

Clark County Buildable Lands Program Update

Project Advisory Committee
Meeting #2

2/21/20

ECONorthwest
ECONOMICS • FINANCE • PLANNING

Welcome and Status Update

Updated Topics for BLPAC Discussion

- Land Classifications
- Accounting for Redevelopment (*broader*)
- Modeling Mixed-Use Areas (*broader*)
- Infrastructure Gaps
- Market Factor
- Capacity on Rural Lands (*added*)
- Infrastructure Set-Asides
- Population Capacity
- Employment Density
- Data Collection Methods

Proposed BLPAC Meeting Dates and Topics

Mtg #	Date*	Topics
1	12/6	Project Introduction & Preliminary Issue List (complete)
2	2/21	<u>Identifying Land Suitable for Development</u> : Introduce Land Classifications, Redevelopment, GMA land uses/Mixed Use
3	3/20	<u>Identifying Land Suitable for Development</u> : Follow up on topics from Meeting 2; Introduce Market Factor, Infrastructure Gaps
4	5/1	<u>Identifying Land Suitable for Development</u> : wrap up & preliminary recommendations
5	6/5	<u>Estimating Land Capacity</u> : Introduce Population Capacity, Employment Capacity, Infrastructure Set-Asides, Modeling Mixed Use Areas, Rural Land Capacity
6	7/10	<u>Estimating Land Capacity</u> : Follow up on topics from Meeting 5
7	8/14	<u>Estimating Land Capacity</u> : Wrap up & preliminary recommendations
8	9/18	VBLM results report out, review draft PAC recommendations summary to Council, confirm or refine recommendations

**Dates are tentative and subject to change.*

Updates and reminders:

- Quorum & decision-making
 - Half of appointed members present to make official recommendations
 - At least 2/3rds of those present must agree in order to identify an official recommendation
- Testimony
 - Submit written comments to Jose
 - Members can testify as individuals directly to decision-makers
- Meeting documentation
 - Summaries (not minutes or transcripts) to be reviewed & approved by committee at following meeting
 - Recording this & future meetings

Meeting #1 Summary

Land Classifications & Redevelopment: Overview

VBLM Overview



Why land classifications matter:

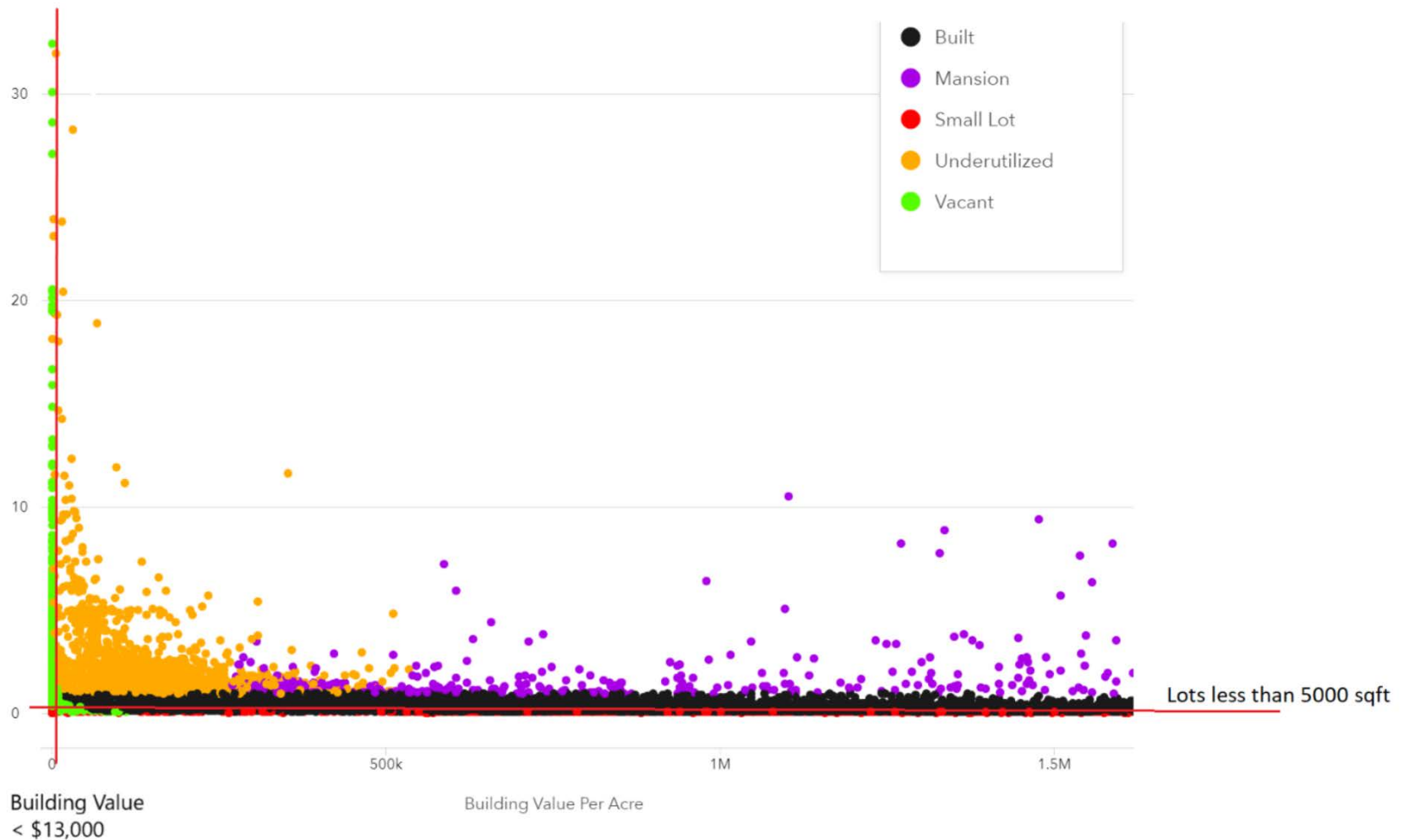
- Determine whether land is assumed to have development potential
- Group land into categories to apply planning assumptions

Current Methods: Residential Model

- Available land:
 - Vacant
 - Underutilized
- Unavailable land:
 - Excluded (e.g. tax exempt, open space, roads/easements)
 - Built
 - Mansions & Condos
 - Less than 5,000 square feet

