

Clark County Buildable Lands Program Update

Project Advisory Committee
Meeting #4

5/1/20

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Meeting #3 Summary

Topics for this meeting

1. Confirm residential land classification recommendations
2. Refine employment land classification recommendations
3. Confirm redevelopment recommendation
4. Confirm Market Factor recommendation
5. Confirm infrastructure gap recommendation
6. Introduce mixed use and residential development on commercial land

Decision Protocols: Reminder

- The committee will work toward consensus: a recommendation that all members can live with, even if it is not their preferred solution.
- If it is clear consensus cannot be reached, then a two-thirds majority of those present will be required for an outcome to be presented as a committee recommendation. Other views will also be recorded in the meeting summaries and forwarded to decision makers.
- If a two-thirds majority cannot be reached, then there will be no recommendation from the committee and all perspectives will be forwarded for consideration by the decision makers.

Recommendation Process

- Recommendations “approved” at this meeting will not be revisited until final PAC meeting unless PAC requests to revisit
- Process:
 - Review proposed recommendation and rationale
 - Questions, comments, open discussion
 - Round-robin (brief)
 - Do you agree with the recommendation?
 - If not, can you live with the recommendation?
 - If not, why not, and what would you do differently?

1. Residential Land Classifications: Confirming Recommendations

Residential: Lot Size Threshold for Vacant

Proposed recommendation:

- Create a new residential land classification for vacant platted lots:
 - Parcels 1,000 sf - 1 acre
 - Platted within the last 20 years
 - Meet other criteria for vacant
- Assume capacity of 1 unit per lot

Questions or comments?

Do you agree with this recommendation / can you live with it?

If not, why not? What would you do differently?

Residential: Building Value Threshold for Vacant

Proposed recommendation:

- Retain existing building value threshold (\$13,000 as of 2007) and index from 2007 forward
- Index annually based on % change in property values of existing development in Clark County

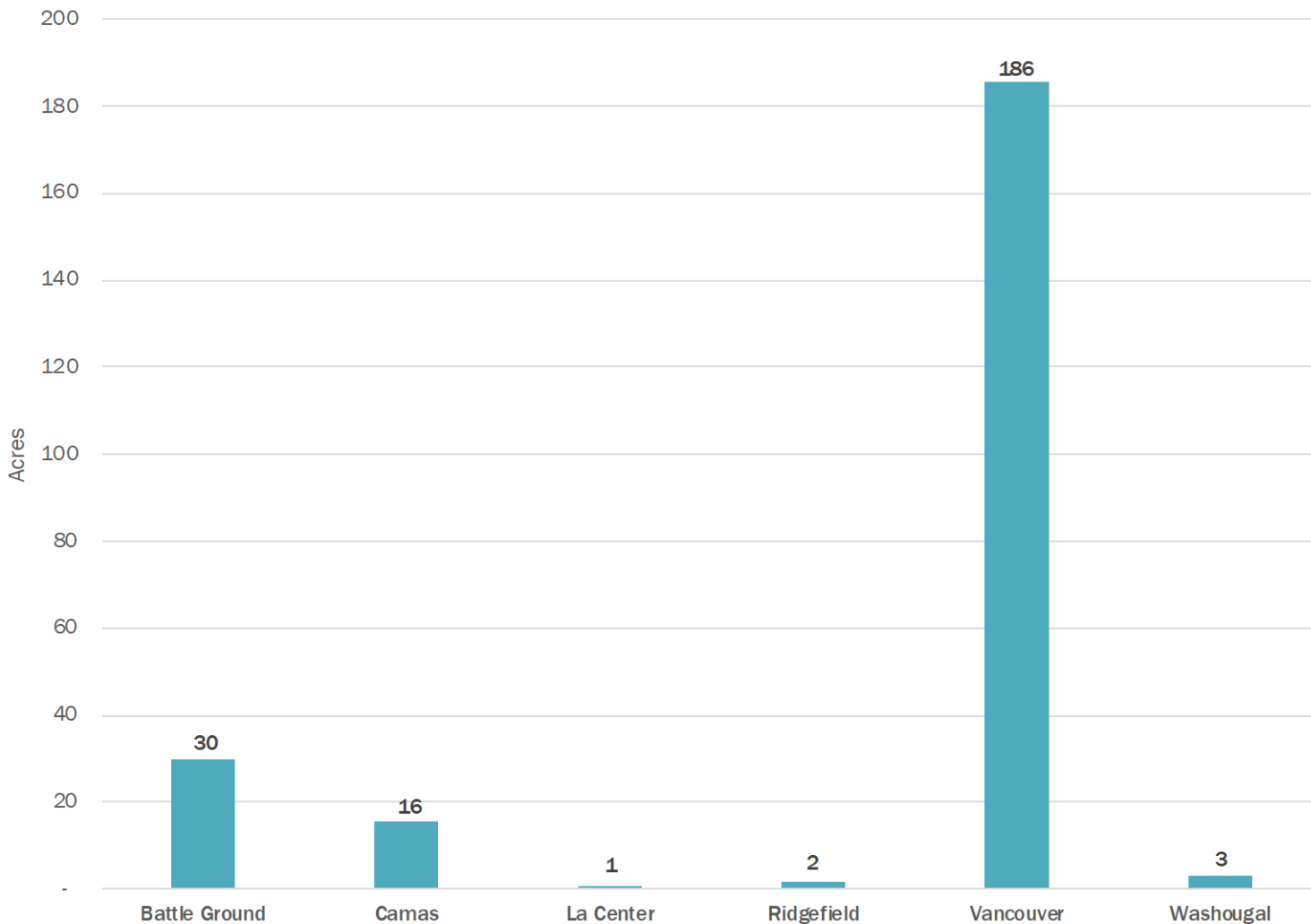
Questions or comments?

