

# Clark County Buildable Lands Program Update

Council Work Session

March 3, 2021

**ECONorthwest**

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- Introduction and Purpose of Work Session
- Overview of PAC Process
- Summary of BLPAC Recommendations
- Additional Potential Refinements
- Next Steps

# Introduction & Purpose

- Buildable Lands Report & VBLM intended to monitor adequacy of remaining suitable land supply within UGAs
- Project intended to update VBLM assumptions, consistent with recent Department of Commerce Guidelines
  - Emphasis on “showing your work”, evidence-based assumptions

- **14** members appointed by Council\*
- Met **8** times between December 2019 and January 2021
- Reviewed **9** topics related to potential VBLM refinements
- Considered **19** recommendations
  - **15** supported by two-thirds (or more) majority
  - **4** with insufficient support—forwarding a range of perspectives

\* *Two members resigned from the committee during the course of the process*

# BLPAC Recommendations

# Land Classifications: Residential

- Index building value threshold used to identify vacant vs. underutilized land
- New classification for small underutilized lots with infill/redevelopment potential (5-10%)
- New classification for vacant platted lots
- Include Housing Authority land

# Land Classifications: Employment

- Index building value and building value per acre thresholds used to identify vacant and underutilized land
- Classify undeveloped properties with active businesses as underutilized (not vacant)
- Reduce minimum lot size for commercial land to be considered vacant from 5,000 to 4,000 sf
- Include Housing Authority or Port-owned properties in commercial

# Residential in Vancouver Commercial Areas

- Assume residential redevelopment on some built commercial land in City of Vancouver
  - 5% in City Center
  - 1% outside City Center
- Assume mixed use development on vacant & underutilized City of Vancouver commercial land
  - 30% residential in City Center
  - 15% residential outside City Center



- Keep existing never-to-convert factors for residential:
  - 10% for vacant land
  - 30% for underutilized
- Available data suggests deductions for market factor are needed, and existing ones are appropriate given historical trends.

- BLPAC split on whether to use achieved density\* in the VBLM (must be considered in Buildable Lands Report)
- Recommendation: work with jurisdictions to refine the data to remove outliers and anomalies prior to use of observed data

*\*Achieved density is defined as the actual density of housing that has been constructed since the last periodic evaluation.*

# Other Recommendations

- Employment Density
  - Retain existing employment density assumptions.
- Infrastructure Gaps
  - Do not exclude any land on the basis of infrastructure gaps
  - Reporting requirements not applicable to Town of Yacolt (no urban density target); no change proposed.
- Rural Capacity
  - Keep existing methodology (but clarify)

# Additional Potential Refinements

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Recommendations with mixed BLPAC perspectives:

- Accounting for Excess and Rearage Acres
- Population Capacity
- Critical Lands
- Infrastructure Set-Asides

# Accounting for Excess and Rearrage

- Recommendation: Add some of “excess” (75%) and “rearage” (20%) acres on built land to the employment land supply.
  - County Assessor maintains data – fairly reliable
  - Includes acreage on lots with existing use, but some acreage still available
- BLPAC Perspectives:
  - 7 members voted in support; 5 opposed
  - Concerns overall about accuracy of employment land supply in VBLM
  - VBLM is a long-range planning tool that does not look at “shovel ready” land

# Population Capacity

- **Recommendation: Use achieved density by VBLM land use (Urban Residential High vs. Urban Residential Low) to estimate capacity in the residential model.**
  - Model currently uses policy target densities by UGA
  - County required to consider achieved density when determining land needs
  - Achieved density by VBLM land use easier to implement than by zone
- **BLPAC Perspectives:**
  - 5 members voted in support; 6 opposed
  - Observations should be “ground-truthed”
  - Assuming higher densities would lead to less land available
  - If Council decides to move forward with recommendation, County should work with jurisdictions to refine the assumptions

# Infrastructure Set-Asides & Critical Lands

## Recommendations:

- Infrastructure Deduction:
  - Reconcile methodology differences—calculate infrastructure as % of developable land
  - Data supports infrastructure percentage deduction of 31.5% of developable acres
  - Monitor changes to regulations for stormwater in wetlands
- Critical Lands Deduction:
  - Clarify deduction is % of mapped critical land that is protected / not developable
  - Data supports 40% deduction on mapped critical lands
- Infrastructure & Critical Lands deductions for Urban Residential High in Vancouver at half the rate for Urban Residential Low



# Infrastructure Set-Asides & Critical Lands

## Rationale:

- New stormwater regulations have increased stormwater set-asides
- Upcoming regulatory updates on co-location of stormwater management within wetlands will further increase stormwater set asides
- Calculating the set-asides as a percent of developable acres (as done in development industry calculations) is an appropriate approach; this increases the set-aside percentage
- Critical lands deduction should not be described as an additional market factor. In recent plats, ~ 40% of critical lands not developed.

