



City Center Redevelopment Authority Board Meeting Agenda

May 21, 2026

12:30 PM

Location

City Hall, Aspen Room, FI 1

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, President

- a. Roll Call
- b. Excusal of Absence, if needed

2. Approval of 03/19/26 Minutes

Marc Fazio, President

- a. 03/19/26 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 Communications

To provide public testimony, please see instructions below.

5. Multi-Family Tax Exemption Renewal Update

- a. Bryan Monroe, Housing Project Planner

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

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6. Main Street Promise Project Update

- a. Julie Arenz, Small Business Project Manager

7. Wayfinding Project Update

- a. Anne Stedler, Parking Demand Manager

8. Executive Session, if needed

9. 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: March 19, 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 3 19 CCRA Meeting Video](#)

Item 1: Call to Order and Roll Call

The March 19, 2026, meeting of the City Center Redevelopment Authority was called to order at 12:32 p.m. by Marc Fazio.

Board Members Present: Marc Fazio, Richard Krippaehne, Michi Slick (virtual), Heather Friend, Alisa Pyszka

Board Members Absent: David Copenhaver, Ken Anderton

Staff Present: Patrick Quinton, Taylor Hallvik, Callie Taylor, Chim Chune Ko, Chad Eiken

Presenters: Chim Chune Ko, Patrick Quinton, Chad Eiken, Matt Fairris

Motion by Slick, seconded by Anderton and carried unanimously to excuse the absence of David Copenhaver and Ken Anderton.

Item 2: Approval of Minutes

Motion

Item 3: Executive Director Report

Patrick Quinton, Executive Director, reported that the subcommittee met and received a preview of the Active Ground Floor Study and Development Activity Report. He reviewed the Development Pipeline report and noted that while activity remains limited, staff are seeing new residential projects entering the pre-application stage, which is an encouraging sign for future development. Quinton highlighted potential new residential units associated with projects such as Harmony Village and noted early permitting activity at the Vancouver Innovation Center. He also reported recent commercial development activity in the Columbia Palisades area, including a project entering construction and several completed projects. Quinton provided updates on the Waterfront Gateway project, noting progress toward adoption of a six-story wood-frame building code that would allow the project to move forward, with potential construction beginning as early as 2027. He also shared updates

Members

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



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on infrastructure projects at The Heights, including upcoming construction of the McCarthy/Mill Plain intersection and the Grand Loop project. Additional updates included upcoming work plan items, a downtown wayfinding project, and recent developments with the Interstate Bridge Replacement Program, including phasing of the project due to increased costs and potential impacts to downtown Vancouver. Board members were invited to ask questions, none occurred.

Item 4: Community Communications

None.

Item 5: Active Ground Floor Study Update

Chim Chune Ko, Real Estate Project Manager, provided a brief background on the Active Ground Floor Study, a follow-up to the Downtown Redevelopment Study which focused on strategies to support an active and economically sustainable downtown streetscape. The presentation reviewed current downtown conditions, including existing concentrations of retail, office, industrial, and residential uses, as well as redevelopment capacity. Ko noted national and regional trends showing a shift away from traditional retail and emphasized the importance of flexibility in ground floor uses. Ko then introduced Matt Fairris, Vice President of BAE Urban Economics who highlighted the goals of the collaboration between BAE and the City. Fairris outlined potential target uses, including retail and restaurants, experiential uses, office, light industrial, and civic or specialty uses such as childcare and healthcare, with a focus on supporting living-wage job opportunities. The study will also identify space needs, constraints, and potential strategies for City support. Board members provided feedback and discussed topics including promotion and marketing of downtown opportunities, support for small and emerging businesses, impacts of sales tax and market conditions, opportunities for advanced manufacturing and emerging industries, and the importance of flexibility in zoning and development standards. Fairris noted the study is expected to be completed within the next few months and will be integrated into ongoing planning efforts.

