

Date: July 16, 2026

Time: 1:00 – 2:30 PM

Location: City Hall – Council Chambers, 415 W 6th Street,
Vancouver, WA

Virtual Viewing: [City Center Redevelopment Authority >
Clark/Vancouver Television \(cvtv.org\)](https://www.cityofvancouver.us/citycenterredevelopmentauthority).

Please see the Community Communications Instructions below to
register for public comment.

AGENDA

1. **Call to Order** - Marc Fazio, President
 - a. **Roll Call**
 - b. **Excusal of Absence, if needed**
2. **Approval of 5/21/2026 Minutes** - Marc Fazio, President
3. **Executive Director Report** - Patrick Quinton, Executive
Director
 - a. **Subcommittee Meeting Report**
 - b. **Development Pipeline Report**
 - c. **Project Updates**
4. **Community Communications** - Marc Fazio, President
5. **Active Ground Floor Study** – Chime Chune Ko, Real Estate
Project Manager & Matt Fairris, Vice President, BAE Urban
Economics
6. **Executive Session, as needed**
7. **Adjournment**

Members

Marc Fazio
President

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



415 W 6th Street
Vancouver, WA 98660
[cityofvancouver.us](https://www.cityofvancouver.us)

Community Communications

In accordance with the Open Public Meetings Act (OPMA), the CCRA meeting will be open to in-person attendance. Options for viewing and/or participating in the meeting remotely will also be accommodated. For live virtual viewing, please visit [City Center Redevelopment Authority > Clark/Vancouver Television \(cvtv.org\)](https://www.citycenterredevelopmentauthority.org/Clark/VancouverTelevision/cvtv.org). Community Communications will be accepted in writing and under the Public Comment item on the agenda. Please send all public comments and requests for virtual viewing to Callie Taylor at callie.taylor@cityofvancouver.us by 5 PM the day before the meeting.

The public is invited to speak regarding any agenda item above. Members of the public testifying are asked to limit testimony to three minutes. There are three ways to provide comments:

1. In Writing: Public comments can be submitted in writing (name, address, contact information and comments) via email to callie.taylor@cityofvancouver.us by 5 PM the day before the meeting.
2. Remotely: Pre-register by phone at 360-487-7843 or email callie.taylor@cityofvancouver.us by 5 PM the day before the meeting.
3. In Person: Pre-register by phone at 360-487-7843 or email callie.taylor@cityofvancouver.us by 5 PM 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.

Anyone needing language interpretation services or accommodations with a disability may contact the Economic Prosperity and Housing Department at (360) 487-7843 (Voice/Relay 711). Assistive listening devices and live Closed Captioning are available for the deaf, hard of hearing and public use. Please notify a staff person if you wish to use one of the devices. Every attempt at reasonable accommodation will be made. To request this agenda in another format, please also contact the phone numbers listed above.

Date: May 21, 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 5 21 CCRA Meeting Video](#)

Item 1: Call to Order and Roll Call

The May 21, 2026, meeting of the City Center Redevelopment Authority was called to order at 12:30 p.m. by Marc Fazio.

Board Members Present: Marc Fazio, Michi Slick, Heather Friend (virtual), Alisa Pyszka, Ken Anderton, David Copenhaver

Board Members Absent: Richard Krippaehne

Staff Present: Patrick Quinton, Taylor Hallvik, Callie Taylor, Julie Arenz, Bryan Monroe, Anne Stedler

Presenters: Patrick Quinton, Julie Arenz, Bryan Monroe, Anne Stedler

Motion by Slick, seconded by Friend and carried unanimously to excuse the absence of Richard Krippaehne.

Motion by Pyszka, seconded by Anderton and carried unanimously to amend the agenda to move the Main Street Promise Project Update ahead of the Multi-Family Tax Exemption Renewal Update.

Item 2: Approval of Minutes

Motion by Pyszka, seconded by Anderton and carried unanimously to approve the 3/19/26 meeting minutes.

