O'Donnell, Mary Beth

From: Albrecht, Gary
Sent: Wednesday, April 01, 2015 1:13 PM
To: Alvarez, Jose; Anderson, Colete; Euler, Gordon; Hermen, Matt; Kamp, Jacqueline; Lebowsky, Laurie; McCall, Marilee; O'Donnell, Mary Beth; Orjiako, Oliver
Subject: FW: Issue Paper 4.2

FYI.

Good news........

From: Phil Bourquin [mailto:PBourquin@cityofcamas.us]
Sent: Wednesday, April 01, 2015 1:01 PM
To: Albrecht, Gary
Cc: Robert Maul
Subject: RE: Issue Paper 4.2

Gary – This looks very good from where I sit! I appreciate the tone of the paper, confirmation of the targets, and look forward to seeing it adopted through an Ordinance.

Phil Bourquin
Community Development Director
Ph. 360.817.1562 ext. 4254
Email: pbourquin@cityofcamas.us

Camas
Live, Work, Recreate and Educate

From: Albrecht, Gary [mailto:Gary.Albrecht@clark.wa.gov]
Sent: Wednesday, April 01, 2015 11:18 AM
To: McCall, Marilee; Amanda Smeller-Woodland; Snodgrass, Bryan; Eiken, Chad; Elizabeth Decker-Consultant; Eric Elseman-Consultant; Erin Erdmand-Battle Ground; Jeff Niten-Ridgefield; Jeff Servis-La Center; Lee Knottnerus-Ridgefield; Mitch Kneipp-Washougal; James Weldon; Phil Bourquin; Ransom, Matt; Robert Maul; Sam Crummett-Battle Ground; Towne, Sandra; Sarah Fox; ‘Steve Stuart-Ridgefield’
Cc: Alvarez, Jose; Anderson, Colete; Euler, Gordon; Hermen, Matt; Kamp, Jacqueline; Lebowsky, Laurie; O'Donnell, Mary Beth; Orjiako, Oliver
Subject: Issue Paper 4.2

Hello:
We have diligently worked to update Issue Paper 4.1. Attached is version 4.2, which updates Issue Paper 4.1. These are the planning numbers that will go forward into an adopting ordinance on April 14, 2015.

Let us know if you have any concerns or questions.

Gary

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NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.
Clark County Comprehensive Plan 2016 Update
Planning for growth 2015 – 2035

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:

- **Issue Paper 1** – Comprehensive Plan Overview: A summary of the county’s Planning Assumptions, 2013 vacant and buildable lands model (VBLM) inventory and population and employment projections.
- **Issue Paper 3** – Employment forecast based on input from Washington Employment Security Department (ESD). It 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 20-year period ending 2035 (Res. 2014-04-01).
- **Issue Paper 4** – Population and Job Allocation: On June 24, 2014, the Board identified the methodology for allocating growth by UGA and adopted preliminary allocations for initial review (Res. 2014-06-17). The allocations were revised as Issue Paper 4.1 to reflect the additional capacity for population and jobs not captured by the vacant land model and presented at a BOCC Worksession on September 24, 2014.
- **Issue Paper 5** – SEPA Scoping: On July 16, 2014, the Board discussed the environmental impact review process under the State Environmental Policy Act (SEPA) and directed staff to proceed to scoping on development of alternatives. Issue Paper 5.1 provides a partial list of what has transpired from July 17, 2014 through March 11, 2015.

This issue paper (Issue Paper 4.2) will discuss the additional capacity for population and jobs not captured by the vacant land model reflecting an increase of 15,224 persons and 24,175 jobs.

It updates Issue Paper 4.0, to reflect recent information. Countywide forecasts adopted by the Board in Resolution 2014-06-17 are modestly adjusted to reflect the increase in existing population and jobs that occurred during 2014, to include City assumptions for project future growth through redevelopment as directed by the Board, and to be consistent with cities proposals for their respective UGAs. These forecasts and allocations are intended to keep cities whole by being consistent with their UGA plans.
Methodology
Allocation of population and jobs is a key step in the planning process. There are three options for allocating that can be used by the Board:

1) placing growth where it has historically occurred within the urban growth areas (UGA) as documented by U.S. Census;
2) allocating growth by UGA based on the vacant and buildable lands model plus the potential capacity for jobs and population by considering factors such as FPIAs, redevelopment, filling vacancies, etc.; or
3) allocating growth by UGA according to the proportion of the total county identified vacant and buildable lands (used since 1994).

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 VBLM capacity for growth of the UGAs to inform decisions on allocation of growth targets;
- Continue using the inventory of available VBLM inventory information; 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 residential land are on net developable acres at units per UGA; Vancouver - 8; Battle Ground, Camas, Ridgefield, Washougal, at Woodland – 6; La Center and Yacolt – 4 units per net acre; and
- The urban/rural growth percentage split remains at 90/10.