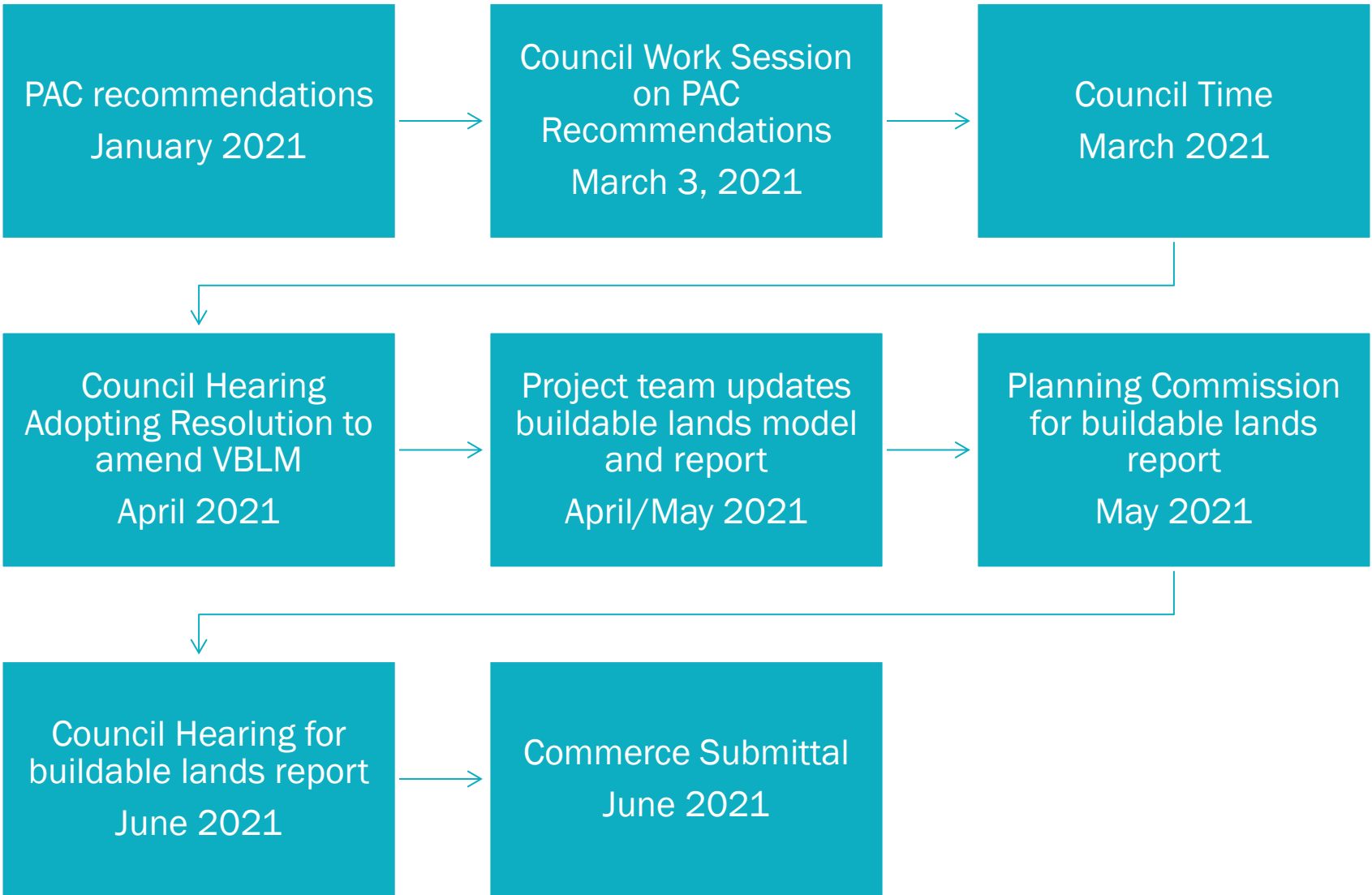
# Infrastructure Set-Asides & Critical Lands

## BLPAC Perspectives:

- 4 supported infrastructure deduction of 31.5% of developable acres
- 2 members supported using percentages previously estimated by AHBL (as a percentage of total acres)
- 2 specifically supported using reduced deductions in the Urban Residential High designation in Vancouver
- Several expressed concern about double-counting deductions for critical lands (*this has been resolved in the current recommendation*)
- Several members expressed desire for data-driven assumptions

# Next Steps

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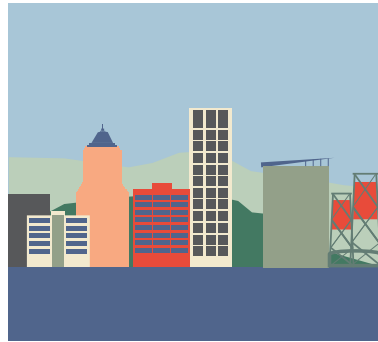


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