Do you agree with this recommendation / can you live with it?

If not, why not? What would you do differently?

Residential: Lot Size for Underutilized

Additional Acres of Underutilized Residential Land (Lot Size Threshold), 2019 VBLM by UGA



Residential: Lot Size for Underutilized

Proposed recommendation:

- Establish a new classification for small underutilized lots:
 - 1/2-acre to 1 acre in size
 - ≤ 1 existing dwelling unit
 - Residential – Urban High
- Apply a redevelopment rate of 10% of acres (for this classification)

Questions or comments?

*Do you agree with this recommendation / can you live with it?
If not, why not? What would you do differently?*

2. Employment Land Classifications: Update and Refinement

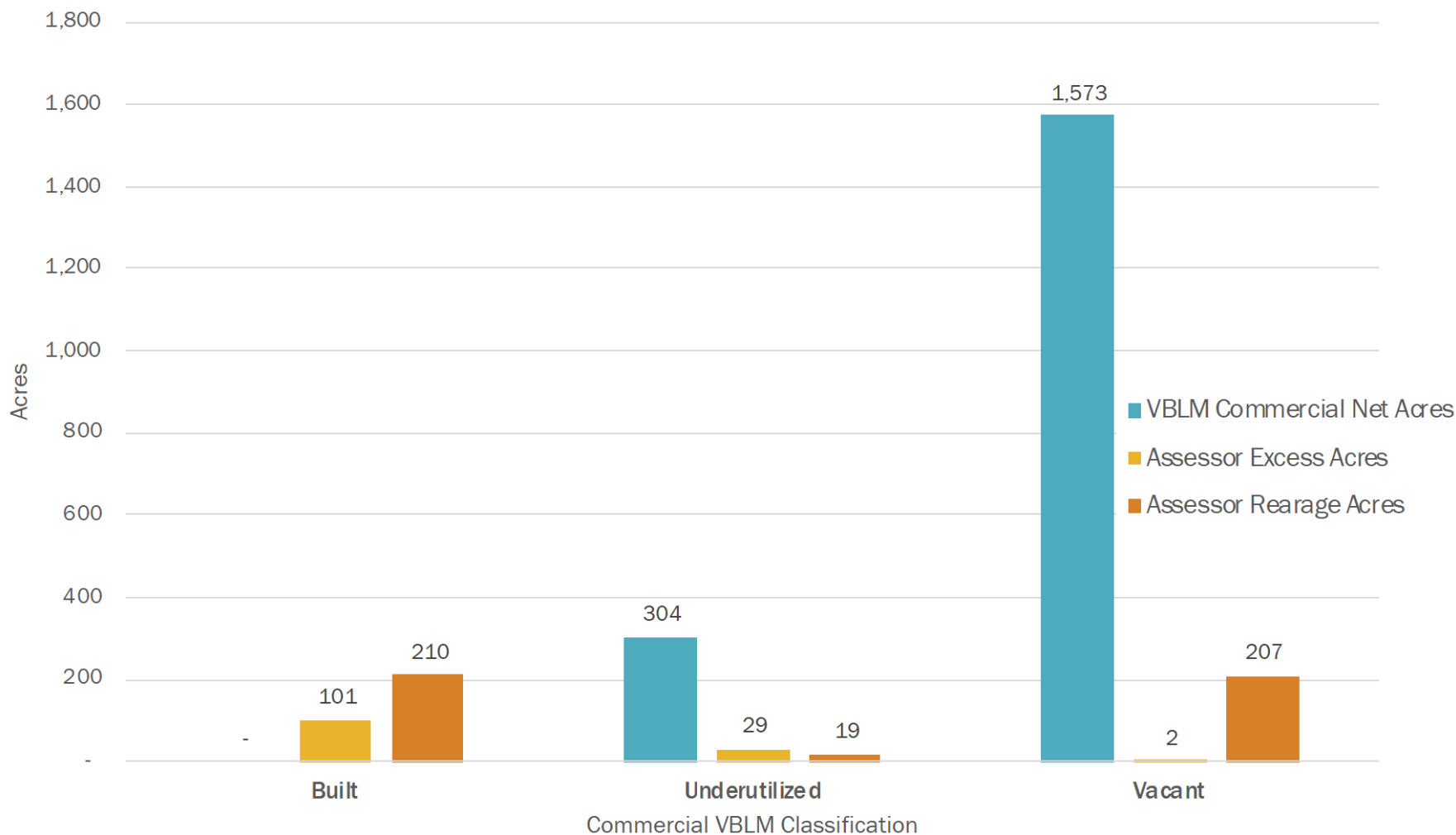
Update: Employment Land Classification

Additional exploration:

- Land for Jobs (CREDC tool)
 - Unbuilt commercial and industrial sites
 - 3-year readiness time frame
- Assessment of Extra Acreage
 - County assessor's methodology to identify "excess" and "rearrange" acreage
- Location of underutilized land
 - Underutilized commercial land mostly located on farm land within UGAs (not yet annexed)

