

DATE: September 18, 2020
TO: Clark County Buildable Lands Project Advisory Committee
FROM: Becky Hewitt and Lauren Butler, ECONorthwest
SUBJECT: Summary of Survey Results

Introduction

On August 28, 2020, Clark County staff distributed a memorandum to the Buildable Lands Project Advisory Committee (BLPAC) addressing questions raised in previous meetings and additional research/analysis to answer those questions. The memorandum included some revised recommendations based on new information and additional analysis. The consultant team and staff also created a survey for the BLPAC to provide input in advance of the next meeting to help the project team prioritize topics for discussion during the September 25, 2020 meeting. This memorandum summarizes the feedback obtained through the survey. A copy of the survey itself is included as an attachment to this memorandum.

Survey Participation

Eight of the 14 BLPAC members participated in the survey between August 28, 2020 and September 8, 2020. Members who participated include:

- Jerry Olson
- Rian Davis
- Jennifer Baker
- Eric Golemo
- Marjorie Ledell
- Ronald Barca
- Bryan Snodgrass
- Ryan Makinster¹

Results are presented in summary format in this memo without attribution to specific members.

Results by Topic

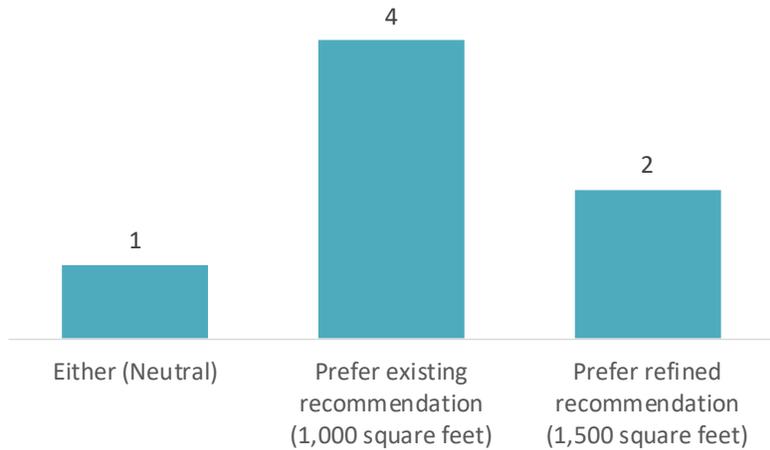
This section summarizes the survey results and open-ended responses to each of the survey questions, organized by the topics from the original survey. Question numbering reflects the numbering from the survey. Comments are presented verbatim from the survey, without editorial clean-ups for spelling, etc.

¹ Ryan Makinster started the survey but did not provide feedback on the survey questions. He submitted a comment to staff raising concerns about using a survey for feedback rather than in-person discussion.

Residential Land Classification

Questions 2, 3, 4, and 5: Vacant Platted Lots

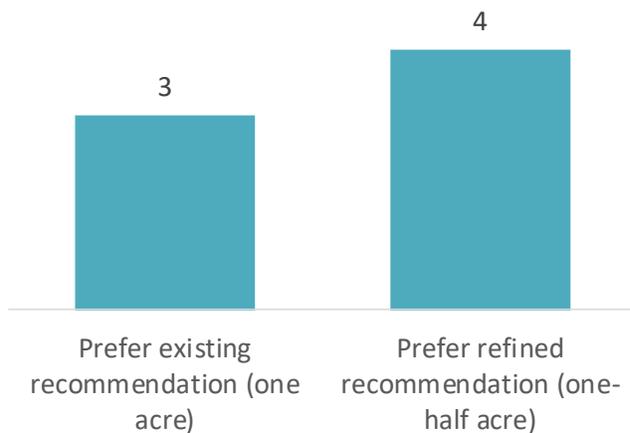
What should the lower bound for vacant platted lots be?



Comments:

- I want none of the above!
- As was the case when initially presented to VBLAC, CREDC recommends platted vacant lot consideration of AT LEAST 1,500 square feet.
- 1000 is too small to be considered build-able. Uneconomical.
- Provided any platted lots set aside for drainage, etc are excluded [*responded selected prefer existing recommendation at 1,000 sf*]

What should the upper bound for vacant platted lots be?



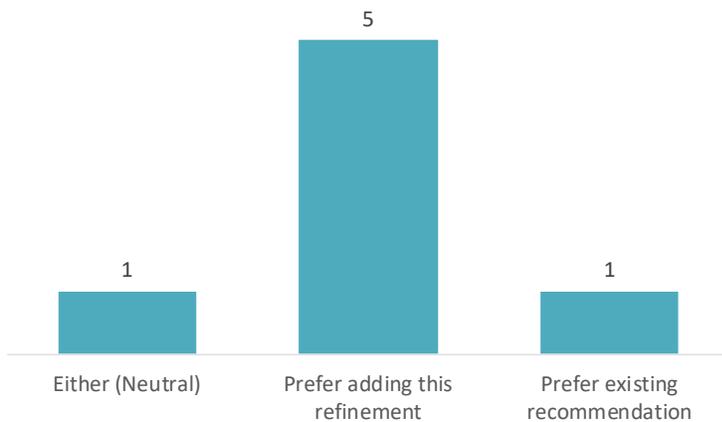
No additional comments.

