Clark County
20-Year Comprehensive Management Plan Review
2015-2035

Population and Employment
Allocation

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BOCC Hearing ~ June 24, 2014

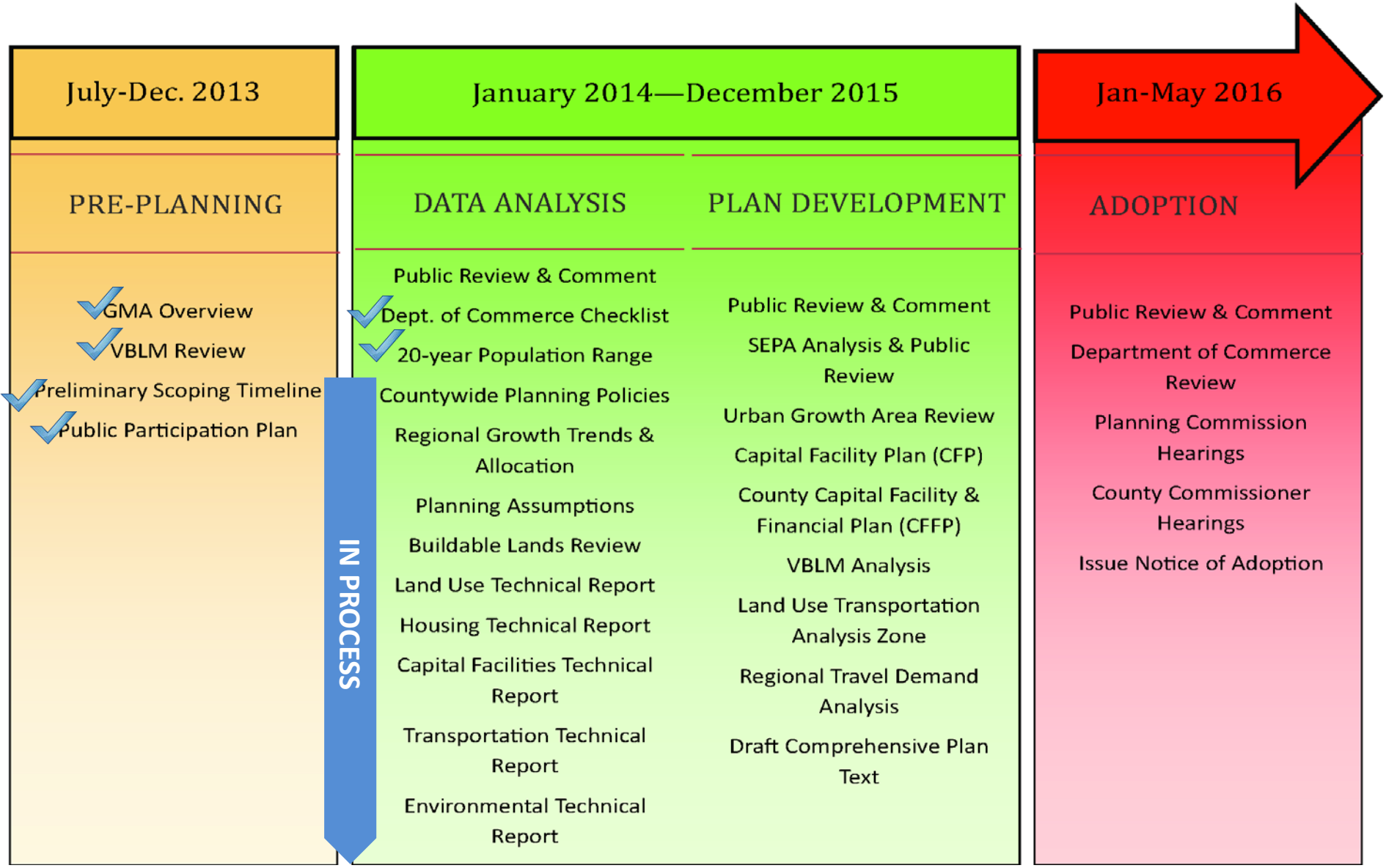
Agenda

1. **Comp plan progress to date**

2. **Purpose of hearing**
   1. Growth Allocation
   2. Affirm 2016 principles and values and planning assumptions
   3. Suspension of 2015 and 2016 Annual Reviews

