



Community Framework Plan

Community Framework Plan

The Community Vision

The *Community Framework Plan* encourages growth in urban growth areas and rural centers, with each area center separate and distinct from the others. These centers of development are of different sizes; they may contain different combinations of housing, shopping and employment areas. Each provides places to live and work. The centers are oriented and developed around neighborhoods to allow residents the ability to easily move through and to feel comfortable within areas that create a distinct sense of place and community.

In order to achieve this, development in each of the urban growth areas would have a higher average density than currently exists. In parts of the urbanizing area, densities will range from approximately 4, 6 and 8 units per net residential acre (3 to 6 gross units per acre) depending on the specific urban area, with more housing being single family on smaller lots (5,000 sf) and multi-family. No more than 75 percent of the new housing stock would be of a single product type (e.g. single-family detached residential or attached multi-family). This would not apply to the Yacolt urban growth area due to sewer wastewater management issues. A minimum of 25 percent of the new housing would be duplexes, townhouses, or apartments. This variety of housing types and sizes would provide more opportunities for builders to provide affordable and attainable housing for first-time home buyers, retirees and lower-income families.

Each urban growth area would have a mix of land uses with housing, businesses and services appropriate to its character and location. For example, the Vancouver Mall area would continue to be a retail center, downtown Vancouver will continue to be a center of finance and government, Brush Prairie and Hockinson as rural centers with community commercial areas and the Mount Vista area will be a center of research and education. Residential development appropriate to the needs of the workers and residents in these areas would be encouraged nearby. A primary goal of the plan is to provide housing in close proximity to jobs resulting in shorter vehicle trips and allows densities along public transit corridors that support high capacity transit, either bus or light rail.

Outside of urban growth areas, the land is predominantly rural with farms, forests, open space and large lot residences. Shopping or businesses would be in rural centers. Urban levels of public services would generally not be provided in rural areas. Rural residents are provided level-of-service appropriate to their areas. These areas are, by definition, more rural in nature and residents are more self-sufficient, often relying on private wells and septic systems. Most of northern Clark County would remain as it is today, in resource based industries or rural use protecting, conserving and enhancing critical stream and riparian habitat essential to supporting and recovering salmonid populations throughout the county. To implement the *Community Framework Plan*, the county, towns and cities are amending certain land use and development policies in their 20-year comprehensive plans. The framework policies to guide future detailed policies are discussed in the next section.

Policies

In order to achieve the vision of Clark County as a collection of distinct communities surrounded by open space, agriculture and forest uses, Clark County and each of the cities will adopt certain types of policies. The general framework policies are outlined below by element of the Comprehensive

Growth Management Plan (20-Year Plan). The process-oriented countywide planning policies which were adopted by the county in August 1992 and amended in 2000, 2004, 2007 and 2016 are found in each applicable plan element. The framework policies guide implementation of the vision of Clark County's future preferred by many of its residents. The policies provide a framework within which the county can bridge the gap between the general land use concepts presented in the *Community Framework Plan* and the detailed (parcel level) 20-Year Plan required by the State Growth Management Act. Supplemental to the *Community Framework Plan*, the county and each jurisdiction, can develop more specific policies for their required 20-year time frame, in order to ensure that the resulting plans will work to achieve the overall vision of the future for Clark County.

1.0 Land Use

The Land Use Element for 20-year comprehensive plans determine the general distribution and location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities and other uses. The Land Use Element includes population densities, building intensities and estimates of future population growth. The land use-related issues such as protection of groundwater resources, stormwater run-off, flooding and drainage problems are discussed in detail in the Environmental Element, Chapter 4 of this document. The following framework policies are to guide the efforts of the county and cities in designating land uses, densities and intensities to achieve the pattern described above in their respective Comprehensive Growth Management Plans.