Questions 6, 7, 8, and 9: Underutilized Land Criteria

Question 6 asks for the PAC's position on the following refinement:

Existing recommendation: create a new classification for small, underutilized lots that includes parcels between a half-acre and one acre in size; with no more than one existing dwelling unit; designated in the Vacant Buildable Lands Model (VBLM) as "Residential–Urban High;" and apply a redevelopment rate of 10% to this land.

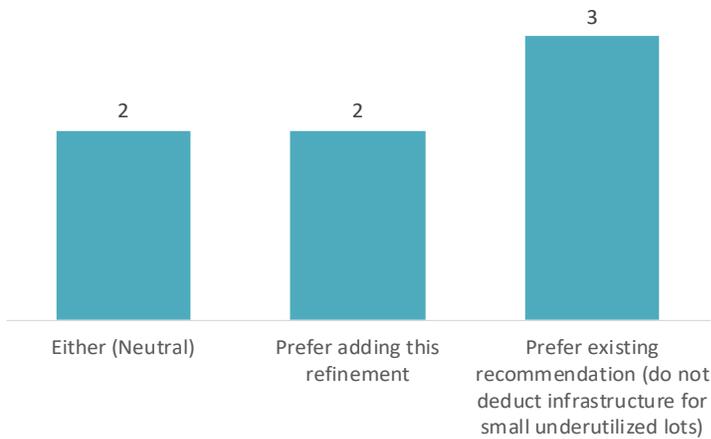
Refined Recommendation: The new classification for small underutilized lots should also include Residential–Urban Low, with a redevelopment rate of 5%.



Comments:

- Needs further discussion, Value needs to be considered as well. Small short plats are rarely economical.

Question 8 asks for the PAC's position on the following refinement: *The new classification for small underutilized lots should assume an infrastructure deduction at half the assumption applied to vacant and underutilized land.*



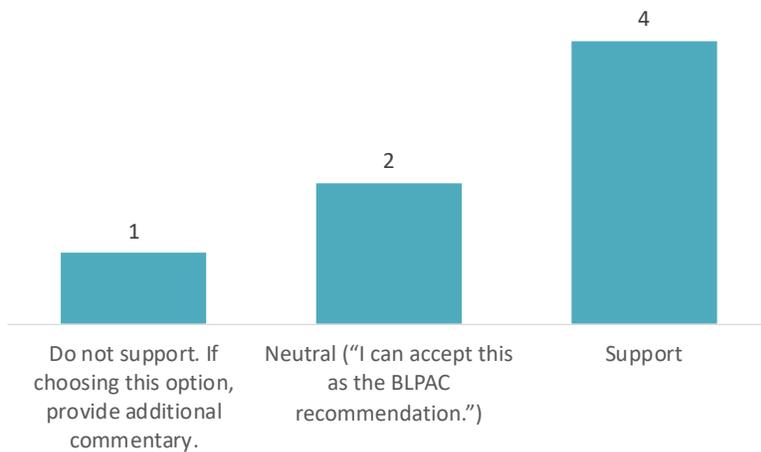
Comments:

- Needs further discussion, if used, the full deduction should apply.

Employment Land Classification

Question 10: Use Business Personal Property Information on Industrial

Question 10 asks the PAC's level of support for a new recommendation to use business personal property to exclude industrial properties from being identified as vacant.

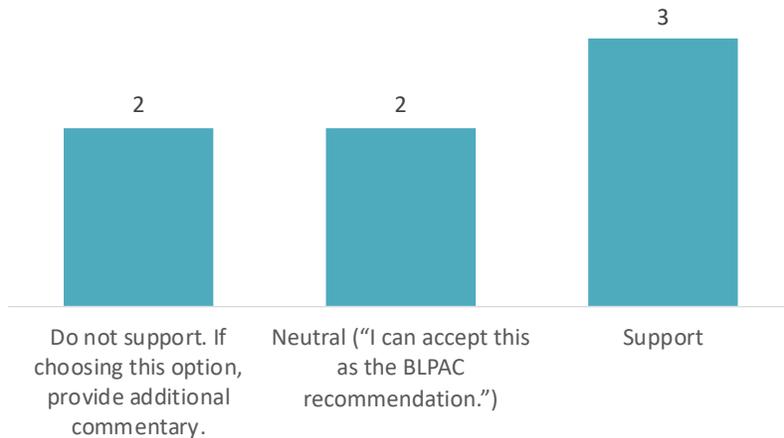


Comments:

- This may also be used to categorize as built!

