



P.O. Box 1995 • Vancouver, WA 98668-1995  
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Land use pre-application conferences will not be held at this time unless a virtual conference is requested by the applicant (the times listed below are tentative times if the pre-application virtual conference is held). Whether a pre-application conference is held or not, the pre-application reports will be available on the City's ePlans system the day the pre-application was scheduled to be held. Applicants, neighborhood associations and citizens are encouraged to reach out to the case manager listed below if you would like further information, comment or have questions on a proposed project.

Pre-application reports for the following projects are ready for review as of April 17, 2025.

- |                |                                    |  |
|----------------|------------------------------------|--|
| <b>9 a.m.</b>  | <b><u>PRJ-169712/PIR-84993</u></b> | <b><u>The Linc</u></b>   |
|                | <b>Applicant</b>                   | Wollam & Associates  |
|                | <b>Description</b>                 | Short plat into four lots with single-family residence and ADU on each lot                                     |
|                | <b>Location</b>                    | 1114 W 22nd Street   |
|                | <b>Assessed Parcel Size</b>        | 8,580 square feet  |
|                | <b>Zoning Designation</b>          | R-9  |
|                | <b>Neighborhood Association</b>    | Hough  |
|                | <b>Case Manager</b>                | Johnnie Hildreth   |
|                | <b>E-mail</b>                      | <a href="mailto:Johnnie.hildreth@cityofvancouver.us">Johnnie.hildreth@cityofvancouver.us</a>                   |
|                |                                    |  |
| <b>10 a.m.</b> | <b><u>PRJ-166743/PIR-84973</u></b> | <b><u>The Vancouver Innovation Center - Phase 1</u></b>  |
|                | <b>Applicant</b>                   | The VIC Building Owner LLC   |
|                | <b>Description</b>                 | Development of seven blocks with residential units, shared amenity exterior spaces and a neighborhood park.    |
|                | <b>Location</b>                    | 3301 SE 176th Avenue   |
|                | <b>Assessed Parcel Size</b>        | 23.6 acres   |
|                | <b>Zoning Designation</b>          | IL & MX  |
|                | <b>Neighborhood Association</b>    | Fisher's Landing East  |
|                | <b>Case Manager</b>                | Mark Person  |
|                | <b>E-mail</b>                      | <a href="mailto:mark.person@cityofvancouver.us">mark.person@cityofvancouver.us</a>                             |
|                |                                    |  |
| <b>11 a.m.</b> | <b><u>PRJ-169714/PIR-84981</u></b> | <b><u>Fruit Valley Commons Renovation</u></b>  |
|                | <b>Applicant</b>                   | Access Architecture  |
|                | <b>Description</b>                 | 18 existing units, converted into a 28 new studio, 1- or 4- bedroom units & a community and services building. |
|                | <b>Location</b>                    | 1910 W 31ST Street   |
|                | <b>Assessed Parcel Size</b>        | 1.3 acres  |
|                | <b>Zoning Designation</b>          | R-30   |
|                | <b>Neighborhood Association</b>    | Fruit Valley   |
|                | <b>Case Manager</b>                | Krystal Sanchez  |
|                | <b>E-mail</b>                      | <a href="mailto:krystal.sanchez@cityofvancouver.us">krystal.sanchez@cityofvancouver.us</a>                     |

**1:30 p.m. PRJ-169715/PIR-84988**

**Vancouver Bridge Shelter**

**Applicant** City of Vancouver  
**Description** A new Bridge Shelter, comprising two buildings and associated site development.  
**Location** 5313 NE 94th Avenue  
**Assessed Parcel Size** 3.16 acres  
**Zoning Designation** GC  
**Case Manager** Anthony Tortorici  
**E-mail** [anthony.tortorici@cityofvancouver.us](mailto:anthony.tortorici@cityofvancouver.us)

**2:30 p.m. PRJ- 169713/PIR-84980**

**Bell Massage and Facial**

**Applicant** Bell Massage and Facial  
**Description** Change the use of an existing single-family house to a massage parlor and beauty shop.  
**Location** 8901 E Mill Plain Boulevard  
**Assessed Parcel Size** 1300 square feet  
**Zoning Designation** OCI  
**Neighborhood Association** Vancouver Heights  
**Case Manager** Johnnie Hildreth  
**E-mail** [Johnnie.hildreth@cityofvancouver.us](mailto:Johnnie.hildreth@cityofvancouver.us)