1.1 Framework Plan Policies

- 1.1.0 Establish a hierarchy of urban growth areas activity centers and rural centers. Hierarchy of Urban Growth Areas and Rural Centers: All planning should be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents. Community size should be designed so that housing, jobs, daily needs and other activities are within easy walking distance of each other.
- 1.1.1 Urban Growth Area Centers (UGA) have a full range of urban level-of-services and can be divided into three main categories in the following density tiers:
 - **Vancouver Urban Growth Area** is now or will be a major urban area activity centers with a full range of residential, commercial and industrial uses, high-capacity transit (HCT) corridors, schools, major cultural and public facilities. Major urban areas centers, have or will have, urban densities of development of at least 8 units per net residential acre (6 gross units per acre) as an overall average. Areas along high capacity transit corridors and priority public transit corridors may have higher than average densities while other areas would have lower densities (e.g. established neighborhoods and neighborhoods on the fringes of the urban area). Regional institutions and services (government, museums, etc.) should be located in the urban core.
 - **Urban Growth Areas of Battle Ground, Camas, Ridgefield and Washougal** will have a full range of residential, commercial and industrial uses, schools, neighborhood, community and regional parks, within walking distance to HCT corridors or public transit. These areas will have employment opportunities and lower densities than a major urban area centers, averaging at least 6 units per net residential acre. (4.5 gross units per acre). Higher densities occur along transit

corridors and in the community center, with lower densities in established neighborhoods and on the outskirts of the community. These urban growth area centers should have a center focus that combines commercial, civic, cultural and recreational uses.

- **La Center Urban Growth Area** is located in a growing area with at least 4 housing units per net residential acre (3 gross units per acre) and includes pedestrian-oriented commercial uses, schools and small parks.
- There are no standards for the Yacolt urban growth area due to lack of public sewer. A mix of residential uses and densities are or will be permitted. Neighborhoods are to have a focus around parks, schools, or common areas.

1.1.2 Rural Centers are outside of urban growth area centers and urban reserve areas and provide public facilities (e.g., fire stations, post offices, schools) and commercial facilities to support rural lifestyles. Rural centers have residential densities consistent with the surrounding rural minimum lot sizes and do not have a full range of urban levels-of-services.

1.2 Urban Areas

1.2.0 Establish consistent regional criteria to determine the size of urban growth areas for the 20-year comprehensive plans that:

- Assume the need for a residential market factor – lands added to the amount called for in the population forecast to build in flexibility;
- include a household size of 2.59 people per household;
- conserve designated agriculture, forest or mineral resource lands;
- ensure an adequate supply of buildable land;
- have the anticipated financial capability to provide infrastructure/services needed for the 20-year growth management population projections; and,
- balance industrial, commercial and residential lands.

1.2.1 Establish consistent regional criteria for urban growth area boundaries for the 20-year comprehensive plans that consider the following:

- geographic, topographic and man-made features; (such as drainages, steep slopes, riparian corridors, wetland areas, etc.);
- public facility and service availability, limits and extensions;
- jurisdictional and special district boundaries;
- location of designated natural resource lands and critical areas; and,
- minimize split designations of parcels.

1.3 Urban Reserves

1.3.0 Establish criteria for new fully contained communities to ensure that the appropriate public facilities and services are available. Large scale residential only developments are not considered as fully contained communities.

1.3.1 The county and jurisdictions within the county are to define urban reserve areas (land reserved for future development after 20 years), where appropriate, to allow an orderly conversion of land adjacent to designated urban growth areas to urban densities, as demonstrated by the need to expand the developable land supply or by regional industrial or public facility needs.

- 1.3.2 The county, cities and towns are to work cooperatively, to develop policies governing transition of urban reserve areas between the urban growth area set by the 20-Year Comprehensive Growth Management Plans and the urban areas conceptualized by the longer-term *Community Framework Plan*. Such policies are to:
- encourage urban growth in cities and towns first, then in their urban growth areas and finally in the urban reserve area;
 - ensure that any development permitted is consistent with the level of urbanization of the adjacent areas;
 - identify major capital facilities and utilities, provide locational and timing criteria for development of these facilities and utilities; and,
 - include a mechanism to ensure that major capital facilities and utilities are constructed when needed.
- 1.3.3 Develop criteria for uses within urban reserve areas to allow a reasonable use without preempting future transition to urban growth. Techniques that enable the urban reserve to be maintained include but are not limited to:
- conservation easements;
 - tax assessments;
 - pre-planning of lots and the clustering of units; and,
 - other innovative techniques.

