

City Center Redevelopment Authority Board Meeting Agenda

September 19, 2024

12:30 PM

This meeting will be open to in-person attendance and virtual viewing.

Physical Location: City Hall - Council Chambers, FI 2

Virtual Viewing: cvtv.org

1. Call to Order and Roll Call

- a. Roll Call
- b. Excusal of Absence (if needed)

2. Approval of Minutes

- a. July 18, 2024 Meeting Minutes

3. Executive Director Report

- a. Subcommittee Meeting Report
- b. Project Updates
- c. Development Pipeline Report

4. Item

a. Downtown Redevelopment Study Update - Chim Chune Ko, Real Estate Project Manager

Request: *(List the action needed by Council for the item approval)*

,

5. Action Item

a. Waterfront Gateway Plaza and Affordable Housing Design Approval - Amy Zoltie, Real Estate Project Manager

Request: Approval of the Waterfront Gateway Plaza and Affordable Housing Design

,

6. Public Comment

****The public is invited to speak regarding any issue. Members of the public testifying are asked**

to limit testimony to three minutes. There are three ways to provide comments:

- In 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.
- Remotely: Pre-register by phone at 360-487-7846 or email kimberly.kerlee@cityofvancouver.us by 5pm the day before the meeting.
- 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.

7. Executive Session (as needed)

8. Adjournment

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Date: July 18, 2024

Time: 12:30-2:00 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 Microsoft Teams meeting video: [24 07 18 CCRA Meeting Video](#).

Item 1: Call to Order and Roll Call

The July 18, 2024, meeting of the City Center Redevelopment Authority was called to order at 12:35 pm by Marc Fazio.

Board Members Present: Marc Fazio, Richard Krippaehne, David Copenhaver (online), Allison Reynolds (online)

Board Members Absent: Alisa Pyszka

Staff Present: Patrick Quinton, Kimberly Kerlee, Dan Lloyd, Gabriel Montez, Amy Zoltie

Guests: Ben Weber, Walker Consultants; Nicholas Willard, LPC; Alex Aigner, LPC; Jonathan Ledesma, Colas Development Group; Hayley Purdy, Scott Edwards Architecture; Dylan Morgan, Place LA

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

Item 2: Approval of Minutes

Motion by Krippaehne, seconded by Reynolds, and carried unanimously to approve the June 20, 2024, minutes.

Item 3: Executive Directors Report

Patrick Quinton, Executive Director, provided an update on the development pipeline report and highlighted projects that have entered new stages in the development process. The subcommittee met this month and previewed the Waterfront Gateway update. Prior to the meeting, the CCRA board was asked to weigh in on a letter of support for a grant application that the City of Vancouver with Metro will be submitting for federal funds. The Heights RFP is still in the review process. Quinton also mentioned the three finalists for the City Manager position, and the new platform CivicPlus, that will be used for sharing board/committee meeting materials to

Members

Marc Fazio
President

Richard Krippaehne
David Copenhaver
Michi Slick
Alisa Pyszka
Allison Reynolds
Vacancy



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

To request accommodation or other formats, please contact:

Economic Prosperity & Housing | 360-487-7846 | Relay 711 | Kimberly.Kerlee@cityofvancouver.us

board/committee members and the public beginning in August. Quinton reviewed the current CCRA Workplan for 2024-2025. Board members shared their appreciation for the workplan.

Item 4: Update on Downtown Parking Plan

Quinton introduced the Parking Plan and provided context for how it relates to the vision for downtown. Gabriel Montez, Parking District Manager and Ben Weber, Walker Consultants, reviewed the plan objectives, project timeline, and the work that has been completed to date. Board member Slick asked about the intent of having a parking minimum. Weber responded. President Fazio mentioned considering subsidized parking. Board member Reynolds recommended using a single app, like Parking Kitty, for all downtown parking. Board members were overall pleased with progress on the plan.

Item 5: Waterfront Gateway Update

Amy Zoltie provided a progress update on the project and shared design updates for the affordable housing building and plaza behind City Hall. Zoltie mentioned that Scott Edwards Architecture was selected to design the affordable housing building and made intentional changes to the design to better reflect Native American culture. Hayley Purdy, Scott Edwards Architecture, reviewed the site plan, the new development program, and the design of the building. Purdy discussed how the project has evolved with an emphasis on being culturally responsive and the focus on nature, safety and security in the outdoor areas and the building itself. The project will also focus on sustainability measures. Board member Slick complimented the design.

Zoltie introduced Dylan Morgan, Place Landscape Architecture, who reviewed the goals of the plaza design and the site plan with a preview of materials. President Fazio welcomed comments from the subcommittee. Board members asked questions and provided feedback on the grid pattern of the space and design features. Morgan responded. Zoltie informed the group that the design for the upper plaza is actively being worked on. Zoltie provided an update on the project timeline for both the building and plaza development.

Item 6: Public Comment

None

Item 7: Executive Session (as needed)

None

Adjournment

2:10 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

July and August 2024 Activity

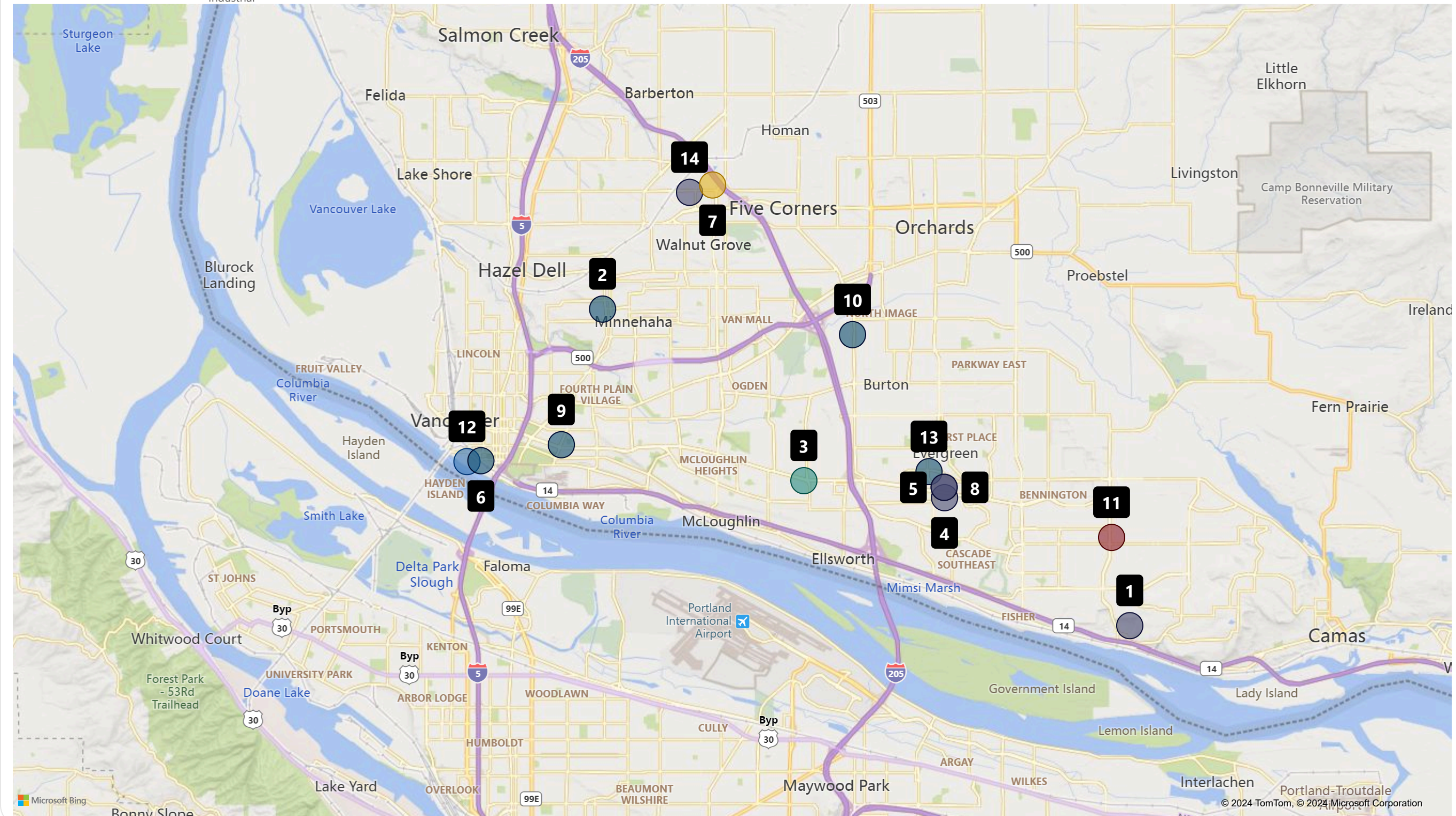
Map	Project	Location	Area	Use	Total Res Units	Total Sq Ft	Parking Spaces	Notes	Contact or Contractor	Applicant, Developer or Owner
Pre-Application										
1	Vancouver Clinic Columbia Palisades Ph II	4500 SE Columbia Palisades DR 98607	East Side	Commercial	0	45,000	144	Proposed construction of 3 story medical clinic building with associated parking, landscaping, and general site improvements within the Columbia Palisades.	MacKay Sposito	Vancouver Clinic Building LLC
2	Veterans Village Ph I	5118 NE Saint James RD	West Minnehaha	Multi-Family Residential	32			Proposed construction of 32 affordable housing units within 8 two-story buildings with an associated community building and site improvements.	Noelle Christ	Wolf Industries
Land Use Review										
3	Mill Plain Apt Complex	9603 E Mill Plain BLVD	Vancouver Heights	Mixed-Use Residential	42	41,130	43	Proposed 4-story mixed use building with associated parking, vehicle circulation, sidewalks, utilities, stormwater facilities on site, and 970 s ft of undesignated commercial space.	Ryan Wilson	Wilson Architects, PLLC
4	NW Furniture Bank	14000 SE 6th ST	Mt. View	Commercial	0	12,800	13	Proposed 12,800 SF furniture bank with associated access, parking, utility, and landscaping.	Jeremy Simler	H Lee & Associates
5	Home2 Suites Vancouver at The Landing	310 SE Olympia Drive	Emerald Landing	Commercial	107	61,048	130	Proposed 4-story 61,000 sf extended stay hotel.	Kristi Neznanski	P4 Hospitality, LLC
6	Waterfront Gateway Affordable Housing Project	615 W 6th St	Esther Short	Multi-Family Residential	95			Proposed 6-story multi-family building with 95 affordable housing units.	HHPR, Inc Brad Kilby	City of Vancouver
Building Plan Review										
7	Prose Walnut Grove	6712 NE 88th St	Sunnyside-Walnut Grove	Mixed-Use	284	310,010		Proposal to construct Ph I: 194,446 sf 3-story 184 residential mixed-use building with 5,959 sf of commercial space. Ph II: New 115,564 sf 3-story, 100 unit residential mixed-use building.	David Armesy	Urbal Architecture
8	Lexus at The Landing	417 SE Olympia Dr	Hearthwood	Commercial	0	63,000	191	Proposed new 2-story automotive dealership with a 4-story parking garage for vehicle inventory and service facility with a car wash.	Allison Reynolds	Stoel Rives LLP

Building Inspection										
9	Reserve Street Lofts	1901 E 11th St	Central Park	Multi-Family Residential	11	15,687	17	Proposed 11 unit multi-family residential apartment building with on-site parking.	Tim Aldinger	Tim Aldinger & Associates Inc.
10	Serkey Kaminskiy Apartments (Morrow Road Apartments)	4319 NE Morrow Rd	Kevanna	Multi-Family Residential	10	12,012	21	Proposed 3-story, 10-unit apartment building with 5 attached garages on 0.53 acre lot.	PLS Engineering	Sergey Kaminskiy

Construction Completed on all Projects										
11	KD Shell Medical Office Building	1821 SE 192nd Ave	N/A	Commercial/Industrial	0	14,617		New 14,617 sf core and shell for medical office building.	Kirkland Const Group WA LLC	192nd Station Holdings South LLC
12	Springs Vancouver Waterfront Block 18 Underground Parking	1015 W Columbia Way 98660	Esther Short	Commercial/Multi-Family Residential	0	136,811		New 2 level below grade parking including integral tower crane foundation.	Howard S Wright Construction Co	Springs Vancouver Waterfront LLC
13	Jens Pointe Apartments	333 NE 136TH AVE	Emerald Landing	Multi-Family Residential	240	24,402	371	New 3-story 240 unit multi-family mixed use development with 1,850 sf retail/office space, community building, and associated parking.	Casey Yamashita	Schmidt Architects PC
14	RSP Office Building	6015 NE 88th ST	Walnut Grove	Commercial	0	5,822	20	New 5,822 sf 2-story wood frame building.	Mark Erickson	Rotschy Inc

Existing Development Pipeline Map

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





Downtown Redevelopment Study Update

Matt Fairris – Vice President, BAE Urban Economics

September 19, 2024

Agenda

- Project Team
- Project Overview
- Study Area
- Opportunity Districts
- Mapping Potential Redevelopment Sites
- Largest Land-Owners
- Other Considerations
- Timeline
- Other Questions?