Countywide Population Allocation
The following table shows the current population estimate, 2015 vacant lands model capacity, and the allocation of 2035 population forecast if the Board use method 3 as listed above. The cities have concerns that the allocation shows a reduction in capacity from the 2007 Comprehensive Plan. Additional allocation was added in order to reflect the existing comprehensive plans of the cities.

The 2035 population allocation to UGA’s is based on determining the potential population that can be accommodated by the 2015 Vacant Lands Model (VLM) yield potential (136,820 persons) and figuring the share of the total potential VLM population by UGA. The 2035 estimate is calculated by applying the UGA share of the VLM to the total population for the urban area (114,322 = 102,890 + 11,432). The 11,432 represents 10% rural allocation and 102,890 represents 90% urban allocation. 2015 VLM can accommodate the urban population and additional allocation.

The Board directed that the county acknowledge the planning done by the cities for the 2007 Comprehensive Growth Management Plan. Staff allocated 1,600 persons to the Battle Ground UGA, 5,832 persons to Ridgefield’s UGA, 1,200 persons to La Center’s UGA, and 6,200 persons to the Vancouver UGA. See table 1 below. Total population growth expected between 2015 and 2035 is 114,

Table 1: 2035 Population Forecast by UGA.

<table>
<thead>
<tr>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Battle Ground</td>
<td>20,871</td>
<td>15,972</td>
<td>1,600</td>
<td>37,705</td>
<td>39,305</td>
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<tr>
<td>Camas</td>
<td>22,843</td>
<td>11,255</td>
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<td>34,410</td>
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<tr>
<td>County</td>
<td>62,205</td>
<td>11,432</td>
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<td>73,628</td>
<td>73,628</td>
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<tr>
<td>LaCenter</td>
<td>3,209</td>
<td>3,233</td>
<td>1,200</td>
<td>6,714</td>
<td>7,914</td>
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<tr>
<td>Ridgefield</td>
<td>6,575</td>
<td>13,087</td>
<td>5,832</td>
<td>20,523</td>
<td>26,356</td>
</tr>
<tr>
<td>Vancouver</td>
<td>315,460</td>
<td>52,786</td>
<td>6,200</td>
<td>365,743</td>
<td>371,943</td>
</tr>
<tr>
<td>Washougal</td>
<td>15,932</td>
<td>6,023</td>
<td>392</td>
<td>22,118</td>
<td>22,510</td>
</tr>
<tr>
<td>Woodland</td>
<td>89</td>
<td>229</td>
<td></td>
<td>339</td>
<td>339</td>
</tr>
<tr>
<td>Yacolt</td>
<td>1,661</td>
<td>303</td>
<td></td>
<td>1,986</td>
<td>1,986</td>
</tr>
<tr>
<td>Total</td>
<td>448,845</td>
<td>114,322</td>
<td>15,224</td>
<td>563,167</td>
<td>578,391</td>
</tr>
</tbody>
</table>

Source: Clark County, Geographic Information System and Community Planning
Note: *10% based on 90/10 urban/rural planning assumption. March 3, 2015 expansion request includes additional acreage for Washougal’s UGA - 392 persons and Ridgefield’s UGA - 832 persons; totaling an additional 1,224 persons.

Countywide 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. According to the 2015 vacant land model and additional land requested by the cities of Battle Ground, La Center and Ridgefield, the county has capacity for 101,153 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. We anticipate that most of those public sector jobs will occur on existing facilities, and therefore will not require new lands.
Table 2: 2015-2035 Employment Forecast by UGA.

<table>
<thead>
<tr>
<th>UGA</th>
<th>2015 VBLM</th>
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</thead>
<tbody>
<tr>
<td>Battle Ground</td>
<td>9,933</td>
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<tr>
<td>Camas</td>
<td>11,182</td>
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<tr>
<td>La Center</td>
<td>1,324</td>
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<td>Ridgefield</td>
<td>8,708</td>
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<td>Vancouver</td>
<td>41,188</td>
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<td>Washougal</td>
<td>4,175</td>
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<tr>
<td>Yacolt</td>
<td>468</td>
</tr>
<tr>
<td>Woodland</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>*101,153</td>
</tr>
</tbody>
</table>

Source: Clark County, Geographic information System and Community Planning

*Note: Existing assumptions of total potential jobs not captured by the vacant lands model increase the capacity by 16,775 jobs for redevelopment and 7,400 public sector jobs, thus increasing the total potential job capacity from 76,978 to 101,153.

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. Community Planning recommends that this revised population and employment allocation be approved as they reflect new information and are intended to keep cities whole by being consistent with their UGA plans.