Question 11: Decrease Minimum Lot Size for Vacant Commercial in Vancouver

Question 11 asks the PAC's level of support for a new recommendation to reduce the minimum lot size for vacant commercial land in the Vancouver UGA from 5,000 square feet to 4,000 square feet.

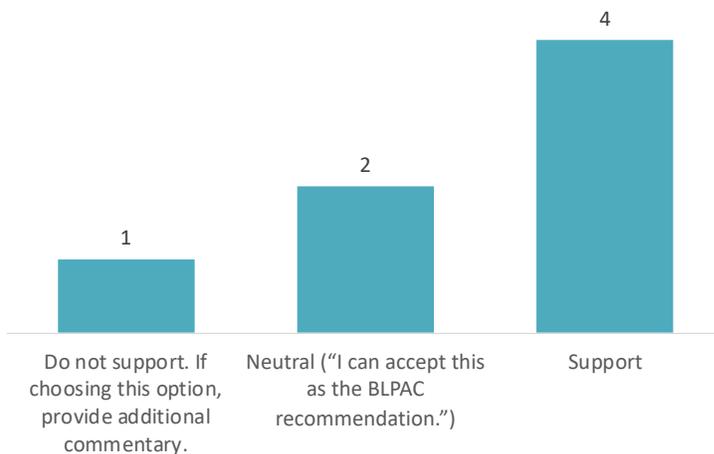


Comments:

- nitpicking
- Request more information to contextualize the recommendation: Does this recommendation imply a decreased need for commercial buildout if 4,000 sq ft sites are included in the model; and, where does the County stand in terms of realization of the overall built commercial land inventory?

Question 12: Consider Some Tax-Exempt Properties

Question 12 asks the PAC's level of support for a new recommendation to treat properties owned by housing authorities and nonprofit housing developers as built or vacant rather than exempt.



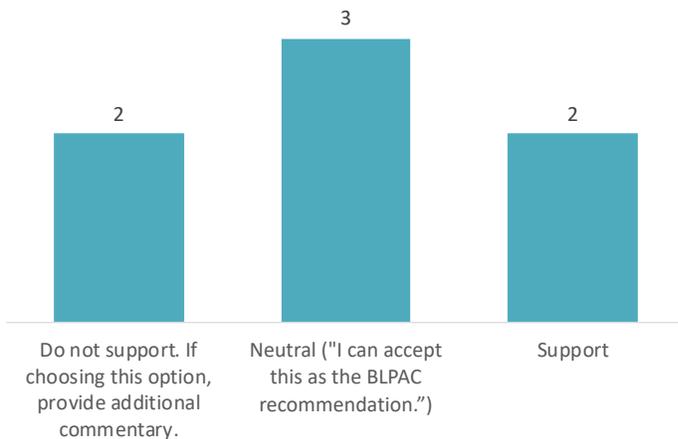
Comments:

- Only if you make some vacant parcels built based on ownership

Redevelopment & Residential in Commercial Areas

Question 13: Redevelopment

Question 13 asks the PAC's level of support for a new recommendation to include a residential redevelopment rate on built commercial land in Vancouver.

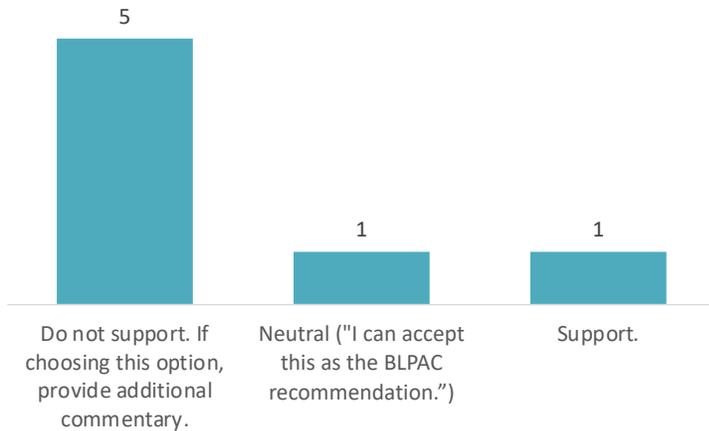


Comments:

- I do not understand this yet
- The historic redevelopment cited appears low, and for beyond downtown apparently only counted redevelopment of built commercial land, not built residential land. The historic data also was also discounted by a third (7.9-5%, 1.7-1%) on the apparent basis that apartment markets were anomalously strong during the observed period, which doesn't appear to be the case in Vancouver. Citywide there it looks like there were permits for 803 MFR units finalized from 2016-20, an average of less than 200 per year. There are currently 6500 MFR units in various stages of the application process, including around 1400 submitted after the local onset of the pandemic in mid-March. This emerging trend should be recognized somehow in the projection.

