

Waterfront Gateway Project Update

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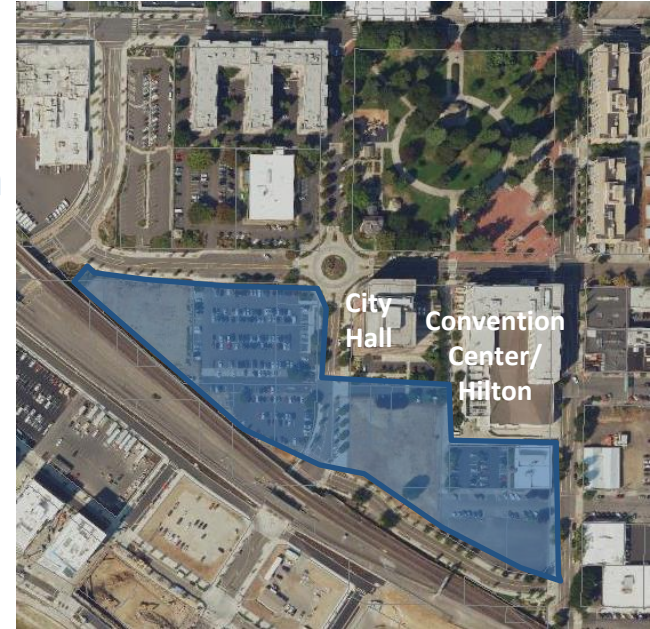
February 5, 2020

Clark County Historic Preservation Commission

John Collum, Economic Development Principal Planner

Waterfront Gateway Background

- 6.4 acres of city-owned property south, west and east of City Hall
- Seen as key opportunity to link Downtown Core with Waterfront development
- Need to ensure future public uses (parking and potential Vancouver Convention Center expansion)
- Connections, active mix of uses also seen as important