BAE Urban Economics Overview



David Shiver,
Principal



Matt Fairris,
Project Manager



Sherry Okun-Rudnak, Firdausi Sudarmadji,
Special Adviser



Analyst



Eli Booth,
Analyst



National award-winning DBE urban economics
& real estate advisory consultancy



Over 2,800 engagements since 1986
Local office in Portland



Public-Private Partnerships – Market and
Financial Analysis – Community Benefits –
Affordable Housing

Project Team

bae urban economics

*Real Estate Market Analysis
Strategic Parcel Analysis*



*Architectural and Urban
Design Analysis*



Infrastructure Analysis

Project Overview

Analysis

- Review of development trends within the VCCV
- Identification of priority redevelopment opportunity areas
- Identification and analysis strategic parcels
- High level development capacity projections

Expected Findings

- Summary of parcels likely to redevelop
- Likely building typologies based on likely parcel assembly, and expected density
- Near term steps to promote redevelopment

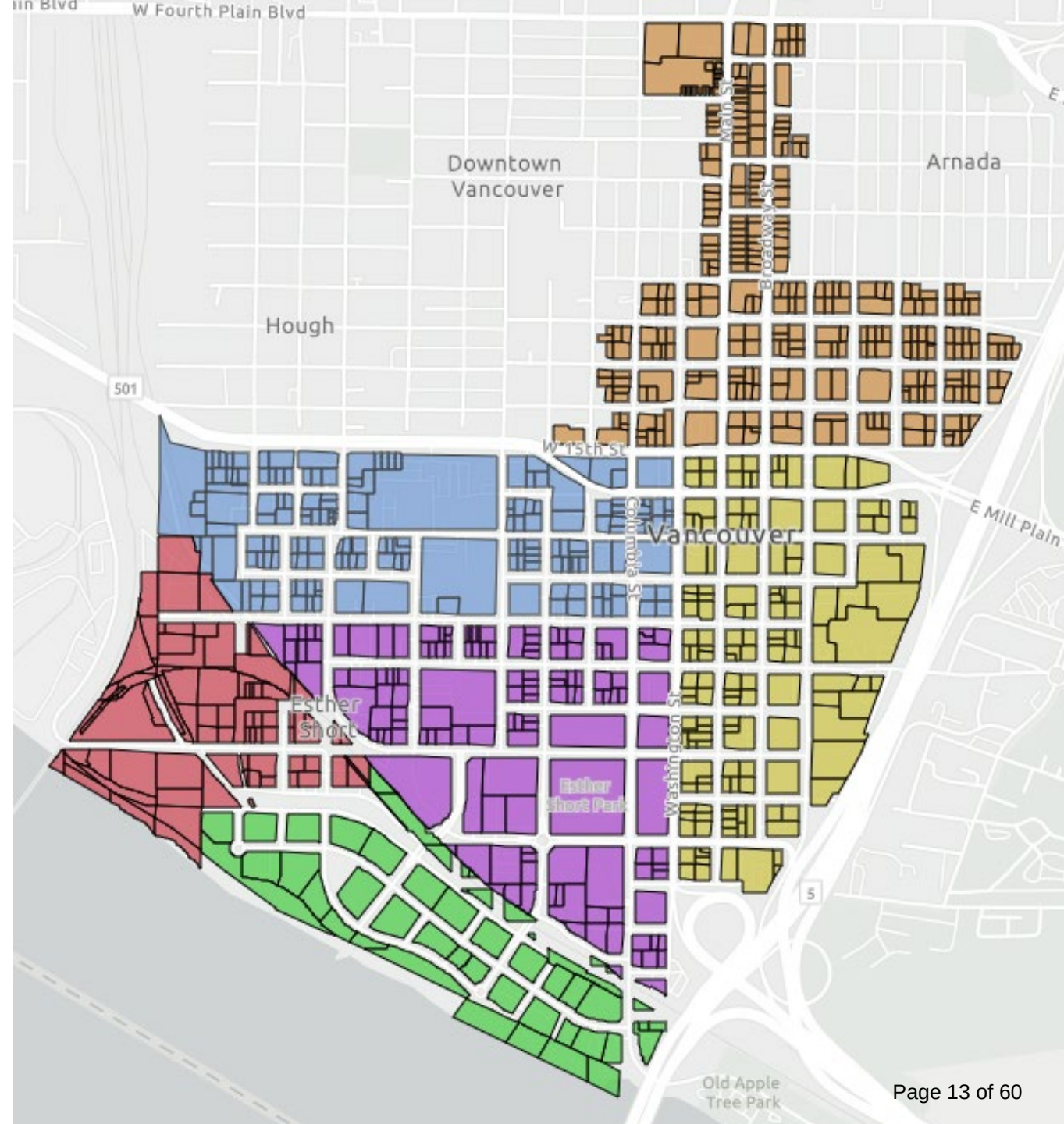


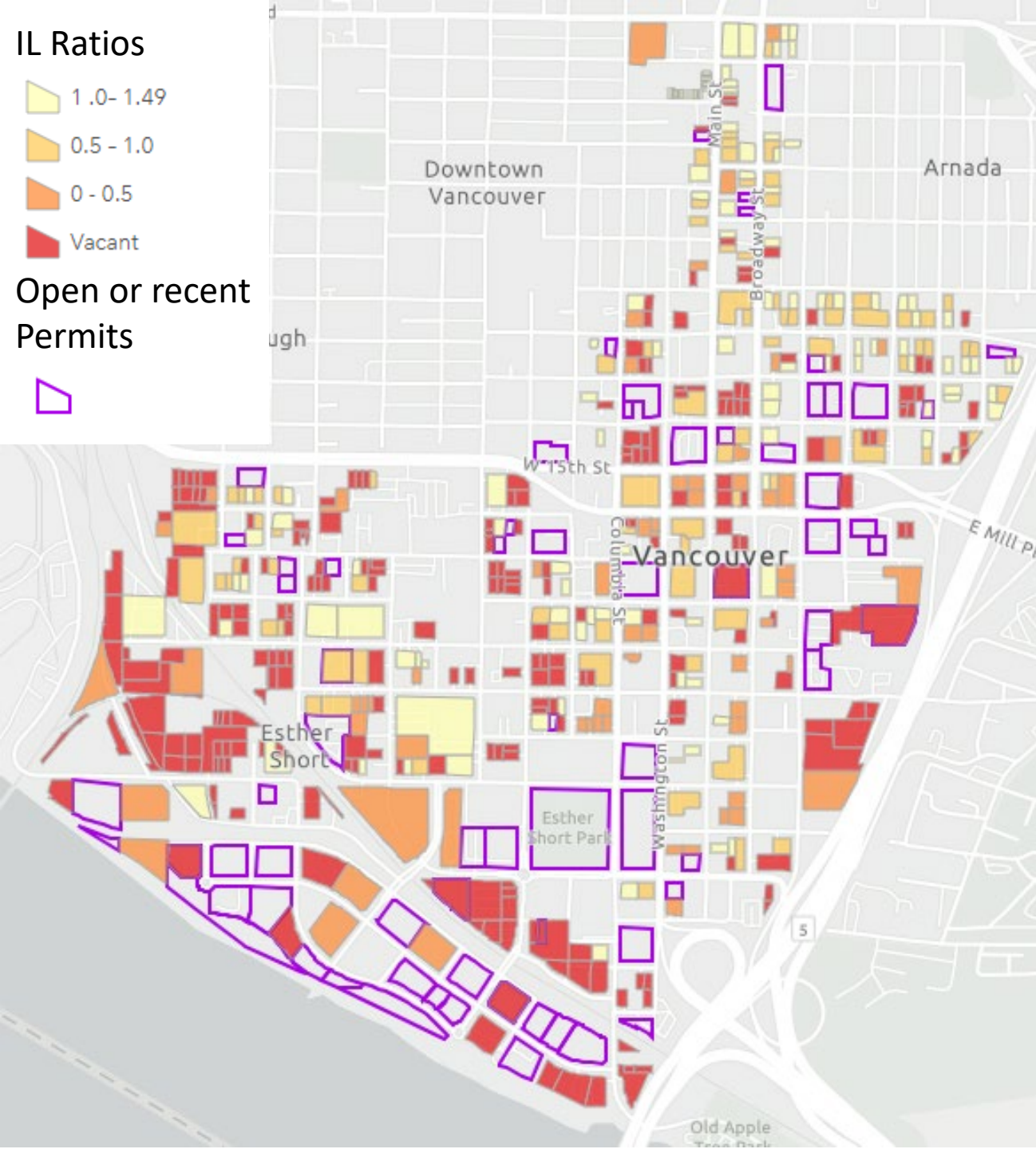
Opportunity Districts

-  Main Street
-  Uptown
-  County Center
-  Esther Short Park
-  West Industrial
-  Waterfront

Assessing Real Estate Market Conditions to inform redevelopment potential

- Production trends
- Rental Rates
- Absorption





Mapping Potential Redevelopment Sites

Considerations

- Improvement/Land Values <1.5
- Review of existing permits
- Covenant restrictions

Early Findings

- ~125 Acres of redevelopment potential

Next Steps

- Identify development yield on sites



Site Size Prioritization



Public Ownership Prioritization



Location Prioritization



Private Ownership Prioritization



Strategic Site Selection

Potential Criteria / Search Prioritization

- **Site Size** (single parcel and parcel aggregation)
- **Ownership** (i.e., public v. private, # of owners, etc.)
- **Location** (i.e., proximity to recent development, distributed throughout opportunity districts, etc.)
- **Project Status** (i.e., no project application, pre-app only, etc.)
- **City Policy/Investments** (i.e., allowed height, proximity to infrastructure investments/transit investments, etc.)

Next Steps

Identify ~16 strategic sites for the City to assess for potential actions to support future development



Strategic Parcel Development Potential

- Identify development potential on strategic sites
 - Use (i.e., residential, non-residential)
 - Building Typology
 - Height/Density
- Identify what strategies/actions are needed to support development
 - Parcel assemblage
 - Infrastructure upgrades
 - City investments



Next Steps and Considerations

Select Strategic Sites

Development typologies in each opportunity area

Opportunities for small parcels

Identify Potential Redevelopment Partners

Funding and Investment Opportunities



Input from CCRA

Are there other factors to incorporate into the redevelopment site analysis?