Item 3: Executive Director Report

Patrick Quinton, Executive Director, provided updates on current projects and organizational activities. Quinton reported that the board's subcommittee met earlier in the month to review the agenda items scheduled for discussion. He also highlighted several development projects currently progressing through the City's review process, including affordable housing developments, mixed-use projects, and activity within the Heights District. An update was also provided on the Waterfront Gateway project, where anticipated building code changes supporting six-story wood-frame construction are expected to allow final design work to move forward. Quinton anticipates providing a

Members

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



415 W 6th Street
P.O. Box 1995
Vancouver, WA 98668
cityofvancouver.us

To request accommodation or other formats, please contact:

Economic Prosperity & Housing | 360-487-7843 | Relay 711 | callie.taylor@cityofvancouver.us

more detailed Waterfront Gateway update later in the year, along with future discussions regarding redevelopment opportunities for the remaining City-owned property behind City Hall.

Item 4: Community Communications

None.

Item 5: Main Street Promise Project Update

Julie Arenz, Small Business Project Manager, provided the committee with an update on the Main Street Promise Project, highlighting significant progress made during the first year of construction. Several blocks have been completed, with work actively continuing on the remaining portions of the corridor. Utility upgrades, ADA improvements, sidewalks, and pedestrian infrastructure have largely been completed, and the project remains ahead of schedule with full corridor reopening anticipated in fall 2026. Arenz also summarized the extensive business support efforts implemented throughout construction, including Coffee Corner outreach events, business promotional videos, an interactive online business map, grant opportunities, mentoring programs, and one-on-one business consulting. She reported that many businesses have opened, expanded, or extended their hours during construction despite ongoing challenges, while staff continue coordinating construction activities with business operations and downtown events. Looking ahead, project efforts will focus on completing construction, installing landscaping and lighting, supporting business recovery, and planning a corridor-wide reopening celebration. Board members commended staff for the exceptional project management, communication, and outreach efforts, noting the positive impact on both businesses and the downtown experience. Discussion also included interest in obtaining additional economic data to better measure the project's long-term impacts.

Item 6: Multi-Family Tax Exemption (MFTE) Renewal Update

Bryan Monroe, Housing Project Planner, presented an overview of recent changes to the Multi-Family Tax Exemption (MFTE) program related to state-authorized 12-year extensions for existing eligible projects. The presentation included a review of the program's application process, eligibility requirements, affordability provisions, monitoring responsibilities, and tenant protections required under the extension legislation. Monroe explained that projects seeking an extension must reserve 20 percent of their units for households earning at or below 80 percent of the Area Median Income and comply with ongoing affordability requirements throughout the extension period. Executive Director, Patrick Quinton also discussed the broader policy considerations associated with granting extensions, including the balance between preserving affordable housing, encouraging future development, and managing impacts to the City's overall tax base. Board members discussed current market conditions, affordability goals, the value of preserving existing income-restricted housing, and whether future revisions to the MFTE program could better incentivize new housing construction. Staff noted that additional discussions regarding the future of the MFTE program may be brought back to the Board for further consideration.

Item 7: Wayfinding Project Update

Anne Stedler, Parking Demand Manager, presented an overview of the Downtown Wayfinding Project, which supports implementation of the Downtown Parking Plan. The project will develop a comprehensive wayfinding strategy to improve navigation throughout downtown for drivers, pedestrians, cyclists, transit users, and visitors. The presentation outlined the project's phased approach, including evaluation of existing wayfinding systems, public and stakeholder engagement, prototype installations, and development of a multi-year implementation plan. The project also aims to improve access to both public and shared private parking while creating a more intuitive and welcoming experience for visitors traveling throughout downtown. Board members discussed the importance of improving the overall visitor experience, supporting increased use of shared parking resources, and coordinating wayfinding improvements with other major downtown investments such as the Main Street Promise Project and

Waterfront development. Staff invited Board members to participate in upcoming stakeholder surveys and future review of the draft wayfinding plan.

Item 8: Executive Session

None.