2.0 Housing

The Housing Element is to recognize the vitality and character of established residential neighborhoods and identify sufficient land for housing to accommodate a range of housing types and prices. The goal is to make adequate provision for existing and projected housing needs of all economic segments of the community. These policies are intended to coordinate the housing policies of Clark County and its jurisdictions to ensure that all existing and future residents are housed in safe and sanitary housing appropriate to their needs and within their means.

2.1 Framework Plan Policies

- 2.1.0 Communities, urban and rural, should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries and to ensure an adequate supply of affordable and attainable housing. Housing options available in the county include single family neighborhoods and mixed use neighborhoods (e.g., housing above commercial storefronts, traditional grid single family neighborhoods, townhouses, multi-family developments, accessory units, boarding homes, cooperative housing and congregate housing).
- 2.1.1 Establish density targets with jurisdictions in the county for different types of communities, consistent with the definitions of Urban Growth Areas and Rural Centers.
- 2.1.2 Provide housing opportunities close to places of employment.
- 2.1.3 Establish maximum as well as minimum lot sizes and densities in urban areas.
- 2.1.4 All cities, towns and the county share the responsibility for achieving a rational and equitable distribution of affordable housing.

- 2.1.5 Coordinate with C-TRAN to identify and adopt appropriate densities for priority transit corridors. Ensure that the development standards for these areas are transit and pedestrian friendly. Transportation and housing strategies are to be coordinated to assure reasonable access to a variety of transportation systems and to encourage housing opportunities in locations that support development of cost effective and convenient public transportation for all segments of the population.
- 2.1.6 Encourage infill development that enhances the existing community character and provide a mix of housing types in all urban and rural centers. All cities and towns are to encourage infill housing as the first priority for meeting the housing needs of the community.
- 2.1.7 Encourage creative approaches to housing design to:
 - accommodate higher densities attractively;
 - increase housing affordability;
 - ensure that infill development fits with the character of the existing neighborhood; and,
 - develop demonstration projects to assist the private sector to achieve infill goals.
- 2.1.8 Housing strategies are to be coordinated with availability of public facilities and services, including human services.
- 2.1.9 All cities, towns and the county are to provide for a variety of housing types and designs to meet the needs of people with special needs (for example those with physical, emotional, or mental disabilities), recognizing that not all housing will become accessible to special needs populations.
- 2.1.10 Establish a mechanism for identifying and mitigating adverse impacts on housing production and housing cost which result from adoption of new development regulations or fees.
- 2.1.11 Encourage and permit development of inter-generational housing, assisted living options and accessory units in order to allow people with special needs and senior citizens to live independently as possible and to reduce the need for (and cost of) social services.
- 2.1.12 All cities, towns and the county are to provide increased flexibility in the use of new and existing housing development to increase the potential for re-use, preservation of existing affordable housing, shared living quarters, use of accessory structures as housing, etc.
- 2.1.13 Housing strategies are to be coordinated with the financial community and are to be consistent with public and private financing mechanisms.

3.0 Rural and Natural Resource Element

The policies below are to ensure the conservation of agricultural, forest and mineral resource lands and protect these lands from interference by adjacent uses which affect the continued use, in the accustomed manner, of these lands for production of food, agricultural products, or timber, or the extraction of minerals.

