



# CITY CENTER REDEVELOPMENT AUTHORITY

## MEETING MINUTES

Vancouver City Hall – Council Chambers – 415 W. 6<sup>th</sup> Street  
PO Box 1995 – Vancouver, Washington 98668-1995  
[www.cityofvancouver.us](http://www.cityofvancouver.us)

Richard Keller • Marc Fazio • Debi Ewing • Jack Onder • Brad Hutton • David Copenhaver • Richard Krippaehne

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## *September 19, 2019*

### **REGULAR MEETING** (Vancouver City Hall, Council Chambers)

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

#### **ITEM 1: CALL TO ORDER AND ROLL CALL**

The September 19, 2019 meeting of the City Center Redevelopment Authority was called to order at 12:11 pm by President Richard Keller in the Council Chambers of City Hall, 415 W. 6<sup>th</sup> Street, Vancouver, Washington.

**Present:** Richard Keller, Dick Krippaehne, Brad Hutton, David Copenhaver, Debi Ewing, Marc Fazio

**Absent:** Jack Onder

#### **ITEM 2: APPROVAL OF MINUTES**

**Motion** by Ewing, seconded by Krippaehne, and carried unanimously to approve the minutes from September 19, 2019.

#### **ITEM 3: AC MARRIOTT HOTEL DESIGN REVIEW**

##### **Item Summary**

Keith Jones, Senior Planner, City of Vancouver introduced the AC Marriot Hotel project. The project is a component of the Port of Vancouver's waterfront masterplan. Without a developer agreement, the design review is an administrative decision not requiring action from the CCRA board. The seven-story, 150-room hotel building will be located on block D of the Port of Vancouver master plan, at the corner of Daniels Way and Columbia Way, north of the Vancouver Landing Amphitheater and west of the Terminal 1 site. The building will contain structured parking on the second and third floors, 1,500 square feet of leasable retail and a ballroom on the first floor and 4,500 square feet of leasable office space on the seventh floor. A Z-shaped building form was selected for floors four through seven to maximize views of the river and downtown. The main façade will be a silver metal panel, with darker grey accents. The garage will be screened with faux wood aluminum fins in varying widths. The lower level will be a combination of masonry and glazing. The main lobby and lounge will be open, allowing views from the

porte-cochere and driveway through to the second entrance towards the river and renaissance trail. The exposed areas above the garage will contain landscaped green roofs without guest access.

#### **Board Discussion**

Chair Keller expressed appreciation for the design. No suggestions were made.

#### **ITEM 4: BLOCK 10 REDEVELOPMENT PROPOSAL AND DRAFT DDA ELEMENTS**

##### **Item Summary**

Chad Eiken, Community and Economic Development Director, introduced the Letter of Intent (“LOI”) with Holland Partner Group for the redevelopment of Block 10. In May of 2019, City Council gave staff direction to enter into exclusive negotiations with Holland Partner Group. Elements in the resulting LOI will be transferred into a Disposition and Development Agreement and a Lease Agreement, which will go to City Council in late October.

The Block 10 building consists of a 5-story residential tower and a 4-story office tower above an enclosed 2-story, 110-stall parking structure with retail on the ground floor. A courtyard above the parking deck will provide common space for both the residents and office tenants. The Holland Partner Group has asked for a code amendment that would allow the building to encroach five feet over the public sidewalk for the full height of the building, which would be 75 to 80 feet in height. A detailed project description and substantive elements of the LOI were described in the staff report provided.

#### **Board Discussion**

David Copenhaver expressed support for allowing the five-foot overhang to extend up the full height of the building, stating that it would set a positive precedent. He commended the attractive and functional design of the building. Board members Krippaehne and Ewing agreed that the renderings had improved since the Development Subcommittee meeting and expressed appreciation for the current design. Marc Fazio recalled that the board had hesitated to endorse a residential use of the site, and stated that this project stays true to the board’s vision of encouraging employment downtown and that the ability to retain Holland Partner Group headquarters in downtown Vancouver made this project especially important.

The board asked how the 3% CPI cap was determined. Staff indicated that this had been a negotiated value, and as this is the City’s first ground lease opportunity, the negotiation team felt comfortable with 3% despite it being towards the low end of their range. President Keller encouraged staff to reinvest the revenue from the ground lease into future economic development projects, as consistent with the origin and purpose of the City Center Redevelopment Authority.

**Motion** by Ewing, seconded by Copenhaver, and carried unanimously to recommend approval of the project to City Council, recognizing that the elements within the LOI will form the terms of the Disposition and Development Agreement and the lease agreement.

#### **ITEM 5: MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF VANCOUVER AND CITY CENTER REDEVELOPMENT AUTHORITY FOR THE WATERFRONT GATEWAY PROPERTIES**

##### **Item Summary**

Teresa Brum, Economic Development Division Manager, introduced the latest version of the draft Memorandum of Understanding between City of Vancouver and City Center Redevelopment Authority for the Waterfront Gateway Properties (“MOU”) and the project manager, John Collum. Staff summarized the most recent revisions to the MOU. The draft has been reformatted so that the responsibilities of both parties are more clearly organized, specific language has been added to address the intended relationship between the parties and a section titled Future Agreement has been added to address future resource needs for the CCRA. A detailed summary of changes was included in the staff report provided with the meeting materials.

#### **Board Discussion**

David Copenhaver asked for clarification on the funding for the project. Staff stated that \$250,000 had been allocated in the City’s biennial budget for consultant funding, not including City staff. So far, SERA Architects and Rick Williams have been engaged, and staff expects to hire consultants for the convention center expansion analysis and outside legal counsel on behalf of the CCRA in the near future. Once the MOU is in place, the CCRA would guide the allocation of the budget, but the City will continue to manage the financial activity of the project. Staff will provide the board with a monthly budget summary to aid their decisions.

Board members Krippaehne, Hutton and Fazio expressed that they had no further concerns about the draft MOU.

**Motion** by Krippaehne, seconded by Fazio, and carried unanimously to recommend approval of the Memorandum of Understanding between City of Vancouver and City Center Redevelopment Authority for the Waterfront Gateway Properties.

#### **ITEM 6: EXECUTIVE DIRECTOR’S REPORT**

##### **Item Summary**

Chad Eiken reported an update to the Development Project List, numbers 36, 151-157. Please see “CCRA Updated Development Project List and Map” dated September 2019.

#### **CITIZEN COMMUNICATIONS**

#### **ADJOURNMENT**

1:33 PM

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Richard Keller, 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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