Item 8: Adjournment

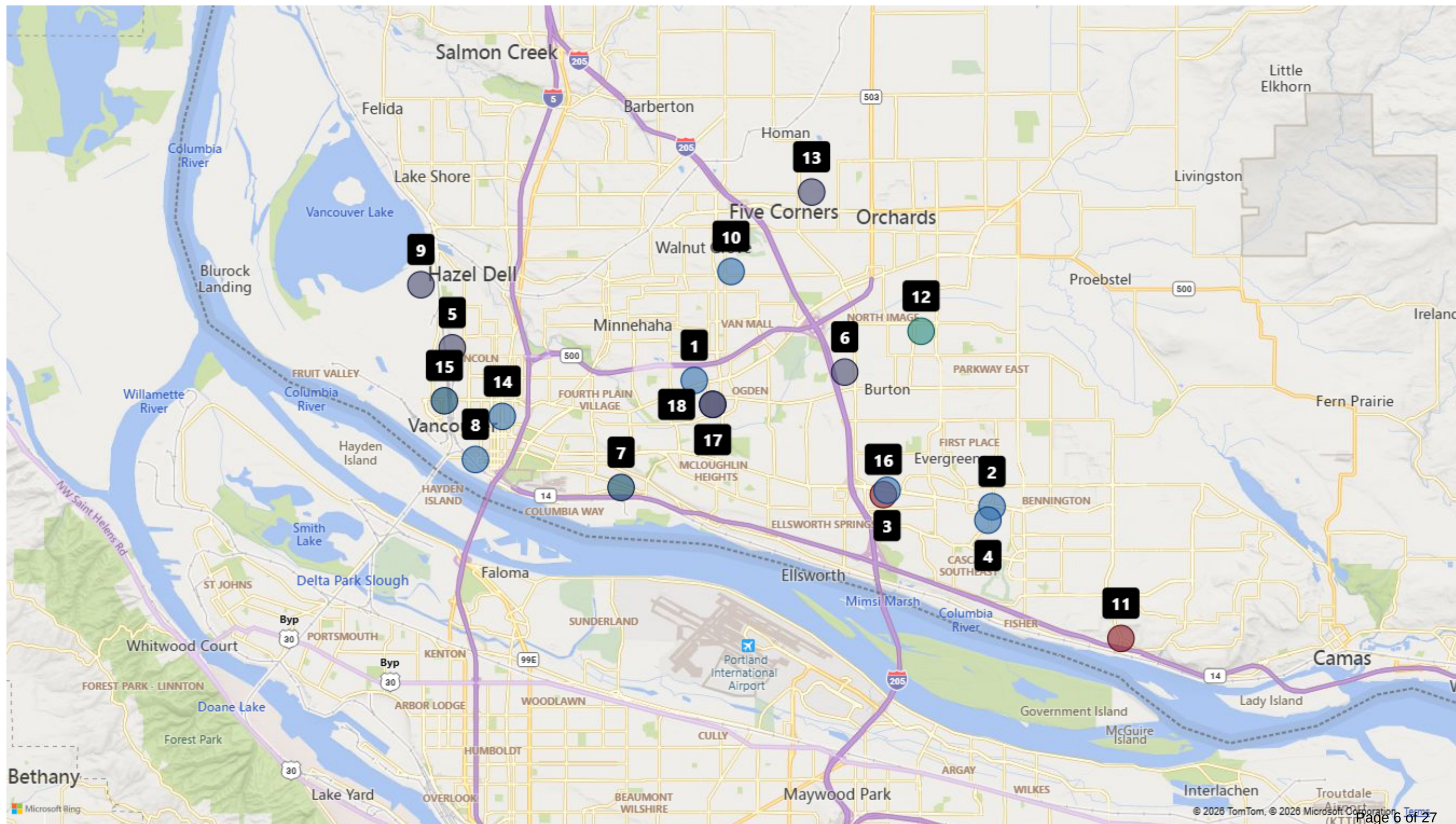
2:15 pm

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 ● Industrial ● Mixed-Use ● Multi-Family Residential ● Single-Family Residential



