

**CITY OF VANCOUVER
COMPREHENSIVE PLAN IMPLEMENTATION
2007 MONITORING REPORT**



September, 2007

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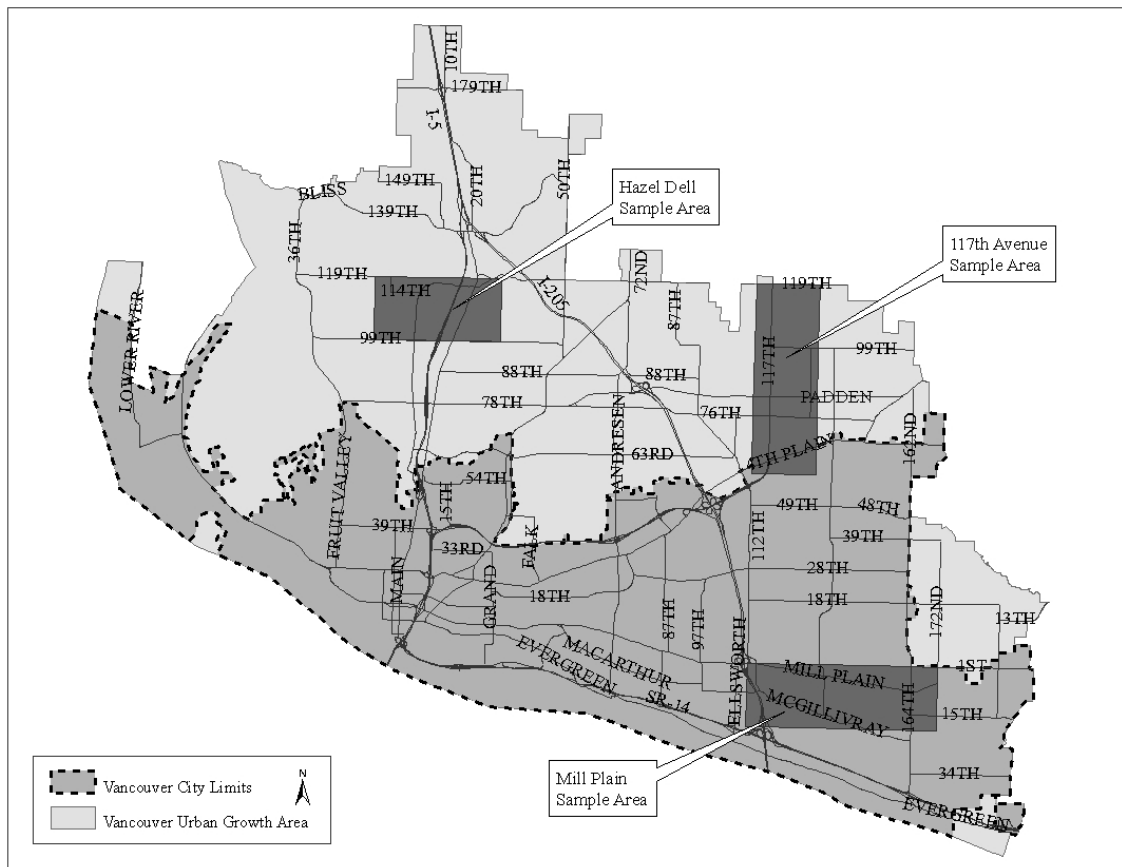
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In May 2004 the City of Vancouver adopted the first complete update of its Comprehensive Plan, providing policy guidance for how Vancouver grows and provides services through 2023. The Growth Management Act (GMA) requires that local jurisdictions provide sufficient land to accommodate specific population and employment targets. This is the second Plan Monitoring report that evaluates how development is occurring under the updated plan. The report measures a series of basic, quantifiable indicators in the City of Vancouver and the Vancouver Urban Growth Area (VUGA) and tracks how they are changing each year. The indicators were chosen to provide a quick way of gauging how well the original plans and growth capacity estimates are working.

