

O'Donnell, Mary Beth



CP16-0131

From: Albrecht, Gary
Sent: Wednesday, June 11, 2014 3:19 PM
To: Alvarez, Jose; Anderson, Colete; Euler, Gordon; Kamp, Jacqueline; Lebowsky, Laurie; Mabrey, Michael; McCall, Marilee; Niten, Jeff; O'Donnell, Mary Beth; Hermen, Matt
Subject: FW: City-County Coordination Meeting Agenda - FRIDAY June 13 from 10-12 in Ridgefield
Attachments: Issue paper 4 suggested edits.docx

FYI.....

From: Snodgrass, Bryan
Sent: Wednesday, June 11, 2014 3:13 PM
To: McCall, Marilee; 'Amanda Smeller-Woodland'; Eiken, Chad; 'Eric Eisemann-Consultant'; 'Mitch Kneipp-Washougal'; 'Robert Maul-Camas'; 'Lee Knottnerus-Ridgefield'; 'Sam Crummett-Battle Ground'; Towne, Sandra; 'erin.erdman@cityofbg.org'; Hermen, Matt
Cc: Albrecht, Gary; Alvarez, Jose; Anderson, Colete; Euler, Gordon; Orjiako, Oliver
Subject: RE: City-County Coordination Meeting Agenda - FRIDAY June 13 from 10-12 in Ridgefield

Hi folks

We look forward to the discussion Friday, but wanted to relay a couple of concerns on the issue paper shared with County staff that may impact all of us, so we can better discuss at our meeting.

We're worried about publishing specific recommendations on the UGA growth allocation numbers without comparing those to the existing UGA capacities, so the implications can be known. In this case the recommended job allocations numbers for each UGA in the current draft exceed their previously published capacities, when a 10% land market factor for jobs is included as the Board said they wanted at their May 14 worksession. This would force all of the UGAs to expand to cover a collective shortfall of 6-8000 new jobs, not a small amount.

Attached are some suggested edits to Issue Paper 4 for consideration which allow for a comparison between existing UGA capacities and recommended allocations, and make what we believe are a couple of corrections to those allocations and capacities to avoid this scenario. We think it's also important in describing the allocation methods to indicate the BOCC has some choice on the basic approaches, and can also make adjustments to accommodate individual UGA land use goals (i.e if a particular UGA wants a jobs expansion, or not)

Issue Paper 4 of course isn't binding, but given the quick upcoming timeline (The BOCC may be making allocation decisions at next week's worksession on June 18 or hearing on June 24), we'd suggest not getting recommendation or numbers out that may soon need to be updated. We would request that Issue Paper 4 as now stands **not** be forwarded to the BOCC until after Fridays discussion. If that isn't possible, we'd suggest that the language make clear that allocation and capacity numbers aren't a recommendation, and may change.

Feel free to contact me if there are any questions on the math or logic in the attached edits. Otherwise see you Friday.
Thanks BRS

From: McCall, Marilee
Sent: Monday, June 09, 2014 3:35 PM
To: 'Amanda Smeller-Woodland'; Snodgrass, Bryan; Eiken, Chad; 'Eric Eisemann-Consultant'; 'Jeff Sarvis-La Center'; 'Lee

Clark County Comprehensive Plan 2016 Update

Planning for growth 2015 – 2035

2016 Population and Employment Allocation – Issue Paper 4

Purpose

This memorandum provides a basic framework and starting point from which the county and its cities may consider population and employment allocation.

Background

In July 2013, Clark County began the process of updating its Comprehensive Growth Management Plan to meet the 2016 periodic update requirement of Chapter 36.70A.140 RCW. Several issue papers have already been prepared to allow the Board to make decisions about the update:

In “Issue Paper 1 - Comprehensive Plan Overview”, Community Planning presented a summary of the county’s Planning Assumptions, the 2013 vacant and buildable lands model (VBLM) inventory, and population and employment projections.

In “Issue Paper 2 – Population and Job Projections”, Community Planning presented background information for a discussion with the cities and the Town of Yacolt on population and job planning assumptions for 2015 through 2035. On January 21, 2014, the Board of Clark County Commissioners adopted the Office of Financial Management (OFM) medium population of 562,207 for the twenty year period ending 2035 (Res. 2014-01-09).