3.1 Framework Plan Policies

- 3.1.0 The county and its jurisdictions at a minimum are to consider agricultural land based on Washington Administrative Code (WAC) 365-190-050.
- 3.1.1 The county and its jurisdictions at a minimum are to consider forest land based on WAC 365-190-060.
- 3.1.2 The county and its jurisdictions at a minimum are to consider mineral resource lands based on WAC 365-190-070.
- 3.1.3 Identify agricultural land on parcels currently used or designated for agricultural use and provide these parcels special protection.
- 3.1.4 Identify forest land on parcels currently used or designated for forest use and provide these parcels special protection.
- 3.1.5 Encourage the conservation of large parcels which have prime agricultural soils for agricultural use and provide these parcels special protection.
- 3.1.6 Establish standards for compatible land uses on land designated for agriculture, forest and mineral resource uses.
- 3.1.7 Develop a range of programs (such as purchase of development rights, easements, preferential tax programs, etc.) to provide property owners incentives to maintain their land in natural resource uses.
- 3.1.8 Mineral, forestry and agricultural operations are to implement best management practices to minimize impacts on adjacent property.
- 3.1.9 Public facility and/or utility availability are not to be used as justification to convert agriculture or forest land.

The policies below govern the use of rural lands which are not reserved for agriculture, forest, or mineral resources, nor are they designated for urban development. Land uses, densities and intensities of rural development are to be compatible with both adjacent urban areas and designated natural resource lands.

3.2 Framework Plan Policies

- 3.2.0 Rural areas should meet at least one of the following criteria:
 - opportunities exist for small scale farming and forestry which do not qualify for resource land designation;
 - the area serves as buffer between designated resource land or sensitive areas;
 - environmental constraints make the area unsuitable for intensive development;
 - the area cannot be served by a full range of urban level-of-service; or,
 - the area is characterized by outstanding scenic, historic or aesthetic values which can be protected by a rural designation.
- 3.2.1 Recreational uses in rural areas should preserve open space and be environmentally sensitive.

- 3.2.2 Commercial development of appropriate scale for rural areas is encouraged within rural centers.
- 3.2.3 Establish large lot minimums for residential development appropriate to maintain the character of the rural area.
- 3.2.5 New master planned resorts are to meet the following criteria:
 - provide self-contained sanitary sewer systems approved by the Clark County Department of Health;
 - be served by public water systems with urban levels of fire flow;
 - preserve and enhance unique scenic or cultural values;
 - focus primarily on short-term visitor accommodations rather than for-sale vacation homes;
 - provide a full range of recreational amenities;
 - locate outside urban areas, but avoid adversely impacting designated resource lands;
 - preserve and enhance sensitive lands (critical habitat, wetlands, critical areas, etc.);
 - housing for employees only may be provided on or near the resort; and,
 - comply with all applicable development standards for master planned resorts, including mitigation of on and off-site impacts on public services, utilities and facilities.
- 3.2.6 Encourage the clustering of new development within a destination resort or a designated rural center (village or hamlet). All new development should be of a scale consistent with the existing rural character.
- 3.2.7 Revise existing development standards and housing programs to permit and encourage development of affordable housing for people who work in resource-based industries in rural centers.

4.0 Environmental Critical Areas

All of the jurisdictions in Clark County have adopted interim measures to protect identified critical areas within their boundaries. These measures must be reviewed and, if necessary, revised to implement the Comprehensive Growth Management Plan. The following policies are to ensure a coordinated approach to preservation of identified sensitive lands. The goal is to preserve significant critical areas as a part of a system of such areas, not as isolated reserves, wherever possible.

4.1 Framework Plan Policies

- 4.1.0 New developments are to protect and enhance sensitive areas and respect natural constraints.
- 4.1.1 Protect and improve the county's environmental quality while minimizing public and private costs.
- 4.1.2 In the long-term, all jurisdictions should work towards compatible classification systems for wetlands.

- 4.1.3 Vulnerable aquifer recharge areas are to be regulated to protect the quality and quantity of groundwater in the county.
- 4.1.4 Establish development standards for uses, other than natural resource uses, on sensitive lands (e.g., 100-year flood plains, unstable soils, high-value wetlands, etc.).
- 4.1.5 Wetlands and watersheds are to be managed to protect surface and groundwater quality and meet salmon recovery objectives.
- 4.1.6 The county and jurisdictions are to work cooperatively with the Washington State Department of Fish and Wildlife to develop programs and areas that promote the preservation of habitats.