Item 6: Development Activity Report

Patrick Quinton highlighted the purpose of the Development Activity Report, noting it will be presented to City Council and used to inform ongoing policy discussions. Quinton then introduced Chad Eiken, Director of Community Development. Eiken provided an overview of development activity for 2025, noting that while permit activity levels appear similar to prior years, overall project size, valuation, and residential unit production have declined. Quinton reported a significant decrease in commercial and industrial valuation and noted that residential permit activity remains below levels needed to meet long-term housing targets. Staff also reviewed trends in housing development, including a decline in new units, reduced pre-application activity, and limited effectiveness of programs such as the Multifamily Tax Exemption (MFTE) under current market conditions. Additional discussion focused on housing market conditions, including vacancy rates, rent trends, and increasing construction costs. Staff noted that housing production continues to fall short of projected needs, contributing to an ongoing housing deficit. Staff provided an update on affordable housing production, noting that progress is constrained by limited state funding despite local investment and available project pipeline. Board members discussed development trends, market challenges, and policy considerations, including the relationship between housing supply, affordability, and development feasibility. No action was taken.

Item 7: Executive Session

None.

Item 8: Adjournment

2:13 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 Pipeline Report

April - May 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	The Collective	3700 Columbia House Blvd	Edgewood Park	Industrial	0	81,650		Proposed construct of 4 flex industrial warehouses on 1 lot	Michael Chen	Columbia Grove LLC
2	2812 Evergreen Mixed Use	2812 E EVERGREEN BLVD	Edgewood Park	Mixed Use	12	2,470	16	Proposed construction of a new mixed-use building for twelve 1 and 2 bedroom apartments along with office space and/or retail space.	2812 EVERGREEN LLC	Jeff Wunder
3	The Claudia	6516 NE 124th Avenue	Sifton	Multi-Family Residential	60		33	Proposed construction of a 4-story senior affordable housing development consisting of 60 1-bedroom units, on-site staff offices, shared residential amenities.	KPFF CONSULTING ENGINEERS	HOUSING AUTHORITY OF THE CITY OF VANCOUVER
4	Ocean King Market	14387 SE MILL PLAIN BLVD	Hearthwood	Commercial	0	7,600		Proposed construction of an Asian food market.	Jolma Design	H & C PROPERTIES MGMT LLC
Land Use Review										
5	Vancouver Heights Parcel C	5411 E Mill Plain Blvd	South Cliff	Mixed Use	109	3738	111	Proposal of a mixed-use development in a public-private partnership between Palindrome and the City of Vancouver with 109 affordable apartments and a market hall.	Robert Gibson	City of Vancouver
Building Plan Review										
6	PeaceHealth Rehab Hospital	3400 Main Street	Shumway	Commercial	0	60,000		Proposed 60,000 sf inpatient rehabilitation hospital with parking and landscaping.	Ben Schonberger	PeaceHealth
7	Vancouver Public Works Operations	8713 NE 94th Ave	Orchards	Commercial	0	97,497	552	Proposed construction of operations buildings and associated shops, maintenance facilities, storage areas, parking, utilities, stormwater facilities and landscaping over 4 parcels 105740000, 199845000, 199863000 and 199864000.	Ryan Cornwall	City of Vancouver
8	Swickard Land Rover	403 SE Olympia Dr	Hearthwood	Commercial	0	33,444	68	Proposed two-story auto dealership, with service bays, and surface parking.	LRS Architects	Swickard Auto Group
9	3000 Grand Apartments	3000 GRAND BLVD	Fourth Plain Village	Multi-Family Residential	5	6,537	8	Proposal of construction of a 5-unit wood frame apartment building.	SWERHONE ARCHITECTURE LLC	E-3 Investment Properties LLC
10	Eldorado Apartments (AKA Wooly's Landing)	5311 NE 72nd Ave	Walnut Grove	Multi-Family Residential	83		132	Proposed (5) building, 83 unit multi-family residential project with associated parking and circulation space.	Ryan Wilson	Wooly's Landing LLC
Building Inspection										
11	CASCADE TOWNHOMES PHASE 1	6913 NE 57TH ST	Minnehaha	Multi-Family Residential	10	14,714	35	Construction of 10 2-story multi-family townhomes with garages on 1st floor.	AAA Properties Inc	Andresen Pointe LLC
12	SUNMODO Phase 3	14810 NE 65TH ST	Sifton	Commercial	0	37647	31	Construction of a 1-story mixed use building. Offices, warehouse, industrial use.	JACKSON CONTRACTING LLC	TONY LIU
Completed										
13	Delta Plaza Large Retail	3231 Columbia House Blvd	Edgewood Park	Commercial	0	5,041	42	Construction of a 5,041 sf retail building and a 1,337 sf retail store.	Delta Construction LLC	Sadri Asgharr Trustee