Development Pipeline Report

June - July 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	NE 62nd Ave Townhomes	3016 NE 62ND AVE	Bagley Downs	Multi-Family Residential	17		83	Proposal to redevelop a 45,302 SF parcel into a standard subdivision of 17 new attached homes.	SGA ENGINEERING	RALPH CHUMBLEY
2	15401 SE Mill Plain	15401 SE MILL PLAIN BLVD VANCOUVER WA 98684	Cascade Heights	Multi-Family Residential	32		31	Proposal to build 32-34 apartments with 31 open parking spaces plus 16 garages on first floor. It is proposed to build 4-story building with 10 apartments on second, third and fourth floor. First floor will have 2 to 4 apartments and 16 garages.		MIADEN BARICEVIC
3	Mill Plain Mixed use	12117 SE MILL PLAIN BLVD	Cascade Heights	Multi-Family Residential	100		164	The project is proposed as a two-phase development consisting of multifamily residential, short-term lodging/commercial space, and a quick-service restaurant with drive-through facilities.	ROMANO CAPITAL INC	Jae Lee
	Land Use Review									
4	Park Crest Enclave	1100 SE Park Crest Ave	Cascade Highlands	Multi-Family Residential	10	12000	35	Proposal to develop 2 approximately 6000 sf structures to be used as co-living facilities and a new 10-unit townhome development in accordance with WA-HB-1998	Ilyas Mohammed	Park Crest Enclave LLC
5	Garcia Light Industrial	1410 W 39TH ST	Lincoln	Commercial	0	3200	12	Proposed construction of a 3,200 s.f. light industrial building and 800 sf mezzanine.	WILSON ARCHITECTS	AMBRIZ ESTEBAN JUAREZ
6	Meals on Wheels People	3307 NE 109TH AVE	Kevanna Park	Commercial	0	7500	0	Proposed construction of a 7,500 square foot warehouse building.	HALBERT CONSTRUCTION SERVICES LLC	Bryan Halbert
7	The Collective	3700 Columbia House Blvd	Edgewood Park	Industrial	0	81650	0	Proposed construct of 4 flex industrial warehouses on 1 lot.	Michael Chen	Columbia Grove LLC
8	Grant St. Apartments	701 W 8TH ST	Esther Short	Multi-Family Residential	116		83	Proposal to construct 116 market-rate apartments in two four-story buildings	MWA ARCHITECTS	VANCOUVER REAL ESTATE II LLC
	Building Plan Review									
9	Fruit Valley South	2401 NW 61ST ST	Blurock Landing	Commercial	0	123630	74	Proposed construction of new tilt-up concrete industrial building	JOHN LLACUNA	Fruit Valley Land, LLC
10	Sunlight Meadows	7318 NE 63rd St	Green Meadows	Multi-Family Residential	73	32667	145	Proposed 73-unit apartment complex.	Sergei Comarnitchi	Sunlight Rentals LLC
11	Palisades West Mixed-Use	19112 SE BRADY RD	Columbia River	Mixed-Use	0	4500	0	Proposal of new 2-story mixed use building with approximately 2600sf coffee shop on the ground level and 1900sf of office space on level 2.	1 Structure	ERIC HANSEN
	Building Inspection									
12	132nd Avenue Cottages	13210 NE 44th Street		Single-Family Residential	32		44	Proposal to construct two cottage developments on a 1.82 acre parcel with 32 single-family residential homes for Habitat for Humanity.	Josh Townsley	The Evergreen Habitat for Humanity
13	Vancouver Public Works Operations	8713 NE 94th Ave	Orchards	Commercial	0	97497	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

	Completed									
14	Broadway Townhomes	1911 BROADWAY ST	Arnada	Multi-Family Residential	8	7868	6	Construction of 2 buildings with each being a fourplex. Total of 8 unit	Kevin Grant	Provision Group LLC
15	Roosevelt Industrial Park	2410 Roosevelt Ave A	Fruit Valley	Industrial	0	96029	32	Proposed 3-building industrial park on a 2.16 acre lot including multi-tenant building with storage and offices.	Travis Johnson	GDGE Land & Development, LLC
16	One Twenty Up (Mill Plain Commons)	333 SE 120th Ave	Fircrest	Mixed-Use	143	121864	226	Light Industrial, multi-tenant building with storage and offices.	Holst Architecture	Mill Plan Commons LLC
17	C-Tran Phase 4 Maintenance Building	2425 NE 65th Ave 98661	Meadow Homes	Commercial	0	14547	0	New one story building to accommodate expansions of C-Tran's Existing maintenance facilities. The new building will include a continuous roof canopy for covered access between the new and existing building. The first floor will house space for bus maintenance, the ancillary mechanical, electrical, fire, janitor, restrooms and support services. Partial mezzanine at the south side for access to additional mechanical service spaces and roof access. A dedicated and independent mechanical and structural system will be provided for the building.	Ankrom Moisan Architects	C-Tran Corp
18	18C-Tran Phase 3 Operations Building	2425 NE 65th Ave 98661	Meadow Homes	Commercial	0	21714	0	New one story building to accommodate replacement of C-Tran's existing operations facilities. The new building will be sited to the west of the existing maintenance building facilities. The building is approximately 21,714 sqft. On site improvement to facilitate pedestiran and vehicular access to the new building will be provided under separate permit.	Ankrom Moisan Architects	C-Tran Corp

