Clark County School District
Facility Planning Work Group
March 28, 2014

AGENDA

1. Student Enrollment
   - Eric Hovee (ED Hovee & Company)
     - Factors that are considered in forecasting future enrollment
     - How does GMA Update impact student enrollment?
   - Oliver Oriako, Bob Pool, Ken Pearrow
     - What information is available through GIS to assist districts in planning for changes in student enrollment?

2. School District Facility Plan Methodology – Time Permitting
   - How do you forecast student enrollment
   - How do you determine facility capacity
   - Facility needs and costs
   - Impact fees

3. Current Issues Districts are Facing
   - Clark County stormwater fee waiver
   - Draft regulations for marijuana land uses
   - Sprinklers for portables
   - Other

4. Legislative Update

5. Next Meeting
GIS
for School Planning
Discussion Items

- Housing and Population
- School Projects
- Site Suitability Analysis
- School Enrollment Forecasts
Housing and Population

• Current Estimates
  • Housing estimates based on Assessor records
    • Property Type codes
    • Building characteristics
  • Population estimates based on housing estimates and census persons per household figures
  • 2010 Census and American Community Survey (ACS) for population and housing characteristics

• Future Capacity
  • Housing Units based on Vacant Lands Model
  • Population based on applying 2.59 persons per household to potential housing units.
    • Growth Management Planning Assumptions
## Current Population and Housing Estimates

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<th>Elementary School</th>
<th>2014 Estimates</th>
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GIS Projects for Schools

- Potential Housing Units
- Service Area Analysis
- Census Characteristics
- Redistricting
Service Area Analysis for Elementary Schools
Children Three Years and Older Enrolled in Public Schools by Census Tract

Legend
- School District
- Children Enrolled in Public School
  - 237 - 587
  - 588 - 911
  - 912 - 1172
  - 1173 - 1563
  - 1564 - 3078

Source: U.S. Census Bureau, 2008-2012 American Community Survey
Redistricting

- GIS provides redistricting services
  - Alternative approaches
    - Census boundaries and data
    - Current estimates
Site Suitability Analysis

- Example GIS data for site analysis (hundreds of layers)
  - Taxlots
    - Assessor information
      - Minimum parcel size
      - Maximum Land Value
  - Land Use
    - Residential zoning
    - Inside UGA
  - Environmental Constraints
    - Avoid steep slopes and floodplains
  - Infrastructure
    - Water and Sewer within 200 feet
    - Adjacent to C-TRAN Routes
  - Existing Schools
    - Exclude areas within ½ mile of existing schools
  - Vacant Lands
    - Limit analysis to attendance areas with high potential for growth
Potential for GIS Based Student Enrollment Forecasts

- What role can GIS play in enrollment forecasts?
  - GIS role will depend on requirements
- Proposed steps
  - Determine interest
  - Gather requirements
  - Determine if a GIS approach or use of other agencies like PSU or consultants is more cost effective
The Road to Resilience – April 10

Talking points for Laurie Lebowsky:

- Good evening everyone. I’m Laurie Lebowsky, chair of the Public Health Advisory Council. It’s my pleasure to welcome you and also thank you for taking time out of your busy schedules to attend this special event.
- Tonight, as part of National Public Health Week, we’ll have a presentation and discussion on a topic that’s important to understand: ACES, or Adverse Childhood Experiences. ACES can have profound and lasting health impacts. Fortunately, people can and do recover from ACES, and tonight you’ll learn more about what we can do as a community to promote resiliency.
- This event is hosted by the Public Health Advisory Council and the Clark County Board of Health. I’d like to thank my fellow council members for making ACES a priority for our work this year.
- I’m also pleased to welcome Commissioners Tom Mielke and David Madore, who are attending this evening as Board of Health representatives. I’d like to thank the Board of Health for their support for the work that’s being done to address ACES in our community.
- We’re going to start the evening with a short, 4-minute video that introduces the topic of ACES and includes interviews with some of Public Health’s community partners who are working to address this issue here in Clark County.

[show video]

- And now it’s my pleasure to introduce Dr. Alan Melnick, Clark County Health Officer and Public Health Administrator.

