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

# Population and Employment
# Allocation

Oliver Orjiako, Director, Community Planning

PC Work Session ~ June 19, 2014

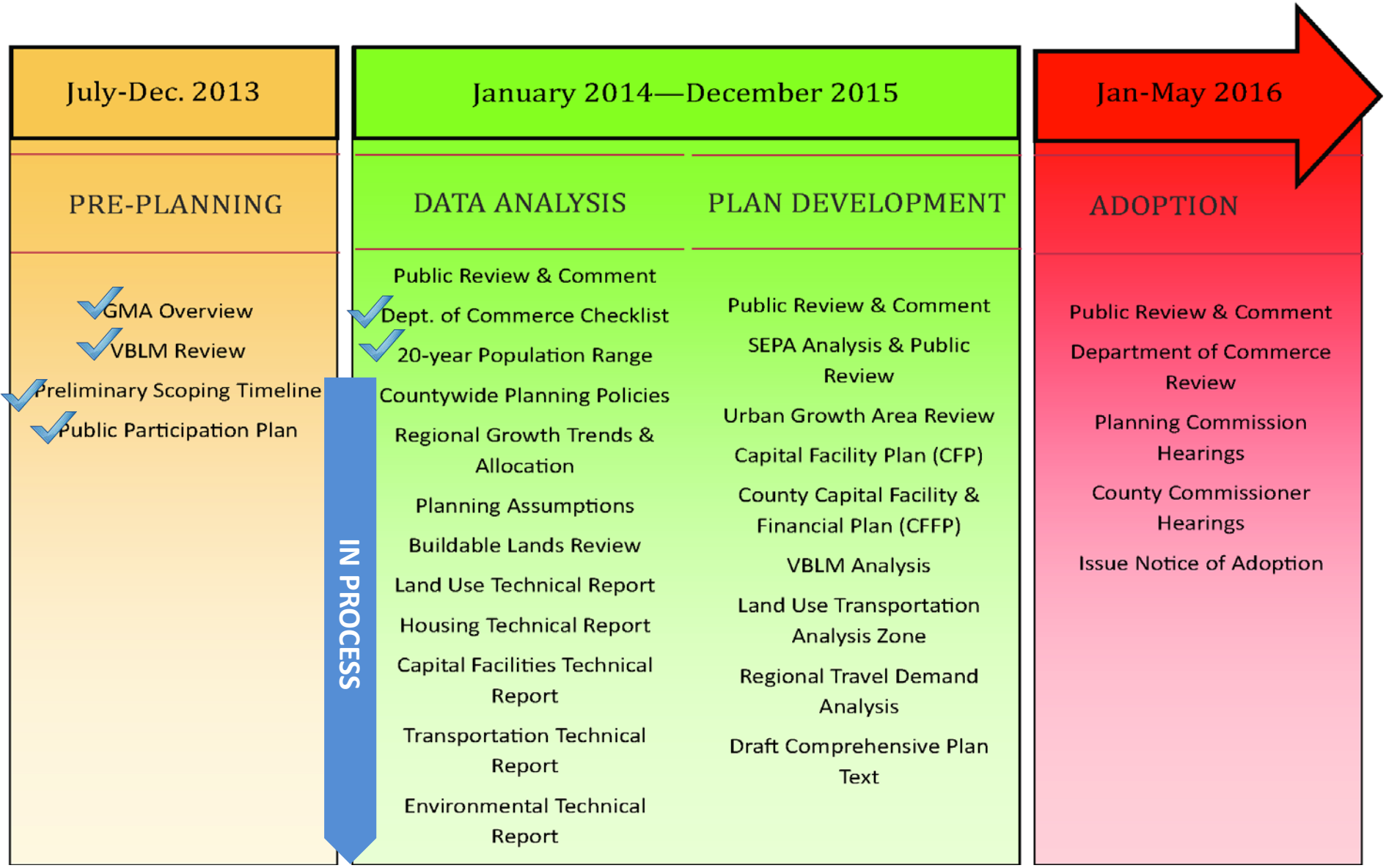
# Agenda

1. **Comp plan progress to date**

2. **Purpose of work session**
   1. Growth Allocation
   2. Affirm 2016 principles and values and planning assumptions
   3. Suspension of 2015 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

(1.10 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 (not to exceed)** | 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** |

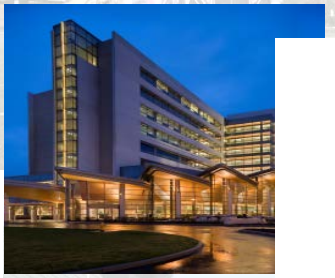
# Planning Assumptions - Employment

| 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<br>• $50,000 - Commercial/ industrial | • $13,000 - vacant residential<br>• $67,500 - Commercial/ industrial | • $13,000 - vacant residential<br>• $67,500 - Commercial/ industrial | • **$13,000 - vacant residential**<br>• **$67,500 - Commercial/ industrial** |
| **Market Factor** | • 25%, residential and commercial<br>• 50%, industrial | • 0%, residential<br>• 25%, business park /commercial<br>• 50%, industrial | • 10%, residential<br>• 0% commercial, business park and industrial | • **10%, residential**<br>• **<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 | 1.10 |
| 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 process and the 2016 periodic update happen within the same year it would be in violation of state law

# Next steps

1. June 24 - BOCC hearing on population and employment allocation; planning assumptions/principles and values; and suspension of 2015 and 2016 annual reviews

2. Environmental threshold determination

3. Development of land use alternatives

# Comprehensive Growth Management Plan review 2016

## Thank you.

## Comments and questions?

*Photo credit: Theresa Buss, student*