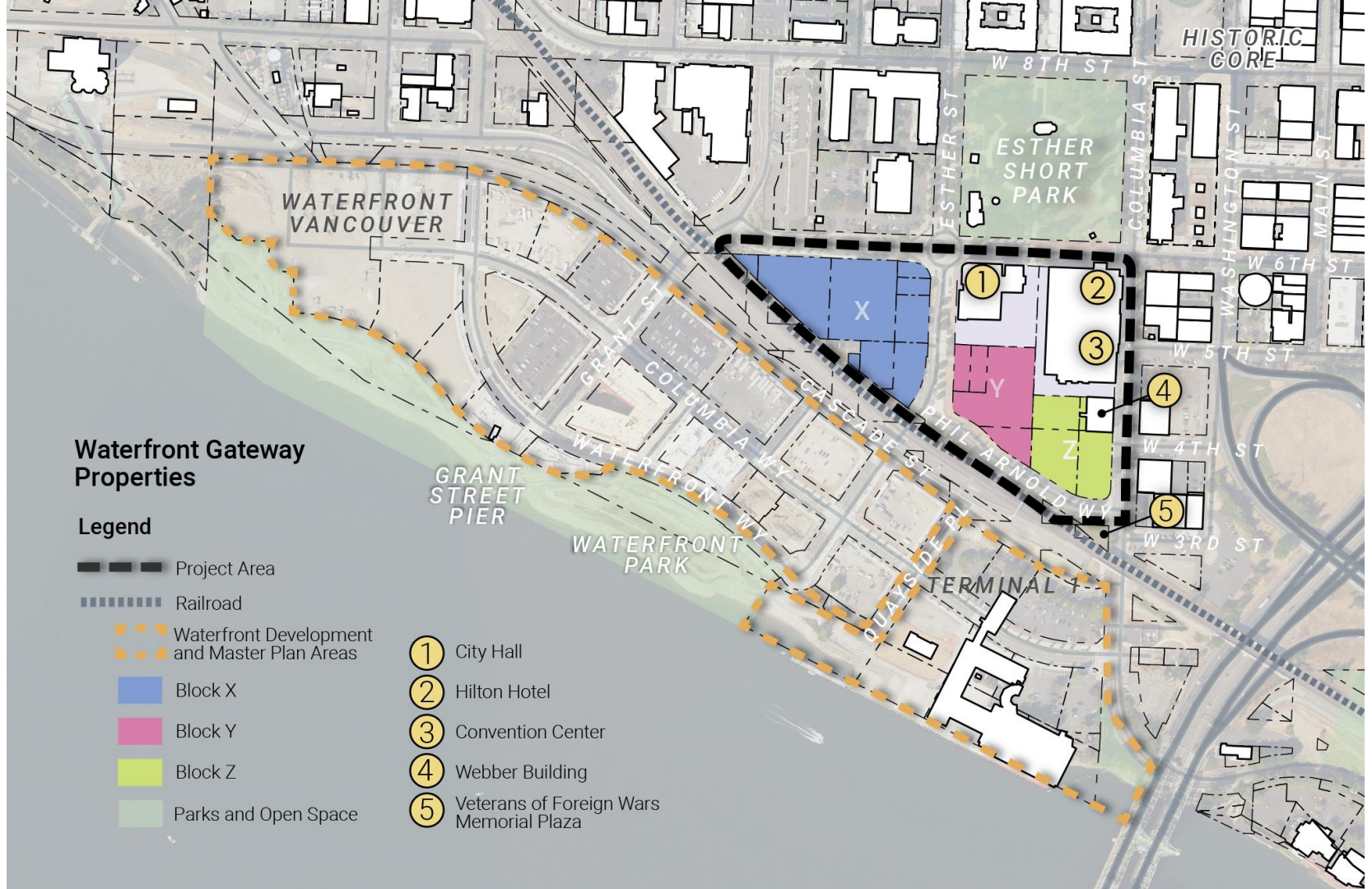
Waterfront Gateway Properties Overview



Waterfront Gateway Properties

Legend

-  Project Area
-  Railroad
-  Waterfront Development and Master Plan Areas
-  Block X
-  Block Y
-  Block Z
-  Parks and Open Space
-  1 City Hall
-  2 Hilton Hotel
-  3 Convention Center
-  4 Webber Building
-  5 Veterans of Foreign Wars Memorial Plaza





Esther Short Park

City Hall

Conv Ctr/
Hilton

Main Street

Waterfront Park

Renaissance Trail

CCRA Work Plan - 2019

*Block 10 DDA
& Design Review*



Other Projects:

- Input on Parking Strategy*
- Review of MFTE Program*
- Monitor Opportunity Zone Effectiveness*

*Waterfront Projects
Design Review*

Waterfront Gateway Project Area

*Terminal One
Master Plan*

Memorandum of Understanding (MOU): City & CCRA

- Approved by City Council on November 4, 2019
- City Council designated the City Center Redevelopment Authority (CCRA) as the lead body to manage the planning and development of Waterfront Gateway project area
- Key ingredients to consider:
 - Create a branded destination district that connects key activity areas including the Waterfront, Fort Vancouver and Downtown Core
 - Make it active, urban, inviting and mixed-use with cross-site pedestrian connectivity
 - Include any combination of residential, retail, office, visitor, cultural, signature attraction, structured parking uses
 - Include public amenities and facilities

Memorandum of Understanding (MOU): City & CCRA (con'd)

- City supports CCRA through allocation of staff resources and consultant funding
- CCRA Board provides ongoing direction and advice to designated staff that manages daily activities of the project
- CCRA serves as the City's lead negotiator, selects master developer, and reviews and recommends plans, agreements, etc.
- City Council retains final approval of agreements

Waterfront Gateway Project Tasks

Visioning

- July 2019 Board Workshop
 - September 2019 Open House
 - November 2019 Wrap-Up
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- Purpose: Envision how Waterfront Gateway can contribute to the common good, while balancing private/market interests
 - Through: Utilizing eight design principles for successful downtowns, especially via imagery (positive and negative responses)
 - Formats: Open house and online feedback on conceptual layouts, prioritizing public benefits, and wish list ideas for what would make the future district blossom as a downtown destination