Question 14: Modeling Mixed Use (Residential in Commercial Areas)

Question 14 asks the PAC's level of support for a new recommendation to apply a split between residential and commercial on vacant and underutilized commercial land in the City of Vancouver.



Comments:

- I do not understand this yet.
- Concerned with the threshold of 100 units per acre inside the City Center. Proof of concept in the numbers?
- I support some residential, but the data is skewed by a few project including the waterfront and a few outliers outside the city center. Applying this city wide would overestimate the residential capacity. It also provides too much of a certain type and not enough diversity in the capacity.
- The inventory needs to be accounted for based on the OFM number anyway. Shifting 15% of the Commercial Land over means that the County Council will want to add 15% additional to the commercial designation outside of the Vancouver boundary. The trend maybe real, but needs to be handled within Vancouver's jurisdiction and their formal request for additional capacity.
- See response on redevelopment, which applies even more so on residential development on commercial lands

Infrastructure Gaps and Market Factor

Question 15: Infrastructure Gaps

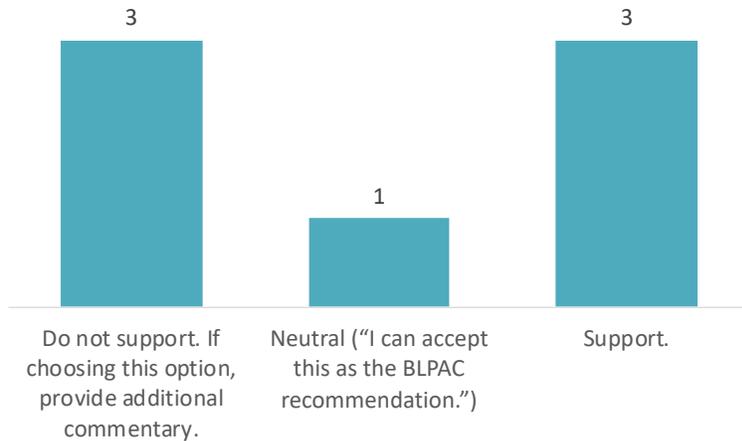
The survey provides an opportunity for comments on the prior (unchanged) recommendation related to infrastructure gaps

Comments:

- This means there will be no urban holding?
- No comment at this time.

Question 16: Market Factor

The survey asks the PAC's level of support for a new recommendation related to market factor, including changes to the treatment of critical lands.



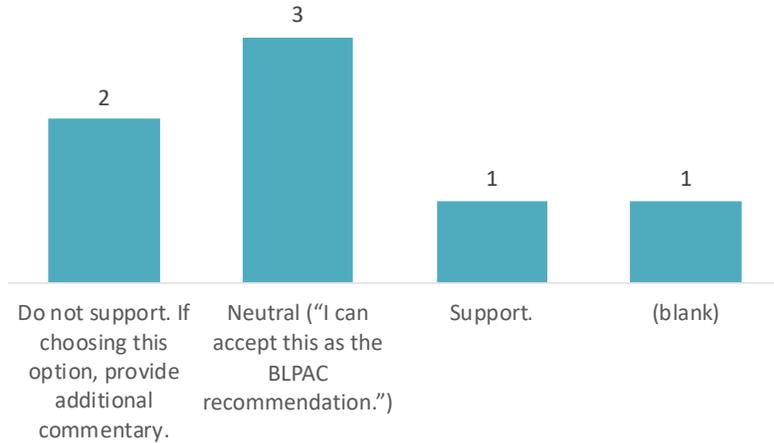
Comments:

- I do not understand it yet.
- Requires further discussion among committee members to understand assertions of this proposal.
- This factor is out of line with reality. The "does not convert" is actually much higher. A chart was submitted showing that in the housing peak, there was a baseline of properties that never converted. Land was no where to be found. Also, this is not a "Never to convert" rather a unlikely to convert in this Comp plan cycle.

Infrastructure Set-Asides

Question 17: On-Site Infrastructure Deductions

The survey asks the PAC's level of support for a new/updated recommendation related to infrastructure deductions.

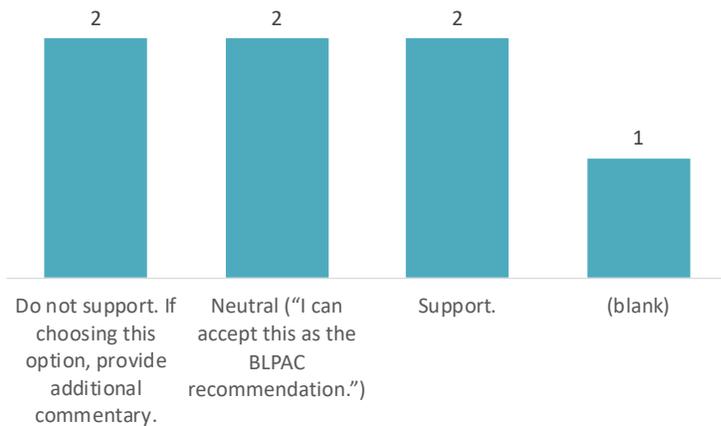


Comments:

- This is wrong by faR.
- This is still way off. It is actually going down from the existing 27.7%! DEAB and RGF recommended using 32-25%. In addition some jurisdictions require up to 25% open space not captured.