Downtown Vancouver Active Ground Floor Study

Chim Chune Ko
Real Estate Project Manager

July 16, 2026

Matt Fairris
Vice President
BAE Urban Economics

bae

**bricks
need
mortar**

**FIRST
FORTY
FEET**





Agenda

- Project Overview
- Key Findings
- Industry Targets
- City Actions and Strategies
- Near Term Recommendation



Ground Floor Context

- City is planning for increased density in downtown
- With density comes need for active ground floor uses, historically in the form of retail, restaurants, and services
- Traditional ground floor uses do not support living wages
- Need for the City to think strategically about ways to support active uses to ensure availability of essential needs and services



Project Overview

- Review of current market conditions and economic development goals for Downtown
- Identify regional and national market trends, impacting the success of ground floor uses
- Identify actions taken by comparable cities to promote active ground floor uses
- Assess opportunity for Downtown Vancouver
- Recommend strategies to promote existing and future active ground floor uses

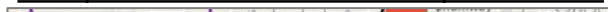


Key Background and Current Conditions

- **Ground Floor Trends**

- Shifting demand for traditional retail, means need for flexibility with ground floor users
- Forces cities to adjust retail locations and tenant expectations

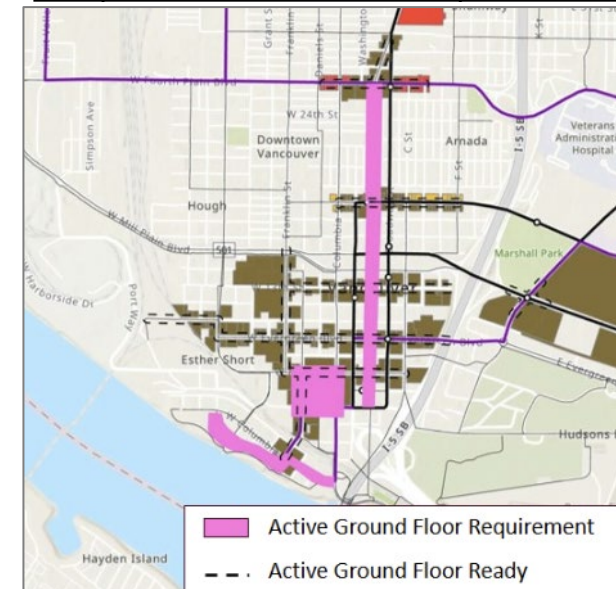
- **City and Regional Economic Development Goals**

- Focus on living-wage jobs
 - Support key industry clusters (*advanced manufacturing, computer and electronics, clean technology, software, and life sciences*)
 - Support entrepreneurship and small businesses
- 

- **Local Ground Floor Requirements**

- Downtown Design Guidelines
 - *Typology-based design features*
- Comprehensive Plan
 - *Active Ground Floor Required*
 - *Active Ground Floor Ready*

