

Clark County Buildable Lands Program Update

Project Advisory Committee
Meeting #6

7/10/20

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Meeting #5 Summary

Topics for this meeting

- Residential Density: Introduction and Discussion
- Employment Density: Introduction and Discussion
- Rural Capacity: Introduction and Discussion
- Infrastructure Set-Asides: Updates and Responses to Comments

Residential Density: Introduction and Discussion

Residential Density: State Guidance

RCW 36.70A.215(3) includes these requirements:

- Evaluation program must include “a review and evaluation of land use designation and zoning/development regulations,” among other factors, “that could prevent assigned densities from being achieved”
- County must “determine the actual density of housing that has been constructed” and determine the amount of land needed for the remaining planning period using that actual density
- Zoned capacity alone is not a sufficient basis

Residential Density: Current Approach

- Single density per UGA across all residential land (units per net vacant acre)
- VBLM uses comprehensive plan targets
- 2015 Buildable Lands Report calculated using both target and actuals by UGA
 - Nearly all jurisdictions fell short of targets

Residential Density: Options for Change

- Option 1: Observed Density by Zone
- Option 2: Observed Density by Comprehensive Plan Designation

- **Staff recommendation: Option 2**

Employment Density: Introduction and Discussion

Employment Density: State Guidance

RCW 36.70A.215(3) includes these requirements:

- Based on the actual density of development, review commercial, industrial, and housing needs by type and density range to determine the amount of land needed for these uses for the remaining portion of the current 20-year planning period.
- Determine if there is sufficient employment capacity for the remainder of the planning period based upon planned and achieved densities.

Employment Density: Current Approach

- Single employment density assumption per land use type
 - Commercial: 20 employees per acre
 - Industrial: 9 employees per acre.

Employment Density: Recommendation

Clark County's current employee-per-acre (EPA) assumptions are within ranges observed in other places.

Jurisdiction	Commercial EPA	Industrial EPA
Clark Co., WA (2015)	20	9
Island Co., WA (2016)	17	8
Thurston Co., WA (2014)	3.3	1.5
Tualatin, OR (2017)	27	15
McMinnville, OR (2017)	23	10
Redmond, OR (2018)	11-18	8

Recommendation: Keep densities as is (revisit after Sept. meeting)

Rural Capacity: Introduction and Discussion

- Buildable Lands Guidelines
 - Periodic Review - WAC 365-196-425(3)(b)
 - Potential build-out at rural densities
- Employment
 - LAMIRD's - Rural Centers
 - CR-2, CR-1 & IH (Heavy Industrial)
 - Land based employment
 - Home businesses

■ Methodology

■ Residential classifications

- Built
- Vacant
- Underutilized
- Exclusions
 - Forest zoned lands in current use
 - Remainder lots of cluster developments
 - Surface mining overlay
 - Water areas
 - Private street or Right of Way
 - Transportation or utilities
 - Private park or recreation area

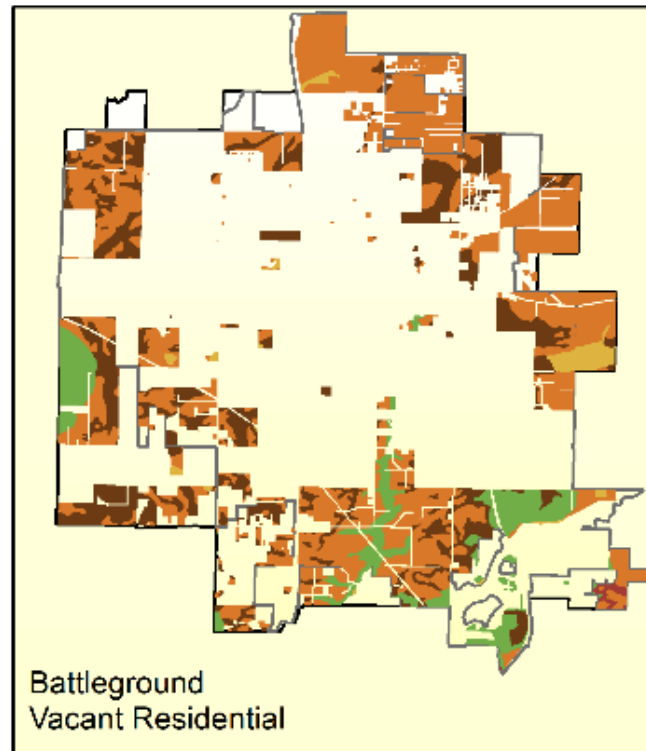
- Exclusions cont'd -
 - Assessed as a zero value property
 - Size is less than 1 acre
 - Tax exempt
 - Mobile home parks
 - Not residential
- Residential Planning assumptions
 - Vacant – one unit per parcel
 - Underutilized – acres divided by minimum lot size
 - Capacity – units multiplied by persons per household

