

O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Tuesday, May 26, 2015 8:31 AM
To: 'David McDonald'
Cc: O'Donnell, Mary Beth; Euler, Gordon
Subject: RE: Query



Good morning David:

This is to acknowledge your email and inquiry. Yes, the assumptions below are the approved 2016 planning assumptions. A minor adjustment was made to acknowledge certain redevelopment that will occur during the planning horizon such as the City of Vancouver waterfront project. The anticipated population from that project bumped the 2016 population growth target to 578,000 +/- and a growth rate of 1.25%. Please. see Resolution 2015-05-05 with the attached Issue Paper 4.2 presented at the April 14, 2014 Board hearing. You can find it on the "Grid". The 90/10 urban/rural split did not change so we will see how Alternative addresses the issue. Please, feel free to call. Thanks.

Best - Oliver

From: David McDonald [<mailto:david@mcdonaldpc.com>]
Sent: Sunday, May 24, 2015 10:05 AM
To: Orjiako, Oliver
Subject: Query

Oliver:

Well it is Memorial Day weekend and while others eat bar-b-que, honor the troops and camp in the wilds, I am consumed with the DPSEIS that was done by the consultant for February due date prior to submission of what I am calling Alternadore Four. Anyway in that document, in Table S-1, the consultant used certain assumptions (I cut and pasted them below). Were these assumptions changed based upon the submission of the Alternadore or will the consultants be using these assumptions in evaluating Alternadore using these assumptions? My thought is that if these assumptions are being used, then the upcoming DPSEIS would have to say something like (Alternadore #4 creates populations in the rural area inconsistent with (or in direct contradiction to) the 90/10 split assumptions and the selection of the medium population number.

I am not sure I am wording the question properly but I will call and chat on Tuesday.

Thanks,

David

Table S-1. Summary of Planning Assumptions

Total population projection for 2035 562,207 total county population
Projected new residents 136,844 new residents
Urban/rural population growth split 90 people in urban areas for /every 10 in rural areas
Annual population growth rate 1.12% assumed per year
Housing type ratio ≤ 75% of one housing type
Persons per household 2.66 persons per household

New jobs 91,200 new jobs

Jobs to household ratio 1 new job for every 1 new dwelling unit

Residential infrastructure deduction 27.7% deducted from gross residential land supply

Commercial/industrial infrastructure deduction 25% deducted from gross commercial/industrial land supply

Vacant Land per Vacant Buildable Lands Model (VBLM) definition

Vacant if residential building value is <\$13,000

Vacant if commercial/industrial building value is <\$67,500

Market factor – % of additional land added to supply over that specified as needed to accommodate growth to provide flexibility

15% additional residential land capacity

15% additional commercial, business park, industrial land capacity

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