Current Methods: Residential Model

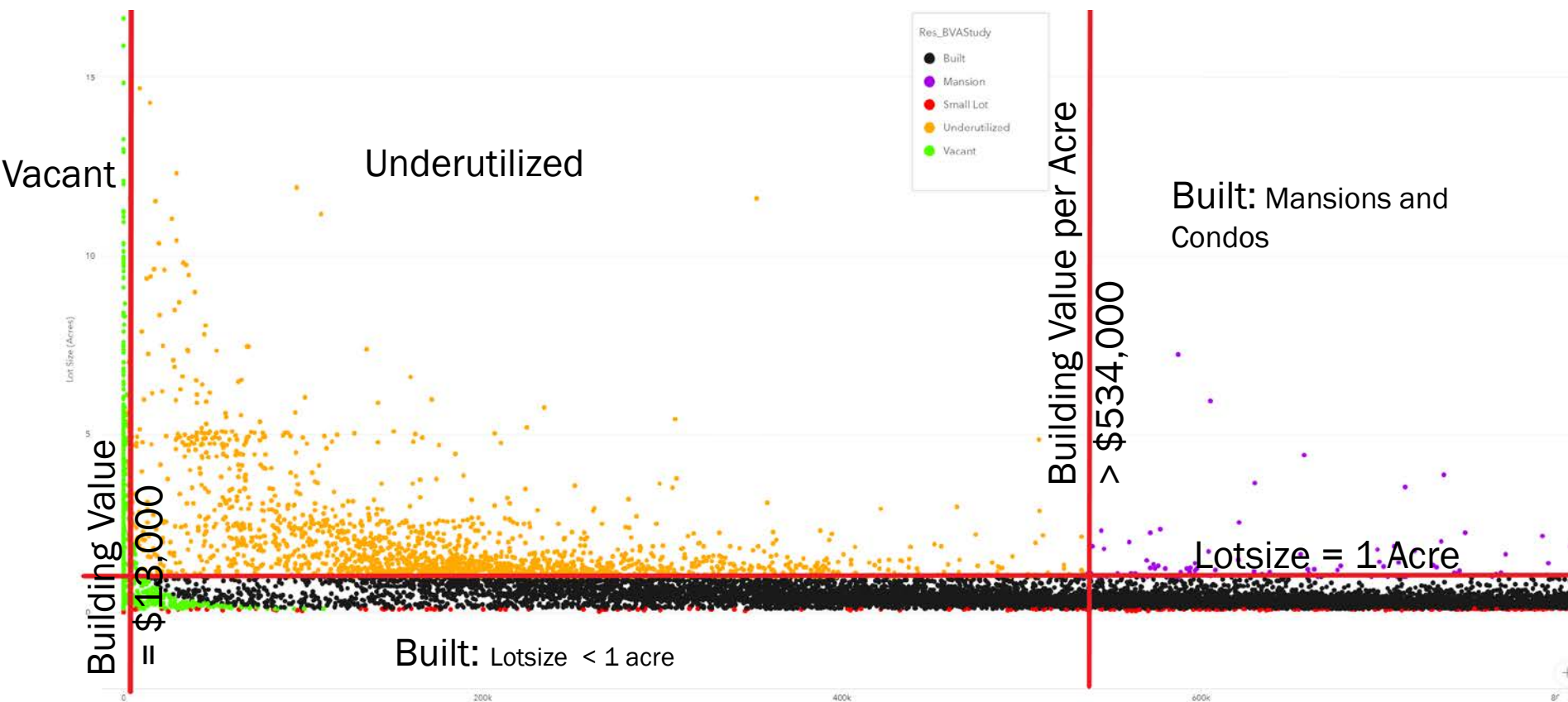
Vacant Thresholds



Criteria: Building value < \$13,000; parcel size > 5,000 sf

Current Methods: Residential Model

Underutilized Thresholds



Criteria: Building value per acre < 10th percentile in County; parcel size > 1 acre

- 2007 parcel data compared to 2019
- Where did land convert to another use?
 - Residential: added units since 2007
 - Commercial/industrial: building built since 2007
- Excluded land in UGAs (outside City limits) except in Vancouver to eliminate land in Urban Holding Overlay
- Caveats:
 - Due to spatial differences between 2019 and 2007 data, some development not captured

Topics for Discussion

- **Residential:**
 - 1.1: Vacant Residential Land—Lot Size Threshold/Vacant Platted Lots
 - 1.2: Vacant Residential Land—Building Value Threshold
 - 1.3: Underutilized Residential Land—Lot Size Threshold
- **Commercial/Industrial:**
 - 1.4: Vacant Commercial and Industrial Land: Building Value Threshold
 - 1.5: Underutilized Commercial and Industrial Land: Building Value per Acre Threshold
- **Off-model redevelopment:**
 - 2.1: Demand-side assumptions of redevelopment