3. **Next steps**

2016 Comprehensive Plan progress to date



BOCC Decisions to Date

2035 Population projection: 562,207 (1.12%/year)

BOCC hearing: 01/21/14

Employment projection: 91,200 jobs

(1:1 jobs to household)

BOCC hearing: 04/01/14

Growth Allocation
~Methodology~

Three options:

1. Placing growth where it has historically occurred within the urban growth areas (UGA) as documented by U.S. Census

2. Allocating growth by UGA based on the vacant and buildable lands model plus the potential capacity for jobs and population by considering factors such as FPIAs, redevelopment, filling vacancies, etc.

3. **Allocating growth by UGA based on the vacant and buildable lands model (used since 1994)**

Growth Allocation ~Methodology~ cont'd

The following are essential to the outcome regardless of which method is used:

- Maintain coordination and consistency with local comprehensive plans
- Use official state population forecasts from OFM (already adopted)
- Use the employment projections from ESD (already adopted)
- Use estimates of the existing VBLM capacity for growth of the UGAs to inform decisions on allocation of growth targets
- Continue using the inventory of available VBLM inventory information, a practice used in 1994 and the 2004 and 2007 updates
- Allow for flexibility where necessary
- Consider impacts of the recent stormwater regulations on infrastructure needs. Identified vacant and buildable residential lands reflect a 27.7% infrastructure deduction
- Carrying capacity is assumed on vacant or underutilized single family and multifamily lands, at 4-5 units per acre for urban low, and 9-16 units per acre for urban high, and 4-18 units per acre of mixed use
- The urban/rural growth percentage split remains at 90/10

Countywide Population Allocation

UGA	January 1, 2014 Population Estimates	2014 to 2035 VBLM Population Allocation	2035 Estimate
Battle Ground	20,163	17,543	37,705
Camas	22,049	12,361	34,410
LaCenter	3,163	3,551	6,714
Ridgefield	6,150	14,374	20,523
Vancouver	307,767	57,976	365,743
Washougal	15,502	6,615	22,118
Woodland	88	252	339
Yacolt	1,653	333	1,986
County	60,112	12,556^	72,668
Total	436,647	125,560	562,207

Countywide Employment Allocation

UGA	2014 VBLM
Battle Ground	11,635
Camas	12,503
La Center	1,367
Ridgefield	11,895
Vancouver	42,774
Washougal	4,766
Yacolt	513
Woodland	0
Sub Total	85,452*

Source: Clark County, Geographic information System and Community Planning

*Note: Existing assumptions of total potential jobs not captured by the vacant lands model increase the capacity by 16,775 jobs for redevelopment and 7,400 public sector jobs, thus increasing the total potential job capacity from 85,452 to 109,627.

Planning Assumptions - Population

Assumption	1994	2004	2007	2016
OFM Range	356,873 – 416,071	453,280 – 571,061	476,692 – 625,316	**459,617-681,135**
20-Year Population Projections	416,071	517,741	584,310	**562,207**
Planned population growth	123,000	147,278	192,635	**136,844**
Urban/Rural population growth split	81/19	90/10	90/10	**90/10**
Assumed Annual population growth rate	2.35%	1.69%	2.2% (2004-2010), 2% (2011-2024)	**1.12%**
Housing type ratio	60% single family, 40% multifamily	75% single family, 25% multifamily	75% single family, 25% multifamily	**75% single family, 25% multifamily**
Persons per Household	2.33	2.69	2.59	**2.66**