Question 18:

Question 18 asks the PAC’s level of support for a new/updated recommendation related to infrastructure set-asides.



Comments:

- I do not understand the proposal yet.
- I do not have enough information at this time to support.

Employment Density

Question 19: Additional Comments or Recommendations

The survey asks the PAC to provide additional commentary or recommendations related to employment density.

Comments:

- The Port of Vancouver need a lower density. BP needs a lower density.
- Particular uses are mostly void of employment ie: warehousing and storage. I believe the County needs to create priorities for the consumption of this land.
- Suggest including an estimate for home based employment of 10% of total jobs

Conclusion

Question 20: Additional Comments or Questions

Question 20 provides the PAC with the opportunity to ask any additional questions or add comments before the conclusion of the survey.

- This is a poor format to throw out to many non-technical committee Members cold.
- This survey may not be the most appropriate tool to base a decision off of! I initially thought the survey was just for feedback on the process. I suspect the response level is fairly low. Also, many of the respondents have limited knowledge on all the topics and listen to others on the committee to supplement their knowledge and form a position. That is how committees work. This remote process and survey are not as effective. I would prefer to wait until we can meet to make a formal recommendation.
- In Vancouver, there continues to be a rapid rate of new apartments, a trend unabated in the past few years and likely to continue. Investment in a single family home may be out of reach for a generation of families. Redevelopment of land in Vancouver is a reality for years to come with several major initiatives unfolding now such as The Heights, Riverfront Gateway, and the Vancouver Innovation Center. Long term, and even permanent, changes because of COVID will definitely impact the amount of office space and parking around it. Land use accommodating different transportation modes will change although we don't know if people will want more or less public transportation. Micromobility modes such as electric scooters and golf cart type scooters for the ever increasing number of people turning 65 will require harmony in sharing roadways and sidewalks. 10,000 people a day in America turn 65, a trend that began in 2010 and will end in 2040.
- Will follow up with staff on redevelopment/development on commercial lands. Also some questions on critical lands, infrastructure set asides

Clark County Buildable Lands Update Topics

Project Advisory Committee Survey

Introduction

To prepare for the September Buildable Lands Project Advisory Committee (BLPAC) meeting, the Project Team (ECONorthwest and County staff) is interested in understanding BLPAC members' level of support for current working recommendations and the nature of any remaining questions or concerns related to those recommendations. This survey is intended to help the project team identify likely areas of consensus and prioritize topics to cover in more depth at the September meeting.

This survey includes current working recommendations organized by the topics presented at [previous BLPAC meetings](#). Recommendations are presented in one of three categories:

Existing recommendation. These recommendations are those that have remained unchanged since last presented to the PAC because the PAC generally supported the concept and did not suggest further refinements or request additional analysis. The purpose of including these recommendations in the survey is to provide a comprehensive summary of all current recommendations.

Refined recommendation. These recommendations are those that the Project Team has refined since last presented to the PAC based on PAC discussion and/or further analysis. Where necessary, further information on the refined recommendation is provided in the PAC Meeting 7 memorandum. Where suggested refinements are building on an existing recommendation, the question will ask PAC members to answer using the following scale:

Prefer original recommendation

Prefer adding this refinement recommendation

Either (neutral)

New recommendation. These recommendations have changed substantially since last discussed with the PAC. While the topic was presented at a previous PAC meeting, the recommendation is new, based on further analysis or new information. For these recommendations, the survey will ask PAC members to answer using the following scale:

Support

Neutral (You could accept the recommendation as the PAC recommendation, even if it is not your first choice.)

Do not support (You will be asked for your rationale.)

*** 1. Please enter your name. Only responses from members of the Buildable Lands PAC will be collected and considered.**

Name

Email Address

Clark County Buildable Lands Update Topics

Project Advisory Committee Survey

Residential Land Classification

The Project Team introduced the residential land classification topic at [Meeting 2](#), and presented updated information based on BLPAC input at [Meetings 3 and 4](#). The [Meeting 4](#) summary provides the preliminary PAC support for each recommendation related to this topic. The recommendations are listed below and ask for PAC support on requested modifications that resulted from the Meeting 4 discussion.

Vacant Land Criteria

Building Value Threshold

To ensure that the threshold remains aligned with property values as they fluctuate over time, the PAC provided preliminary support to index the building value threshold used to identify vacant land based on the change in residential property values in the County.

