



WATERFRONT GATEWAY DISTRICT FEATURED COMMUNITY AMENITIES

WE'RE LISTENING—AND INCORPORATING FEATURES
AND AMENITIES THAT ARE IMPORTANT TO YOU.

After years of visioning and planning with key input from local residents, business owners, and community organizations, Waterfront Gateway will connect the historic heart of the city to the resurgent Columbia River waterfront area. **The district plans to provide a wealth of benefits for the community, including:**

Strengthening the Economy

A bustling center with
high-quality jobs

Pedestrian-Friendly Design

Stroll through the inter-connected
network of on-site pathways

Extensive Open Space

Walking, biking, relaxing in the
plaza & playing in the park

Preserving Our History

Connecting Esther Short Park &
the historic core to the waterfront

Vibrant Shopping & Dining

Featuring popular, local
retailers & restaurants

Building Homes for Everyone

Vitally needed housing for all
income levels

Promoting Connectivity

Well-designed for walkability
with resident & visitor parking

Enjoying Life after 5PM

A wealth of entertainment,
attractions & activities

Culture, Arts & Recreation

Makers Alley, local art, outdoor
movies & family-friendly events

Protecting the Environment

Innovative & advanced
sustainability solutions

WATERFRONT GATEWAY DISTRICT FREQUENTLY ASKED QUESTIONS - FAQ

Project Details

What is Waterfront Gateway?

Waterfront Gateway is a 6.4-acre development site in the heart of downtown Vancouver, WA, comprised of multiple parcels that are largely undeveloped and owned by the City of Vancouver. Located between the downtown core and the new development underway along the Columbia River, Waterfront Gateway offers an exciting opportunity to activate and connect key areas within the downtown Vancouver market.

What will the project entail?

Current plans for the project include two blocks—West Block (X) and Central Block (Y), which will include a total of ~371,000 GSF of multi-family residential space; ~73,500 GSF of ground-floor uses (retail, restaurants & amenities); ~625-675 parking stalls; and ~160,000 SF of Class-A office space.

Additional details are provided below. There may be some adjustments as we finalize the master plan.

West Block (X):

Retail & Amenities

~22,500 GSF Street-level Retail

Flex Tech Timber Office Building

~160,000 SF Office Space

Public Plaza

~425 Parking Stalls:

- ~115 At-Grade (Residential/Public)
- ~120 Upper-Deck in Podium (Residential)
- ~190 Below-Grade

Affordable Residential

- ~88,000 GSF Multi-Family | ~100 Apartments
- ~10,000+ GSF Common Space

Market Residential

- ~88,000 GSF Multi-Family | ~100 Apartments
- ~10,000+ GSF Common Space

Central Block (Y):

At-Grade:

~31,000 GSF Retail & Amenities

Above-Grade:

- ~195,000 GSF Multi-Family
- ~220 Apartments

Below-Grade:

~200-250 Parking Stalls



WATERFRONT GATEWAY DISTRICT FREQUENTLY ASKED QUESTIONS - FAQ

Project Details (continued)

How much affordable housing will there be?

Current plans include approximately 100 units of affordable multi-family housing, which equates to ~24% of the ~420 total multi-family housing units planned.

What sustainability features will the project have?

The development will target LEED-Gold Certification.

What retail is coming to the site?

Retail tenancy is still under consideration, with plans for a diverse mix, including popular local retailers.

About the Developer

Who is the developer of Waterfront Gateway?

The Vancouver City Council designated the Vancouver City Center Redevelopment Authority (CCRA) to lead the planning and development of the Waterfront Gateway project—including the selection of an experienced development partner.

The CCRA led a highly competitive, months-long bid process to identify a seasoned partner with significant relevant experience, a realistic feasibility appraisal, funding capacity, and a compelling proposal to execute our shared vision for the new district.

The CCRA selected LPC West, a leading commercial and mixed-use developer, with significant development and redevelopment projects across the Pacific Northwest and throughout the West Coast. The selected Development & Design Team also includes LPC West's project partners:

- **Colas Construction**, General Contractor & Affordable Housing
- **Otak, Inc.**, Architect & Urban Design
- **Place Architecture**, Landscape Architect
- **Perkins & Will**, Design Consultant

Approval Process

Is this project approved?

The development team has been selected by the City and the CCRA for this site through a competitive proposal process. All parties are working together to facilitate the land use process and finalize the master plan for approval.

Community Engagement

How can I provide feedback and stay up-to-date on the project?

Get Involved!

Come meet our team at upcoming community events. Details are provided on the project site.

Stay Informed

Subscribe to our **Stay Informed List** or contact our **Project Lead—John Collum**.