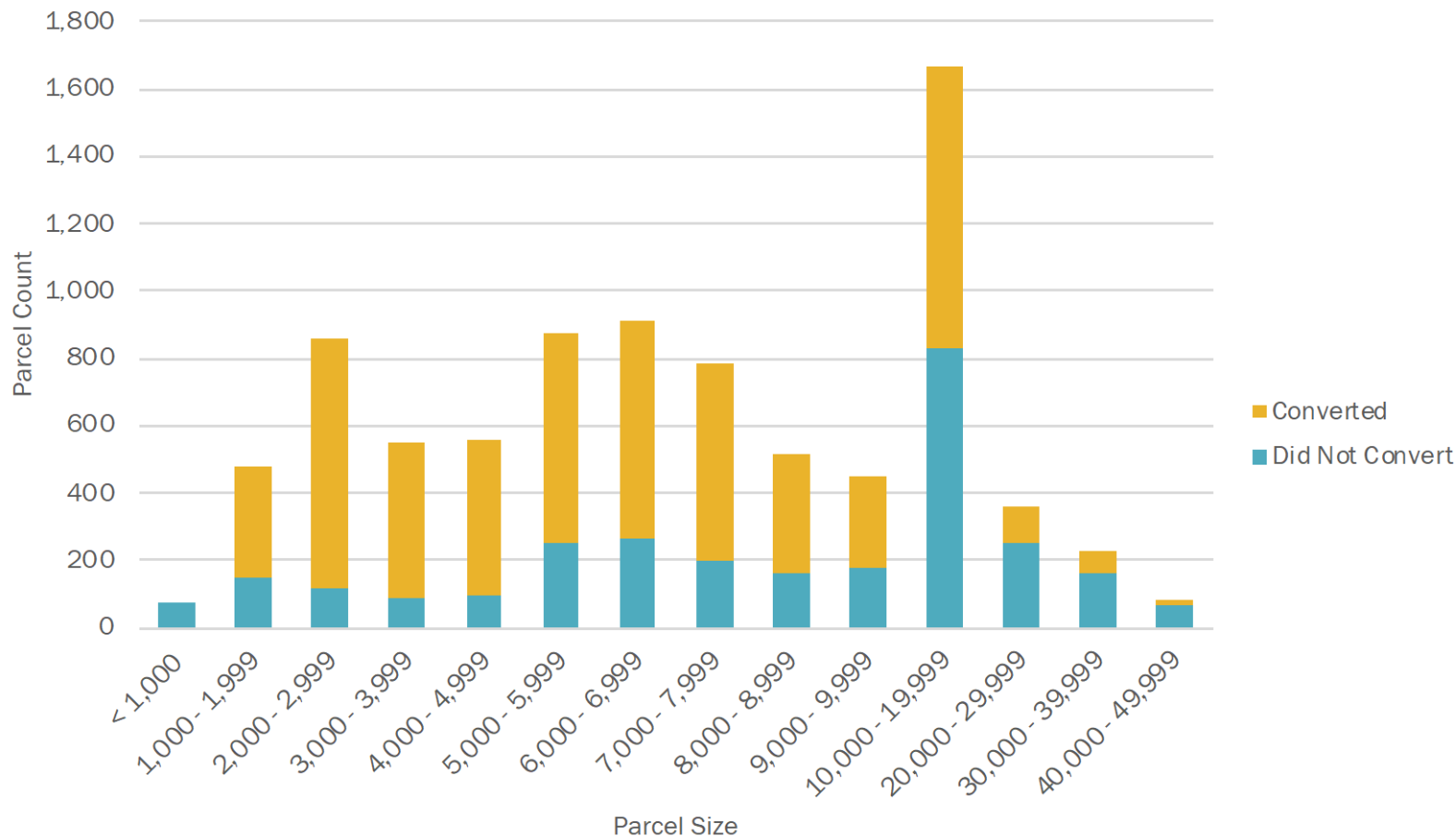
Land Classifications & Redevelopment: Residential Land

Residential: Lot Size Threshold for Vacant

- Lots < 5,000 sf considered “built”
 - Land is “committed”, but no units means still part of forecast
- Platted lots > 5,000 sf grouped with vacant land that has not subdivided yet
 - Platted lots are already net land, no further deductions needed

Residential: Lot Size Threshold for Vacant

Unimproved Lots Developed and Not Developed by Lot Size since 2007



Residential: Lot Size Threshold for Vacant

Preliminary recommendation:

Create new classification for vacant platted lots under and over 5,000 square feet that are part of an approved subdivision, and apply specific planning assumptions (e.g., 1 unit per lot)

Residential: Building Value Threshold for Vacant

- Parcels with buildings >\$13,000 considered built/underutilized
 - Threshold not updated since 2000
 - Doesn't vary with parcel size
 - Many possible refinements that could align with observed trends in data, but increase complexity