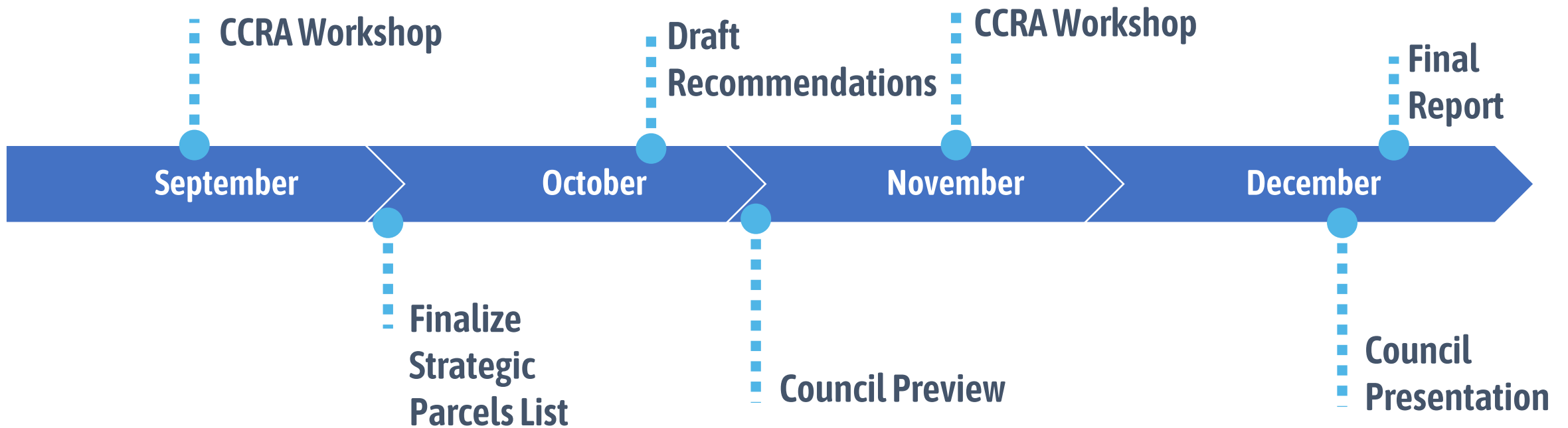
How to prioritize the Strategic Sites for additional analysis?

- Best development sites?
- Challenging development sites?
- Sites under specific ownership?
- Proximity to other City investments/projects?

What kinds of policies, strategies, and investments should be the focus of the recommendations?



Timeline



Timeline Dependent on Vision for CCRA



Other Questions We Should be Asking?

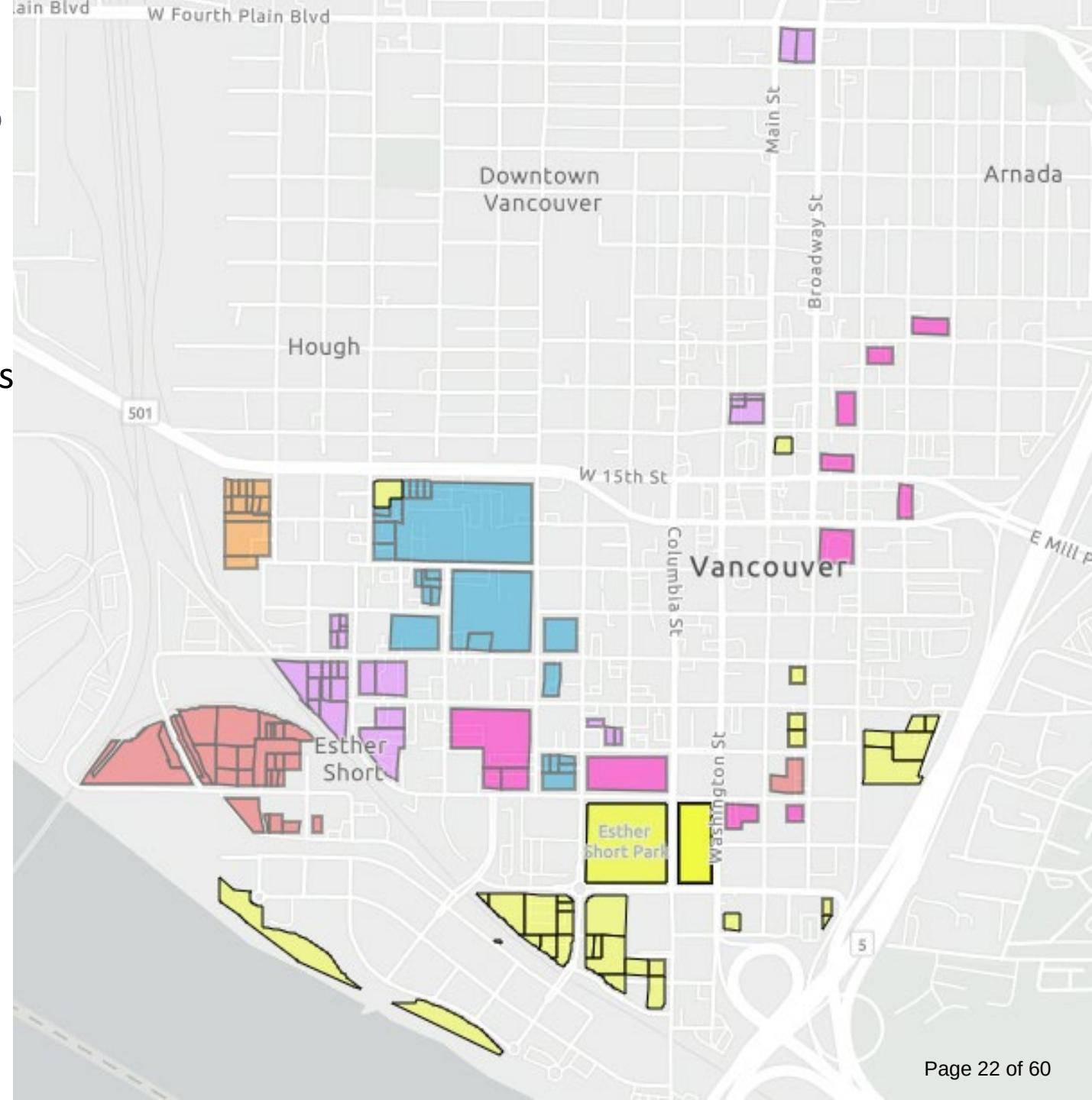


Thank You



Largest Land-Owners

- City is a major land-owner Downtown
 - Limited future development opportunities
- Partnerships with critical owners
- High priority corridors like Mainstreet have more segmented ownership



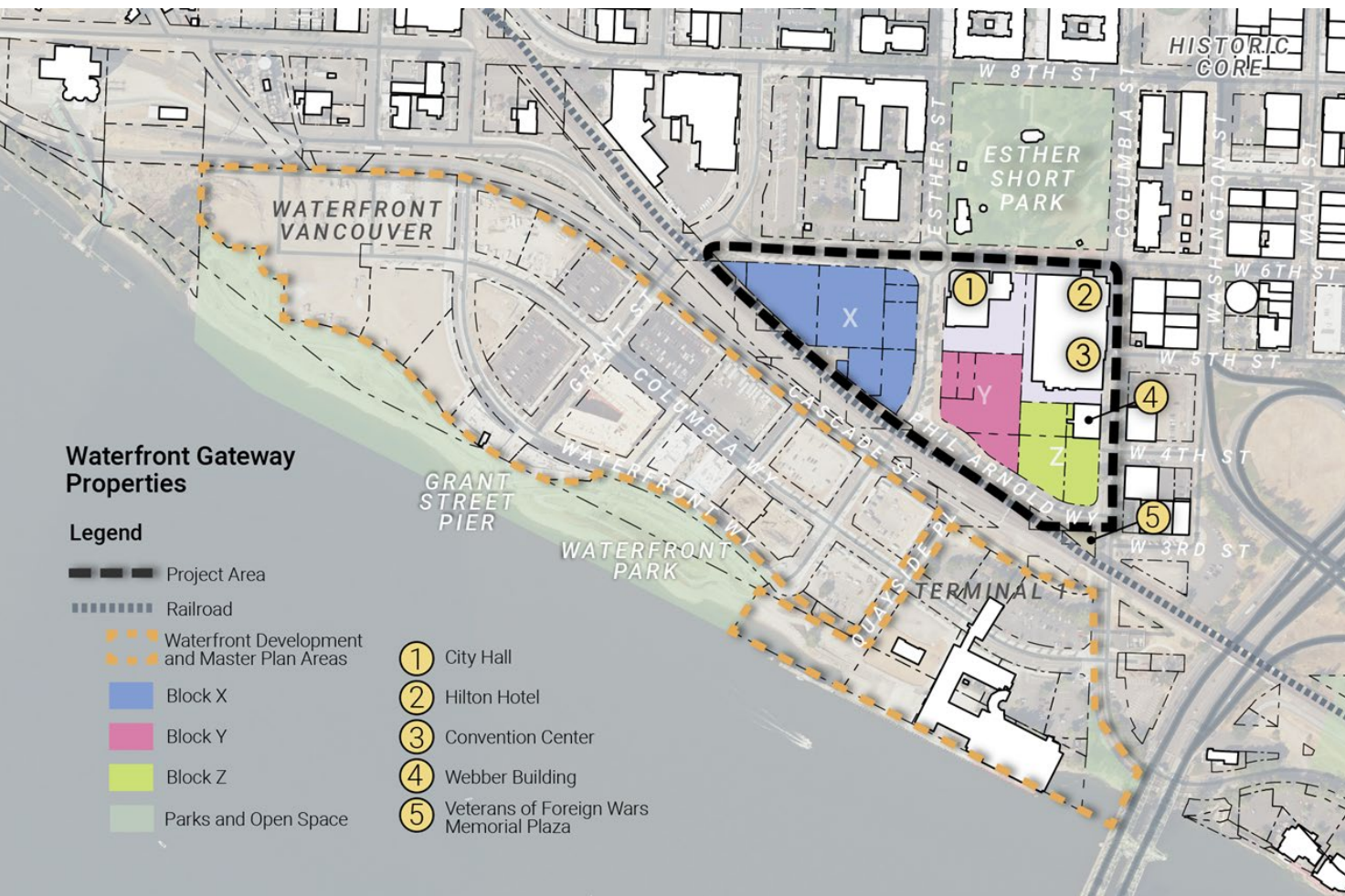


CITY OF
Vancouver
WASHINGTON

Waterfront Gateway Design Approvals

Amy Zoltie

Real Estate Project Manager
Economic Prosperity and Housing
September 19, 2024



Agenda

- Review affordable housing building design
- Review plaza design
- Next steps
- Questions & Discussion