Infrastructure Set-Asides: Updates & Response to Comments



Influence of Soil Types

- We created maps and conducted spatial analysis using USDA Natural Resource Conservation Service (NRCS) hydrological soil type groups (rates of infiltration)



Influence of Soil Types

- Some shifts in generalized/county-wide data
- In each community individually, the change is not pronounced
- Other factors such as topography, wetland presence, etc. influence stormwater facility sizing

Examples with Higher Infrastructure Percentages

- Example provided of various plats (prior to 2016) & infrastructure stats
- *Caution:* we don't know background / context of previous data (*Ex: critical areas accounted for?*)
- VBLM infrastructure deduction is not meant to separately and wholly represent the actual amount of land for infrastructure in plats
 - The deduction is a model “input” representing an adjustment in relation to other deductions and factors, such as constrained lands

- For Ridgefield 2002-2019 plats, the majority of the open space areas are considered “constrained land” as defined in the VBLM.
 - Critical area buffers are used extensively by developers to fulfill open space requirements
- Open space is not always required in plats
 - Only those that are PUDs trigger the need
- Open space may be done through dedication of parks/trails to the City
 - Our calculations will not account for this

Applicability to Multifamily Development

- We did not study the stormwater sizing requirements for multifamily development
- Multifamily development throughout Clark County takes many different possible forms
 - Stormwater facilities can be constructed within the same parcel as the development
 - The overall achieved development density accounts for these infrastructure elements (therefore no infrastructure deduction is necessary)

Off-site Public Facilities

- Off-site public facilities for schools, parks should be accounted for in the VBLM
- This should be separate from the on-site infrastructure deduction
 - The VBLM deducts publicly owned land so the existing inventory of vacant park and school land should be deducted from the calculated need (to avoid double counting)
 - The CFPs or PROS plans should be used to estimate the amount of land needed
 - County staff's methodology: sequencing is key

Assumptions in Use by Other Jurisdictions

- Snohomish, Pierce, Thurston methods
- Observations:
 - Various “reduction” / “reservation” approaches
 - Various levels of specificity or generalizations among different geographic areas
 - Example: Pierce & Thurston Counties are very detailed in approach to local codes
- Keep in mind: various models are designed with different sequencing, baseline assumptions, etc.

Assumptions in Use by Other Jurisdictions

Jurisdiction	Deduction/set-aside types	Range of set-aside %
Pierce County	Varies by jurisdiction. May include “land reserved for roads, critical areas, parks and recreation, or storm water facilities”	<ul style="list-style-type: none"> • Roads: 0-30% • Critical Areas: If used, generally deduction using GIS data (100%), or ranges between 0-35% • Parks: 0-20% • Stormwater/public facilities: generally parcel specific
Thurston County	Varies by jurisdiction. May include land reserved for open space / tree tracts, stormwater, and roads	<ul style="list-style-type: none"> • Open space/tree tract: 0-10% • Stormwater: 0-10% • Roads: 0-25%
Snohomish County	Removes major utility easements; lands needed for new capital facilities; and 5% reduction for potential public/institutional uses, public facilities, or stormwater facilities.	

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

Public Comment

Preview of Next Meeting Topics

Reminder: Upcoming Meetings

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 <i>(virtual)</i>	<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 <i>(virtual)</i>	<ul style="list-style-type: none"> • Identifying Land Suitable for Development: wrap up & preliminary recommendations
5	6/5 <i>(virtual)</i>	<ul style="list-style-type: none"> • New topics: Introduction & Initial Discussion <ul style="list-style-type: none"> ○ Modeling Mixed Use Areas / Residential on Commercial Land ○ Infrastructure Set-Asides • Past Topics: Updates from the Project Team <ul style="list-style-type: none"> ○ Market Factor ○ Redevelopment ○ Employment Land Classifications
6	7/10 <i>(virtual)</i>	<ul style="list-style-type: none"> • Estimating Land Capacity: Introduction & Initial Discussion <ul style="list-style-type: none"> ○ Population Capacity ○ Employment Capacity ○ Rural Land Capacity • Updates as needed on other topics
	8/14	<i>Break to respond to PAC questions and hopefully allow for an in-person meeting to discuss recommendations.</i>
7	9/18	<ul style="list-style-type: none"> • Review and discuss preliminary recommendations to test in model
8	Oct/Nov	<ul style="list-style-type: none"> • VBLM results report out • Confirm or refine recommendations

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

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