This is an **existing recommendation**, as presented in the Meeting 4 materials and does not require further feedback at this time.

Vacant Platted Lots

To accurately estimate the capacity of vacant lots that are part of an approved subdivision, especially those smaller than the current lot size threshold for vacant land, the PAC provided preliminary support to **create a new classification for vacant platted lots and assume capacity of 1 unit per lot**. The existing recommendation assumes a **lot size between 1,000 square feet and one acre**. The **refined recommendation** below presents options suggested by the PAC to adjust these **lower and upper bounds for lot size** of this new classification. County Staff recommend the thresholds in the existing recommendation.

* 2. What should the lower bound for vacant platted lots be?

- Prefer existing recommendation (1,000 square feet)
- Prefer refined recommendation (1,500 square feet)
- Either (Neutral)

3. Additional comments:

*** 4. What should the upper bound for vacant platted lots be?**

- Prefer existing recommendation (one acre)
- Prefer refined recommendation (one-half acre)
- Either (neutral)

5. Additional comments:

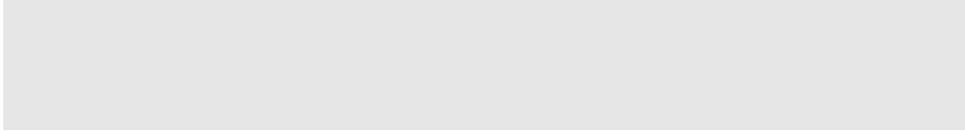
Underutilized Land Criteria

To capture lots with additional development potential that are too small to be considered underutilized in the existing methodology, the PAC provided preliminary support to create a **new classification for small, underutilized lots** that includes parcels between a **half-acre and one acre in size; with no more than one existing dwelling unit; designated in the Vacant Buildable Lands Model (VBLM) as “Residential–Urban High;” and apply a redevelopment rate of 10% to this land. The refined recommendation below asks for the PAC’s position on the following:**

*** 6. The new classification for small underutilized lots should also include Residential–Urban Low, with a redevelopment rate of 5%.**

- Prefer existing recommendation
- Prefer adding this refinement
- Either (Neutral)

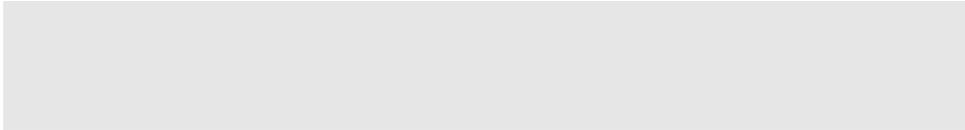
7. Additional comments:

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* 8. The new classification for small underutilized lots should assume an **infrastructure deduction at half the assumption** applied to vacant and underutilized land, since some infill development will require new roads or other infrastructure, but other development will not (e.g. multifamily development, flag lots, short plats, etc.).

- Prefer existing recommendation (do not deduct infrastructure for small underutilized lots)
- Prefer adding this refinement
- Either (Neutral)

9. Additional comments:

A large rectangular grey box used to redact comments for question 9.

Clark County Buildable Lands Update Topics

Project Advisory Committee Survey

Employment Land Classification

The Project Team introduced the employment land classification topic at [Meeting 2](#), and presented updated information based on BLPAC input at [Meetings 4 and 5](#). The Meeting 7 memorandum provides a summary of the Project Team’s additional analysis. The updated recommendations for employment land classification are listed below and ask for PAC support on each topic.

Please indicate your level of support for each working recommendation (choose one option).

Building Value Threshold for Vacant and Underutilized Land

To account for changes in the market, index the existing building value threshold and index based on the percent change in property value for existing development in Clark County. This is an **existing recommendation**, as presented in the Meeting 5 materials and does not require further feedback at this time.

Accounting for Additional Acres on Built Sites

To account for available land on employment sites previously classified as built, the PAC provided preliminary support to add areas identified as “**excess**” (unbuilt but generally developable portions of a parcel) and “**rearage**” (extra land behind the primary development) by the assessor to the model results as net available acres. Based on estimates provided by the assessor, assume that **75% of “excess” land will develop**, and that **20% of “rearage” land will develop** on sites classified as built.

This is an **existing recommendation**, as presented in the Meeting 5 materials, and does not require further feedback at this time.

Use Business Personal Property Information on Industrial

In the current methodology, industrial sites with no structures or very low-value structures are included in the vacant category. In an observation of the 2020 VBLM results, about 196 acres classified vacant industrial land had associated business personal property accounts. Upon review of these parcels, about 7 acres was vacant and the remaining was classified as critical or had an active use and is better classified as underutilized.

The Project Team recommends that in cases where these sites have a business operation, consideration of **personal business property** information would exclude these sites from being identified as vacant. They would be identified as “**underutilized**” based on having a low building value per acre.

* 10. This is a **new recommendation**, as summarized in the Meeting 7 memorandum. Please indicate your level of support below.