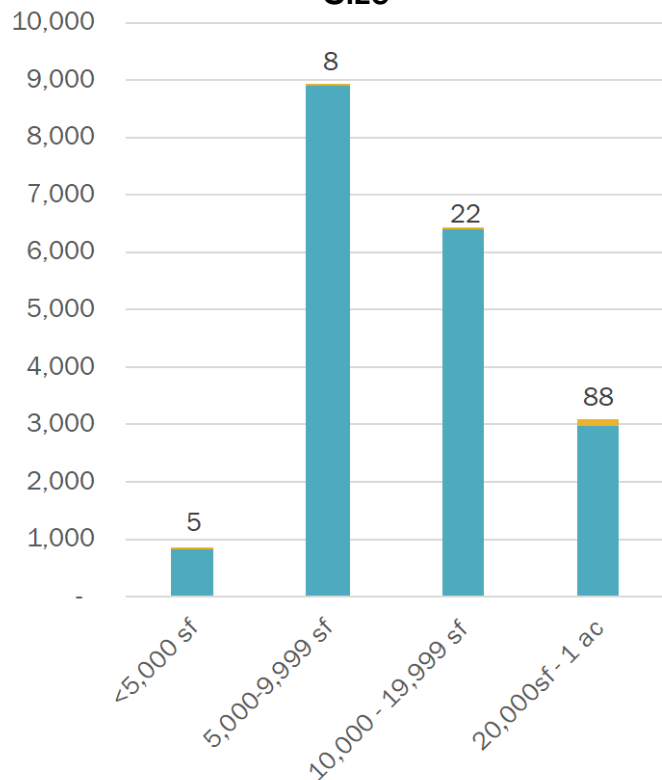
Preliminary recommendation:

Staff preference for simple solution—convert to building value per acre, as a percentile so that it will automatically adjust over time