Where possible, the indicators are tracked in five different geographic areas: the City of Vancouver, the VUGA and three smaller sample areas located either within city limits or the VUGA. The smaller areas were selected as representative of growing areas and market trends. Data collected for population and employment was found in geographic areas defined by unincorporated areas and incorporated cities; therefore, these elements were calculated for unincorporated Clark County and Vancouver.

The boundary between Vancouver and its urban growth boundary changes due to annexation. In order to be consistent, the city limits boundary for this report was defined as of June 2007, and the VUGA boundary was defined as of September, 2004 (the most current update by Clark County) and the data provided by Clark County Assessment and GIS follows these boundaries. The sample areas include 3 square miles along SE Mill Plain Avenue (T2NR2E sections 34, 35, 36), 3 square miles along NE 117th Avenue (T2NR2E sections 3 and 10, and T3R2, section 34), and 2 square miles along I-5 in the Hazel Dell area (T3NR1E sections 34, 35). Figure 1 is a map showing the reporting areas.

Figure 1: Monitoring study areas



1. Land Development

Indicator: Estimated amount of gross vacant and underutilized land that has been developed between 2003 and 2006.

Why track it? Determining how much land is available for development and how rapidly it is being developed, provides a way of estimating whether there is a sufficient amount land for future growth, and whether original assumptions about land needs are correct. The GMA requires that at least every 10 years, Urban Growth Area boundaries be resized to accommodate the next 20 years of growth.

How the data was collected: Clark County’s GIS Vacant Buildable Lands Model (VBLM) information was used to compare the total amount of vacant and underutilized land in the years 2003-2006. The difference between the amount of vacant and underutilized land between 2003 and 2006 is used as the estimate for the total of developed land.

What the data says:

Table 1a: Vacant and underutilized land developed in Vancouver and the VUGA 2003 - 2006

Vacant and Underutilized Acres	City of Vancouver			Unincorporated VUGA		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial
2003	1215	509	939	3151	1154	611
2004	1148	486	885	3072	1134	669
2005	1050	460	836	2810	1091	652
2006	868	407	611	2672	1055	701
Built	347	102	328	479	99	-90
Percent Change	29%	20%	35%	15%	9%	-15%
Annual rate of change	8.0%	5.4%	10.1%	4.0%	2.2%	-3.4%

*The fluctuation and gain of available industrial land in the VUGA is not unusual and is likely due to demolitions that have not, as yet, been redeveloped – per Clark County GIS staff.

Observations: The data indicate that approximately 347 acres of residential land in the City of Vancouver and 479 acres in the VUGA was developed over the 4-year period. There is more vacant residential land in the VUGA and more of it developed there. The percentage of available residential land that was developed was higher in the City of Vancouver at 29% compared to the VUGA at 15%. This indicates that although residential land is becoming scarcer in Vancouver, the land is still being developed a fairly high rate. Annually, the rate of residential development is 8% per year in Vancouver and 4% in the VUGA.

Available commercial and industrial land also developed at higher rates in Vancouver than in the VUGA. Vancouver experienced higher total acreage develop in both commercial (102 acres) and industrial (328 acres) categories than did the VUGA (99 and 0 acres respectively). The percentages of available land that developed were also higher for Vancouver in commercial at 20% and industrial at 35%. This indicates that commercial and especially industrial development is keeping and even exceeding the pace of residential development in Vancouver. It also suggests that Vancouver is providing services and employment opportunities to new residential development quicker than the rest of the VUGA is, and can be reflective of Vancouver’s increasing role as a regional service provider, as Clark County’s overall population has grown. Higher development rates are expected in the earlier years of the Comprehensive Plan, with half of available land projected to develop in the first six-years of the twenty-year period, roughly 8% per year. The annual

rate that land has been developing in Vancouver, as well as the VUGA, is consistent with the planning timeframes. Only industrial development in Vancouver exceeds the 8% with 10%.