5.0 Transportation

The Transportation Element is to implement and be consistent with the Land Use Element. The *Community Framework Plan* envisions a shift in emphasis of transportation systems from private vehicles to public transit (including high-capacity transit,) and non-polluting alternatives such as walking and bicycling. The following policies are to coordinate the land use planning, transportation system design and funding to achieve this vision.

5.1 Framework Plan Policies

- 5.1.0 The regional land use planning structure is to be integrated within a larger public transportation network (e.g., transit corridors, commercial nodes, etc.).
- 5.1.1 Encourage transportation systems that provide a variety of options (high capacity transit, high-occupancy vehicles, buses, autos, bicycles or walking) within and between and rural centers.
- 5.1.2 Streets, pedestrian paths and bike paths are to be a part of a system of fully connected and scenic routes to all destinations. Establish design standards for development to promote these options and work cooperatively with C-TRAN to ensure that programs for improvements in transit service and facilities as well as roadway and pedestrian facilities are coordinated with these standards.
- 5.1.3 To reduce vehicle trips, encourage mixed land use and locate as many other activities as possible to be located within easy walking and bicycling distances from public transit stops.
- 5.1.4 Encourage use of alternative types of transportation, particularly those that reduce mobile emissions (bicycle, walking, carpools and public transit).
- 5.1.5 Establish residential, commercial and industrial development standards including road and parking standards, to support the use of alternative transportation modes.
- 5.1.6 Establish connections between Urban and Rural Centers through a variety of transportation options.
- 5.1.7 Establish regional level-of-service (LOS) standards for arterials and public transportation that ensure preservation of the region's (rural and urban) mobility while balancing the financial, social and environmental impacts.

- 5.1.8 Encourage a balanced transportation system and can be maintained at acceptable level-of-service.
- 5.1.9 Establish major inter-modal transportation corridors that preserve mobility for interstate commerce and freight movement (Promote inter-modal connections to port, rail, truck, bus and air transportation facilities. Preserve and improve linkages between the Port of Vancouver and other regional transportation systems).
- 5.1.10 Coordinate with C-TRAN, WSDOT and SWRTC to allow park-and-ride facilities along regional transportation corridors.
- 5.1.11 Encourage the development of smaller, community scale-park and ride facilities in rural centers as the gateways to public transportation in non-urban areas.

6.0 Capital Facilities and utilities

The Capital Facilities and Utilities Element will identify the need for capital facilities (such as libraries, schools, police facilities and jails, fire facilities, etc.) to accommodate expected growth and establish policies to ensure that these facilities are available when the development is occupied and to provide for the extension of public utilities to new development in a timely manner. The following policies are to coordinate and be consistent with the work of the cities and towns and special districts.

6.1 Framework Plan Policies

- 6.1.0 Major public and private expenditures on facilities and services (including libraries, schools, fire stations, police, parks and recreation) are to be encouraged first in urban and rural centers.
- 6.1.1 Establish level-of-service standards for capital facilities in urban and rural areas.
- 6.1.2 Coordinate with service providers to identify the land and facility requirements of each and ensure that sufficient land is provided in urban and rural areas to accommodate these uses.
- 6.1.3 Establish standards for location of public facilities and services in urban growth areas, urban reserve areas and rural areas.

6.2 Framework Plan Policies

- 6.2.0 Public sanitary sewer service will be permitted only within urban areas, except to serve areas where imminent health hazards exist.
- 6.2.1 Public sanitary sewer service should be extended throughout urban areas. It is recommended that cities and towns and other sanitary sewer service purveyors adopt policies that specify the circumstances under which residents located within urban growth areas but outside of incorporated areas would be required to connect to a sanitary sewer system once it becomes available.
- 6.2.2 Adequate public water service should be extended throughout urban areas. (An "adequate" public water system is one that meets Washington State requirements and provides minimum fire flow as required by the Fire Marshal. Various levels of public water service are considered adequate, depending upon the specific land uses and densities of development being served.)

