



# 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

### **Building Homes for Everyone**

Vitally needed housing for all income levels

### **Pedestrian-Friendly Design**

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

### **Promoting Connectivity**

Well-designed for walkability with resident & visitor parking

### **Extensive Open Space**

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

### **Enjoying Life after 5PM**

A wealth of entertainment, attractions & activities

### **Preserving Our History**

Connecting Esther Short Park & the historic core to the waterfront

### **Culture, Arts & Recreation**

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

### **Vibrant Shopping & Dining**

Featuring popular, local retailers & restaurants

### **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**.