

Clark County Buildable Lands Program Update: Issue Summary & PAC Scope of Work

As Presented to Clark County
Council 1/29/20

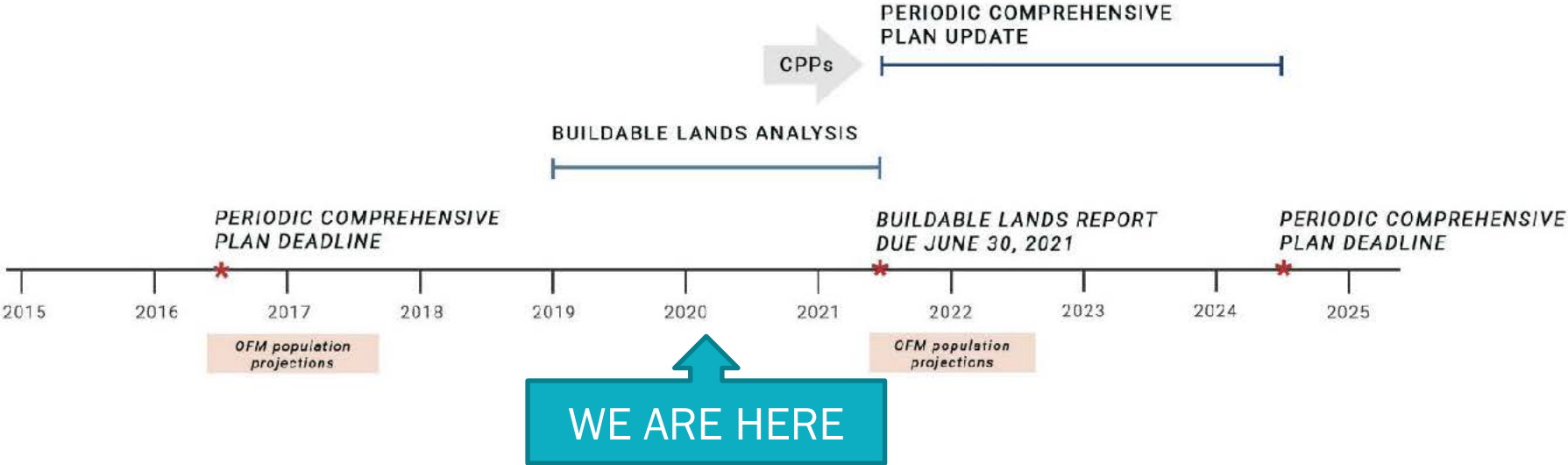
Planning Commission Work Session 2-20-20

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Project Overview

Project Context



This project will address...	Later work will address...
Buildable Lands Assumptions & Methodology	Population Forecasts & Demand
Capacity Estimates for Current UGAs	Comprehensive Plan Updates & Potential UGA updates

Ensure that County's Buildable Lands methodology is:

- consistent with state law (including recent legislative changes);
- reasonably accurate in estimating land capacity for each Urban Growth Area (UGA); and
- supported by the available data-driven evidence and a broad base of stakeholders.

1. Project Team & PAC identify, evaluate, and make recommendations for needed updates to methodology & assumptions used to identify buildable lands and estimate capacity
2. Council briefing and direction on recommendations
3. Project Team updates Buildable Lands Model & Report
4. Adoption process for updated Buildable Lands Report

- Considering updates needed for:
 - Consistency with updated legislation & guidance (primary focus)
 - Better alignment with observed trends (data refinements/improvements)
- Status:
 - Project Team reviewed methodology & new state rules and guidance to identify issues
 - PAC provided input on issues to consider at meeting in December
 - Refined draft issue list / summary to respond to PAC input

Issue Summary

Identifying Land Suitable for Development

1. Criteria & thresholds used to set **Land Classifications** (vacant, underutilized, etc.)
2. Accounting for **Redevelopment**
3. Modeling **Mixed-Use Areas**
4. **Infrastructure Gaps** and Reliance on the Urban Holding Overlay
5. **Market Factor** assumptions
6. Capacity on **Rural Lands**

Estimating Land Capacity

7. **Infrastructure Set-Asides** (as part of the deductions to get from gross vacant / underutilized acres to net buildable acres)
8. **Population Capacity** (density assumptions for residential land)
9. **Employment Density** (how to overcome lack of state data)

Data Collection and Reporting

10.Data Sources: Building Permits vs.

Assessor's data for identifying when land is developed, measuring observed density, etc.

Proposed BLPAC Scope of Work / Meeting Topics

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.

Next Steps



Questions & Discussion