

Clark County Buildable Lands Program Update

Project Advisory Committee
Meeting #7

September 25, 2020

ECONorthwest

ECONOMICS • FINANCE • PLANNING

Meeting #6 Summary

- Identify areas of agreement and areas to test options
- Build on / confirm feedback from survey
- Not final decisions but narrowing options

Overview of Options for Testing

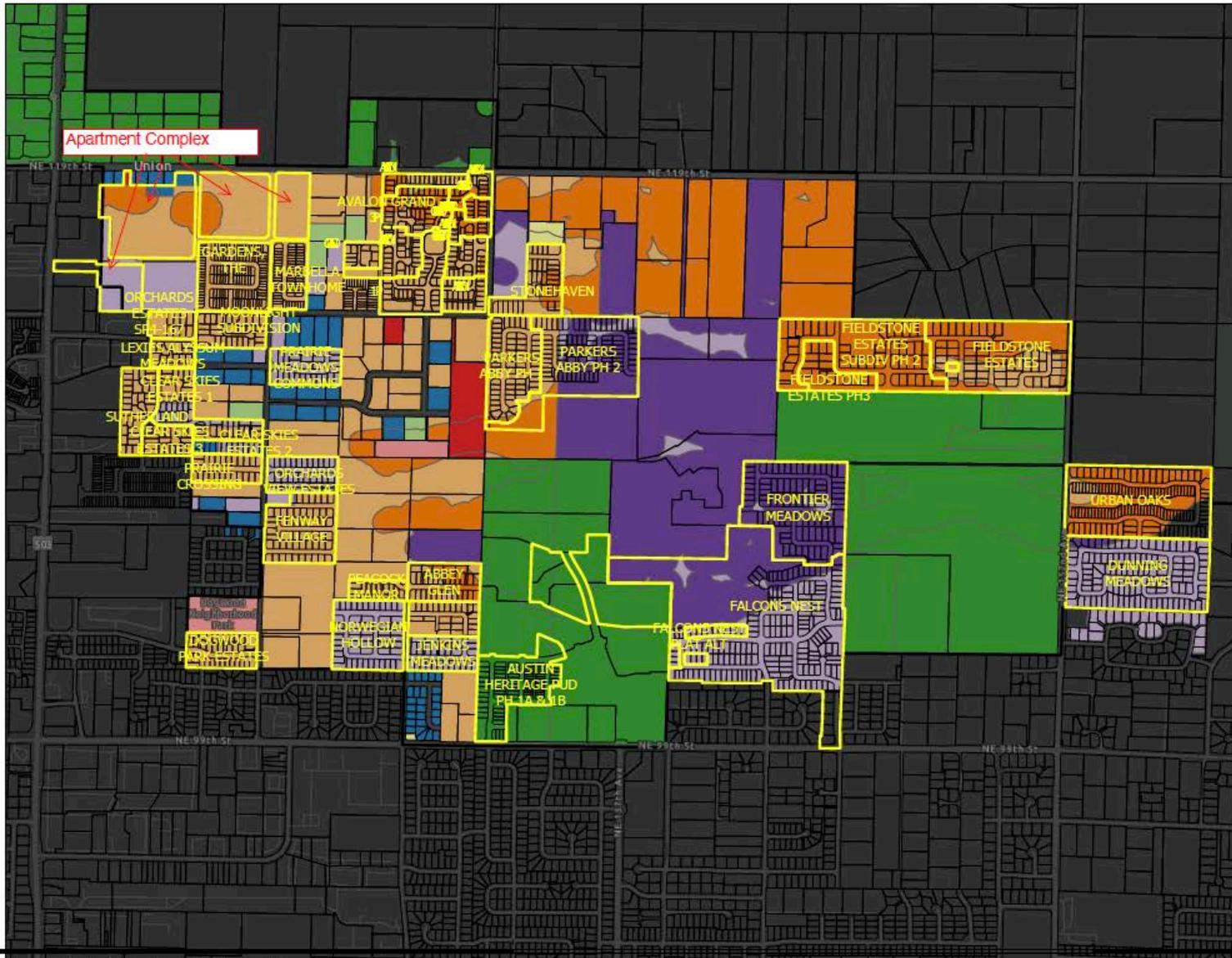
	Project Team Support	BLPAC Support
Option 1*	Support or Neutral	Minimum of 10 of the 14 members support / neutral (less than 4 members opposed)
Option 2A	Support	Minimum 2 of the 14 members support (more than 4 members opposed)
Option 2B	Not required	Minimum 2 of the 14 members support (more than 4 members or Project Team opposed)