Talking points for Dr. Melnick:

- Thank you, Laurie. Clark County Public Health is fortunate to have an active and engaged Public Health Advisory Council that advises the Board of Health on issues of importance to the health of our community.
- Public Health appreciates the support of our Board of Health, and I too would like to welcome Commissioners Mielke and Madore and thank them for attending tonight.
- Few health issues have such lasting impacts as adverse childhood experiences. That’s why it’s so important to understand ACES and to identify them early.
- Preventing ACES is consistent with one of the goals of Public Health’s strategic plan, which is to increase opportunities for every child to have a healthy start.
- Prevention is key to the work of Public Health. Not only does prevention improve health and well-being in our communities, it also saves taxpayer dollars in the long run.
- But in addition to preventing ACES, we have to do more to help people who have adverse childhood experiences recover from these events so they can improve their chances of having healthy, productive lives. That’s part of what we’ll be learning tonight. People’s chances of recovering from ACES are improved when they have support from the community.
With that, I’m very pleased to introduce our guest speaker, Erinn Havig. Erinn is a program manager with Strengthening Families Washington. She is an expert on ACES and gives frequent presentations on the topic. Please join me in welcoming Erinn Havig.

Erinn Havig

- [Erinn makes introductory remarks including:]
  - I like to make my presentations interactive, so rather than have a formal Q&A at the end of my presentation, I welcome you to raise your hand anytime you’d like to ask a question or contribute a comment.
  - There will be times when I ask questions of the audience, too.

[Erinn presents]

- Thank you. And now I’d like to introduce Joan Caley, who is a member of the Public Health Advisory Council. Joan will make some brief closing remarks.

Joan Caley [wrap-up]

- Good evening, everyone. Thank you Erinn for your excellent, informative presentation. I am confident that most people in this room will leave here tonight with a greater understanding of ACES, and how common this issue is.
- As Laurie said earlier tonight, addressing ACES is the number 1 priority for the Public Health Advisory Council this year.
- Tonight’s event marks a beginning for the work of the council. Next, the council will be meeting to formalize its work plan. One of our first tasks will be to get a clearer assessment of the work that’s already being done in the community to prevent ACES.
- There’s lots that’s going on already, and I’ll start by highlighting some of the work that’s being done by Clark County Public Health.
  - Nurse Family Partnership. This is an evidence based program that fosters long-term success for first-time moms, their babies, and society. Nurse-Family Partnership services have been proven to help break the cycle of poverty, strengthen communities, and improve lives.
  - Partnerships For Healthy Neighborhoods is a program that improve conditions that support healthy babies and healthy, safe children who are ready to learn. One of the successes of this program has been to strengthen the connection with the faith community by forming a regular meeting known as Faith Based Coffee. Faith Based Coffee has been working with Public Health and local Vancouver schools to support the goal of healthy children who are ready to learn.
Other Public Health programs that help prevent ACES include one that helps children with special health care needs, the GRADS program that encourages pregnant or parenting teens to stay in school and graduate, and the pregnancy partners program, connecting expectant mothers to community resources.

- The video you saw earlier this evening highlights the efforts of some of our community partners to address ACES. As we move forward, Public Health Advisory Council and Clark County Public Health would like to strengthen the connections with these partners and other community-based organizations, faith based organizations, local governments, and schools.
- We also plan to strengthen our relationship with the community at large – including many of you, and others who may be interested in learning what they can do individually to make a difference.
- The Public Health Advisory Council hopes to mobilize the community around ACES through additional community forums or training opportunities.
- Before you leave, please take one of the postcards that you’ll find on the table at the back of the room. If you’d like to stay informed or get involved, please contact Julie Grimm, whose contact information is listed on the postcard.
- Thanks again to Erinn Havig, the Clark County Board of Health, and everyone who attended tonight.
Vacant Buildable Lands Model
Topics

- Model Overview and definition of terms
- VBLM Historical Perspective
What does the model do?