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Multifamily Tax Exemption Extensions

Bryan Monroe, Associate Housing Coordinator
Economic Prosperity & Housing

May 21, 2026



Agenda

- Current MFTE Program Overview
- Process Timeline
- Extension Requirements
- Expiring Certificates
- Tax Base Implications
- 80% AMI Information

MFTE Program Overview

Market Rate Project

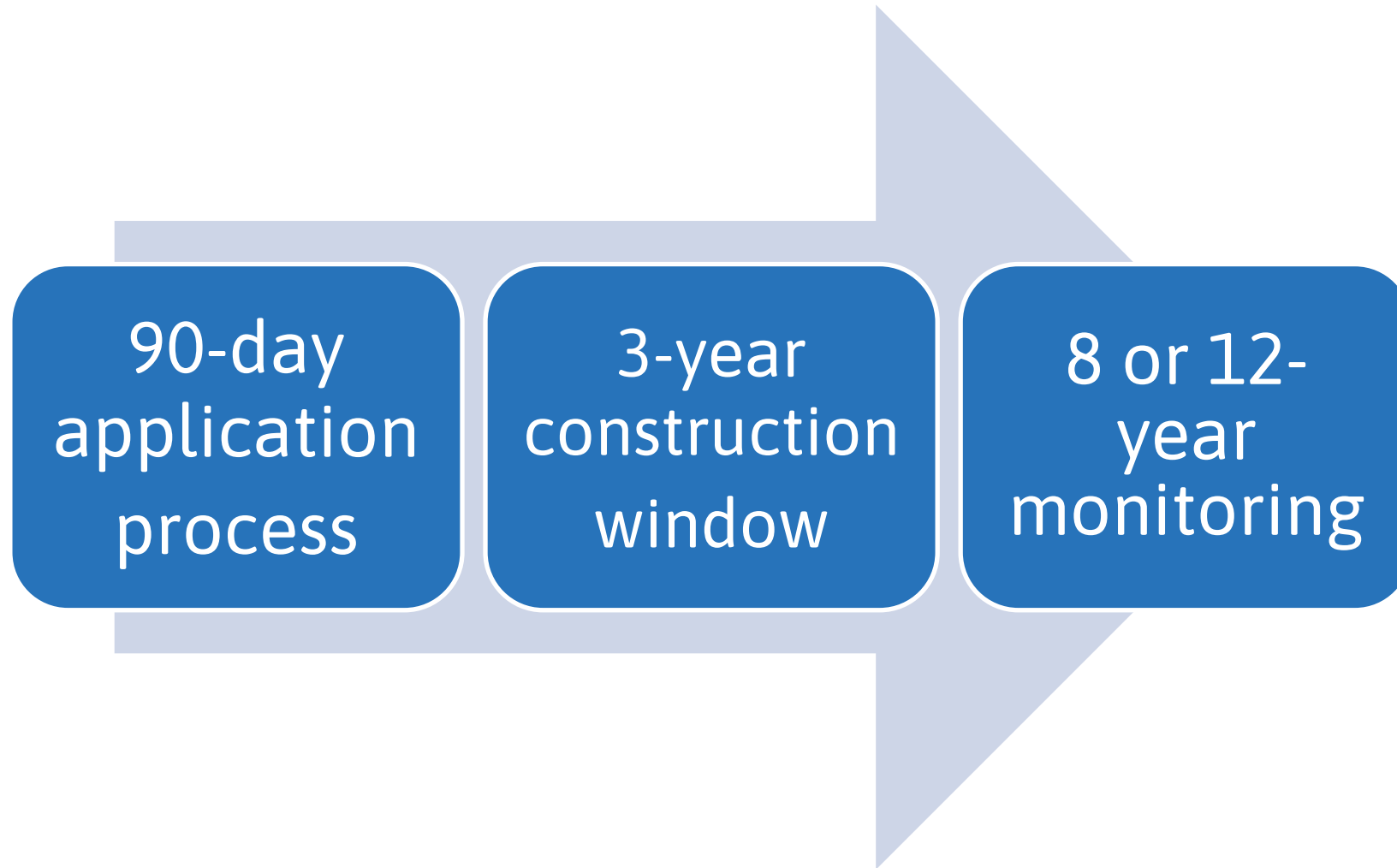
8-year exemption requires fee in lieu of affordability for some target areas