- 6.2.3 When it is appropriate to provide public water service in rural areas, the level-of-service may be lower than that which is provided in urban areas. However, public water service in rural areas must meet the minimum requirements for an adequate public water system, given the specific land uses and densities being served.
- 6.2.4 Construction of new private wells in urban areas should be discouraged. New private wells will be considered only on an interim basis, until adequate public water service becomes available to an area.
- 6.2.5 Construction of new subsurface sewage disposal systems within urban areas should be discouraged. It is recommended that cities and towns and the county adopt policies that specify the circumstances under which the construction of new subsurface sewage disposal systems would be permitted, if they are permitted under any circumstance within urban areas. If new subsurface disposal systems are permitted, it is suggested that these systems be considered only as an interim measure, until public sanitary sewer system becomes available.
- 6.2.6 Support Clark County Public Health's efforts to establish a mandatory subsurface sewage disposal system inspection and maintenance program for pre-existing and new systems located in areas that need special protection from an environmental health perspective, as determined by Clark County Public Health.
- 6.2.7 Ensure compliance with Washington State requirements which call for a proposed development to provide proof that there exists a source of public or private domestic water which produces sufficient quantity and quality of water to meet minimum requirements before a development permit may be issued.
- 6.2.8 New wells may be constructed in rural areas, but only to serve developments on rural lots that are without practical access to existing public water systems. Existing public water purveyors should be given an opportunity to serve a new development. The first opportunity to serve a development should be given to the utility provider designated to serve the area in which the development is proposed. If the designated utility cannot serve the development, an adjacent utility should be given the opportunity to serve the development. If an existing utility cannot serve the development, construction of a new private or public well may be permitted. This procedure is set forth in the Clark County Coordinated Water System Plan Update, which was adopted by Clark County and the Washington State Department of Health in 1991.
- 6.2.9 The availability of public sanitary sewer and water services with capacities beyond those which are minimally required to meet the needs of an area will not presume or justify approval of a development that is inconsistent with the *Community Framework Plan*.
- 6.2.10 The Clark County Coordinated Water System Plan is designed to be responsive to the county's Comprehensive Plan and other local comprehensive plans and land use regulations intended to implement the 20-Year Comprehensive Plan. Public water system plans must be consistent with the Coordinated Water System Plan and the Comprehensive Plan, as provided under WAC 248-56.

7.0 Parks, Recreation and Open Space

Although this element is not required by the Growth Management Act, Clark County and several cities and towns intend to include a Parks, Recreation and Open Space Element in their plans because provision of these facilities is essential to the livability of the urban area. The policies listed below are to coordinate the planning for parks facilities, recreation programs and open spaces to ensure that they are appropriately sited given expected growth patterns.

7.1 Framework Plan Policies

- 7.1.0 Provide land for parks and open space in each urban growth area and rural centers consistent with adopted level-of-service standards. Wherever possible, the natural terrain, drainage and vegetation of the community should be preserved with high quality examples contained within parks or greenbelts.
- 7.1.1 Use environmentally sensitive areas (critical areas) for open space and where possible, use these areas to establish a well-defined edge separating urban areas from rural areas.
- 7.1.2 Regions should be bounded by and provide a continuous system of open space/wildlife corridors to be determined by natural conditions. Where appropriate connect open spaces to provide corridors, consistent with the Metropolitan Greenspace Program.
- 7.1.3 Coordinate with jurisdictions to establish consistent definitions of park types and level-of-service standards for parks within urban areas.
- 7.1.4 Coordinate the planning and development of parks and recreation facilities with jurisdictions within the urban areas.
- 7.1.5 Establish a countywide system of trails and bicycle paths both within and between jurisdictions for recreational and commuter trips. Coordinate this trail system with those of adjacent counties and Oregon jurisdictions.