In “Issue Paper 3 – Community Planning presented employment forecasts and suggested a high employment forecast based on input from Washington Employment Security Department (ESD) . Issue Paper 3 was revised as Issue Paper 3.1 to include the 2014 VBLM information. On April 29, 2014, the Board adopted the high employment forecast of 91,200 net new jobs for the twenty year period ending 2035 (Res. 2014-04-01).

This issue paper (Issue Paper 4) will discuss 2016 population and employment allocations.

Methodology

Allocation of population and jobs is a key step in the planning process. GMA does not require a particular method. There are three types of options- for allocating that could ~~can~~ be used by the Board:

- 1) placing growth where it has historically occurred by U.S. Census to urban growth areas (UGA);
- 2) allocating growth by UGA based on the proportionate share of total county urban growth capacity ~~vacant and buildable lands~~ without concern for capping that growth at current capacity; or
- 3) allocating growth by UGA according to the proportion of the total county identified urban growth capacity ~~vacant and buildable lands~~.

Adjustments to these basic types of approaches can also be made to accommodate land use goals in individual UGAs

The following are essential to the outcome regardless of which method is used:

- Maintain coordination and consistency with local comprehensive plans;
- Use official state population forecasts from OFM (already adopted);
- Use the employment projections from ESD (already adopted);
- Use estimates of the existing capacity for growth of the UGAs to inform decisions on allocation of growth targets
- To estimate capacities, cContinue using the inventory of available VBLM inventory information and existing development assumptions; a practice since 1994;
- Allow for flexibility where necessary;
- Consider impacts of the recent stormwater regulations on infrastructure needs. Identified vacant and buildable residential lands reflect a 27.7% infrastructure deduction;
- Carrying capacity is assumed on vacant or underutilized single family and multifamily lands, at 4-5 units per acre for urban low, and 9-16 units per acre for urban high, and 4- 18 units per acre of mixed use; and,
- The urban/rural population growth percentage split remains at 90/10. Consider a similar but smaller job growth percentage for the rural area based on the following: a) The Washington ESD projection of 14,000 new Clark County jobs in construction, mining, and logging during the planning period; b) the recent liberalization of County codes to allow for added rural and rural center economic activity c) c) The proposed Rural Industrial Landbank application anticipated as part of the 2016 update.

Countywide Population Allocation

Table 1 below shows the current population estimate, 2014 ~~vacant lands model~~ capacity, and the 2035 population forecast should the Board use allocation option number 3 as listed above.

Table 1: 2035 Population Forecast by UGA.

UGA	January 1, 2014 Existing Population Estimates	<u>New Growth Capacity from VBLM and existing development assumptions</u>	<u>Planned Growth Capacity Including Market Factor</u>	2014 to 2035 VBLM-Population Growth Allocation (Method 3)	2035 <u>Total Population</u> Estimate
Battle Ground	20,163	<u>22,940</u>	<u>20,855</u>	<u>16,014</u> 17,543	<u>36,177</u> 37,705
Camas	22,049	<u>16,164</u>	<u>14,695</u>	<u>11,284</u> 12,361	<u>33,333</u> 34,410
La Center	3,163	<u>4,644</u>	<u>4,222</u>	<u>3,242</u> 3,551	<u>6,405</u> 6,714
Ridgefield	6,150	<u>18,796</u>	<u>17,087</u>	<u>13,121</u> 14,374	<u>19,271</u> 20,523
Vancouver	307,767	<u>89,917</u>	<u>81,743</u>	<u>62,770</u> 57,976	<u>370,537</u> 365,743
Washougal	15,502	<u>8,651</u>	<u>7,865</u>	<u>6,039</u> 6,615	<u>21,541</u> 22,118
Woodland	88	<u>329</u>	<u>299</u>	<u>230</u> 252	<u>318</u> 339
Yacolt	1,653	<u>435</u>	<u>395</u>	<u>304</u> 333	<u>1,957</u> 1,986
	60,112				
<u>County/Rural</u>		<u>13,293</u>	<u>12,085</u>	<u>12,556</u> 12,556 (-1)	<u>72,668</u> 72,668
Total	436,647	<u>175,168</u>	<u>158,981</u>	<u>125,560</u> 125,560	<u>562,207</u> 562,207

Source: Clark County, Geographic Information System and Community Planning Note: ^ 10% based on existing 90/10 urban/rural planning assumption.