Income-Based Project

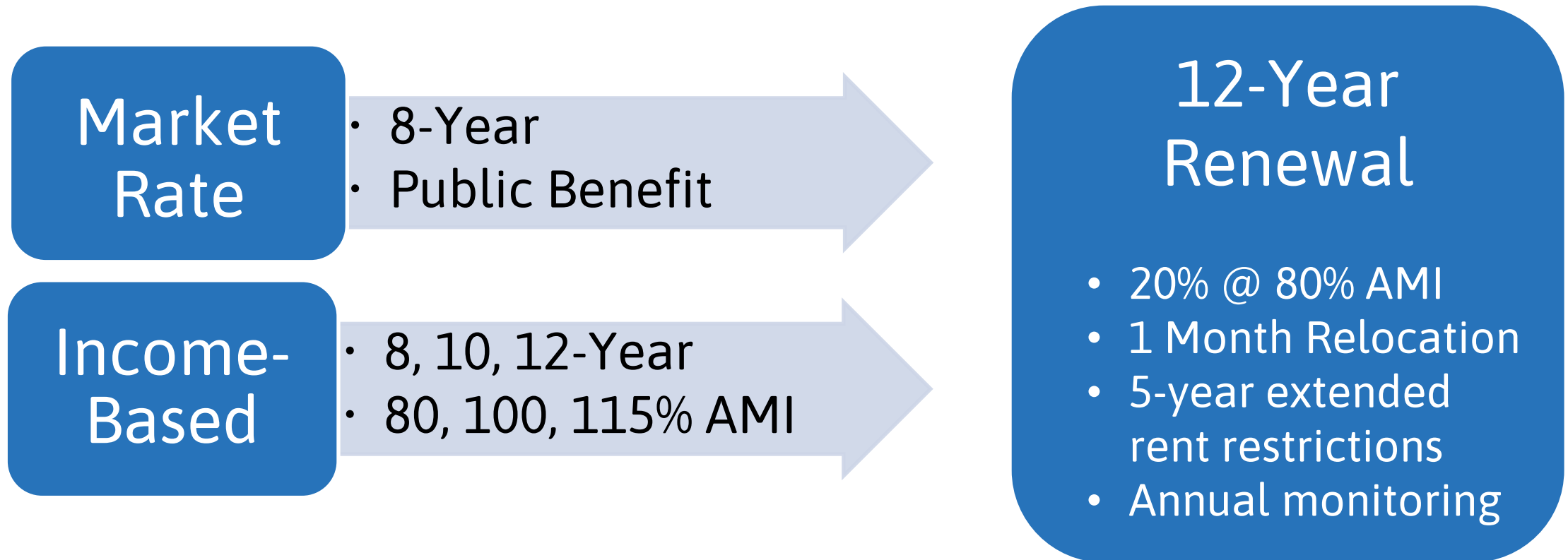
12-year exemption requires 20% of units restricted at 80% median area income