Waterfront Gateway Project Tasks

Vision Statement Developed for Master Developer RFQ

The City and the CCRA have a mutual interest in planning and developing the Waterfront Gateway properties to create a branded destination district that connects other key downtown activity areas including the waterfront, historic core and Fort Vancouver National Site. The district is envisioned as one that:

- *is active, urban, inviting and mixed-use with strong cross-site pedestrian connectivity;*
- *may include any combination of residential, retail, office, visitor, cultural, signature attraction, and structured parking uses;*
- *capitalizes on the site's strategic location;*
- *provides public benefits including public connectivity and amenities;*
- *is accessible to all abilities, ages and income levels; and*
- *creates an environment that will attract the Vancouver community and visitors from around the region.*

Waterfront Gateway Project Tasks

Placemaking and Use Considerations for RFQ



- Create a district that is **uniquely Vancouver**
- Extend and **reinforce mid-block pedestrian connections**
- Integrate **spaces for people to linger outdoors** along streets and pathways
- Utilize **wayfinding signage** to encourage connectivity
- Include an **anchor destination**
- Explore the practicality of **retaining the Webber Building**
- Consider the **integration of housing options that are affordable**
- Accommodate **site areas for a public parking facility and possible expansion of the Convention Center**
- **Increase employment** downtown
- Emphasize **high quality design**



Waterfront Gateway Project Tasks

Development and Partnership Considerations for RFQ

- Commit to goals but **future development must also be economically viable and feasible**
- Balance **public amenities/benefits with private development**
- Build on **past success; further catalyze development** in surrounding area
- Draw from master developer's **experience in partnering on public amenities** for a seamless urban environment
- Commit to broadly shared **economic opportunity and prosperity**
- Coordinate **public outreach**
- Capitalize on **Opportunity Zone** designation
- Recognize the site's development **cannot fulfill all interests; seek creative approaches**



Waterfront Gateway Project Tasks

Public Facilities for RFQ

- Facilities to be accommodated within Waterfront Gateway site
 - **Parking Garage**
 - **Potential Convention Center expansion**
- Encourage developers to consider uses that are synergistic



Waterfront Gateway Project Tasks

Parking Analysis

- Developing garage model to gauge prospective size
 - Replace surface parking for existing site uses (City Hall, Convention Center/Hotel)
 - Include additional spaces based upon interest from surrounding partners
- Reviewing prospective site locations based upon garage size

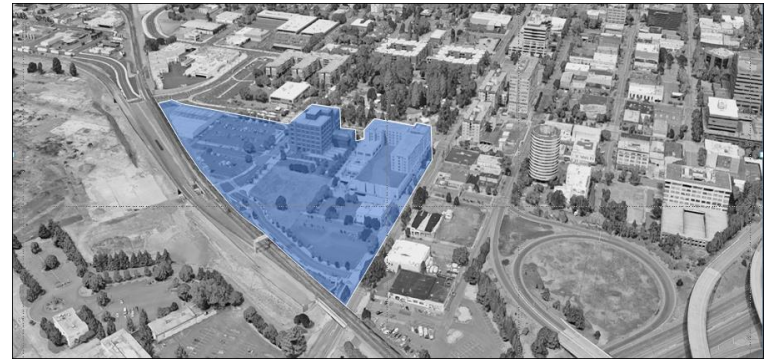
Convention Center Expansion Feasibility Analysis

- Consultant request for proposals (RFP) responses received January 8th
- Interviews scheduled for February; selection targeted for mid-February
- Study to occur March-May

Waterfront Gateway Project Tasks

Other Tasks

- Collecting property background information; includes cultural resource evaluation of the Webber Building
- Drafting Master Developer RFQ
- Reaching out to prospective developers
- Touring related projects



Target Dates – Next Steps

Activity	Date
Visioning for RFQ	November 2019
Parking Analysis	April 2020
Convention Center Expansion Feasibility Analysis	March-May 2020
Council Workshop	June 2020
Issue Master Developer RFQ	Summer 2020
Select Master Developer	Q3-Q4 2020
Initiate Work on Master Development Package	Q4 2020
Complete Master Development Package and Submit to City for approval	No later than Q4 2021

Questions

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