8.0 Historic Preservation

Clark County has a long and varied history, with many structures and sites remain which were a part of that history. These structures and sites define the unique character of the county and its communities. The historical record of our community should detail its abundant natural resources and wildlife. The following policies are to ensure a coordinated approach to their preservation.

8.1 Framework Plan Policies

- 8.1.0 The county, cities and towns are to identify federal, state and local historic and archaeological lands, sites or structures of significance within their jurisdictions.
- 8.1.1 Encourage owners of historic sites or structures to preserve and maintain them in good condition, consistent with their historic character.
- 8.1.2 Develop financial and other incentive programs for owners of historic properties to maintain their properties and make them available periodically for public education.

- 8.1.3 Establish countywide programs to identify archaeological and historic resources, protect them and educate the public about the history of the region.
- 8.1.4 Establish criteria for the identification of archaeological and historical resources and establish a process for resolving conflicts between preservation of these resources and development activities.

9.0 Economic Development

Although an Economic Development Element is not required in the Comprehensive Growth Management Plan, Clark County will include this element in order to ensure that there is a balance of economic and population growth in the county and that the type of economic development which occurs contributes to maintaining and improving the overall quality of life in the county.

9.1 Framework Plan Policies

- 9.1.0 Encourage a balance of job and housing opportunities in each urban center. Provide sufficient land for business as well as homes. Businesses within the community should provide a range of job types for the community's residents.
- 9.1.1 Encourage industrial uses in major urban centers, small towns and community centers.
- 9.1.2 Revise commercial and industrial development standards to allow for mixed use developments and ensure compatibility with nearby residential and public land uses.
- 9.1.3 Encourage businesses which pay a family wage to locate in Clark County.
- 9.1.4 Encourage appropriate commercial development in neighborhoods and rural centers that support the surrounding community.
- 9.1.5 Develop transit-friendly design standards for commercial and industrial areas. Encourage businesses to take responsibility for travel demand management for their employees.
- 9.1.6 Establish incentives for the long-term holding of prime industrial land. Encourage local jurisdictions and special districts to hold prime industrial land for future development.

10.0 Community Design

Implementation of the *Community Framework Plan* will require attention to the details of design if it is to succeed in encouraging a sense of community and getting people to use alternative means of transportation. The following policies are intended to focus the design policies of each jurisdiction on certain key issues which must be coordinated in order to be effective.

10.1 Framework Plan Policies

- 10.1.0 Develop high quality design and site planning standards for publicly funded projects (e.g., civic buildings, parks, etc.).
- 10.1.1 Encourage the establishment of open space between or around urban centers. These areas could be public greenways, resource lands, wildlife habitats, etc.

- 10.1.2 Encourage urban and rural centers to provide an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.
- 10.1.3 Establish development standards to encourage mixed use developments in urban and rural centers, while providing buffering for each use from the adverse effects of the other.
- 10.1.4 Establish development standards for higher densities and intensities of development along priority and high capacity transit corridors that encourage pedestrian, bicycle and public transit usage.
- 10.1.5 Encourage street, pedestrian path and bike path standards that contribute to a system of fully-connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use and be defined by buildings, trees and lighting and discouraging high speed traffic.
- 10.1.6 Establish standards that use materials and methods of construction specific to the region, exhibiting continuity of history and culture and compatibility with the climate, to encourage the development of local character and community identity.
- 10.1.7 Establish new development standards and retrofit existing developments to minimize environmental conflicts and support salmon recovery.

11.0 Annexation and Incorporation

The goal of the Growth Management Act is that urban development generally occurs within cities or areas that will eventually be cities -- either through annexation or incorporation. Currently in Clark County, large unincorporated areas are developed at urban densities, primarily in the Vancouver Urban Growth Area. The transition of these areas to cities is a process that will require the cooperation of staff and elected officials from the county, cities and towns and special districts.