MFTE Process Timeline



12-Year Extension Requirements



Expiring MFTE Certificates

Year	Expiring Projects	Total units	Existing Income-based units	Potential Income-based units*
2026	2	268	20	54
2027	3	280	4	56
2028	2	169	24	34
2029	9	719	59	144
2030	7	487	91	98
2031	3	566	39	114
2032	6	594	110	119
2033	0	0	0	0
2034	3	342	33	69
2037	2	96	20	20
Total	37	3,521	400	708

*Not all projects will request an MFTE extension





Exempted Tax Base

Current MFTE exempted tax base is less than 3% of overall tax base

- Roughly \$1B in exempted base
- Total assessed value citywide is \$38B
- Lag in new development activity potentially mitigates near term impact of extension activity
- Impact of tax exemption is shared throughout tax base – no direct reduction in City revenues



Need for 80% AMI Restricted Units

- Comp Plan calls for 8,000 new 80% AMI units
- MFTE is most effective tool for delivering and maintaining 80% AMI units
- **Household income restrictions ensure access to affordable units**





Policy Considerations

- Preservation and expansion of 80% AMI units
- Use of MFTE for existing projects vs new construction
- Ongoing shift of tax burden and delay in expansion of tax base

Thank You



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Main Street Project Year 2 Update

Julie Arenz

Small Business Project Manager
Economic Prosperity and Housing
May 21, 2026



Agenda

- Project Overview
- Year 1 Recap
- 2026 Construction Focus
- Business Support & Economic Momentum
- Community Benefits
- Next Steps



Project Overview (Refresher)

- Community-led effort nearly 30 years in the making
- Reconstructing Main Street from 5th to 15th
- Modernizing roadway, sidewalks, lighting, and public spaces
- Goals: safety, accessibility, community identity, economic vitality
- Funded by ARPA, City Transportation Fund, and Utilities Fund



Year 1 Recap: Construction Milestones

- Fully completed: **500, 600, 1300, and 1400 blocks**
- **1200 block** nearly complete; final work pending Pahlisch development
- Currently under construction: **800 and 1000 blocks, and Evergreen intersection**
- Major utility upgrades completed across multiple blocks
- New sidewalks, curbs, ADA ramps, and pedestrian zones installed in completed areas
- Traffic control and detour systems refined throughout Year 1



Year 1 Recap: Business Support Programs

- 19 Coffee Corner events in 16 months with 400+ attendees
 - Direct support provided to 14 individual businesses
- 51 business spotlight videos by VDA
 - 2.3M views, 950K+ unique reach, 72K interactions
- Online COV business map “Explore Main” expanded:
 - 25 eateries, 19 shops, 6 experiential, 76 beauty/tattoo businesses
- VDA Partnership Programs
 - 12 businesses active in VDA’s free mentoring program
 - 41 Clicks & Bricks grants awarded since 2024
- SBA/SBDC Partnership
 - 25 business owners received one-on-one advising



Year 1 Successes

- 21 businesses moved to Main Street, relocated nearby, expanded their space, or extended their hours
- 2 business closures
- Strong participation in outreach and support programs
- High engagement at Coffee Corners and milestone events:
 - Groundbreaking (Dec 2024): 50 attendees
 - First Completed Upper Block Celebration (Aug 2025): 100+ attendees
 - First Completed Lower Block Celebration (Dec 2025):
Holiday First Friday Art Walk
 - Time Capsule Burial Ceremony (Feb 2026): 65 submissions, 60 attendees
- Continued business interest and leasing activity despite construction





Year 1 Challenges

- Utility coordination delays (PUD and Lumen)
- Maintaining access during heavy demolition periods
- Noise, dust, and vibration impacts on businesses
- Access planning around scheduled business events and celebrations
- Managing expectations around general construction difficulties and block timelines
- Balancing construction needs with downtown event scheduling



