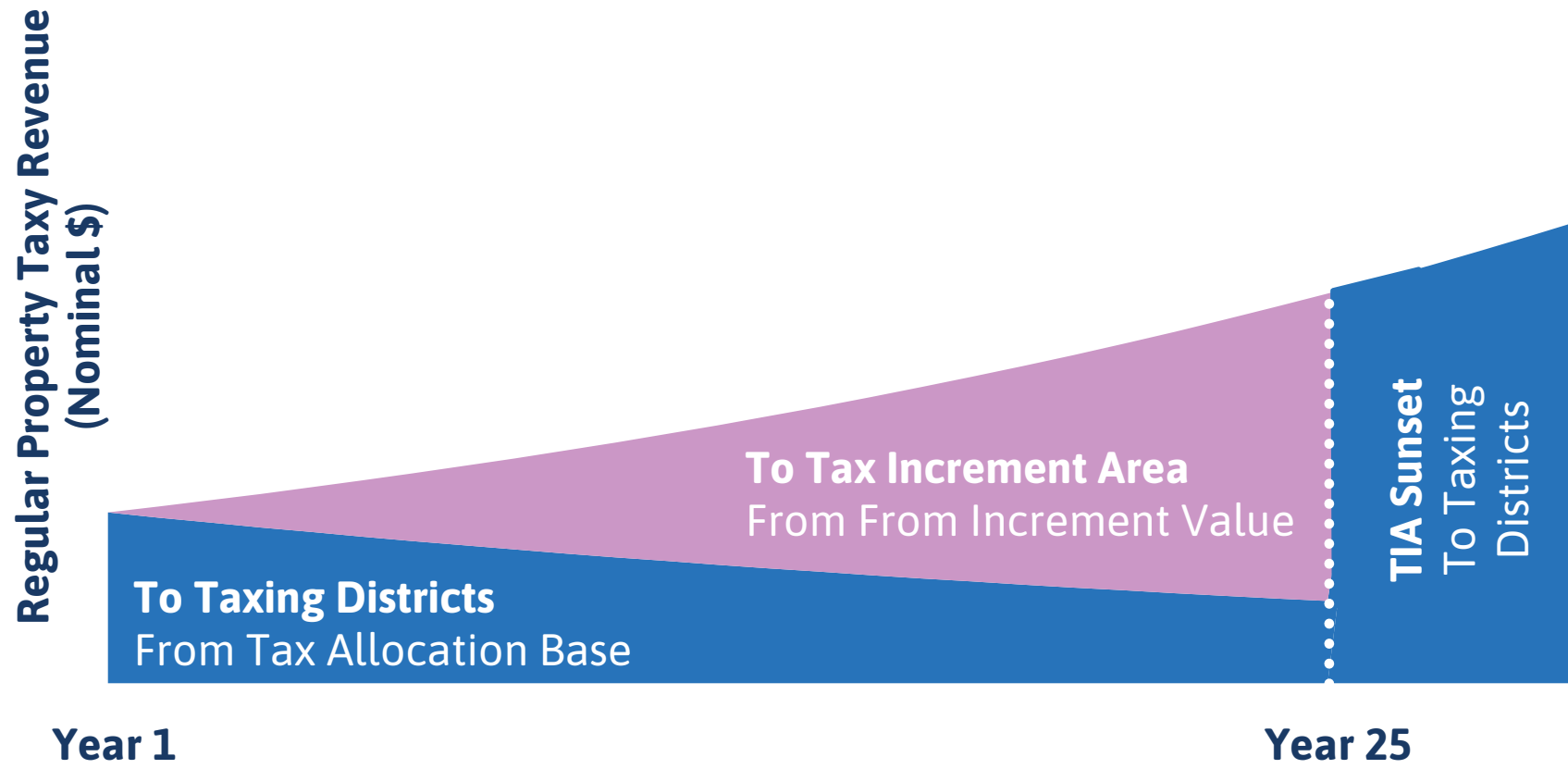


Legal Framework

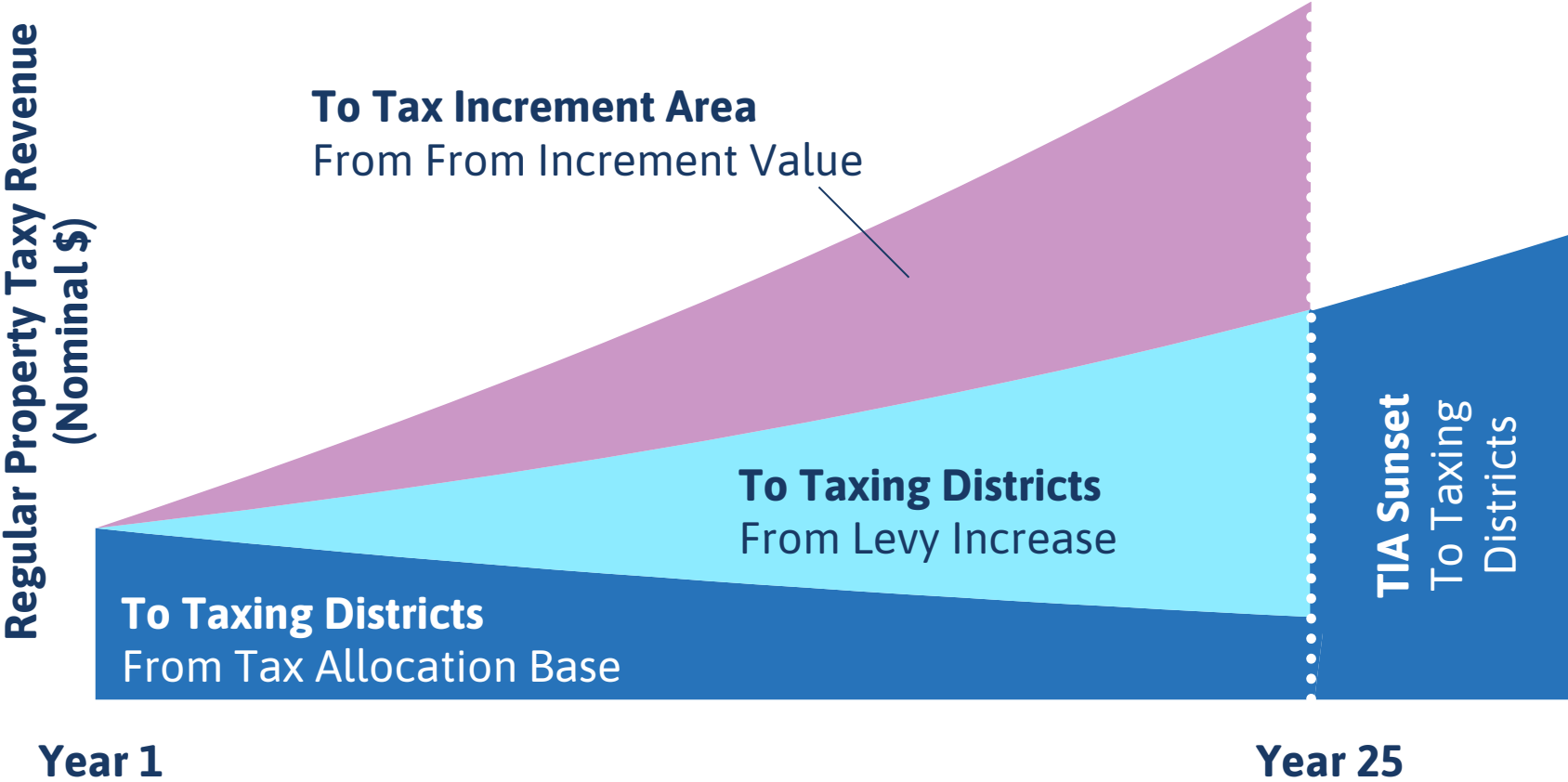
- RCW 39.114: HB 1189 enacted in 2021
- Cities, counties, and Ports can establish Tax Increment Areas (TIAs) to fund public improvements that enable private development
- Public projects intended to stimulate additional taxable development and grow the tax base