Table 1b: Vacant and underutilized land developed in sample areas 2003 - 2006

Vacant and Underutilized	Mill Plain			117th Avenue			I-5/Hazel Dell		
	Res.	Comm.	Indus.	Res.	Comm.	Indus.	Res.	Comm.	Indus.
2003	74	122	45	329	223	224	120	42	3
2004	69	109	38	338	230	222	118	39	3
2005	66	100	56	327	214	216	108	32	3
2006	30	92	26	309	205	207	112	26	3
Built	44	30	19	20	18	17	8	16	0
Percent. Change	59%	25%	42%	6%	8%	8%	7%	38%	0%
Annual rate of change	20%	7%	13%	2%	2%	2%	2%	11%	0%

*The fluctuation and gain of available industrial land is not unusual and is likely due to demolitions that have not, as yet, been redeveloped – per Clark County GIS staff.

The Mill Plain sample area, located entirely in Vancouver, had a higher percentage of available land, and more total acreage developed over the four-years compared to the two areas located primarily in the VUGA.

2. Development in Critical Areas

Indicator: Percentage of total development that occurs in areas designated as environmentally critical. In Vancouver, these include wetlands, fish and wildlife habitat areas, frequently flooded areas, geologically hazardous areas, and aquifer recharge areas.

Why track it? Tracking development in critical lands provides an indicator of impacts from growth to the environment and illustrates the general effectiveness of environmental protection measures. It is also an indicator of land demand. When there is a high demand for land, development tends to occur more frequently on areas that are more difficult to develop.

How the data was collected: Clark County’s GIS VBLM information was used to compare the total amount of vacant and underutilized land that was also found to have critical areas, between the years 2003-2006. The difference between 2003 and 2006 acre totals are used as the estimate of total vacant and underutilized land with critical areas that were developed.

What the data says:

Table 2a: Development on lots with critical lands in Vancouver and the VUGA 2003 – 2006

Vacant and Underutilized on Critical	City of Vancouver			Unincorporated VUGA		
	Residential	Commercial	Industrial*	Residential	Commercial	Industrial*
2003	380	74	535	1282	768	257
2004	368	71	530	1253	757	264
2005	350	68	537	1176	744	259
2006	306	48	466	1110	724	255
Built	74	26	69	172	44	2
Percent Change	19%	35%	13%	13%	6%	1%
Annual rate of change	5.3%	10.3%	3.4%	3.5%	1.5%	0.2%

*The fluctuation and gain of available industrial land in Vancouver is not unusual and is likely due to demolitions that have not, as yet, been redeveloped – per Clark County GIS staff.

Table 2b: Development on lots with critical lands in the three sample areas 2003 – 2006

Vacant and Underutilized on Critical	Mill Plain			117th Avenue			I-5/Hazel Dell		
	Res.	Comm.	Indus.	Res.	Comm.	Indus.	Res*	Comm.	Indus.
2003	4	0	0	41	4	36	61	18	2
2004	3	0	0	42	4	36	59	18	3
2005	3	0	0	42	4	36	54	13	2
2006	2	0	0	39	4	35	55	12	2
Built	2	0	0	2	0	1	6	6	0
Percent Change	50%	0%	0%	5%	0%	3%	10%	33%	0%
Annual rate of change	15.9%	0%	0%	1.2%	0%	0.7%	2.6%	9.6%	0%

*The fluctuation and gain of available residential land in the VUGA is not unusual and is likely due to demolitions that have not, as yet, been redeveloped – per Clark County GIS staff.

Observations: With the exception of the industrial category, more vacant and underutilized land acreage that also included a critical area, developed in the VUGA. The VUGA had 172 residential acres of vacant and underutilized lands, with a critical area, develop compared to Vancouver with 74 acres. Vancouver, however, had the highest rates of development that occurred on vacant and underutilized land that also had critical areas. This may indicate that available land is becoming scarcer in Vancouver than in the VUGA and this is forcing more development on to critical areas. Commercial development occurred at the highest rate in Vancouver at 35% compared to 6% in the VUGA, as did industrial at 13% in Vancouver and 1% in the VUGA. The disparity in commercial and industrial rates between Vancouver and the VUGA may indicate that the demand for services in Vancouver is greater than in the VUGA and/or that Vancouver is doing a better job of encouraging nonresidential development.