Looking Ahead: 2026 Construction Focus

- Finished and re-opened the 700 and 1100 blocks on April 30
- Finished and re-opened the 8th Street and 11th Street intersections on May 7
- Complete remaining work on: 800, 900, 1000 blocks, a few more intersections, plus area around Pahlisch on 1200 block
- Finalize stormwater, concrete, and brickwork, followed by paving and striping
- Landscaping scheduled for installation in September and October
- Lighting installed at end of project, to avoid overhead conflicts with equipment
- Anticipate full corridor re-opening in Autumn 2026 (4–5 months early)
- Transition from heavy construction to finishing touches and activation planning



Business Support in 2026

- Continued Coffee Corner events and block level coordination
- Updated construction schedules and real time alerts
- Business spotlight and marketing campaigns
- New VDA programs:
 - Places & Spaces Grant
 - Business Bootcamp
- Event-based promotions tied to construction milestones
- Continued partnerships with Visit Vancouver, Chamber, and business groups



Economic Momentum: New Businesses

- Strong interest across the corridor
- New restaurants, retail, and service businesses choosing Main Street
- Some businesses reporting stable or increased sales (beauty and experiential retail)
 - Many restaurants are not seeing the same trend
- New downtown businesses citing project as a reason for interest in the district

Events & Festivals: What the Future Holds

- Expanded downtown event programming post construction
- Opportunities for block level festivals and street activations
- Potential for recurring seasonal events (summer nights, holiday markets)
- Improved pedestrian zones enabling more outdoor dining
- Collaboration with VDA, Farmers Market, arts organizations, and local businesses



Community Benefits Upon Completion

- Safer, more accessible pedestrian environment
- Modernized infrastructure supporting future growth
- Stronger business ecosystem and increased foot traffic
- Enhanced public spaces and connectivity to nearby destinations
- Long-term economic return on public investment





Closing & Next Steps

- Continue transparent communication with businesses and residents
- Maintain construction momentum through 2026
- Prepare for corridor-wide reopening celebration
- Support business recovery and growth post construction



Thank You





Downtown Wayfinding Project

Anne Stedler

Downtown Parking Demand Manager

Economic Prosperity & Housing

May 21, 2026





Agenda

- Parking Plan Context
- What is Wayfinding?
- Overview of Wayfinding Plan
- Timeline and Public Engagement
- Questions



Three Plan Pillars

1. Adopt Pricing Practices to Improve On-Street Parking Supply Utilization
2. Expand Public Parking Supply through Shared Parking Arrangements
3. Enhance Car-Free Options for Getting to and Around Downtown



Pillar 2: Expand Public Parking Supply through Shared Parking Arrangements

- Pursue Agreements with Property Owners for Public Use of Private Parking
- Expand Parking Options for Public Events
- Eliminate Parking Minimums & Facilitate Shared Parking Between Developers & Owners of Private Parking
- **Improve Wayfinding & Navigation Systems**



Wayfinding Definitions



What is Wayfinding?

Definitions

Wayfinding refers to the process of navigating a city or landscape.

Wayfinding tools (such as signage, maps, or digital navigation tools) can assist individuals in this process.

Wayfinding makes navigation experiences easy, intuitive and hospitable – welcoming people on all modes of transportation to and around downtown.



The Need

A growing downtown needs modern wayfinding

- Existing wayfinding and navigation systems downtown are limited and outdated.
- Existing systems do not anticipate projected growth, align with expanding mobility options, or direct the public to private parking assets.
- The lack of a modern wayfinding system is contributing to congestion and a perception of a lack of parking and mobility options.





Wayfinding Project Phasing

Phase I – Wayfinding
Investment Plan (2026)

Phase II – Implementation
(2027-2030)



Phase I Scope of Work

City hired placemaking and wayfinding consultants Sparks+Sullivan to:

Evaluate strengths, weaknesses, opportunities and threats of existing wayfinding.