Washington TIF Illustration



Washington TIF Illustration with Levy Add-On



TIF Potential in Downtown



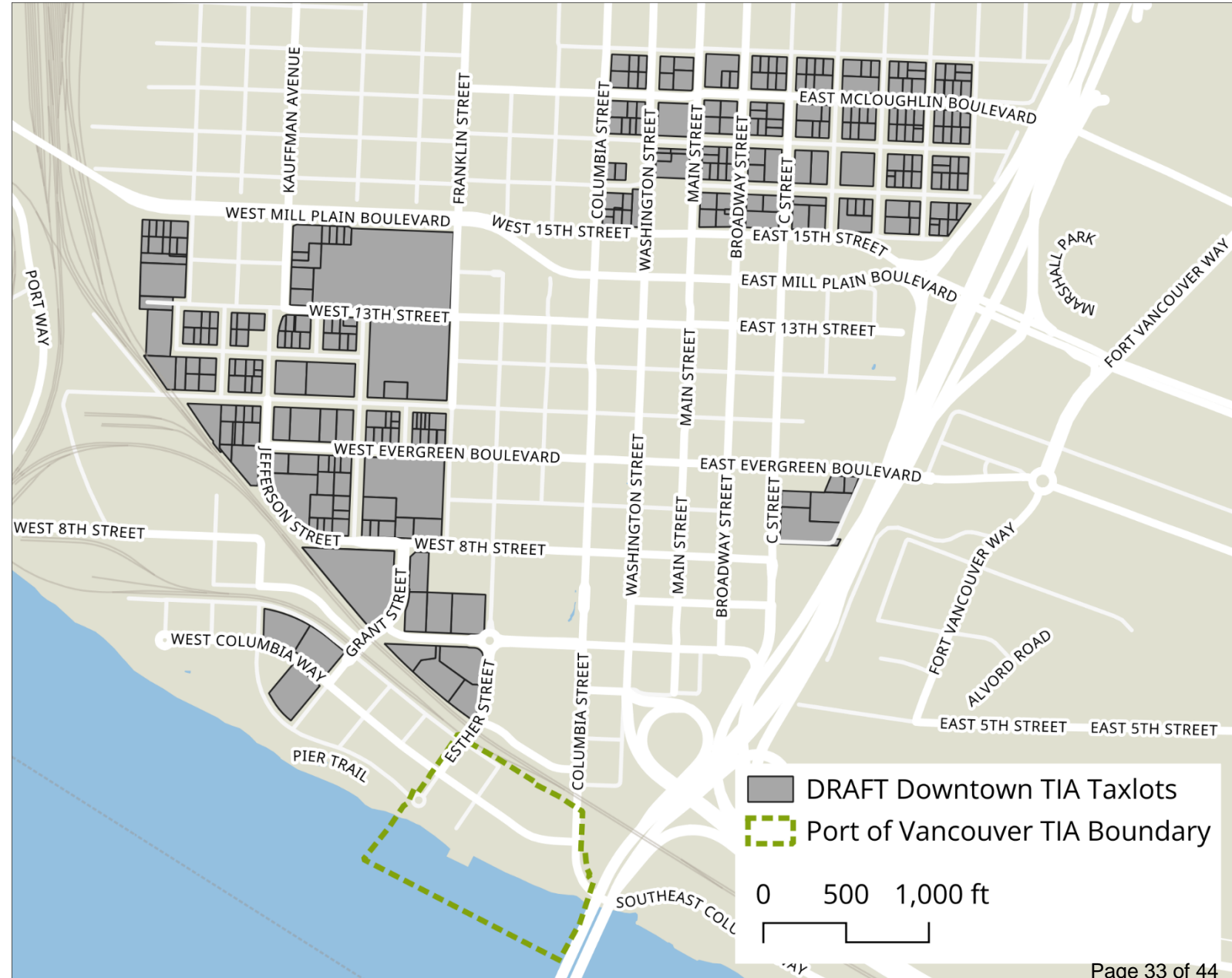
Boundary Considerations

- No more than two TIAs per municipality
- Assessed value of TIA boundaries cannot exceed the lesser of \$200M or 20% of City AV
- Port of Vancouver already established one TIA
- MFTE programs can be challenging to combine with TIAs