Comp Plan Ground Floor Requirements

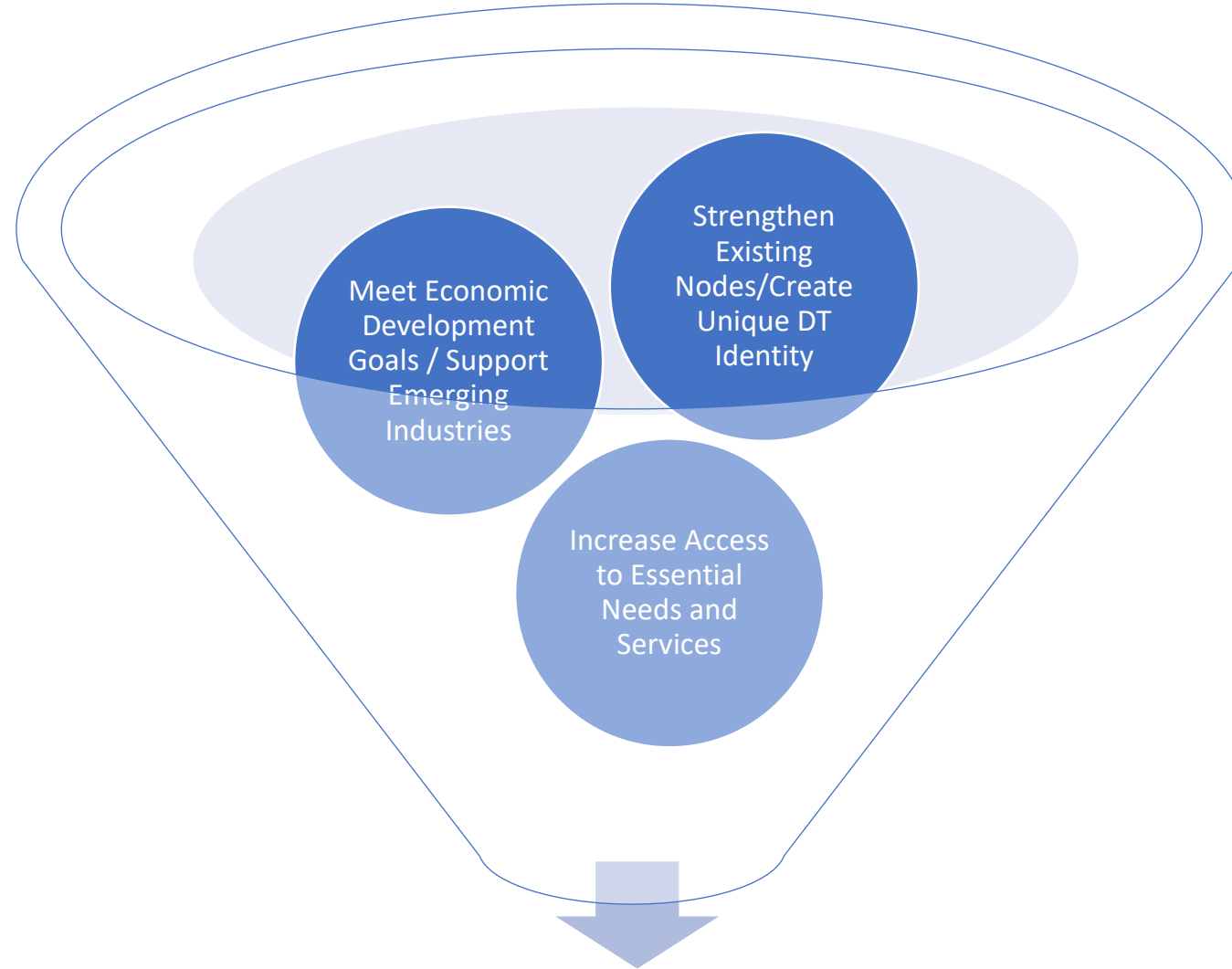


Target Industries

Industry Overview, Job Growth, Fit in Downtown, Space Requirements



Ground Floor Active Use Recommendations



Recommendations for Active Ground
Floor Use Opportunities Throughout
Downtown

Target Industries Summary

Retail & Restaurants



- **Square Feet:** 1,000 to 10,000
- **Visibility Req.:** Very High
- **Utilities/TI's:**
 - Ventilation,
 - Grease Trap,
 - Gas,
 - Moderate Power
- **Fit in DT:** High

Arts, Entertainment, & Recreation



- **Square Feet:** 1,000 to 20,000
- **Visibility Req.:** High
- **Utilities/TI's:**
 - Low Power
- **Fit in DT:** High

Offices



- **Square Feet:** 1,000 to 25,000
- **Visibility Req.:** Moderate
- **Utilities/TI's:**
 - High TI's
- **Fit in DT:** High