Clark County changed the assumptions about development that would occur on critical areas in 2005 to 50% of residential and industrial land and 80% of commercial. The new assumptions are closer to the actual development that is occurring. Four-years into the planning timeframe the percentages of land with critical areas that have experienced development are consistent with the County's new set of assumptions.

3. Housing Densities

Indicator: The number of housing units per acre of land, and ratio of single family to multi-family units.

Why track it? The type and density of housing shows how efficiently vacant land is being used to accommodate population growth. The Community Framework Plan that was jointly adopted by all local jurisdictions in Clark County set a goal for the VUGA to average 8 units or more per net acre, and that no one housing type account for more than 75% of new units built. The intent of this goal is to provide a range of housing types suitable for variety of households, lifestyles, and income levels.

How the data was collected: County Assessor and Tidemark Permit Tracking data was used to determine the number and size of properties with single and multi-family development that was built in 2005 and 2006, and the average densities. Attached single family development, condos, duplex and town homes were classified as multi-family for this analysis.

What the data says:

Table 3a: Density of new residential development Vancouver, Unincorporated UGA and VUGA built in 2005 and 2006

	City of Vancouver			Unincorporated VUGA			Total VUGA		
	Units	Acres	Units/ Acre	Units	Acres	Units/Acre	Units	Acres	Units/Acre
Single Family	680	111	6.1	2,355	367	6.4	3,035	478	6.3
Multi-Family	1,028	70	14.7	288	23	12.5	1,316	93	14.2
Total	1,708	181	9.4	2,643	390	6.8	4,351	571	7.6
Single Family	40%			89%			70%		
Multi-family	60%			11%			30%		

All reported densities are net, and do not count roads or other publicly owned lands. Mobile homes located in mobile home parks were not counted.

Observations: Vancouver’s residential land that was built in 2005 and 2006 developed at a density of 9.4 units per acre (includes single and multi-family). This meets the 8 units per acre density goal set in the Community Framework Plan. It is also slightly exceeds than the 9.1 units per acre goal set in the Comprehensive Plan. Vancouver, with 60% multi-family and 40% single family, has also achieved the Community Framework Plan’s objective of having no single residential use representing more than 75% of the total. The unincorporated UGA, with an overall 6.8 units per acre has not met the Community Framework Plan’s density goal. The unincorporated UGA also has a high disparity between the ratio of total units that were built as single family compared to multi-family units (89% and 11% respectively). Together (total of Vancouver and the unincorporated UGA) the overall housing density in the VUGA was 7.6 units per acre, which falls below the Community Framework Plan, although not by a large margin. The ratio of single family units to multi-family units in the VUGA is 70% single family to 30% multi-family. This does meet the goal set out in the Framework Plan for no housing type to exceed 75% of the total housing.

Overall, housing is being built at a higher density in Vancouver than in the unincorporated UGA. This largely due to more multi-family units being built, as the density of single family units is nearly the same in the unincorporated UGA and Vancouver (6.4 and 6.1 respectively). Vancouver’s higher housing density influences the overall VUGA housing density upwards. The ratio of single family to multi-family housing in the VUGA is also elevated by Vancouver’s higher multi-family to single family split.

Table 3b: Density of new residential development in the three sample areas, 2005 and 2006

	Mill Plain Sample			117th Sample			I-5/Hazel Dell Sample		
	Units	Acres	Units/Acre	Units	Acres	Units/Acre	Units	Acres	Units/ Acre
Single Family	4	1	4.0	111	19	5.8	72	12	6.0
Multi-Family	0	0	0	42	4	10.5	0	0	0
Total	4	1	4.0	153	23	6.7	72	12	6.0
Single Family	100%			83%			100%		
Multi-family	0%			27%			0%		

Observations: Development in the three sample areas varied greatly between 117th and Hazel Dell that represent the unincorporated UGA and Mill Plain that represents Vancouver. There was considerably more development in the unincorporated UGA sample areas than Vancouver and subsequently higher densities, especially in the 117th sample area. Two of the areas Mill Plain and Hazel Dell had no multi-family development in 2005 or 2006.