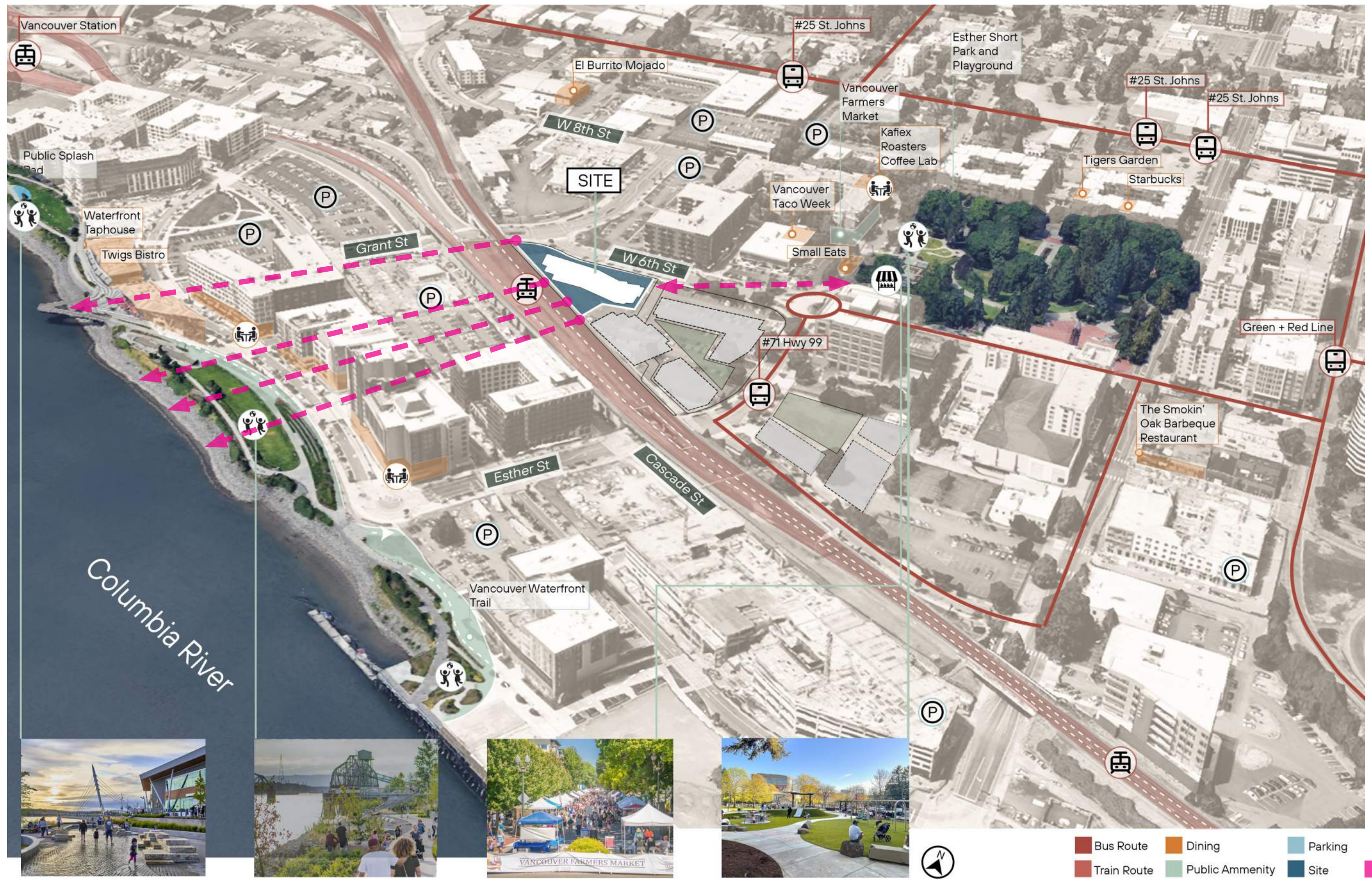
Objectives

- Review and vote on affordable housing building design
- Review and vote on plaza design



Vancouver Affordable Housing

CCRA Meeting ▪ 09/19/2024



Site Context

Vancouver Affordable Housing
West 6th Street, Vancouver, WA 98660
Project #24035 09.19.2024

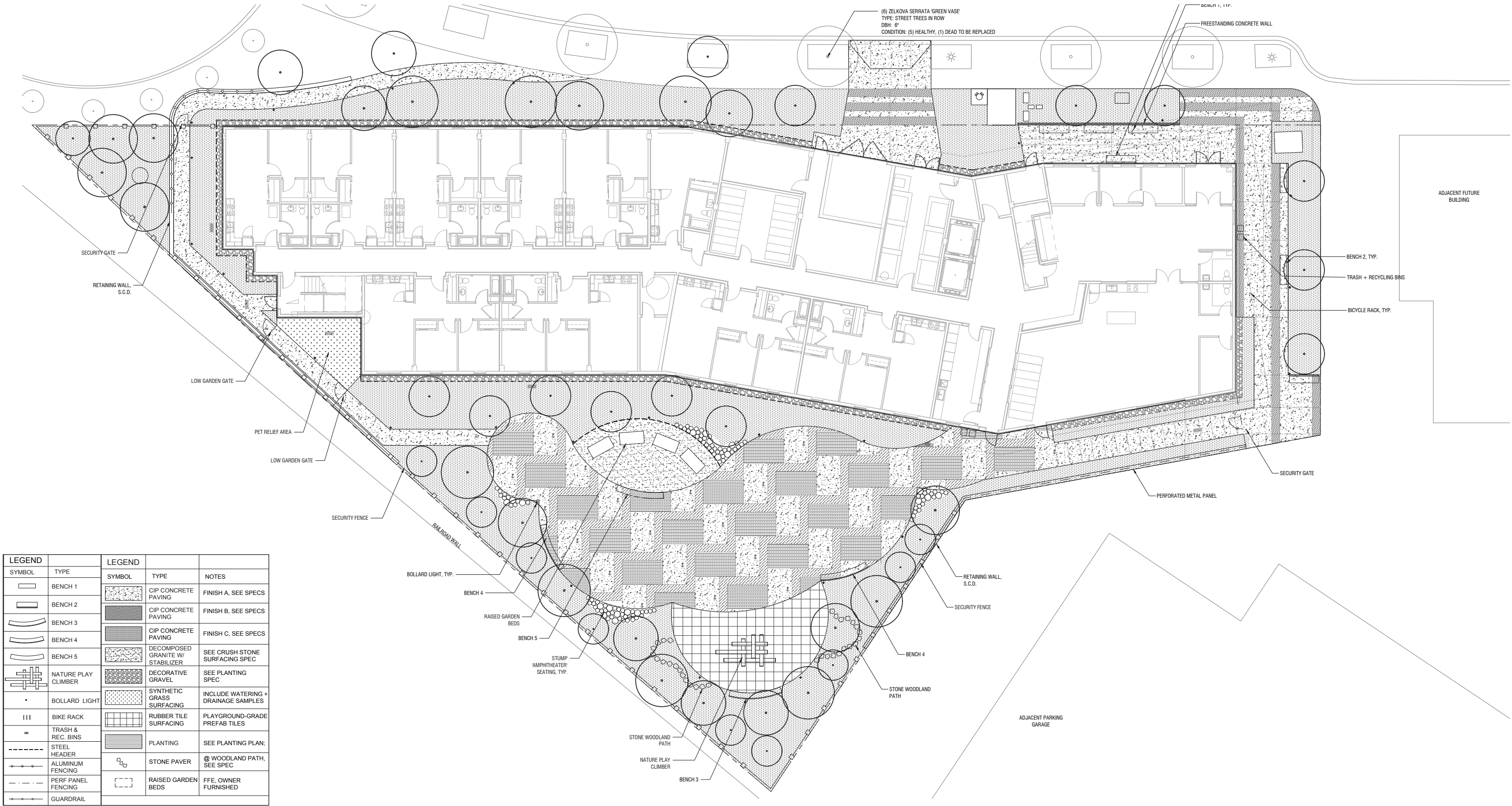
Scott Edwards Architecture



North Elevation - Previous Rendering

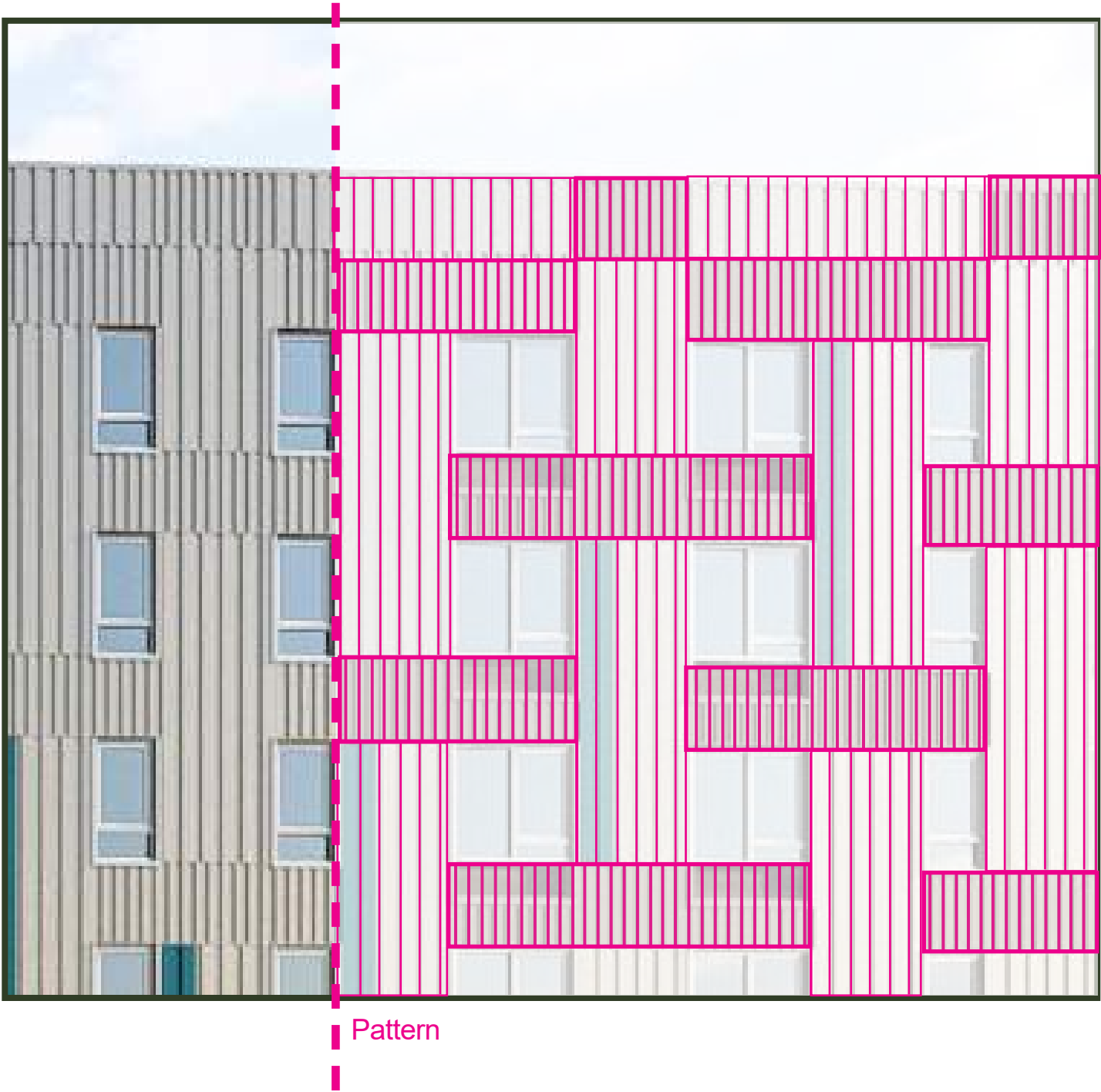
Vancouver Affordable Housing
West 6th Street, Vancouver, WA 98660
Project #24035 09.19.2024





LEGEND		LEGEND		NOTES
SYMBOL	TYPE	SYMBOL	TYPE	
	BENCH 1		CIP CONCRETE PAVING	FINISH A, SEE SPECS
	BENCH 2		CIP CONCRETE PAVING	FINISH B, SEE SPECS
	BENCH 3		CIP CONCRETE PAVING	FINISH C, SEE SPECS
	BENCH 4		DECOMPOSED GRANITE W/ STABILIZER	SEE CRUSH STONE SURFACING SPEC
	BENCH 5		DECORATIVE GRAVEL	SEE PLANTING SPEC
	NATURE PLAY CLIMBER		SYNTHETIC GRASS SURFACING	INCLUDE WATERING + DRAINAGE SAMPLES
	BOLLARD LIGHT		RUBBER TILE SURFACING	PLAYGROUND-GRADE PREFAB TILES
	BIKE RACK		PLANTING	SEE PLANTING PLAN;
	TRASH & REC. BINS		STONE PAVER	@ WOODLAND PATH, SEE SPEC
	STEEL HEADER		RAISED GARDEN BEDS	FFE, OWNER FURNISHED
	ALUMINUM FENCING			
	PERF PANEL FENCING			
	GUARDRAIL			



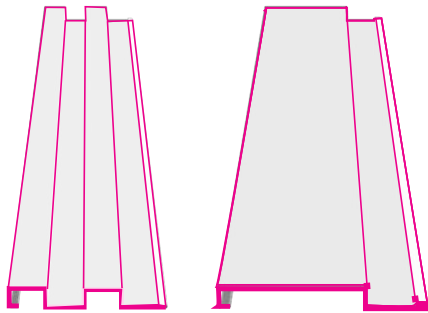




Materials Expression
is the Confluence of



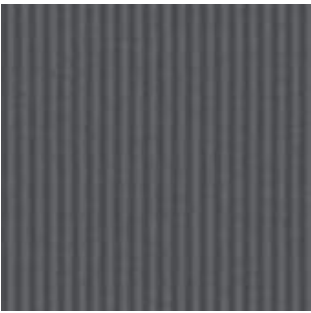
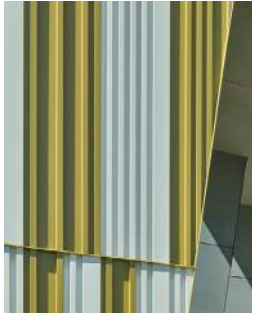
Pattern
and
River