Topics for this meeting

- Market Factor, Critical Lands, and Infrastructure Deductions
- Redevelopment & Residential in Commercial Areas
- Residential & Employment Land Classifications
- Confirm options for testing

Market Factor & Critical Lands

Study Area Analysis



NE Van UGA Study Area

- NE Van UGA Developed Sites Since 2007
- NE Van UGA Study Area Boundary

VBLM 2007

Residential

- Built
- Mansions and Condos
- Not Residential
- Parks and OpenSpace
- Private Openspace
- Underutilized
- Underutilized Critical
- Vacant
- Vacant Critical
- Vacant Exempt



NOTE: Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Market Factor: Additional Analysis

Gross Acres by VBLM Classification and Percent Developed, NE Vancouver UGA Study Area

Residential VBLM Classification	2007 VBLM Acres (Gross)	Acres Developed by 2020	% of Acres Developed by 2020 (13 years)	Average Annual Conversion Rate (Actual)	Assumed Conversion Rate over 20 years	Avg. Annual Conversion Rate (Assumed)
Vacant	101	80	79%	6.1%	90%	4.5%
Underutilized	218	134	61%	4.7%	70%	3.5%
Vacant w/Critical	140	47	34%*	2.6%*	45%	2.3%
Underutilized w/Critical	145	68	47%*	3.6%*	35%	1.8%
Total	604	329	54%			

Market Factor: Additional Analysis

- Committee comment regarding model capacity during 2003-2006 period vs. reality of available land
- Factors constraining available land in that period include:
 - UH designation in Vancouver UGA
 - Development moratorium in Salmon Creek
 - Lack of sewer capacity Ridgefield UGA
- Market factor should be based on a 20-year horizon. Not all land comes to market within a single market cycle.

Market Factor: Additional Analysis

Vancouver UGA Urban Holding			
	Addition	Deletion	Acreage Balance
2004 Comprehensive Plan Urban Holding Areas			3489.71
2007 Vancouver UGA Expansion	4022.9		7512.61
2007 Comprehensive Plan Urban Holding Areas			7512.61
2008-North Orchards Urban Holding		2616.96	4895.65
2009 Vancouver UGA Remand		972.86	3922.79
2010-North Orchards Phase II Urban Holding		122.42	3800.37
2010-Pleasant Valley Urban Holding		678.38	3121.98
2012-North Fifth Plain Creek		105.42	3016.56
2012-North Fishers Swale Urban Holding		164.30	2852.27
2013-Fifth Plain Creek Urban Holding		434.35	2417.92
2013-50th Ave Urban Holding		201.19	2216.73
2016 Comprehensive Plan Urban Holding Areas		200	2016.73
2020 - 179 TH St Urban Holding		2016.73	0

Market Factor: Recommendation

- Maintain the existing never-to-convert factors for vacant and underutilized residential land
 - 10% for vacant residential land
 - 30% for underutilized residential land
 - Roughly in line with the observed data.
- Eliminate the “demand-side” assumption of a 15% market factor.