Document the wayfinding needs and requirements of users and stakeholder groups.

Identify wayfinding best practices applicable to downtown Vancouver.



The deliverable

A comprehensive, multi-year downtown wayfinding investment plan

The plan will include:

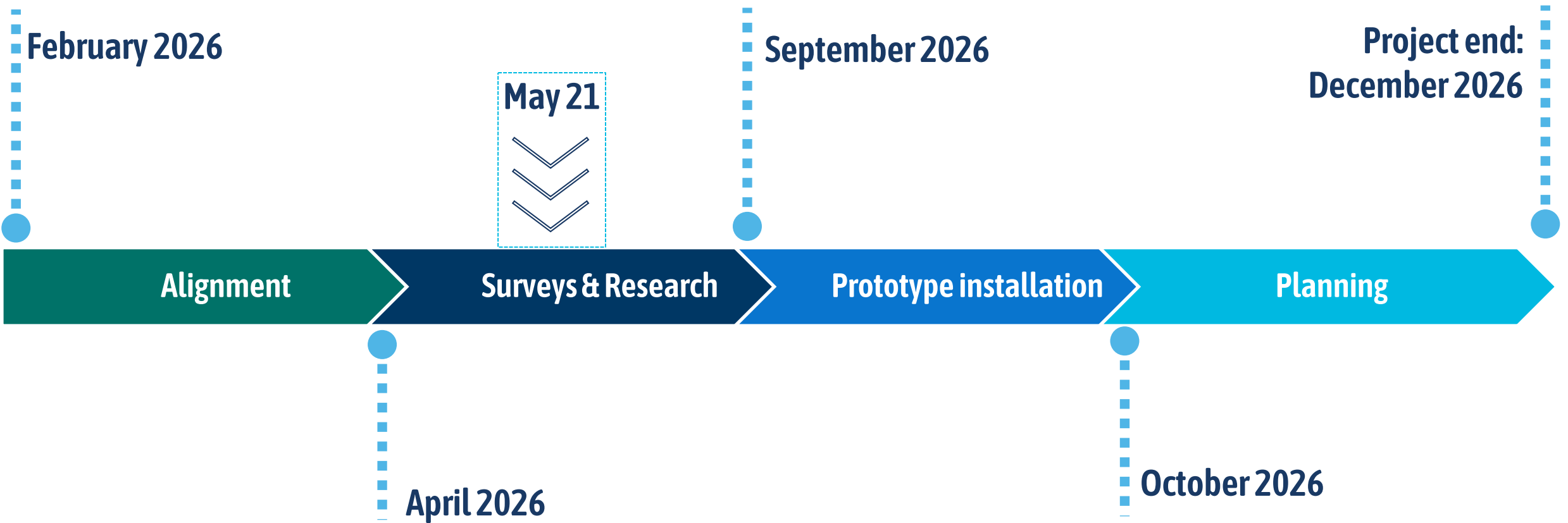
- **Multi-year investment recommendations** to improve wayfinding.
- **A phased implementation sequence** that evolves with downtown growth, directing public to private parking, and new mobility options.
- **Comprehensive** array of wayfinding improvements before any new wayfinding signs or other work occurs.



Phase I Timeline and Public Engagement



Wayfinding Plan Project Timeline



Implementation Phase begins in 2027 based on recommendations in plan



Public engagement

The project team is engaging with...

The public at large, through online surveys or intercept surveys at events.

- Locals
- Visitors
- Users of all transportation modes

Key stakeholders, with recorded interviews.

- Business owners
- Property owners
- Interest group leaders

Local subject experts, through 1-on-1 interviews.

- Transit experts
- Tourism experts
- Development experts
- Cultural experts



CCRA members are invited

To contribute their observations and experiences.

CCRA members will receive email invitations to:

- Complete a recorded stakeholder survey before July 15.
- Attend a prototype installation tour in September.

Next Steps:

- The CCRA will review the draft plan in November / December 2026.



Discussion



Thank you!



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