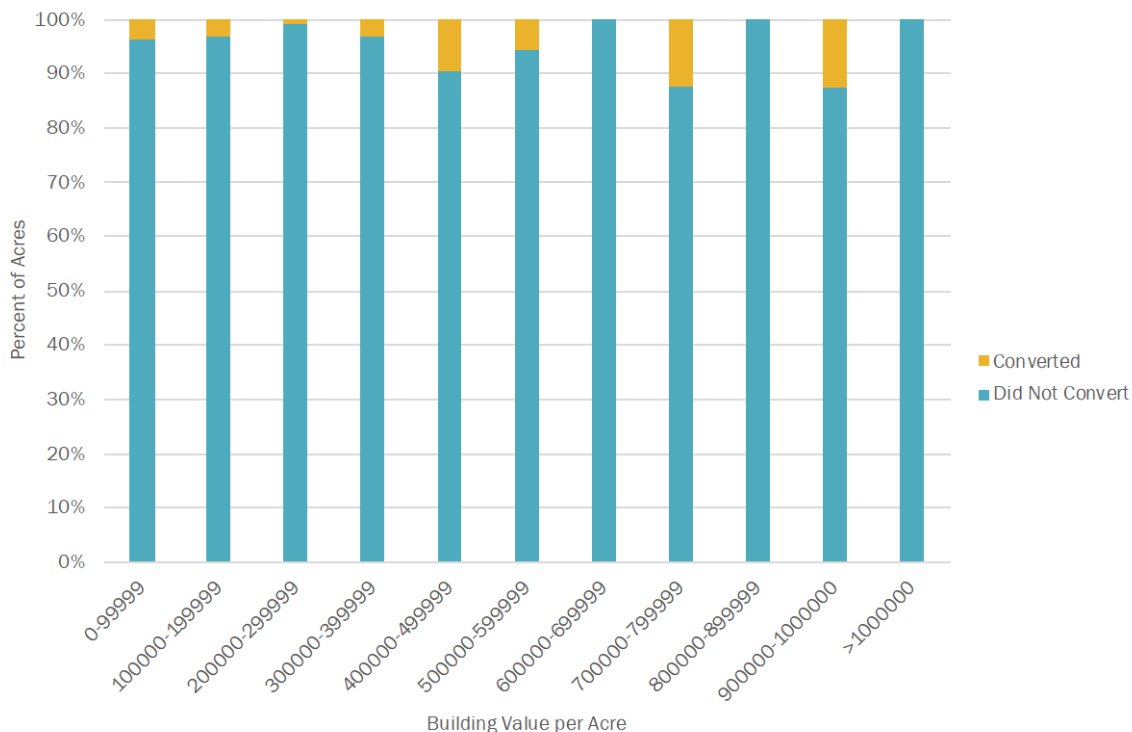
Residential: Lot Size for Underutilized

- Lots <1 acre excluded from underutilized category (vacant or built)

Acres of “Built” Residential Land under 1 acre that Converted (2007-2019) by Lot Size



Percent of “Built” Property 0.5-1 acre that Converted (2007-2019) by Building Value per Acre



Residential: Lot Size for Underutilized

Preliminary recommendation:

Establish a new classification for small underutilized lots, factoring in parcel size / additional zoned capacity

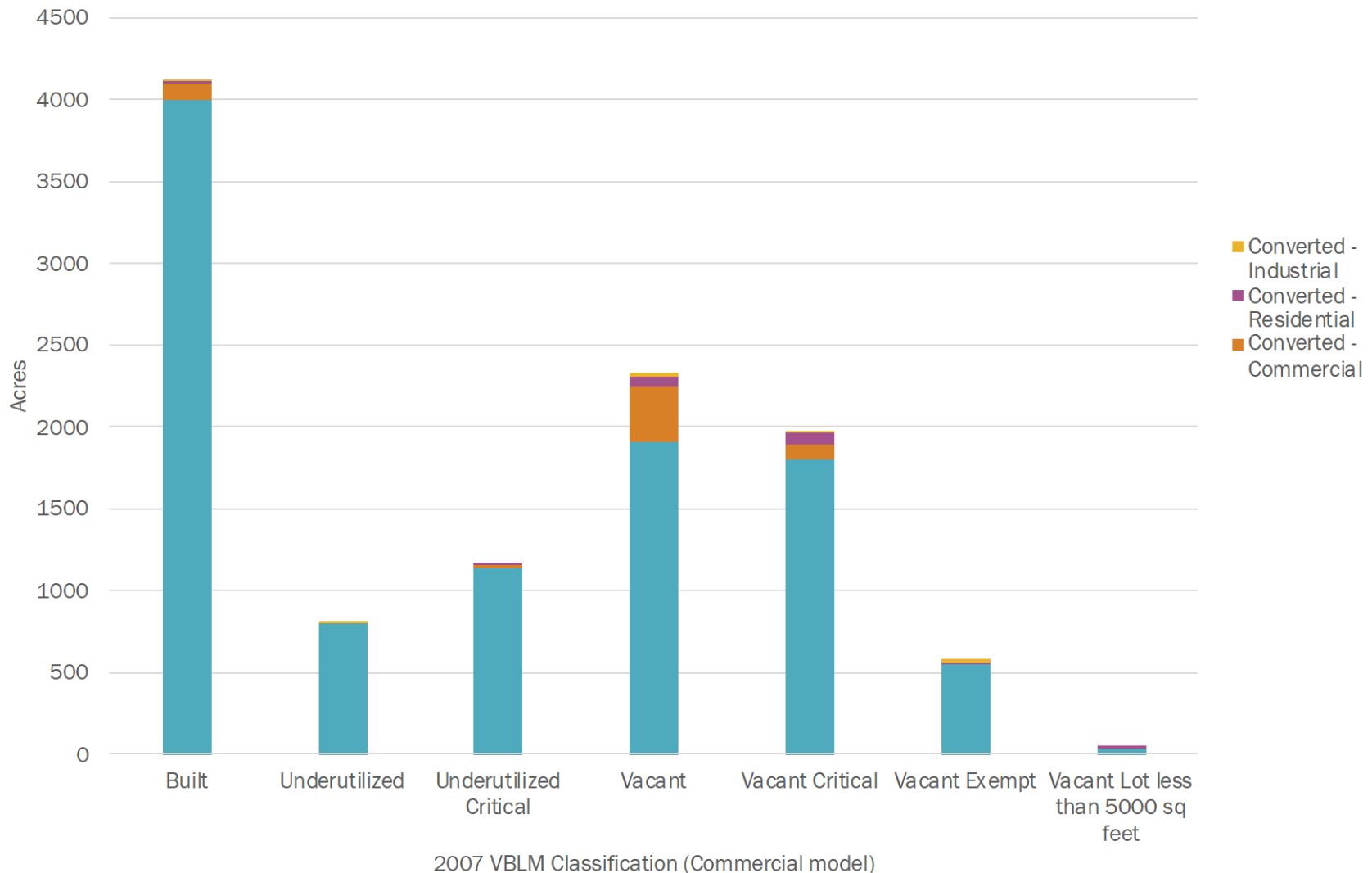
Residential: BLPAC Discussion

- *Where does the committee agree with the Project Team's preliminary recommendations?*
- *Where is additional analysis or information needed to support reaching a recommendation? What additional information or analysis is needed?*