- Support
- Neutral (“*I can accept this as the BLPAC recommendation.*”)
- Do not support. If choosing this option, provide additional commentary.

Decrease Minimum Lot Size for Vacant Commercial in Vancouver

The existing methodology uses a minimum lot size for vacant employment land of 5,000 square feet. There are many existing lots designated for commercial, particularly in Vancouver, that are very close to 5,000 square feet; development has occurred on a number of those lots. The Project Team proposes to **reduce the minimum lot size to 4,000 square feet for vacant commercial land in Vancouver** in order to account for those properties (other criteria for vacant land would still apply).

* 11. This is a **new recommendation**, as summarized in the Meeting 7 memorandum. Please indicate your level of support below.

- Support
- Neutral (“*I can accept this as the BLPAC recommendation.*”)
- Do not support. If choosing this option, provide additional commentary.

Consider some tax exempt properties

Sites owned by tax-exempt organizations, such as the Vancouver Housing Authority, are currently “excluded” in the model and not assigned any capacity. However, land owned by housing authorities and other nonprofit housing developers is typically developed with housing and should be considered in capacity calculations.

The Project Team proposes to remove **certain types of tax-exempt organizations** (using the Owner ID or owner name) from the “excluded” category and assign a **built or vacant** classification as follows:

- Sites with no existing housing units would be classified as vacant and 100% of acres would be allocated to residential.
- If the site has units, it would be considered built. The redevelopment rates and commercial/residential split (15/85) would apply based on the criteria defined in those sections of this memorandum. (This would also apply to sites with these owner IDs in the residential model.)

*** 12. This is a new recommendation, as summarized in the Meeting 7 memorandum. Please indicate your level of support below.**

Support

Neutral (*"I can accept this as the BLPAC recommendation."*)

Do not support. If choosing this option, provide additional commentary.

Clark County Buildable Lands Update Topics

Project Advisory Committee Survey

Redevelopment

The Project Team introduced the redevelopment topic at [Meeting 2](#), and presented updated information based on BLPAC input at [Meetings 4 and 5](#). The Meeting 7 memorandum provides a summary of the Project Team’s additional analysis since that meeting. The recommendation below is substantially different from the previous recommendation, and is being treated as a new recommendation.

To account for redevelopment in the model, the Project Team recommends applying a **5% residential redevelopment rate to commercial land in the Vancouver City Center**, and a **1% residential redevelopment rate to commercial land in Vancouver outside of the City Center** in addition to the **5% demand-side assumptions**.

The redeveloped commercial areas would be added to the residential land supply as net available acres with a density specific to residential in Commercial-designated areas based on observed trends.

* 13. Please indicate your level of support for the new recommendation related to accounting for redevelopment (choose one option).

- Support
- Neutral (*"I can accept this as the BLPAC recommendation."*)
- Do not support. If choosing this option, provide additional commentary.

Clark County Buildable Lands Update Topics

Project Advisory Committee Survey

Modeling Mixed Use (Residential in Commercial Areas)

The Project Team introduced the topic of modeling mixed use, specifically residential development in commercial areas, at [Meeting 5](#). The Meeting 7 memorandum provides a summary of the Project Team’s additional analysis since the last meeting.

To account for residential development that has been occurring on land designated as commercial in the comprehensive plan and in the model, the Project Team recommends applying a **split** between residential and commercial development for vacant and underutilized Commercial acres in **Vancouver** of **15% residential, 85% commercial** based on recent trends.

The residential acres would be added to the residential land supply as net vacant or underutilized acres with a **density** specific to residential in Commercial- and Mixed Use-designated areas based on observed trends (roughly **30 units per acre** outside the City Center and roughly **100 units per acre** in the City Center).

* 14. Please indicate your level of support for the new recommendation related to modeling mixed-use areas (choose one option).

- Support.
- Neutral (*"I can accept this as the BLPAC recommendation."*)
- Do not support. If choosing this option, provide additional commentary.

Clark County Buildable Lands Update Topics

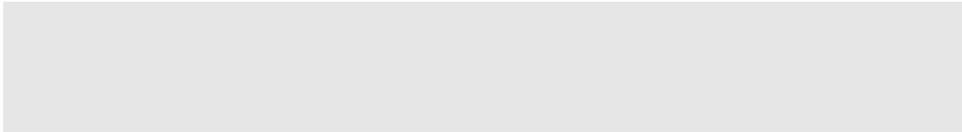
Project Advisory Committee Survey

Infrastructure Gaps

The Project Team introduced the infrastructure gap topic at [Meeting 3](#), and provided further information at [Meeting 4](#). The PAC expressed some concerns about the treatment of Yacolt in the model. The recommendation has been clarified below.

No infrastructure gaps were identified that would affect the density targets of any jurisdiction. No changes are proposed to exclude any land from the VBLM on the basis of infrastructure gaps.