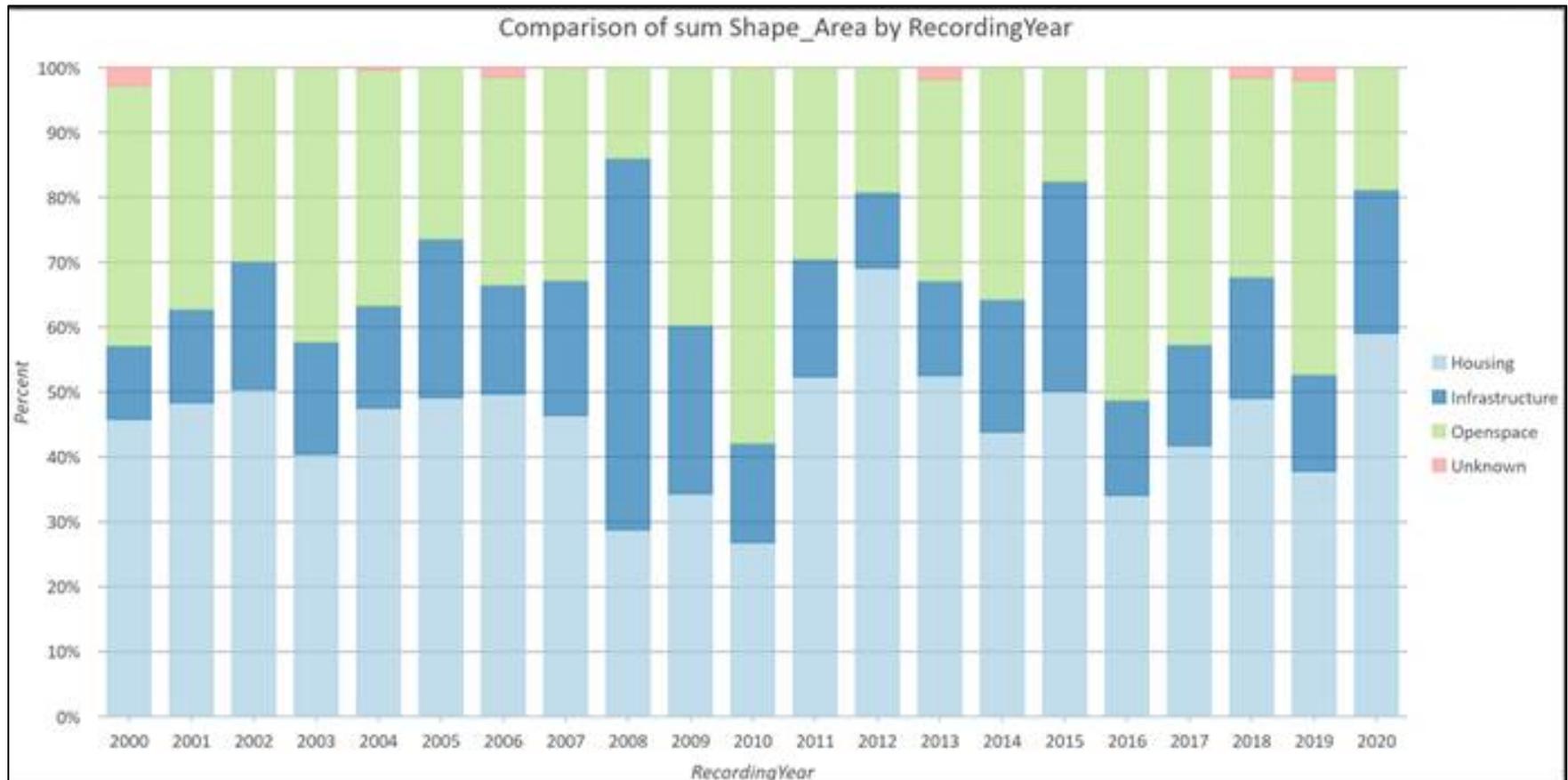
Critical Lands: Additional Analysis

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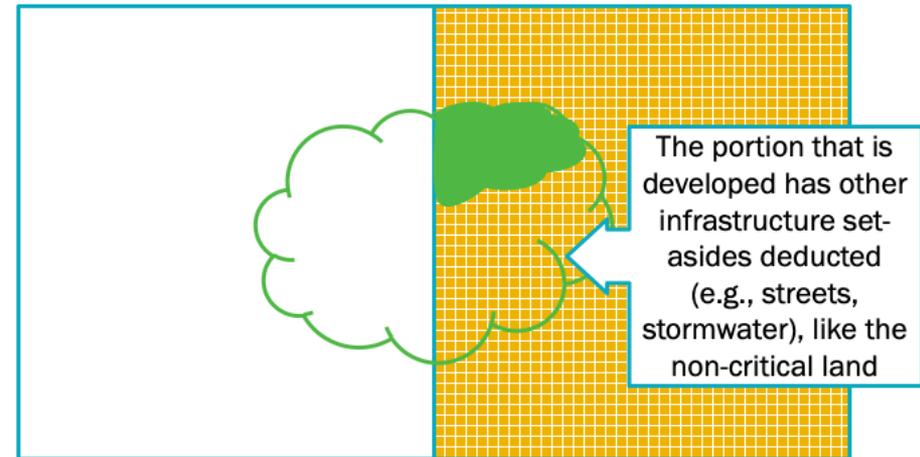
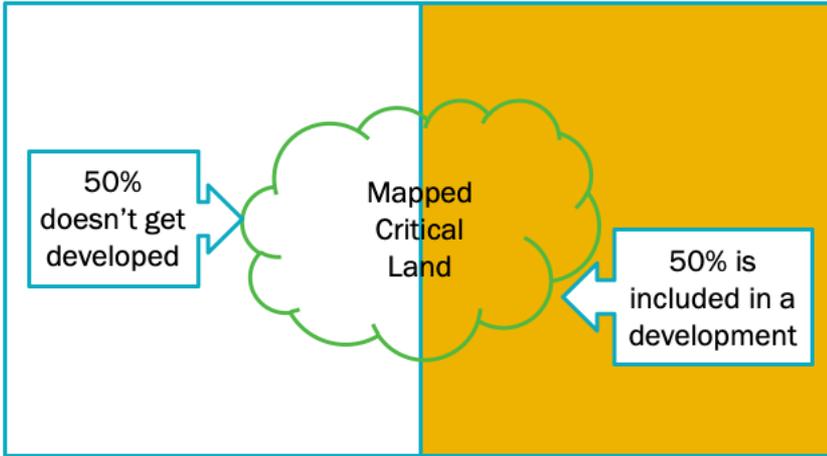
Critical Lands: Additional Analysis

Critical Lands included in plats: 35% of mapped critical lands preserved as open space in tracts



Critical Lands: Putting it Together

Layering assumptions



Critical Lands: Recommendation

- Keep 50% deduction for market factor (land that won't become part of a development)
 - Do not apply additional vacant or underutilized never-to-convert factors
- Apply open space deductions to the land assumed to become part of a development
 - 35% in Urban Residential Low
 - 17.5% (half) in Urban Residential High in Vancouver UGA
- Total deductions:
 - Urban Residential Low = 67.5%
 - Urban Residential High in Vancouver UGA = 58.8%

Infrastructure Set-Asides

Changes to regulations coming



- Direction from Ecology not to allow stormwater management in wetlands or buffers
- Will mean more land for stormwater (outside critical areas) going forward

Infrastructure Set-Asides: Stormwater Updates

- Revised data sample of all plats in UGAs without wetlands (regardless of jurisdiction):
 - 6.12% platted area to stormwater facilities
- Factors that will increase this further in future:
 - Some areas with poorer soils for future development
 - Revised sample doesn't fully reflect changes to stormwater manuals
- Project Team recommends increasing the 6.12% figure by 30% to account for such factors, which results in a final model deduction factor of 7.95% for stormwater.

Assumptions for Higher Density Residential

- Residential-Urban High designation in Vancouver tends to develop with a mix of small-lot detached homes, townhomes, and multifamily units
- Multifamily typically doesn't use separate tracts for open space and stormwater, has internal circulation
- Assuming 50% of Residential Urban High in Vancouver UGA will be developed as multifamily without infrastructure deductions



Image credit: MSRC



Image credit: grootethkeens (pixabay.com)