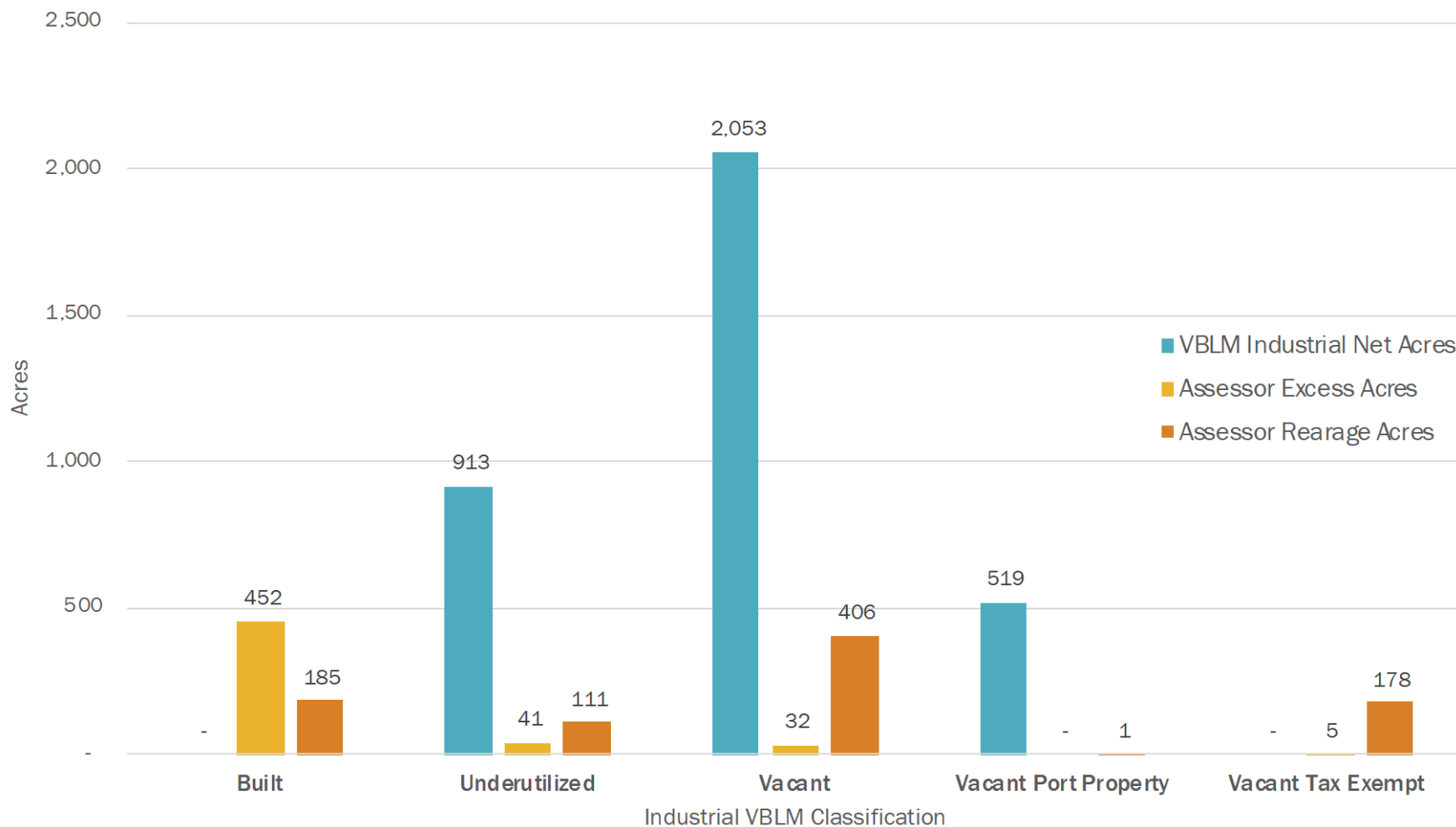
Update: Employment Land Classification

Assessor Excess and Rearage Acres by General Commercial VBLM Classification



Update: Employment Land Classification

Assessor Excess and Rearage Acres by General Industrial VBLM Classification



Refinement: Employment Land Classification

Refined recommendations:

■ Vacant:

- Retain existing building value threshold (\$67,500) and index from 2007 forward

■ Underutilized

- Retain existing building value per acre threshold (\$50,000 per acre) and index from 2007 forward

■ Built

- Add areas identified as “excess” and “rearrage” by the assessor to the model results as net available acres, using the following assumed percentages:
 - 75% of “excess” land will develop
 - 20% of “rearrage” land will develop

Questions or comments?

Do you agree with this recommendation / can you live with it?

If not, why not? What would you do differently?

3. Redevelopment: Confirming Recommendation

Proposed recommendation:

- Incorporate redevelopment in the VBLM where there is a predictable pattern
 - Redevelopment on small underutilized lots
 - Vancouver's Central City (Topic 6)
- Move 5% demand-side redevelopment factors into VBLM as 5% extra capacity

Questions or comments?

Do you agree with this recommendation / can you live with it?

If not, why not? What would you do differently?

4. Market Factor: Confirming Recommendation

Proposed recommendation:

- Keep existing never-to-convert factors:
 - 10% never-to-convert factor for vacant residential land
 - 30% never-to convert factor for underutilized residential land
- Up to 15% additional market factor to provide choice in land market.

Questions or comments?

Do you agree with this recommendation / can you live with it?

If not, why not? What would you do differently?

5. Infrastructure Gaps: Confirming Recommendation

Proposed recommendation:

- Continue to exclude Yacolt from urban capacity assumptions due to lack of sewer
- Do not exclude any other areas due to infrastructure gaps

Questions or comments?

Do you agree with this recommendation / can you live with it?

If not, why not? What would you do differently?

