



## City Center Redevelopment Authority Meeting Minutes

**Date:** March 19, 2026

**Time:** 12:30-2:30 pm

**Location:**

City Hall – Aspen Room, Fl 1  
415 W 6<sup>th</sup> 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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**To request accommodation or other formats, please contact:**

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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

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.