Land Classifications & Redevelopment: Commercial/Industrial Land

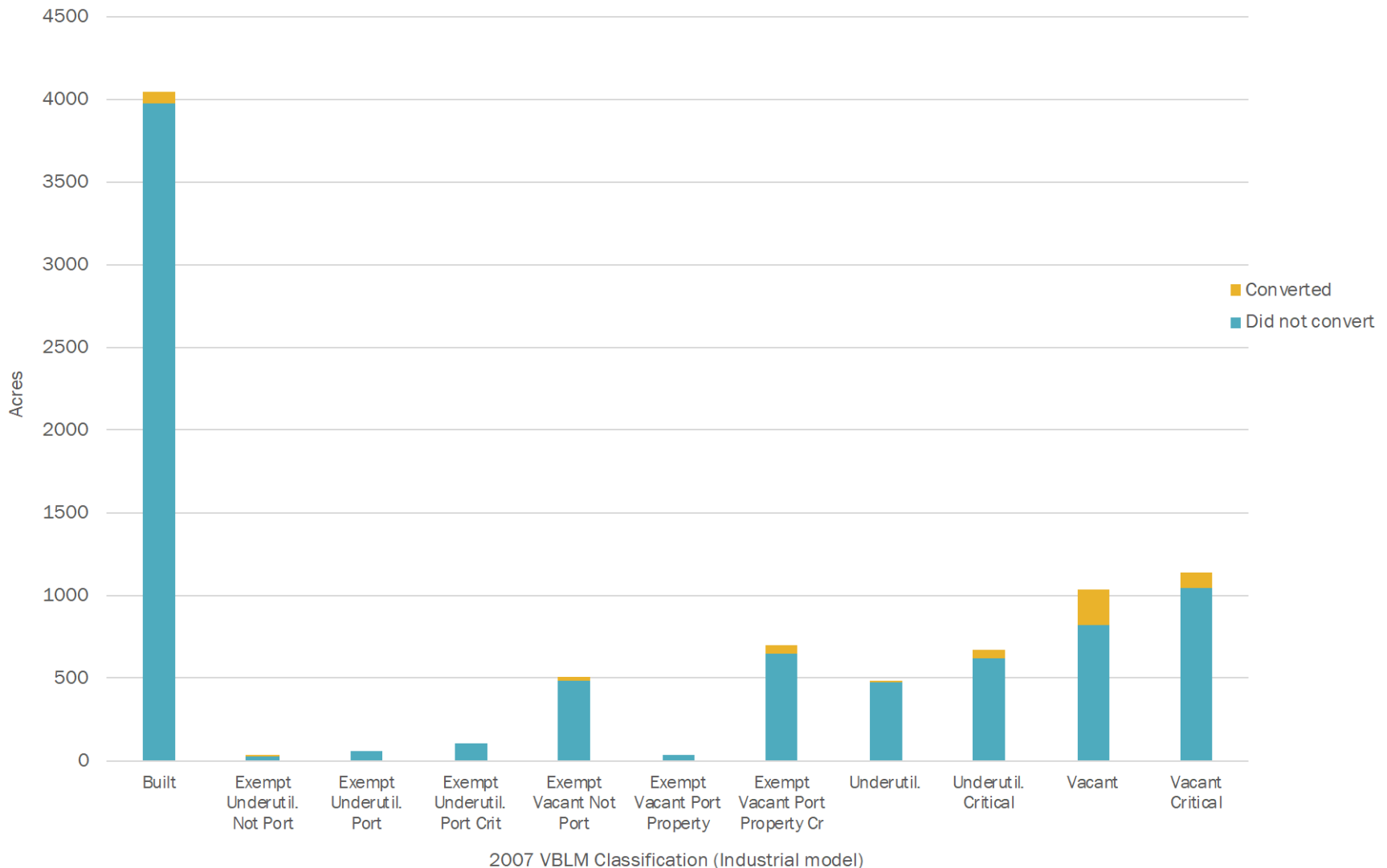
Commercial/Industrial

Commercial Land by 2007 VBLM Classification and Acres Converted



Commercial/Industrial

Industrial Land by 2007 VBLM Classification and Acres Converted



- 1.4: Vacant threshold uses building value \$67,500
 - Threshold does not update over time
 - Doesn't vary by lot size

Preliminary recommendation: Use building value per acre (additional analysis needed to set threshold)

- 1.5: Underutilized threshold is a fixed dollar of building value per acre of \$50,000
 - Threshold does not update over time

Preliminary recommendation: Use building value per acre (additional analysis needed to set threshold)

Commercial/Industrial: BLPAC Discussion

- *Where does the committee agree with the Project Team's preliminary recommendations?*
- *Where is additional analysis or information needed to support reaching a recommendation? What additional information or analysis is needed?*

Land Classifications & Redevelopment: Redevelopment Assumptions

Redevelopment Assumptions

- 2.1: Redevelopment captured outside VBLM, on demand side (5% of pop & emp growth)
 - May create confusion
 - May need to “show work” to meet new legislation

Preliminary recommendation: Continue to account for development in unpredictable locations outside the VBLM, with additional analysis to confirm assumptions

Redevelopment Assumptions: BLPAC Discussion

- *Where does the committee agree with the Project Team's preliminary recommendations?*
- *Where is additional analysis or information needed to support reaching a recommendation? What additional information or analysis is needed?*

*Please limit comments to 3 minutes per person.
Additional comments may be submitted in writing.*

Public Comment

Preview of Next Meeting Topics

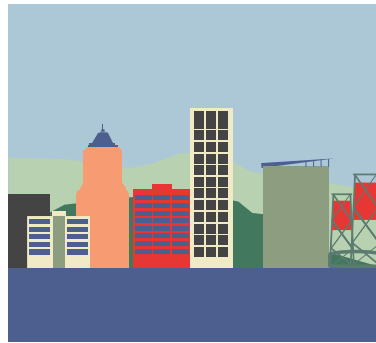
- **Market Factor:** New legislation requires counties to analyze, justify, and apply an appropriate market supply factor when identifying land suitable for development.
- **Infrastructure Gaps:** New legislation requires counties to consider infrastructure gaps in identifying land suitable for development and reaching target densities on those lands.

ECONorthwest

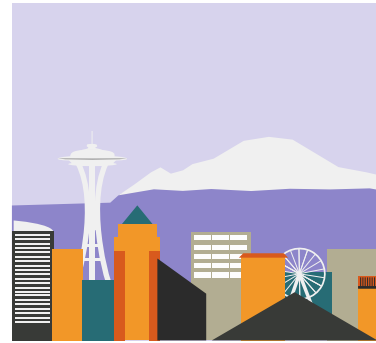
ECONOMICS • FINANCE • PLANNING



Eugene



Portland



Seattle



Boise