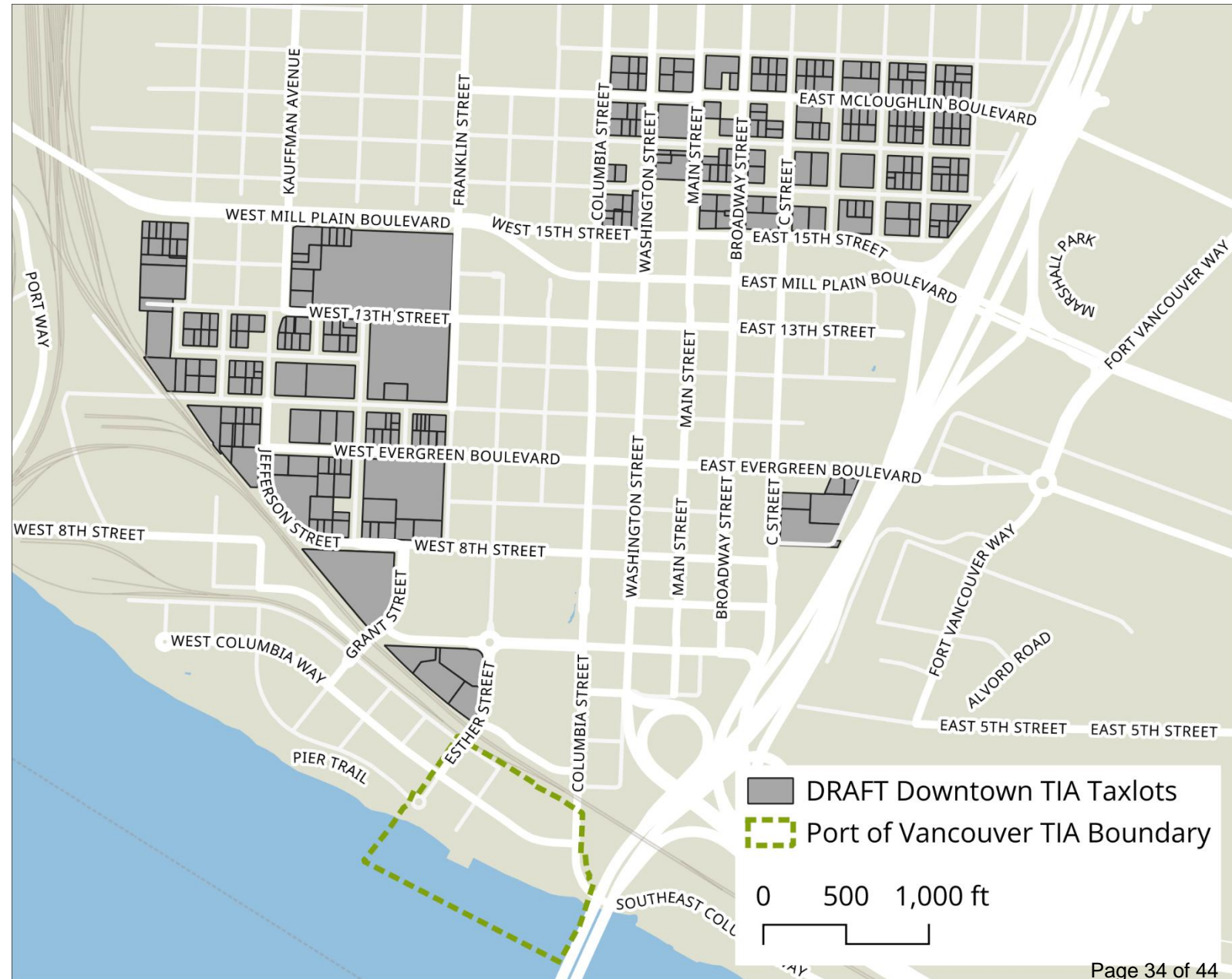
Draft Boundary Option 1

- Total AV: \$198.5M



Draft Boundary Option 2

- Total AV: \$139.0M



Eligible Public Improvements

- Capital, administration, financing, maintenance, security, feasibility studies
- Expected to encourage private development sooner or with more value
- Can be outside of TIA, if they benefit property inside the TIA
- Must include descriptions and cost estimates
- Cannot add projects to the list in the future
- No commitment to fund any projects on the list



Potential Downtown Public Improvements*

- Stormwater capacity analysis and upgrades
- Uptown park infrastructure
- Shared parking garage
- Active transportation improvements:
 - Amtrak multimodal access
 - 9th Street pedestrian and bicycle improvements
 - Other bicycle, pedestrian, and multi-use path improvements

