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
Other Projects:

• Input on Parking Strategy
• Review of MFTE Program
• Monitor Opportunity Zone Effectiveness
CCRA Work Plan - 2019

Other Projects:
- Input on Parking Strategy
- Review of MFTE Program
- Monitor Opportunity Zone Effectiveness
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
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

- 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
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.
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

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