Metal Panel - Profiles



Example



Fiber Cement Panels



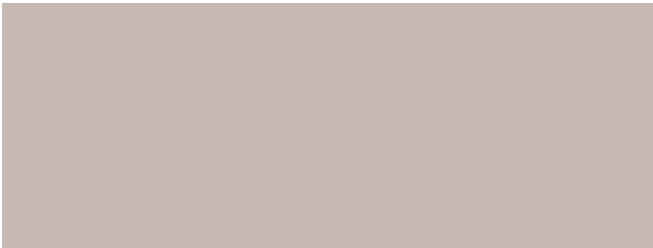
Example



Color Expression is
the Confluence of



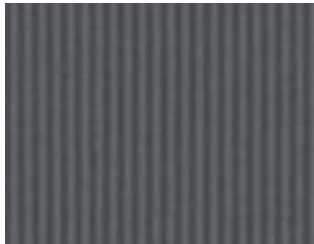
Land
and
Water



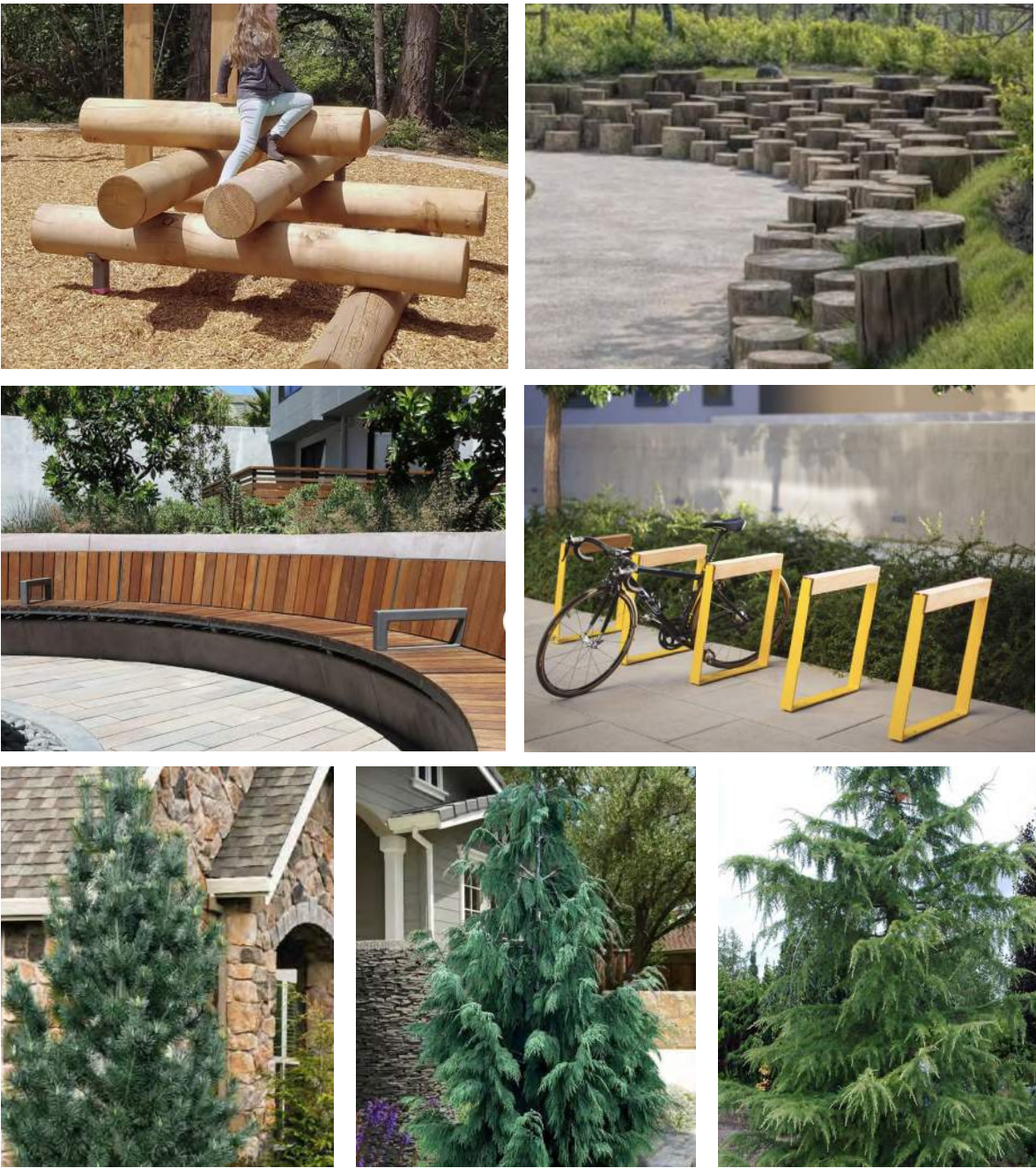
Metal Panel - Field Color
Parchment



Metal Panel - Accent Color
River Teal or Ocean Blue



Ceramic Coated Fiber Cement - Zen Garden Pattern
Charcoal or Midnight Blue



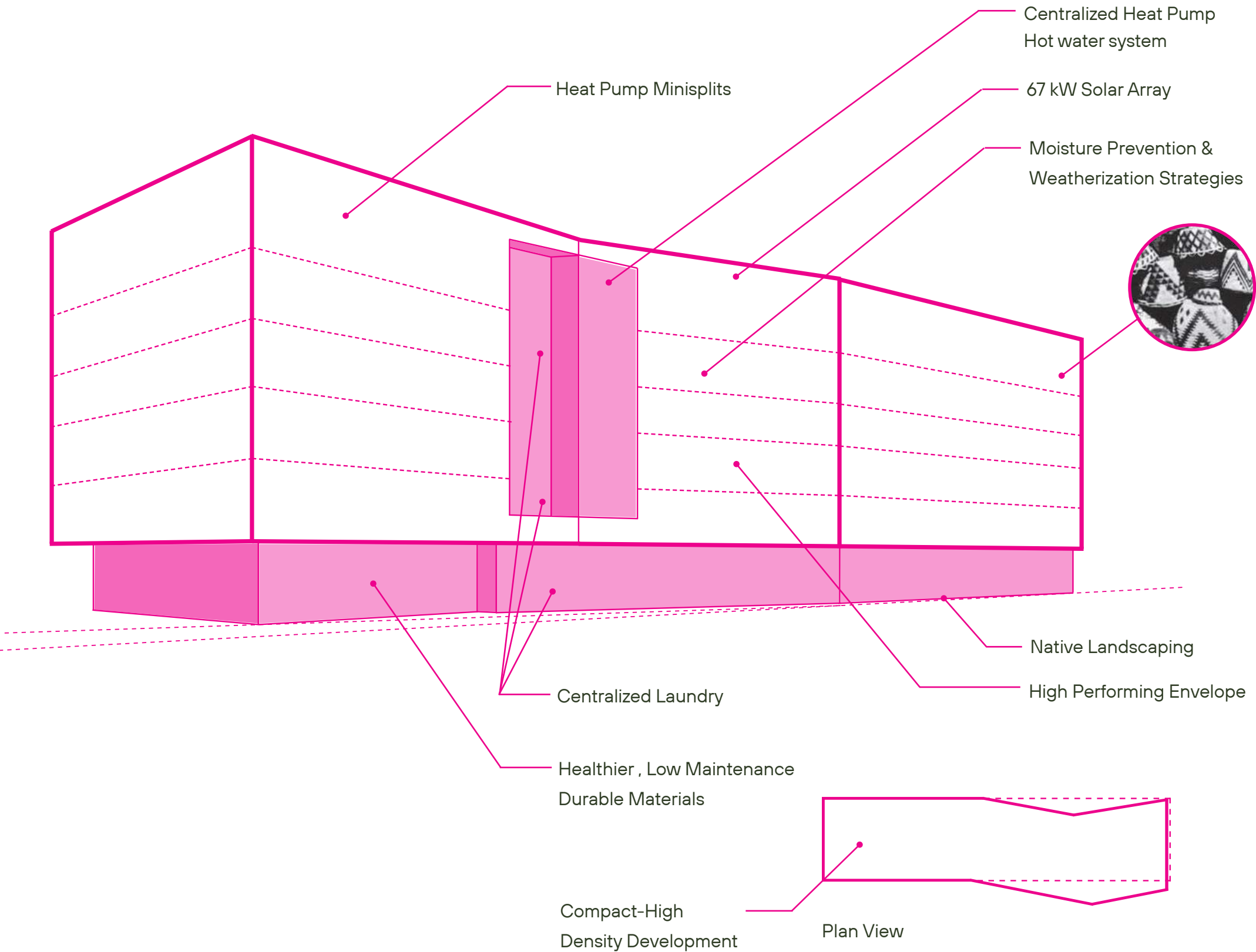
Plantings and Furnishings

Vancouver Affordable Housing
West 6th Street, Vancouver, WA 98660
Project #24035 09.19.2024

SUSTAINABLE MEASURES

Evergreen Sustainable Development Standard (ESDS)

- All Electric
- 67 kW Solar Array Renewable Energy
- Energy Star Appliances
- Heat Pump Minisplits at South Facing Units
- PTAC's at North Facing Units
- High-Efficiency Centralized Heat Pump Hot Water Heating
- Centralized Laundry on 3 Floors
- Commissioning
- Appropriate Project Siting - i.e. site is not farmland, wetlands, habitat conservation area, geologically hazardous
- Connections to Existing Development & Infrastructure
- Compact-High Density Development
- Access to Services, Transit, & Open Space - i.e. many goods/ services, frequent transit service, and ample parks/ open space within 1/2 mile
- Native and/or Adaptive Landscaping
- Integrated Pest Management
- Efficient Irrigation
- Water Conserving Fixtures
- Moisture Prevention & Weatherization Strategies
- Promoting Physical Activity - i.e. dedicated outdoor activity space/ playground
- Healthier Materials - i.e. low VOC, phthalate free, and formaldehyde free
- Access to Fresh, Local Foods - i.e. proximity to farmer's market



VANCOUVER WATERFRONT GATEWAY

PLAZA SD UPDATE

PLAZA SD UPDATE

- CONTEXT
- GOALS
- PROGRAM
- DESIGN
- MATERIALS
- SCALE DIAGRAMS
- EVENT DIAGRAMS
- VIEWS

PLAZA CONTEXT



PLAZA GOALS

Create a district that is **uniquely Vancouver**.

Make a place that is both a **destination** and a **link**.

Reinforce **Esther Street** as a key pedestrian connection.

Extend and emphasize the mid-block **pedestrian crossing** at 6th Street.

Incorporate **landscape elements** and **outdoor seating** along pedestrian paths and **active ground floors**.

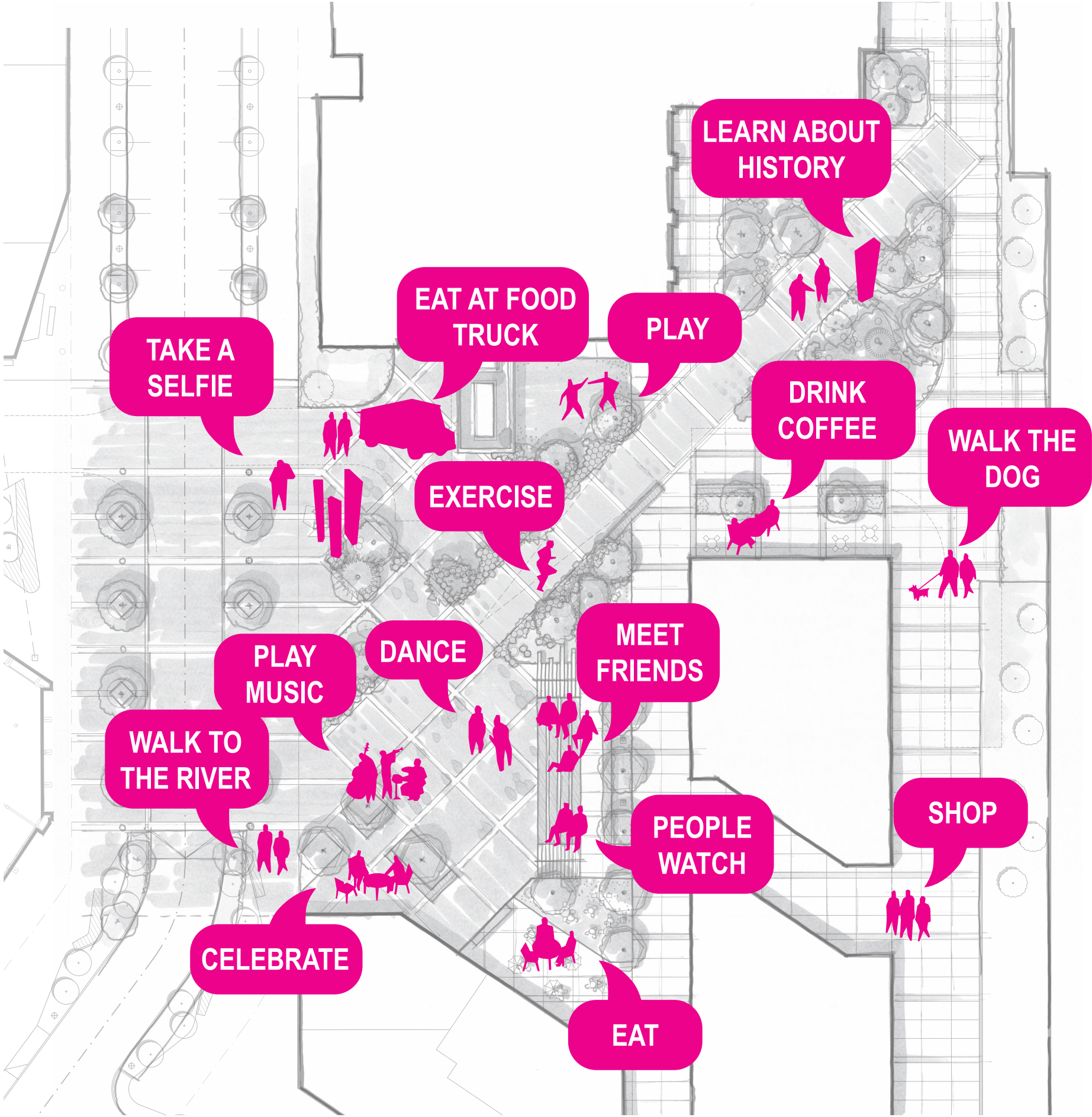
Utilize **wayfinding signage** and **intuitive cues**.

Provide **outdoor comfort** including a **covered outdoor area**.

Design **flexible spaces** that can accommodate **events** at various scales.

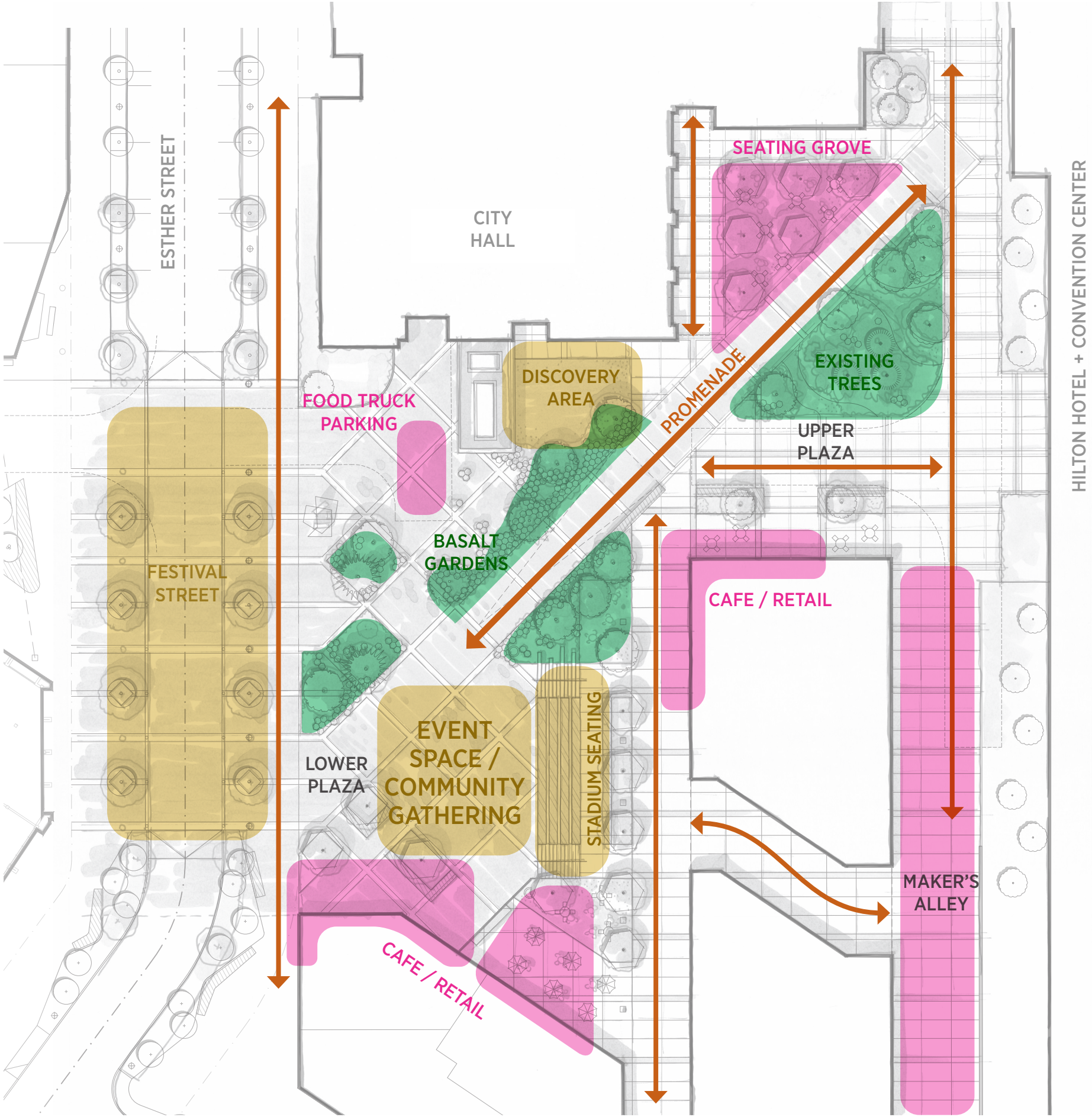
Integrate local **public art** and find opportunities for **cultural storytelling**.

PLAZA ACTIVITIES

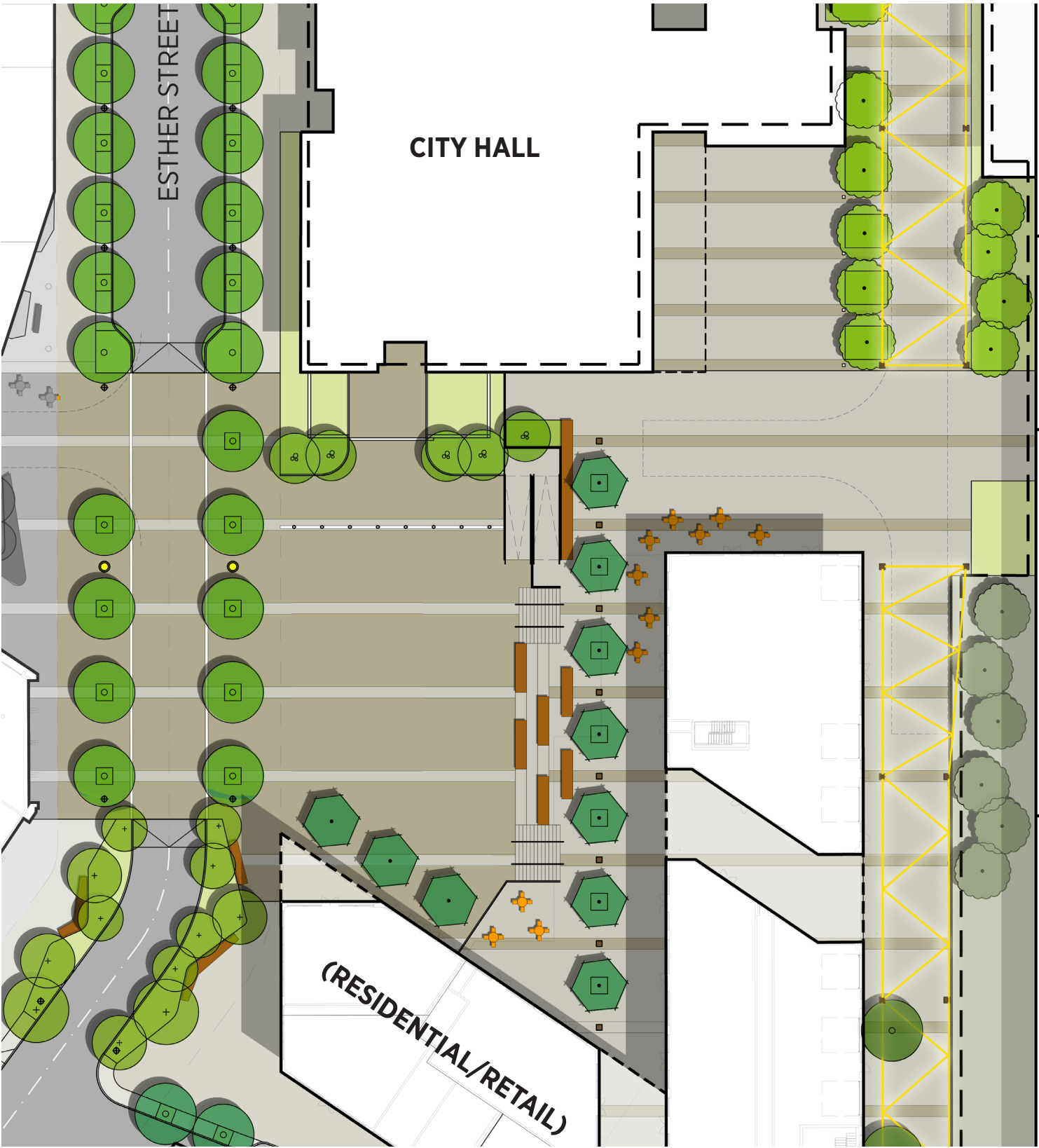


PLAZA PROGRAM

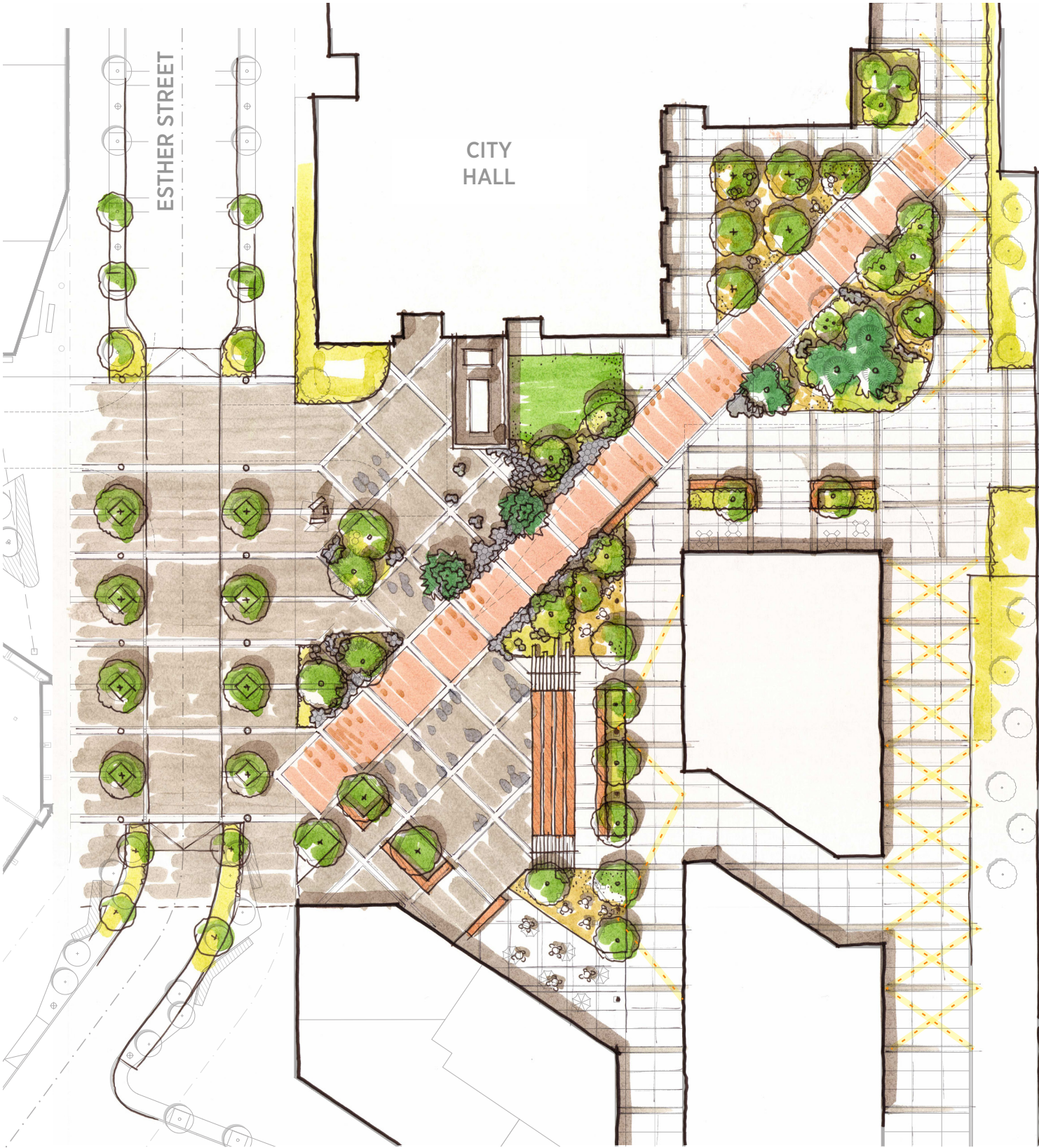
- EVENTS/FLEXIBLE
- RETAIL ACTIVATION
- PLANTING/GARDEN



PLAZA DESIGN



OPEN HOUSE FEBRUARY 1, 2024



CURRENT PLAN

PLAZA DESIGN

- A** **DIAGONAL PATH**
PROVIDING A MORE DIRECT CONNECTION BETWEEN THE UPPER AND LOWER PLAZAS
- B** **VARIETY OF GATHERING AREAS**
DISTRIBUTING SPACES OF SEVERAL SCALES ACROSS THE SITE
- C** **SCALE OF THE LOWER PLAZA**
SIZING THE LOWER PLAZA TO FIT THE DESIRED PROGRAMS
- D** **MATERIAL CONNECTION**
RELATING THE NEW PLAZA TO THE EXISTING MATERIALS AT ESTHER SHORT PARK AND THE VANCOUVER WATERFRONT
- E** **TREE PRESERVATION**
RETAINING EXISITING TREES IN THE UPPER PLAZA AND PROPOSING ADDITIONAL TREES & PLANTING THORUGHOUT THE PLAZA

- 1. PROMENADE
- 2. SEATING GROVE
- 3. EXISTING CEDAR & MAPLE TREES
- 4. DISCOVERY AREA
- 5. MAKERS ALLEY
- 6. CATENARY LIGHTS
- 7. CITY HALL GENERATOR AND SCREEN
- 8. ART OPPORTUNITY
- 9. SERVICE DRIVE / FOOD TRUCK
- 10. STADIUM SEATING
- 11. BASALT GARDENS
- 12. FLEXIBLE GATHERING AREA
- 13. FESTIVAL STREET



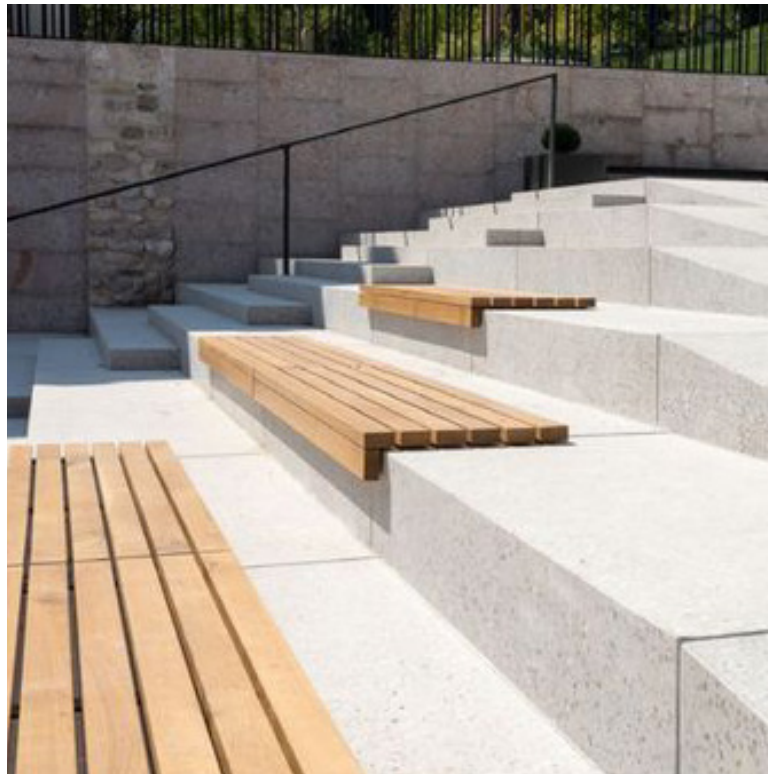
MATERIALS



BRICK PAVING + CONCRETE BANDS



BASALT COLUMNS



WOOD SEATS AT CONCRETE STADIUM STEPS



EXISTING CEDAR TREES TO BE RETAINED



PLAZA DESIGN

LOWER PLAZA: 13,677 SF

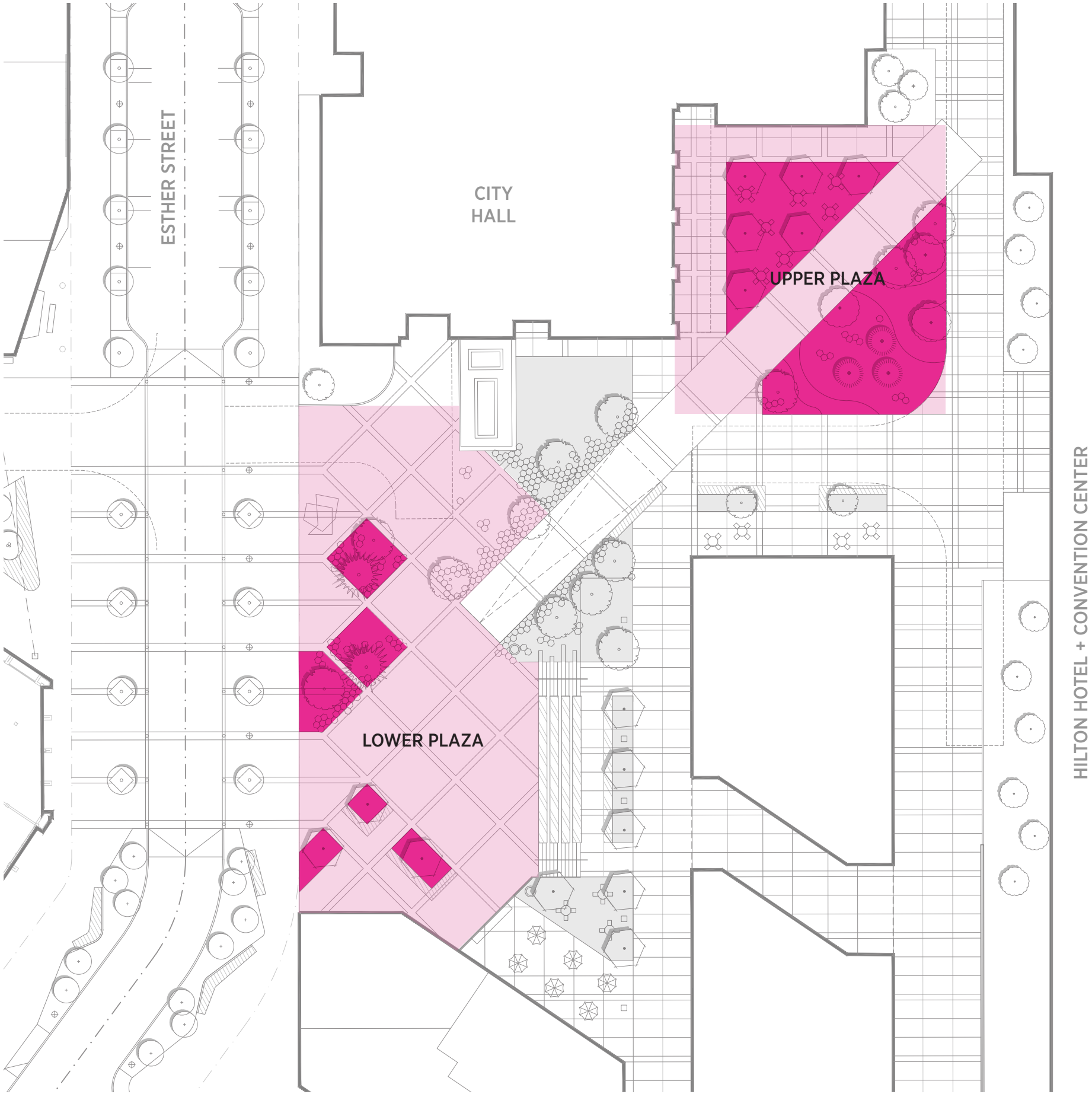
- LANDSCAPE : 1,703 SF
- HARDSCAPE: 11,974 SF

