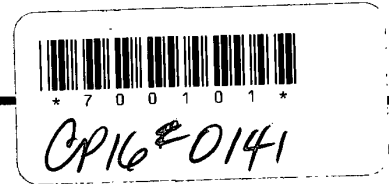


O'Donnell, Mary Beth



From: Albrecht, Gary
Sent: Tuesday, June 24, 2014 3:22 PM
To: O'Donnell, Mary Beth
Subject: FW: COV Comments on BOCC Position Paper #4
Attachments: 3736_001.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi MB:
Where should this attachment go for the record?

Gary

From: Eiken, Chad
Sent: Wednesday, June 18, 2014 9:28 AM
To: Orjiako, Oliver
Cc: Holmes, Eric; Snodgrass, Bryan; Euler, Gordon; Alvarez, Jose; Albrecht, Gary; Towne, Sandra
Subject: COV Comments on BOCC Position Paper #4

Good Morning Oliver,
We just finalized the attached letter which Bryan will be presenting to the BOCC this morning at the workshop. It indicates overall agreement with the approach but flags a couple of issues that may potentially cause us concern - depending on the direction the Board takes - and which we may want to comment on later in more detail. We appreciate the efforts you and your staff have gone to in responding to our previous comments on a very short time frame.

WORKSESSION

Sincerely,

Chad Eiken, AICP | Director



CITY OF VANCOUVER, WASHINGTON
Community and Economic Development Department
P: (360) 487-7882
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June 18, 2014

Chair Tom Mielke
Commissioner David Madore
Commissioner Edward Barnes

Subject: Vancouver Comments on Growth Allocation to UGAs and development assumptions

Honorable Commissioners:

We appreciate the opportunity to comment on the proposed allocation numbers, and the deliberative, cooperative process thus far. We also appreciate the difficult work done by County staff in developing the proposals now before you, with which we are in substantial agreement. With both a worksession and public hearing scheduled before the Board in the next ten days, we are submitting initial comments on the proposed allocation numbers at this time, as follows:

- We support the overall approach of allocating growth to UGAs based on the room each has to accommodate it. There may be some adjustments to the specific allocation numbers once the specific UGA capacities are determined.
- We support the proposed use of existing development assumptions to determine capacity. These have been refined over previous updates, and taken together they balance each other out and produce a reasonable total estimate. As Table 2 of Issue Paper 4 notes, these include redevelopment estimates previously adopted by the County to account for long term growth on built lands, as existing structures are replaced, expanded, or filled in over time with more employees or residents. Please see attached 2007 memorialization.
- We would urge caution in changing the development assumptions to add extra land beyond what data clearly indicate is needed. If more growth is desired, it should be done through the allocations or forecasts, which would then be incorporated into capital facilities plans. The Board has already taken this transparent approach by adopting the most aggressive jobs forecast. In some earlier updates, overly generous development assumptions and excess land supply was a source of much of the unplanned and underserved growth that occurred.
- As noted, the existing assumptions when taken together are reasonable. If those assumptions are reopened, we have some suggested updates based on new data.

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Again, we thank you for the opportunity to comment on the most recent growth allocation numbers. Please feel free to contact me or Bryan Snodgrass, Principal Planner, if you should have any questions in regard to our comments.

Sincerely,



Chad Eiken, AICP, Director
Community and Economic Development Department
(360) 487-7882
chad.eiken@cityofvancouver.us

Attachments

1. 2007 letter from County Commissioners memorializing redevelopment assumptions