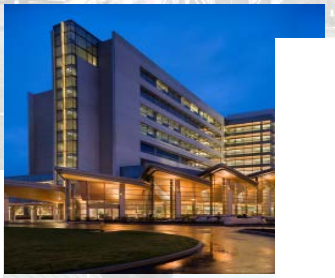
Planning Assumptions - Employment

Assumption	1994	2004	2007	2016
New jobs	58,100	84,203	138,312	**91,200**
Average jobs to population ratio	1:2.11	1:1.75	1:1.39	N/A
Jobs to households	N/A	N/A	N/A	**1:1**
Infrastructure deduction	~25%	~25%	27.7%	**27.7%**
VBLM (definition of vacant)	• $10,000 - vacant residential • $50,000 - Commercial/ industrial	• $13,000 - vacant residential • $67,500 - Commercial/ industrial	• $13,000 - vacant residential • $67,500 - Commercial/ industrial	• **$13,000 - vacant residential** • **$67,500 - Commercial/ industrial**
Market Factor	• 25%, residential and commercial • 50%, industrial	• 0%, residential • 25%, business park /commercial • 50%, industrial	• 10%, residential • 0% commercial, business park and industrial	• **10%, residential** • **<u>10% for commercial, business park and industrial</u>**

2016 BOCC Planning Assumptions

Assumption	2016
20-Year Population Projection	562,207
Planned Population Growth (new)	136,844
Urban/Rural Population Growth Split	90/10
Assumed Annual Population Growth Rate	1.12%
Housing Type Ratio	75% single-family, 25% multifamily
Persons per Household	2.66
New Jobs	91,200
Jobs to Household	1:1
Infrastructure Deduction (Residential)	27.7%
Infrastructure Deduction (Commercial and Industrial)	25%
VBLM (definition of vacant)	$13,000 residential, $67,500 commercial and, industrial
Market Factor	10% residential, 10% commercial, business park, industrial

2016 BOCC Principles and Values



Clark County Comprehensive Plan 2016 Update

Planning for growth 2015 – 2035

BOCC Principles and Values

Purpose

The Board of County Commissioners developed the Principles and Values to guide the 2016 periodic update process.

Employment Lands

1. Equalize land allocation and jobs/population ratio so that cities have equitable share of jobs – diverse job base.
2. Mapping: Put job lands close to transportation so that capacity is provided to job opportunities.
3. Ground-truth where residential and jobs "make sense" – no more "wetland industrial."
4. Focus Public Investment Areas – "hubs" of job growth that can be serviced effectively (adjust Transportation Improvement Plan if necessary).
5. Maximize the potential for the county's railroad as a job-creating asset.
6. Prioritize lands that are most likely to provide "family-wage jobs" as defined in the comprehensive plan policies.

Housing

1. Vancouver UGB: minimize residential growth (there will be some residential growth but not dense residential growth, especially where there already exists large-lot, high-value development). Minimize doesn't mean "don't" but lower density of residential growth.
2. Maintain a mix of housing options (a variety of housing densities – large, medium, and small lots).
3. Identify school sites or areas where school buildings will be necessary inside the new hubs of residential areas (need sites close to where children will be). Avoid penalizing property owners in the process.

Community Design

1. New growth needs to blend well with existing neighborhoods (i.e., transition zones, buffering, gradual transitions in development style, type).

Rural Lands

1. Minimize the conversion of productive farmland – those lands which have long-term commercial agricultural viability. Is it being used today for commercial agriculture?

Other Land Use

1. Ensure good geographic distribution of commercial lands.
2. Breaks/Green spaces between communities – natural borders
3. Use an integrated view in examining the proposed boundaries and plan map.

Topics include:

- Employment lands
- Housing
- Community design
- Rural lands
- Environmental
- Tax base
- Other land use
- Mapping implications
- Allocation

Suspension of 2015 & 2016 Annual Comp Plan Amendments

REQUEST TO BOCC: To suspend years 2015 and 2016 Annual Comp Plan Amendments (Annual Reviews) due to state law requirements

- State law, RCW 36.70A.130(2)(a) mandates that a county cannot update, amend or revise their comprehensive plans more frequently than once every year
- Clark County Code (CCC 40.560.010) prescribes the county's process and schedule for annual comprehensive plan amendments
- If the 2015 and 2016 regular annual review processes and the 2016 periodic update happen within the same yearit would be in violation of state law
- There are exceptions such as out-of-cycle amendments, emergencies, court orders, and obvious mapping errors

Next steps

1. Environmental threshold determination

2. Development of land use alternatives

Comprehensive Growth Management Plan review 2016

Thank you.

Comments and questions?

www.clark.wa.gov/planning

Photo credit: Theresa Buss, student