6. Mixed Use & Residential in Commercial: Introduction and Discussion

Guidelines provide options to calculate the residential capacity of mixed-use areas including:

- Measuring actual residential densities across the mixed-use area
- Establishing a commercial-to-residential ratio for mixed-use areas

Mixed Use: Current Approach

- Assumptions based on Comprehensive Plan Designations (not zoning)
- **Mixed use designations:**
 - Assume a mix of residential & commercial
 - Split varies by land use designation
- **Commercial designations:**
 - No residential assumed, even if allowed by plans/zoning

Residential Development on Commercial Land

- Vancouver City Center Plan allows and anticipates housing on commercial land
- Ridgefield mixed use overlay allows residential development
- Other residential development on commercial land mostly zone changes, split zones, or other anomalies

Vancouver: Residential Development in Commercial

Housing Units in VCCP Sub Areas, 2008–2020

Sub Area Name	2008	2020	2008-2020	VCCP Planned Units	Acres
	Housing Units	Housing Units	Housing Unit Growth		
Central Downtown	152	601	449	495	92
Uptown Village	223	725	502	254	78
Mill Plain Couplet	110	506	396	171	40
Columbia West Renaissance	-	322	322	3,014	127
Esther Short	451	676	225	350	71
Westside Government	229	323	94	267	73
Total	1,165	3,153	1,988	4,551	482

Additional 2,012 units in pipeline as of February 2020

Preliminary recommendation:

- Use existing city plans or estimates from local planning staff for residential development in commercial areas where allowed by zoning
- Add estimated capacity (number of housing units) to residential model results

Questions or comments?

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

Public Comment

Preview of Next Meeting Topics

Slight Update to Upcoming Meeting Topics

Mtg #	Date	Topics
1	12/6	<ul style="list-style-type: none"> • Project Introduction & Preliminary Issue List (complete)
2	2/21	<ul style="list-style-type: none"> • Identifying Land Suitable for Development: <ul style="list-style-type: none"> ○ Land Classifications ○ Redevelopment ○ Introduction to GMA land uses/Mixed Use
3	3/20	<ul style="list-style-type: none"> • Identifying Land Suitable for Development: <ul style="list-style-type: none"> ○ Follow up on topics from Meeting 2 ○ Market Factor ○ Infrastructure Gaps
4	5/1	<ul style="list-style-type: none"> • Identifying Land Suitable for Development: wrap up & preliminary recommendations • Modeling Mixed Use Areas / Residential on Commercial Land
5	6/5	<ul style="list-style-type: none"> • Estimating Land Capacity: <ul style="list-style-type: none"> ○ Population Capacity ○ Infrastructure Set-Asides • Follow up on Modeling Mixed Use Areas / Residential on Commercial Land
6	7/10	<ul style="list-style-type: none"> • Estimating Land Capacity: <ul style="list-style-type: none"> ○ Follow up on topics from Meeting 5 ○ Employment Capacity ○ Rural Land Capacity
7	8/14	<ul style="list-style-type: none"> • Estimating Land Capacity: wrap up & preliminary recommendations
8	9/18	<ul style="list-style-type: none"> • VBLM results report out • Review draft PAC recommendations summary to Council • Confirm or refine recommendations

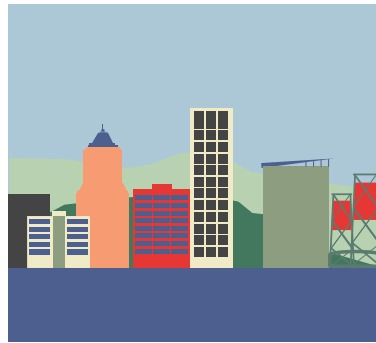
Bold indicates where the BLPAC will be asked to make decisions or recommendations.

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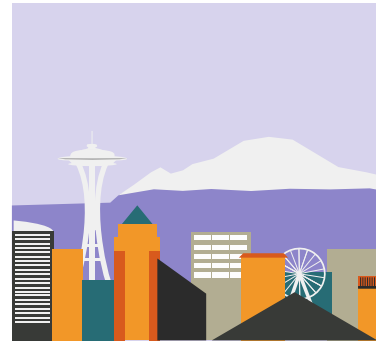
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