*Working draft project list prepared by DOWL in collaboration with City staff

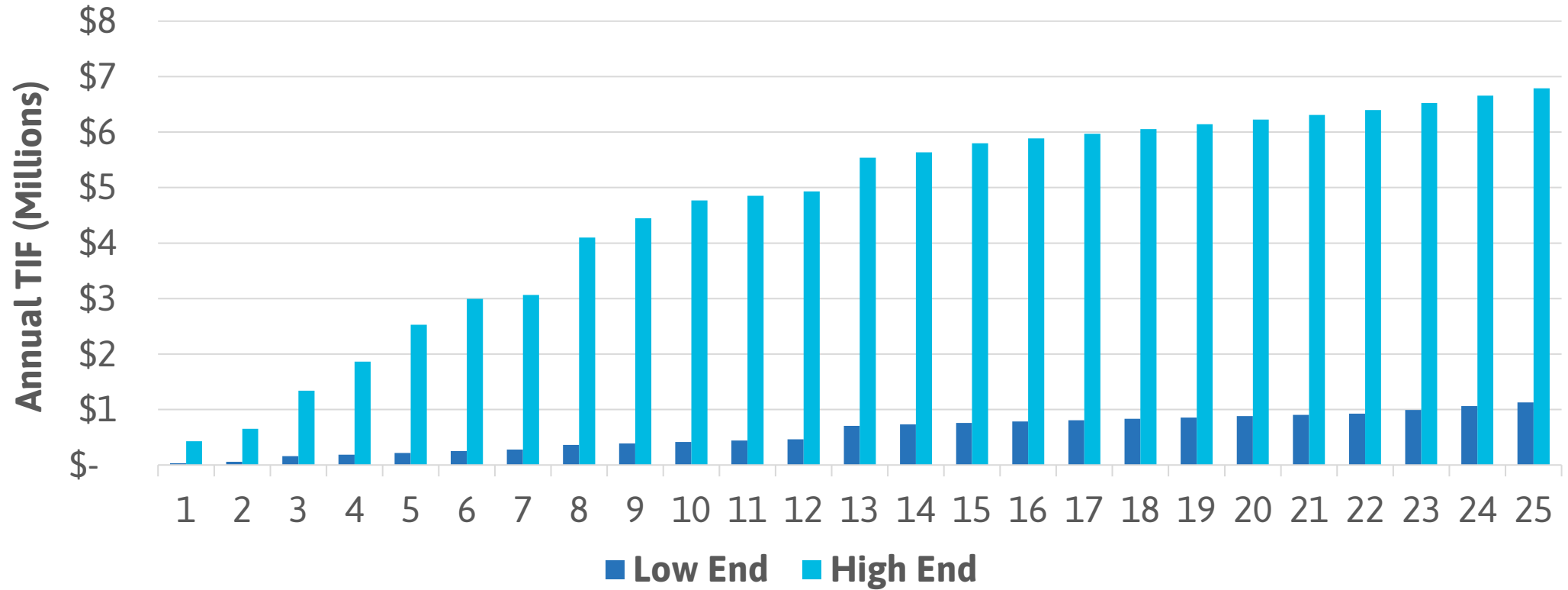


Financial Capacity

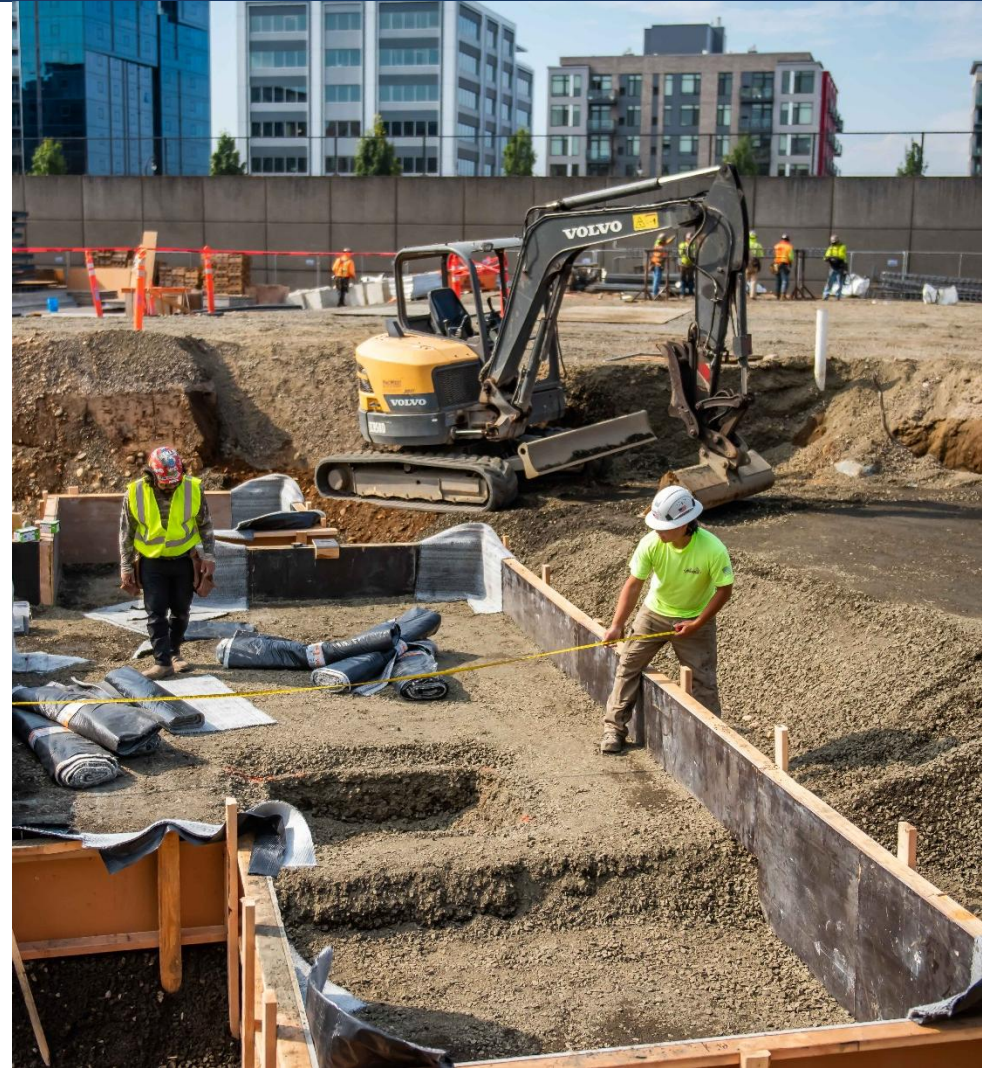
- Forecast growth in assessed value from:
 - Appreciation
 - New construction
 - Expiration of tax exemptions
- Forecast property tax levy rates
- Calculate impacts to taxpayers and tax districts