Light Industrial & Manufacturing



- **Square Feet:** 5,000 to 15,000
- **Visibility Req.:** Low to Moderate
- **Utilities/TI's:**
 - Sewer
 - Ventilation
 - Gas
 - Moderate Power
- **Fit in DT:** High

Specialty and Civic Uses



- **Square Feet:** 2,000 to 15,000
- **Visibility Req.:** Moderate
- **Utilities/TI's:**
 - Moderate Power
 - High TI's
- **Fit in DT:** Moderate to High



Industry Matrix, City Implementation

- **City Use:**
 - Activate Ground Floor Spaces
 - Identify Potential Uses in New Development Projects
 - Public Private Partnerships Opportunities
 - Increase Jobs and Amenities in Downtown
- **Actions Supported by Industry Matrix:**
 - Outreach to regional businesses to assess interest in Downtown
 - Identify infrastructure improvement needs (downtown and site-specific)
 - Coordinate with landowners and prospective developers
 - Strategically leverage publicly-owned land
 - Identify public investment/incentives to accommodate specific business types
 - Identify partnership opportunities to support specific business types (CDCs, CDFIs, Health Care Providers, Child Care Providers, Schools, Colleges/Universities, etc.)



City Actions and Strategies



Strategies and Recommendations

- No silver bullet, rather multiple approaches
- Leverage local/regional strengths and opportunities
- Strengthen existing retail/restaurant nodes
- Recommendations by Type:
 - Land Use
 - City Process
 - Financial Incentives
 - Direct and Indirect Investments
 - Methods for Raising City Funding



City Actions and Strategies

Land Use

- Allow Flexibility In Ground Floor Uses
- Exempt Target Industries from Active storefront Requirements
- Concentrate Target Industry Users around Public Infrastructure Investments
- Reduce Building Design or Façade Guidelines
- Consider Mobility Strategies (Shared micromobility, Transit Stations, etc.)
- Support Dense and Efficient Use of Land



City Actions and Strategies

City Processes

- Permit Streamlining for Priority Projects or Industries
- Downtown Project Ombudsman
- Conduct Outreach to Vacant Property Owners, Industry Representatives, and Target Industries
- Align Public Management of Ground Floor Spaces with Economic Development Goals
- Increase Pop-ups and Event Programming in Downtown
- Partner with Local Organizations to Enhance Vacant Storefronts with Art
- Curb Utilization Should Match Adjacent Business Needs
- Create a Public Development Corporation to Acquire Land and Support Development



City Actions and Strategies

Financial Incentives

- Leverage City-owned Land to Support Target Industries
- Coordinate with other Public and Non-Profit Landowners
- City Fee Waivers/Deferrals for Target Industries
- Business License Fee Waivers for Target Industries
- Construction Sales Tax Rebates for New Development of Target Industries
- Property Tax Exemptions for Commercial Uses
- Local Sales Tax Rebates for Active Ground Floor Users



City Actions and Strategies

Direct and Indirect Investments

- Purchase Strategic Parcels / Redevelopment Sites to Support Target Industries
- Direct City Investment/Gap Funding to Development Projects
- Façade Improvements Programs
- Grants to Businesses, Developers, and Property Owners
- Revolving Loan Fund
- Invest in Marketing Support For Downtown
- Provide Technical Assistance and Workforce Development for Local Businesses.
- Maintain Downtown Cleanliness and Safety
- Support Infrastructure Investments Necessary to Accommodate Target Industries
- City-Funded Shared Parking Infrastructure
- Downtown Employee Transportation Management Plan



City Actions and Strategies

Methods for Raising City Funding

- Increase Sales Tax in Downtown
- Increase Lodging Tax in Downtown
- Business Improvement Areas
- Local Improvement Districts
- State and Federal Grants
- Philanthropy
- Tax Increment Financing District (*Legislative Reform Needed*)



Near-Term Recommendations



Near-Term Recommendations

- Allow Ground Floor Use Flexibility
- Conduct Outreach to Vacant Property Owners, Industry Representatives, and Target Industry Businesses
- Work with local organizations to fill vacant storefronts with local small businesses
- Leverage Publicly-Owned Sites for Development
- Acquire Privately-Owned Sites and Buildings
- Study Potential Revenue Generation Mechanisms



Thank You