15. This is an **existing recommendation**, as presented in the Meeting 4 materials. If you have additional comments on this recommendation, you may provide them below.



Clark County Buildable Lands Update Topics

Project Advisory Committee Survey

Market Factor

The Project Team introduced the market factor topic at [Meeting 3](#), and presented updated information based on BLPAC input at [Meetings 4 and 5](#). The Meeting 7 memorandum provides a summary of the Project Team’s additional analysis since that meeting. This additional analysis resulted in a refined recommendation; however, since the PAC did not provide a preliminary endorsement of this approach in the prior meetings, it is presented as a new recommendation below.

To better account for market factor in the model, the Project Team recommends the following:

- **Maintain the existing never-to-convert factors for vacant and underutilized residential land** (10% for vacant residential land and 30% for underutilized residential land), which are roughly in line with the observed data.
- **Eliminate the “demand-side” assumption of a 15% market factor.**
- **For critical lands, apply deductions of 62.5% for Residential-Urban Low and 58.8% for Residential-Urban High** (vs. 50% today), but do not apply the vacant or underutilized never-to-convert factors to the land assumed to be developable.

* 16. Please indicate your level of support for the **new recommendation** related to market factor (choose one option).

- Support.
- Neutral (“*I can accept this as the BLPAC recommendation.*”)
- Do not support. If choosing this option, provide additional commentary.

Clark County Buildable Lands Update Topics

Project Advisory Committee Survey

Rural Capacity

The Project Team introduced the rural capacity topic at [Meeting 6](#). The Meeting 6 summary provides the preliminary PAC support for the approach to rural capacity.

The **existing recommendation** is to provide further explanation of the current methodology (as provided in the Meeting 6 materials), but retain the existing methodology to rural capacity. This recommendation does not require further feedback at this time.

Clark County Buildable Lands Update Topics

Project Advisory Committee Survey

Infrastructure Set-Asides

The Project Team introduced the infrastructure set-asides topic at [Meeting 5](#), and presented updated information based on BLPAC input at [Meeting 6](#). Since the PAC did not provide an initial indication of support related to these topics at the prior meetings, they are presented as new recommendations below. The Meeting 7 memorandum provides further discussion of each recommendation.

On-Site Infrastructure Deductions

The new recommendation is to use calculations derived from AHBL’s analysis for on-site set-asides, with a few updates, summarized below (and further elaborated on in the Meeting 7 memorandum):

Infrastructure Category	Plat Deduction for Residential-Urban Low	Adjusted Deduction for Residential-Urban High (Vancouver UGA)
Stormwater	7.95%	3.97%
Roads	18.6%	9.3%
Utilities	0.5%	0.25%
Total	27.05%	13.52%

* 17. Please indicate your level of support for this recommendation related to infrastructure set-asides (choose one option).

- Support.
- Neutral (“I can accept this as the BLPAC recommendation.”)
- Do not support. If choosing this option, provide additional commentary.

Off-Site Infrastructure Needs

After further consideration, the Project Team recommends accounting for the land needed for schools and parks on the demand side (not in the VBLM) for sizing of UGB boundaries based on the population forecast and adopted parks and schools land need formulas, because the needs are linked to population growth.

*** 18. Please indicate your level of support for this recommendation related to infrastructure set-asides (choose one option).**

- Support.
- Neutral (“*I can accept this as the BLPAC recommendation.*”)
- Do not support. If choosing this option, provide additional commentary.

Clark County Buildable Lands Update Topics

Project Advisory Committee Survey

Population Capacity

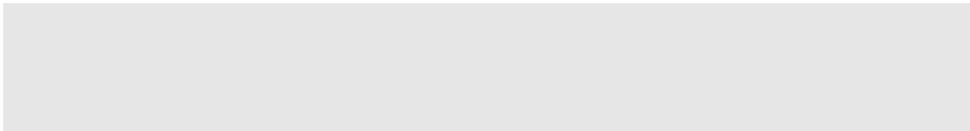
The Project Team introduced the population capacity topic at [Meeting 6](#). The **existing recommendation** is to use **observed density by GMA land use** in the VBLM. The Buildable Lands Report would provide trends for observed densities by zone and GMA land use (comprehensive plan). This recommendation does not require further feedback at this time.

Clark County Buildable Lands Update Topics
Project Advisory Committee Survey

Employment Density

The Project Team introduced the population capacity topic at [Meeting 6](#). The existing recommendation is to use the existing assumptions for commercial and industrial employment density.

19. If you have additional comments on this recommendation, you may provide them below.



Clark County Buildable Lands Update Topics
Project Advisory Committee Survey

Conclusion

Thank you for taking the time to respond to this survey. The Project Team will review the responses and report summarized feedback at the September BLPAC meeting. If you have further questions or comments please provide them below.

20. Provide additional comments or question below:

