

CITY CENTER REDEVELOPMENT AUTHORITY

MEETING MINUTES

Vancouver City Hall – Council Chambers – 415 W. 6th Street
PO Box 1995 – Vancouver, Washington 98668-1995
www.cityofvancouver.us

Marc Fazio • Richard Krippaehne • Debi Ewing • David Copenhaver • Michi Slick • Alisa Pyszka • Allison Reynolds

October 19, 2023

REGULAR MEETING (Convened in person and via video conference)

The meeting agenda materials referenced in these minutes can be found [online](#).

Link to CVTV meeting video: [23 10 19 CCRA Meeting Video](#)

ITEM 1: CALL TO ORDER AND ROLL CALL

The October 19, 2023, meeting of the City Center Redevelopment Authority was called to order at 12:50 p.m. by Board Member Krippaehne.

Motion by Ewing, seconded by Slick, and carried unanimously to appoint Dick Krippaehne as Board Chair for today's meeting in the absence of Marc Fazio.

Present: Board – Richard Krippaehne, Debi Ewing, Michi Slick, Alisa Pyszka (virtual)
 City Staff - Patrick Quinton, Kimberly Kerlee, Taylor Hallvik, Keith Jones
 Guests – Stefani Randall (LSW), Aaron Van Dyke (LPC), Alex Aigner (LPC)

Total participants logged in **4**

Absent: Marc Fazio, David Copenhaver and Allison Reynolds.

Motion by Ewing, seconded by Slick, and carried unanimously to excuse the absence of Marc Fazio and Allison Reynolds.

ITEM 2: APPROVAL OF MINUTES

Motion by Slick, seconded by Ewing, and carried unanimously to approve the September 21, 2023, minutes.

ITEM 3: EXECUTIVE DIRECTOR'S REPORT

Patrick Quinton, CCRA Executive Director, stated that the Development Subcommittee did not meet this month, but met in September to review Block 1. The board members received a copy of the up-to-date Development Pipeline Report for September. Quinton shared that The Waterfront Gateway DDA was

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approved by City Council on October 9th and congratulated the CCRA Board on reaching this milestone and extended a thank you to City Council for its work in reviewing and approving agreement.

ITEM 4: BLOCK 1 DESIGN REVIEW

Item Summary and Related Discussion

Keith Jones, Senior Planner, introduced himself and Stefani Randall, LSW Architects. Jones provided a Staff Report and gave a brief background of Block 1 and the decision for the redesign from an office building to a multi-family apartment building. Jones asked that CCRA make a recommendation for staff approval of the Block 1 Design following the Presentation.

Alex Aigner, Senior Vice President for LPC in Washington State, introduced himself via Microsoft Teams. Aigner gave a brief overview of the reasoning behind the redesign of Block 1. Aigner stated he is excited about the design and how it will mesh with Terminal 1 and the rest of the Waterfront.

Stefani Randall, LSW Architects, presented the Block 1 Design Review including the location and updated site plan, the change of residential units from 199 to 194, revised elevations and other additions and changes made to each level of the building since the design was reviewed at the September Development Subcommittee meeting. Randall also highlighted the artwork, materials, color palettes, and the landscaping plans during her presentation.

Board members asked questions and provided feedback on artwork and back of house features on the outside of the building, the added retail space and what influenced the addition of the retail space, factors that contributed to the decrease of five residential units, landscaping, architecture, color palette and materials.

Motion by Slick, seconded by Ewing, and carried unanimously to recommend the Block 1 Design Review for staff approval.

ITEM 5: CCRA WORKPLAN REVIEW

Patrick Quinton presented the draft CCRA Workplan which included the City Hall Plaza Design, Waterfront Gateway Ground Lease and Purchase Agreement and MFTE Annual Review. Quinton highlighted the future work and planning that will be happening across different departments of the city which will be presented to CCRA. Projects include: Downtown Parking Plan, Housing Action Plan, Interstate Bridge Replacement Project (IBR), IBR Urban Design Study, Comprehensive Plan, and the Economic Development Plan.

Quinton also covered three initiatives that CCRA would be asked to be directly involved in which included the Downtown Redevelopment Study, CCRA Business Plan and a discussion related to the Development Market Conditions Analysis.

Quinton proposed a hypothetical agenda schedule for the next 14 months as well as next steps for CCRA.

Board members generally agreed with proposed workplan. Board Member Pyszka asked that the workplan include a presentation on the City's plan for using tax increment financing. Board Member Ewing asked that the workplan include feedback from City Council on CCRA priorities.

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ITEM 6: PUBLIC COMMENT

None.

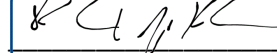
ITEM 7: EXECUTIVE SESSION (AS NEEDED)

None

ADJOURNMENT

2:00 PM

DocuSigned by:



Dick Krippaehne for 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.

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