On-Site Infrastructure Deductions

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%

Off-Site Infrastructure Deductions

- Account 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

Break
5 minutes

Redevelopment: Updates and New Recommendations

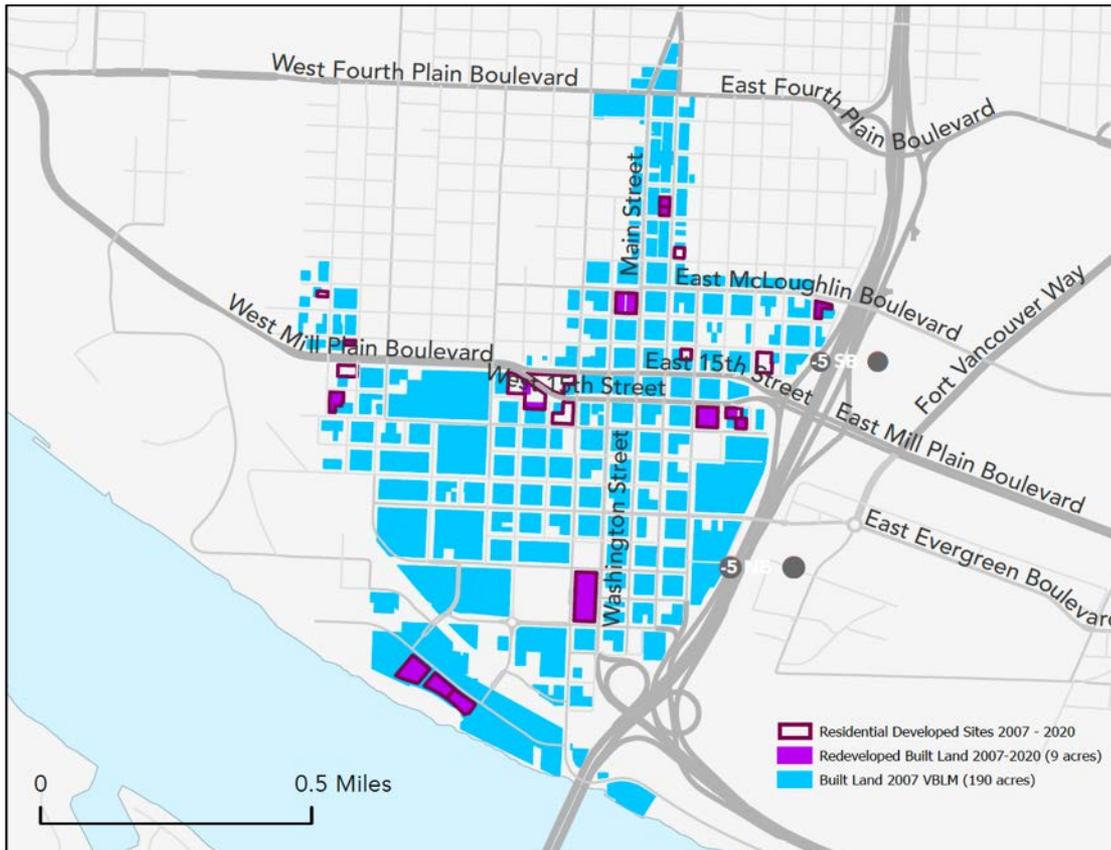
Redevelopment in Vancouver, outside CC

- 4 acres of 1,220 built commercial land redeveloped since 2016
- Redevelopment rate of 0.33% over 4 years
 - 1.7% extrapolated over 20-year period
- Strong multifamily development market – may cool over 20-year period

Redevelopment: Additional Analysis

- Outside of Vancouver commercial areas, 6% of units built 2016-2020 were developed on non-residential land (not captured in model).

Redevelopment in VCC



- Redevelopment rate 2007-2019 (12 years) = 4.7%
- Extended over 20 years = 7.9%
- Strong multifamily development market in Vancouver – may cool over 20 years

Redevelopment: New Recommendation

- 5% residential redevelopment rate to commercial land in the Vancouver City Center
- 1% residential redevelopment rate to commercial land in Vancouver outside of the City Center
- Retain 5% demand-side assumption
- 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

Mixed Use / Residential Dev. in Commercial

Res. Dev. in Com: Additional Analysis

Magnitude of Residential Development on Commercial Land

Recent Residential Development in Commercial Zones Outside of Downtown Vancouver:

- 651 units
- 19% of vacant land developed 2016-2020
- ~34 DU/ac

Project Name	Prop. ID.	Acres	Units	Year Built	Zoning	Units/Acre
Meriwether Place	294500000	1.16	60	2018	CC	51.72
Ellwood LLP	294600000	0.84	46	2020	CC	54.76
Sea Mar	109980000	1.55	70	2017	CC	45.16
Clara Court	158587000	0.44	18	2020	CC	40.91
Evergreen BL	30873000	0.18	12	2019	CC	66.67
Evergreen BL	30908000	0.23	12	2019	CC	52.17
Affinity	159847000	8.76	170	2019	CG	19.41
The Plaza Lofts	986051754	1.94	109	2018	CC	56.19
The Plaza Lofts	986051753	0.49	27	2018	CC	55.10
The Plaza Lofts	126466000	0.71	27	2018	CC	38.03
Westridge Lofts	126454007	2.88	100	2020	CC	34.72
		19.18	651			33.94

Bold indicates development on built land

Source: Clark County GIS Assessor Taxlot 2 August 2020 and Tmp taxlots June 2020

Res. Dev. in Com: Additional Analysis

Magnitude of Residential Development on Commercial Land

Pending Residential Projects in Commercial Zones Outside of Downtown Vancouver: 1,100 units

Project	Location	Use	Zoning	Acres	Size	Residential Units	Status
65th Ave Apartments	2951 NE 65th ave	MF	CG	2.2	4-5 stories	90	Preapp submittal
12 Up Main	3916 Main St	Mixed Use	CC	0.6	4 story bldg.	12	Preapp submittal
Veteran's Village	5118 NE Saint James RD	MF	CC	1.1	micro-homes for female veterans w/ meeting hall &	18	Preapp submittal
Gregory Apartments	7401 NE 18th ST	Mixed Use	CC	2.6	3 stories	101	Preapp submittal
Acero Parkside - Ph II	1317 NE 136th Ave	Mixed Use	CC	10	multi-story	376	Preapp submittal
Vancouver Mall Mixed Use	4906 NE 72nd Ave	Mixed Use	CN	1.4	2 story	76	Preapp submittal
The Atlantic (meridian) Apartments#108141466	NE 78th AV/ NE Fourth Plain	MF	CC	0.22	(3) 3-story	46	Preliminary site plan submittal
First Street Village	316 NE 202nd	Mixed Use	CG	9	4 stories	115	Site plan reievw submitted
Lincoln Apartments	1111 W Fourth Plain BV	Mixed Use	CC	0.2	3 stories	6	Building plan review
Acero Parkside	NE 138th AV/NE 18th ST (1332 NE 136th AV?)	Mixed Use	CC/OCI	11.8	multi-story	260	plan review
Total				39.12		1,100	
Source: City of Vancouver							

Res. Dev. in Com: Additional Analysis

- Observed residential development as a percent of vacant land developed in City of Vancouver Commercial zones:
 - Within City Center: 36% (2007-2019)
 - Outside City Center: 19% (2016-2020)
- Observed residential density in City of Vancouver Commercial zones:
 - Within City Center: ~100 DU/ac
 - Outside City Center: ~30 DU/ac

- Split between residential and commercial development for vacant and underutilized Commercial acres in Vancouver (slightly below observed trend):
 - Within City Center: 30% residential, 70% commercial
 - Outside City Center: 15% residential, 85% commercial
- Use observed densities for residential acres

Land Classifications & Densities

Residential Land Recommendations

Existing Recommendations:

- Index building value threshold for vacant land
- Create new classification for small underutilized lots in Urban High Density
- Create new classification for vacant platted lots

New Recommendations:

- “Excluded” category: do not exclude Housing Authority and other nonprofit housing ownership

Employment Land Recommendations

Existing Recommendations:

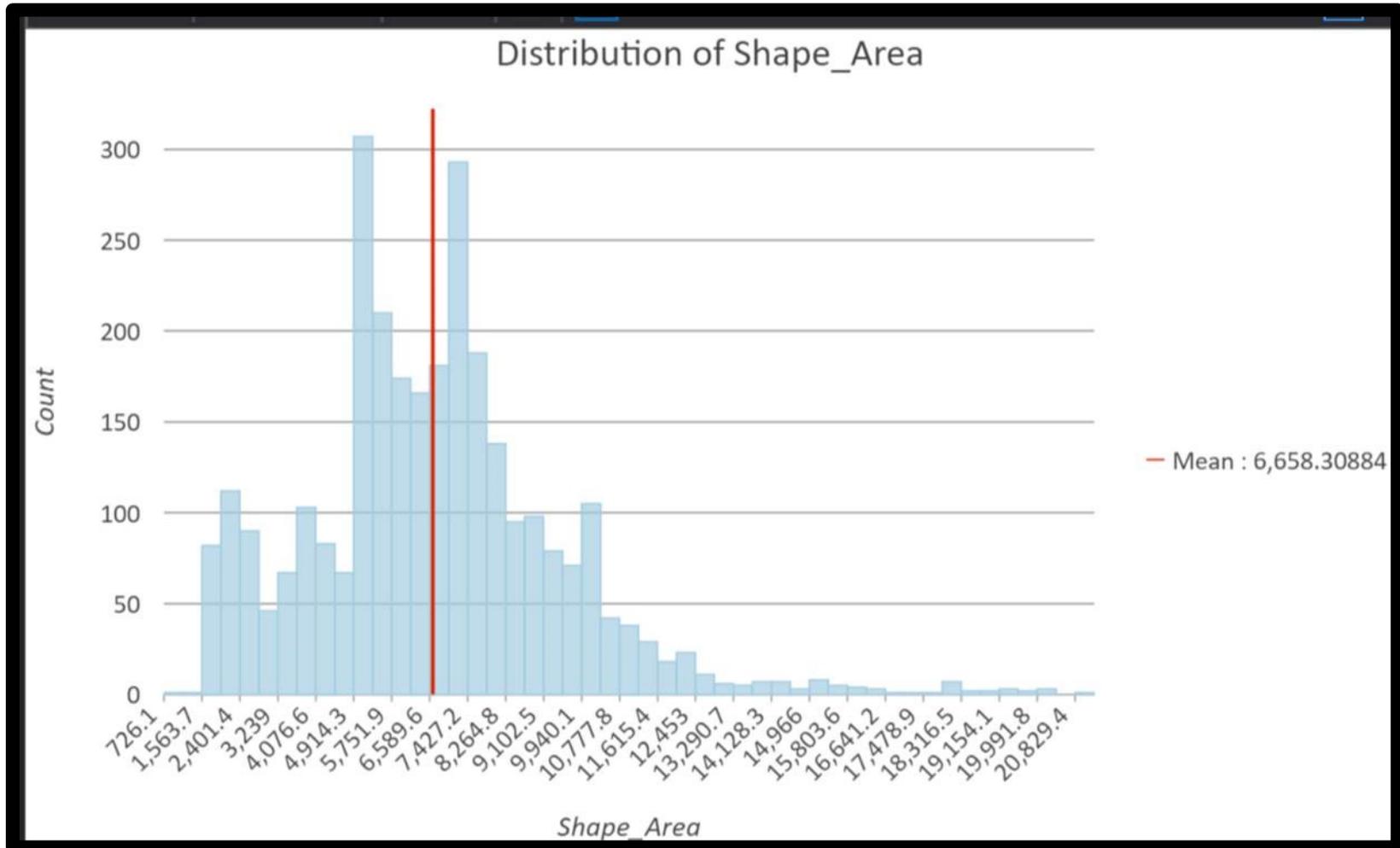
- Index building value thresholds for underutilized land
- Use “excess” and “rearrange” information from assessor

New Recommendations:

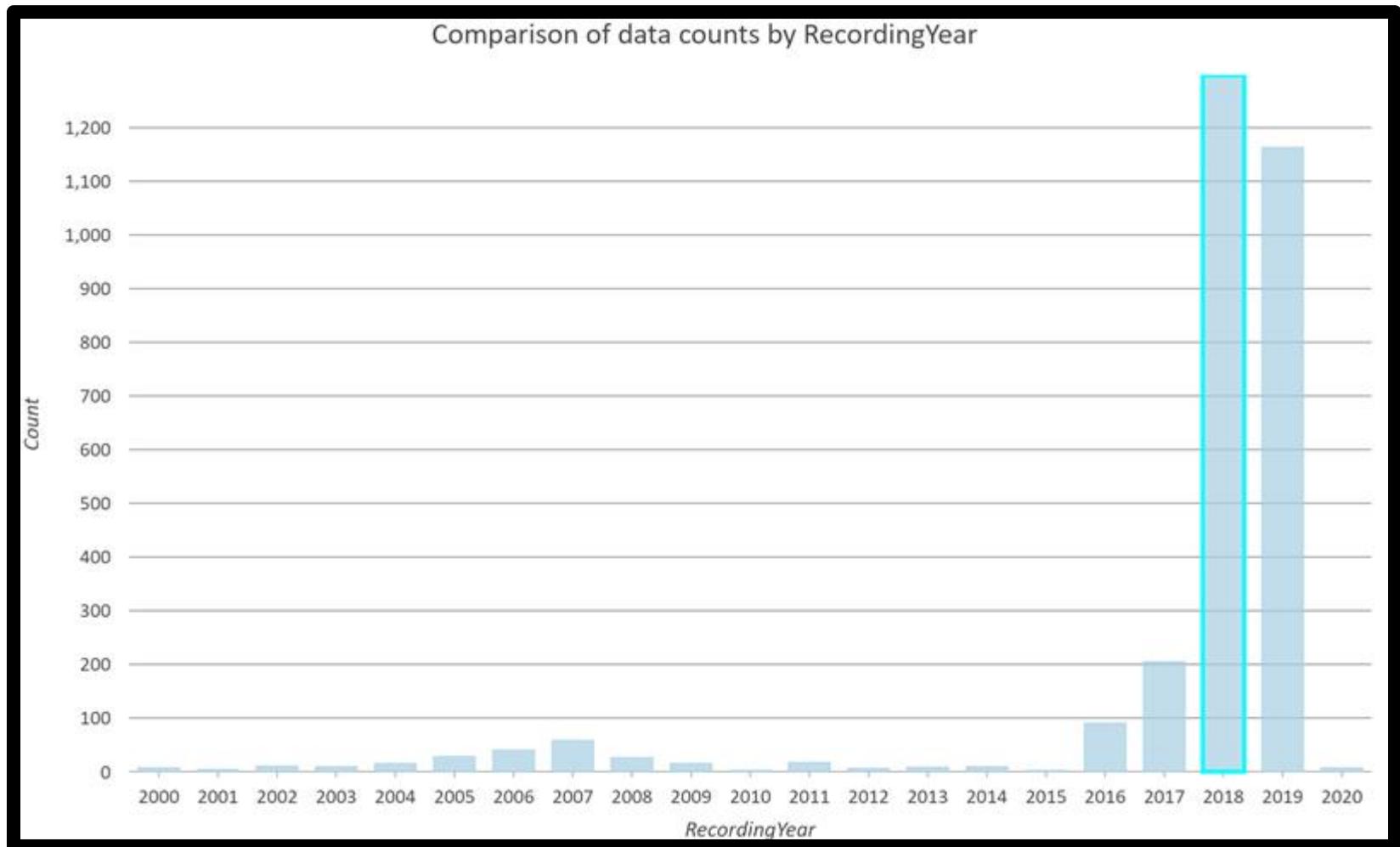
- Use personal business property information for industrial land
- Decrease min. lot size for vacant commercial land
- “Excluded” category: do not exclude Housing Authority and other nonprofit housing ownership

- Histogram for the 3,000 vacant platted lots, in the UGAs for the 2020 model run.
- There is 1 lot less than 1500 sq. ft. There are no lots greater than 0.5 acres.
- Majority of the vacant lots are recently created

Vacant platted lots



Vacant platted lots



Density Recommendations

- **Residential:** Use observed density by GMA land use (Urban High vs. Urban Low)
- **Employment:** Retain existing density assumptions

*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
	8/24-9/7	<ul style="list-style-type: none"> • Preliminary recommendations available for review • Online survey for PAC feedback on recommendations
7	9/25 <i>(virtual)</i>	<ul style="list-style-type: none"> • Review and discuss preliminary recommendations to test in model
8	11/20	<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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Eugene



Portland



Seattle



Boise