- Measures acres of gross developable land
- Based on a formula agreed upon by the Cities, County, and the Community
- Based on the best available data
  - GIS map layers
  - Assessor/Treasurer records
VBLM is actually 3 models

- Residential
- Commercial
- Industrial

Source: Comprehensive Plan map
50 designations grouped into the 3 models
Comprehensive Plan Grouped into VBLM Classifications
What is Vacant?

Residential
  Building Value < $13000
Commercial
  Building Value < $67,000
Industrial
  Building Value < $67,000

Source: Assessor
Underutilized Property

Larger parcels with a structure that could redevelop at a higher density

Building Value per Acre (BVA) = Building Value / Number of Acres

Residential
  Minimum lot size 1 acre
  Bottom 10th percentile of BVA

Commercial /Industrial
  BVA less than $50,000

Source: Assessor
Battle Ground Vacant Lands Inventory
Not Vacant or Underutilized

Built Classifications
- Built (undifferentiated)
- Easements and Right of Way
- Parks
- Private Open space
- Public Facilities
- Exempt Properties
- Court Yards
- Mansions
- Condos
Rates of Development

- Vacant land will develop faster than Underutilized
- Some land will never develop
  - A larger portion of Underutilized will not redevelop
- Environmental Constraints will further limit development potential
Environmental Constraints

Limits development on vacant or underutilized land

Steep Slopes
Landslide Areas
Riparian Areas
Flood plains
Wetlands
Habitat and Species

Source: GIS Layers
VBLM and Environmental Classifications
Viewing the model through time.

1996 - 2013
Model Runs

Model parameters:
- Year: Selects Assessment Year, Parcel Layer
- UGA Boundary: Sets the extent for each city
- Comprehensive Plan:

A Letter is assigned to each UGA alternative.
Adopted plan keeps the letter.

Adopted Model Names.
1994: P
2004: J
2007: V
Battle Ground Residential Gross Acres
Battle Ground
Commercial Gross Acres

[Bar chart showing the distribution of land use types in Battle Ground, with categories labeled as 'Removal', 'Underutilized Constrained', 'Underutilized', 'Vacant Constrained', and 'Vacant'].

[The chart includes data for various years, with specific data points for each year represented on the x-axis and the corresponding acres on the y-axis.]
Battle Ground
Commercial Gross Acres

- Removal
- Underutilized Constrained
- Underutilized
- Vacant Constrained
- Vacant
Battle Ground
Industrial Gross Acres
Countywide Time Series
County wide Residential Gross Acres
County wide
Industrial Gross Acres

[Graph showing bar chart with various categories and years]
County Wide Gross Acres
County wide
Industrial and Commercial
Gross Acres

[Bar chart showing the gross acres for different years with categories for Removals, Industrial, and Commercial.]
County wide
Residential, Commercial, Industrial
Gross Acres
Gross acres to Net acres

1. Never to convert (residual)
   0% - 50% depending on VBLM class

2. Environmental Constraints
   0% - 50% depending on VBLM class

3. Infrastructure (right of way, storm water facilities)
   25% - 27.7% depending on VBLM class

4. Mixed Use split
   • Gross acres split into commercial and residential
   • Depending on Comprehensive Plan designation
     Mixed Use: 60% Residential - 40% Commercial
     MU – Residential: 85% Residential - 15% Commercial
     MU – Employment: 25% Residential - 75% Commercial
Gross Acres to Net Acres

Residential

MU-E Underutilized Constrained
MU-E Underutilized
MU-E Vacant Constrained
MU-E Vacant
MU-R Underutilized Constrained
MU-R Underutilized
MU-R Vacant Constrained
MU-R Vacant
Mixed Use Underutilized Constrained
Mixed Use Underutilized
Mixed Use Vacant Constrained
Mixed Use Vacant
Underutilized Constrained - High
Underutilized Constrained - Low
Underutilized - High
Underutilized - Low
Vacant Constrained - High
Vacant Constrained - Low
Vacant - High
Vacant - Low

Will Not Convert Acres
Infrastructure Acres
Developable Net Acres
Yield Report

Gross to Net GIS Acres Report for Vancouver
Model Name: Annual Update
Model Year: 2013
Model Plan: v