Growth capacity estimates include 2007 County adopted redevelopment assumptions to account for long term growth on built lands in urban centers replacement, expansion, or filling up of existing buildings (9/6/07 BOCC letter)

Market factor includes -2007 County adopted estimate that 10% of buildable lands will not develop during planning period

Employment Allocation

The GMA does not dictate a data source that must be considered in planning for future employment. For the 1994, 2004, and 2007 planning efforts, the number of anticipated new jobs in Clark County was developed by the Washington State Employment Securities Department. The forecasts were based on anticipated population growth, workforce participation, unemployment, and percentage of Clark County employees who commute to Oregon for work.

Table 2 below shows the number of net new jobs based on allocation method number 3 as listed above. The Board chose to plan for a total of 91,200 net new jobs countywide. According to the 2014 vacant land model and 2007 development assumptions, the county has capacity for 85,452 net new jobs. Public sector employment is not accounted for in the model. ESD estimates up to 7,400 new public sector jobs over the next twenty years. Existing methodologies established in prior updates. We anticipate that most of these public sector jobs will occur on existing facilities or in residential zones, and therefore will not require new commercial or industrial lands. Assumptions for redevelopment adopted by the County in the 2007 update included an additional 13,386 jobs in planned Vancouver urban centers to account for long term job growth as buildings are replaced, expanded or filled up.

Table 2: 2015-2035 Employment Forecast by UGA.

UGA	<u>Job Growth Capacity from VBLM and existing development assumptions 2014 VBLM</u>	<u>Planned Job Growth Capacity Including Market Factor</u>	<u>2014 to 2035 Job Growth Allocation (Method 3)</u>
Battle Ground	11,635	<u>10577</u>	<u>9864</u>
Camas	12,503	<u>11366</u>	<u>10600</u>
La Center	1,367	<u>1243</u>	<u>1159</u>
Ridgefield	11,895	<u>10814</u>	<u>10084</u>
Vancouver	<u>56160</u>	<u>51055</u>	<u>47610</u>

	<u>42,774</u>		
Washougal	<u>4,776</u>	<u>4342</u>	<u>4049</u>
Yacolt Woodland	<u>5130</u>	<u>0</u>	<u>435</u>
Woodland Yacolt	<u>0513</u>	<u>466</u>	<u>0</u>
Rural	<u>0</u>	<u>0</u>	<u>0</u>
Total	<u>9884985,452</u>	<u>89863</u>	<u>83800</u>

Source: Clark County, Geographic Information System and Community Planning
 Growth capacity estimates include 2007 County adopted redevelopment assumptions to account for long term job growth on built lands in Vancouver urban centers as buildings are replaced, expanded, or filled in during the planning period. (9/6/07 BOCC letter)
 Market factor includes estimate that 10% of buildable lands will not develop during planning period, suggested by BOCC at May 14, 2014 worksession
 Countywide allocation of 83,800 jobs based on adopted forecast of 91,200 new jobs less 7,400 new public sector jobs projected by Washington ESD. Per established capacity methodology, incremental public sector job growth is assumed to occur in existing facilities and residential lands, and does not add to commercial or industrial land needs

*Note: the potential jobs not captured by the vacant lands model increase the capacity on vacant lands up to 7,400 jobs. Thus, increasing the total job capacity from 85,452 to 92,852.

Conclusion and Recommendation

Much has changed since Clark County first adopted its Comprehensive Plan in 1994. The county's demographic characteristics have continued to change. Following finalization of development assumptions, Community Planning recommends that population and employment lands be allocated to each UGA based on the above methodology.

NEXT STEPS

Following finalization of development assumptions and allocations, ~~With respect to individual UGA allocations~~, a limited number of alternative land use scenarios should be identified. The scenarios should be used to inform the county on transportation modeling and other impacts