UPPER PLAZA: 9,752 SF

- LANDSCAPE : 4,735 SF
- HARDSCAPE: 5,017 SF

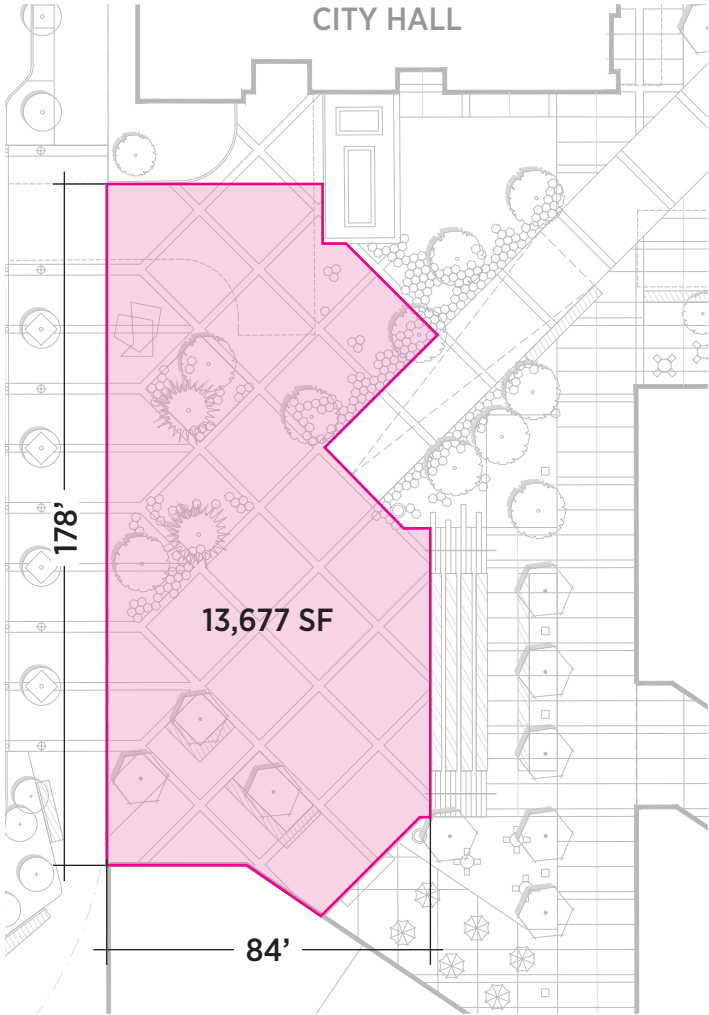
Gravel Areas included in Landscape SF

Additional Landscape Areas not included in 'upper' and 'lower' area boundaries

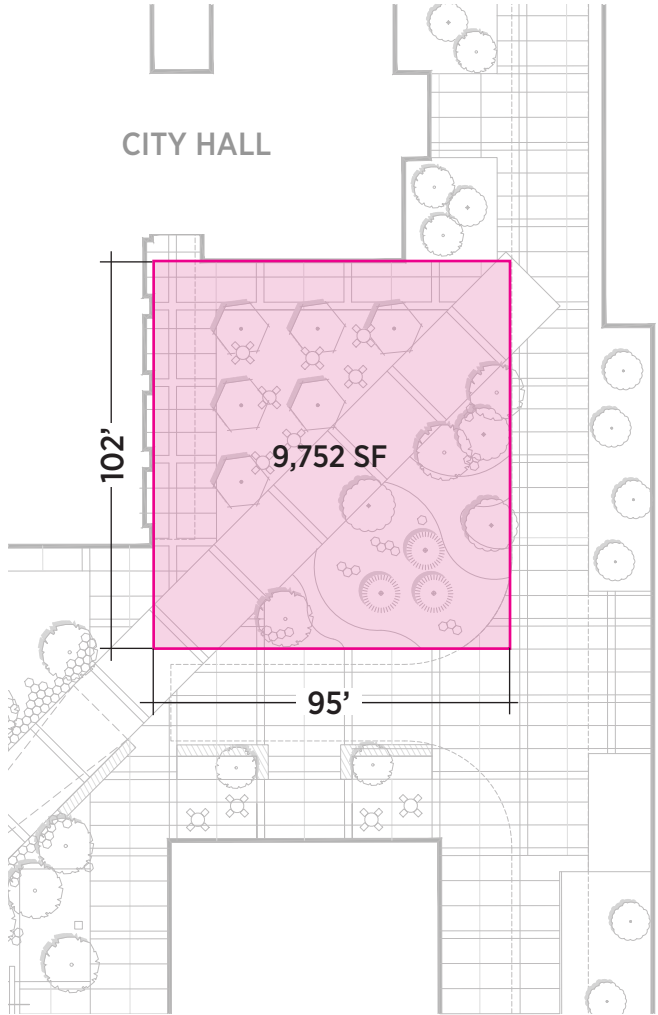


PLAZA SCALE

LOWER PLAZA
REALATIVE TO ESTHER SHORT PLAZA



UPPER PLAZA
REALATIVE TO ESTHER SHORT PLAZA



PLAZA PERFORMANCE

FOR 100-300 PEOPLE

CROWD OF 100

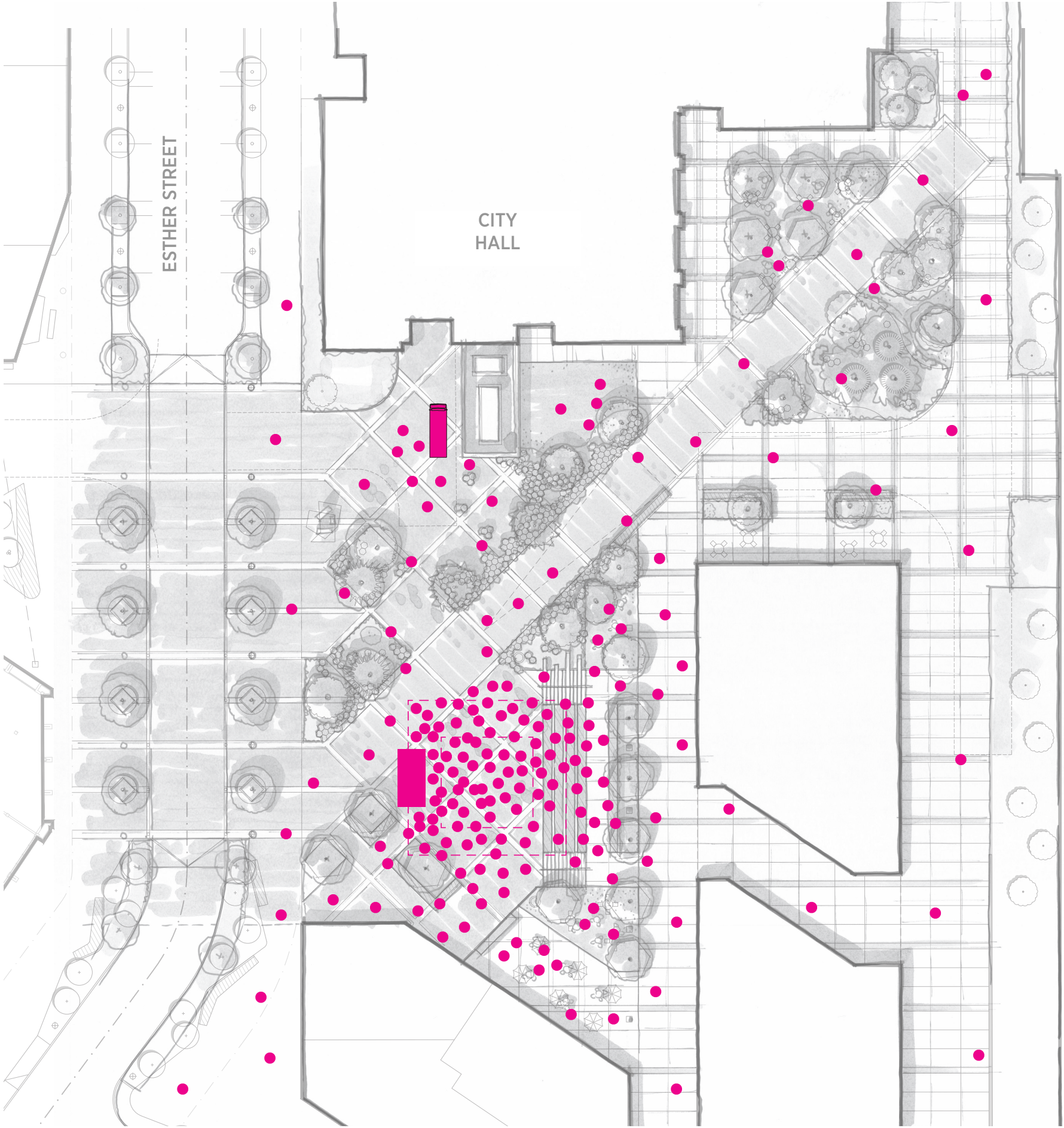
Tight Crowd (5 sf / Person)
= 500 sf

Loose Crowd (10 sf / Person)
= 1,000 sf

CROWD OF 300

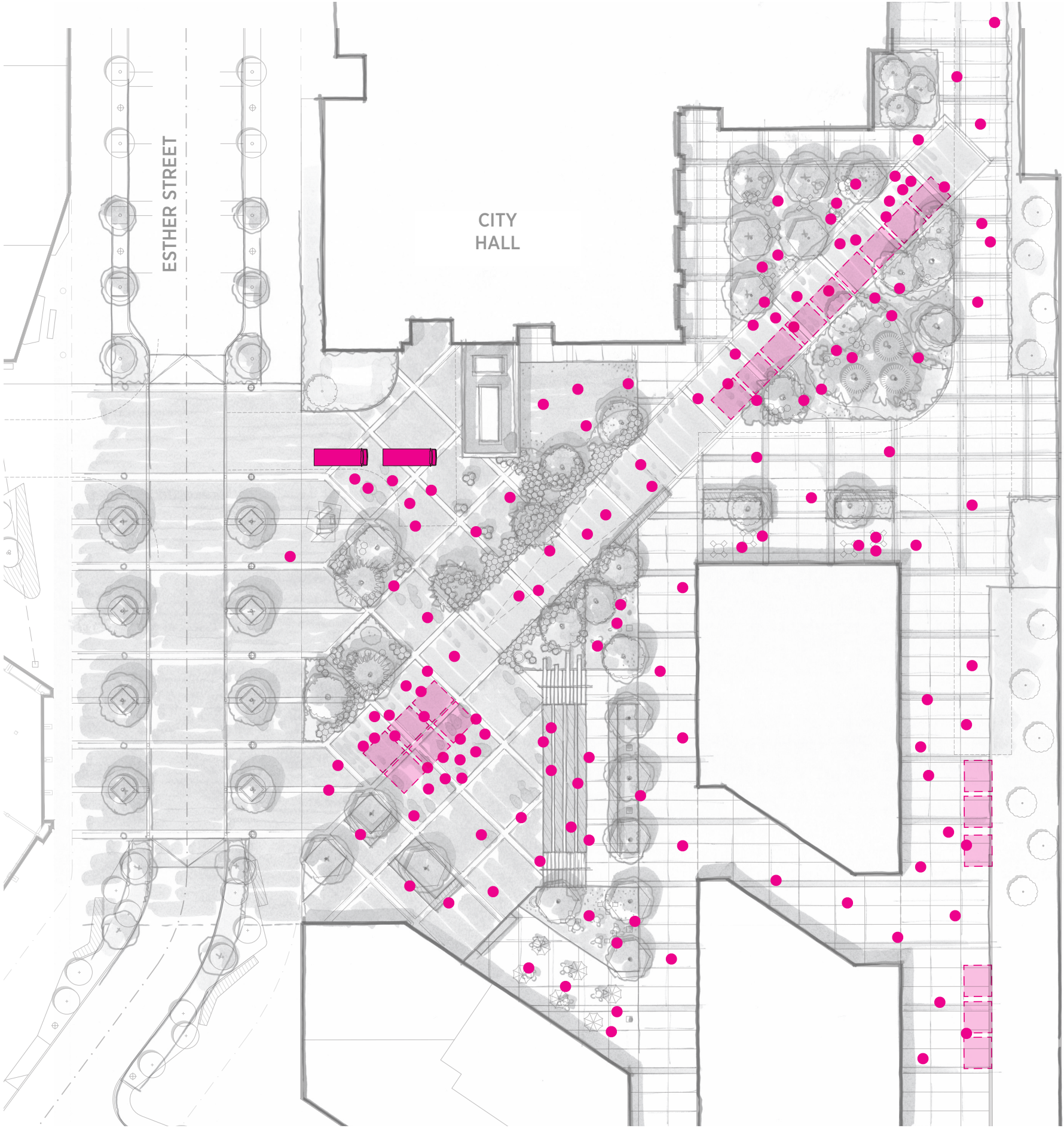
Tight Crowd (5 sf / Person)
= 1,500 sf

Loose Crowd (10 sf / Person)
= 3,000 sf



PLAZA MARKET

(20) 10X10 TENTS



PLAZA DESIGN



PLAZA DESIGN



PLAZA DESIGN



PLAZA DESIGN



PLAZA DESIGN



PLAZA DESIGN



PLAZA DESIGN



PLAZA DESIGN



PLAZA DESIGN



Next Steps



- Share plaza design with Council in October
- Updated market rate building designs early Q4 2024
- PSA review and approval late Q4 2024
- Affordable housing project construction start in February 2025

Requested Actions

- Motion to approve the affordable housing building design as presented.
- Motion to approve the plaza schematic design as presented.



Questions & Discussion