*** Residential ***

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<th>Infrastructure Acres</th>
<th>Developable Net Acres</th>
<th>Housing Units</th>
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# Yield Report

**Gross to Net GIS Acres Report for Vancouver**

**Model Name:** Annual Update 2013

**Model Year:** 2013

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### Residual 10%

**Housing units per acre**

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<th>Category</th>
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<th>Gross Acres</th>
<th>Will Not Convert Acres</th>
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**Commercial (40%) - Residential Split (60%)**
Observations

- VBLM is a model not a precise measurement
- Lots of variables:
  - Data
    - Assessment software, approaches
    - Environmental Constraints
      - Wetlands Model, Slopes
  - Comprehensive Plan Changes
    - Plan Classifications (Mixed Use)
  - GIS Software
    - 20 Years of technology updates
- VBLM provides us with
  - Consistent data for 18 years and counting
  - Common framework for discussing capacity and consumption of land
What is GIS
What is GIS

• Data Warehouse
  – Datamart
  – Metadata

• Data Mining and Analyses

• Data should have a spatial component
  – 90% of County Government is about location
Data Warehouse

- Data Acquisition and update
  - County Departments
  - County Agencies
    - Schools, ports, utility districts, waste connections, CTRAN, RTC, etc
  - Feds
  - State
  - Cities
  - Counties (Skamania, Cowlitz)
  - Region (Metro)
# Clark County Property Information

## Account Summary

**Property Identification Number:** 177504024  
**Property Type:** Real  
**Property Status:** Active  
**Tax Status:** Regular  
**Site Address:** 609 SE 201ST AVE, CAMAS, 98607  
**Abbreviated Legal Description:** WESTRIDGE PLACE PH 6A LOT 12 SUB 2006  

### Account Details

**Property Owner:** TUBBS DALE A & TUBBS CEDRA TRUSTEES
**Owner Mailing Address:** 609 SE 201ST AVE, CAMAS WA, 98607  

### Land Data

- **Land Use Code:** C1312  
- **Survey:** No Records  
- **Taxable Value:** $554,393.00

### Sales History

- **Sale Date:** 10/01/2008  
- **Document Type:** D-P  
- **Excise Number:** 630668  
- **Sale Amount:** $157,000.00  
- **Sale Date:** 11/18/2004  
- **Document Type:** D-P  
- **Excise Number:** 554723  
- **Sale Amount:** $70,000.00

### Additional Information

- **Zoning Designation:** R-2  
- **Comprehensive Plan:** None  
- **Census Tract:** 406.06  
- **Elementary School:** Middle School  
- **Secondary School:** High School  
- **Sewer District:** Vancouver  
- **Neighborhood:** n/a  
- **Section-Township-Range:** NW 1/4, S32, T21N, R3E  
- **Urban Growth Area:** Vancouver  

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If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360) 397-2391. Email: asrns@clarkwa.gov

**Disclaimer:** Clark County does not warrant the accuracy, reliability, or timeliness of any information in this system, and shall not be held liable for taxes caused by using the information. The user of this information is on their own risk.
Important Datasets for Schools

• Parcels/Assessors
  – Housing Units
  – Taxable Value
• School Districts
• Sub Districts
  • Elementary, Middle School, High School
• Situs Address Master Database
• Census
Analysis

• Business Analysis
  – ArcView/ArcMap (ClarkView)

• Reporting
  – Property Information Center
  – Annexation Tracker

• Business Integration
  – GASB

• Analysis
  – VBLM
  – Wetlands
Demographics

• Census
  – Coordination with feds on boundaries
  – Quality Control review
• Redistricting
• Population estimates
• Revenue
• Employment
Relationship

• Partnership
  – Coordinate projects, needs
  – Unlimited number of subscription level logins to Property Information Center, Maps Online
  – ClarkView datasets

• A’ La Carte
  – Subscriptions Per User
  – ClarkView data as needed
  – Custom map charges
DIY

• ArcView/ClarkView (Desktop GIS)
  – DVD of data
    • GIS Shapefiles
    • Access Database (assessor)

• Maps Online
• Property Information Center
• Custom website/reports