Preliminary Estimates



Next Steps



Pending Legislation

- HB 2451 would substantially limit TIF
- Precludes development-ready sites from TIAs
- Requires mitigation agreements
- Requires longer timeline and more analysis for adoption
- Potentially limits the ability to fund new projects to the first seven years of a TIA

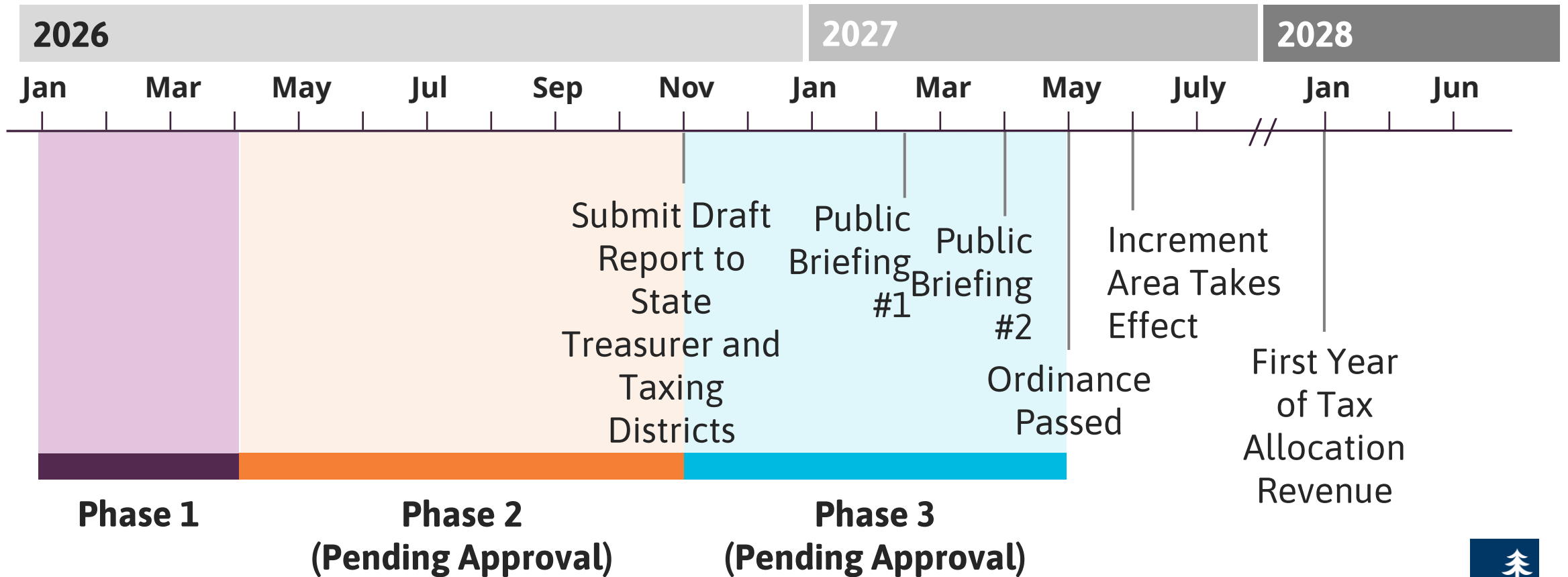


Downtown TIA Next Steps

- Phase 1: Feasibility Study
 - Finalize TIA Boundaries
 - Finalize TIF Forecasts
 - Present results to City Council
- Phase 2: Complete Project Analysis Report (pending approval)
- Phase 3: Adoption Process (pending approval)



Potential Schedule



Discussion



Thank You!



ChimChune.Ko@cityofvancouver.us | 360-601-1196