4. Land Used for Infrastructure

Indicator: Infrastructure land as a proportion of total development

Why track it? Land used for infrastructure is not available for use for housing or employment development. It is important for long range planning purposes to know the amount of available land that will be needed to provide the necessary infrastructure for development.

How the data was collected: City GIS staff catalogued all land uses in three areas selected as representative of developing parts of Vancouver and the VUGA, using classifications in the 2005 County tax assessor data. Critical lands were then excluded, to be consistent with countywide UGA-sizing analysis (VBLM), which deducts critical lands before considering infrastructure needs. Vacant and underutilized lands were also excluded to avoid counting vacant or partially built areas where infrastructure may not be complete. The remaining total land was then divided by the total infrastructure identified in the assessor’s data. “Infrastructure” was defined to include roads, parks, schools, cemeteries, churches, lodges, and common areas.

What the data says:

Table 4: Land used for infrastructure

Type	Mill Plain		117th Avenue		I-5/Hazel Dell	
	Acres	Percent	Acres	Percent	Acres	Percent
Cemetery	none	none	5	0.4%	3	0.3%
Church or Lodge	24	1.4%	18	1.6%	11	1.1%
Common Area	none	none	none	none	none	none
Park	23	1.3%	0.6	0.1%	25	2.5%
Road/ROW, Local	350	20.1%	215	19.1%	199	20.0%
Road/ROW, Private	none	none	0.25	0.0%	1	0.1%
Road/ROW, State	51	2.9%	50	4.4%	45	4.5%
School	85	4.9%	65	5.8%	54	5.4%
Government	8	0.5%	2	0.2%	x	x
Commercial	320	18.4%	148	13.1%	44	4.4%
Mining	none	none	10	0.9%	none	none
Group Housing	15	0.9%	4	0.4%	none	none
Industrial	32	1.8%	165	14.7%	19	1.9%
Multi Family	268	15.4%	73	6.5%	79	8.0%
Single Family	566	32.5%	370	32.9%	513	51.7%
Total Acres	1742	100.0%	1126	100.0%	993	100.0%
Total Infrastructure	541	31.1%	356	31.6%	338	34.0%

Observations: Infrastructure accounted for an average of 30.6% of developed land in the three sample areas in 2005. Specific results were 31.1% in the Mill Plain area, 31.6% in the 117th Avenue area, and 34.0% in the I-5/Hazel Dell area. The results from the sample areas are consistent with each other, and with several other studies, suggesting they are probably a reasonable approximation of the extent of infrastructure land needs for the full urban area, as it is built out. A 2002 Vancouver analysis of two sample areas found an average of 29% and in 2005 Clark County GIS found that infrastructure countywide accounted for 27%.

5. Infill Development

Indicator: The amount of infill development that has occurred from 2003 to 2006.

Why track it? Infill development is development, in urban areas, that uses smaller parcels of vacant or underutilized property that may have previously been passed over. Infill development is an indicator of both the current demand for land and how efficiently land is being developed. Vancouver's Comprehensive Plan encourages the use of infill development, where compatible with surrounding uses, to efficiently use urban land. This is accomplished by allowing development on smaller lots and redeveloping existing properties to a higher density.

How the data was collected: Vancouver development review staff collected permit data from Vancouver's Tidemark permit tracking system for infill subdivision and short plat applications. The data was then categorized and illustrated on the following tables.

What the data says:

Table 5a: Vancouver infill applications received 2003 – 2007

	2003	2004	2005	2006	Total
Infill Short Plat Applications Received	4	10	19	12	45
Infill Subdivision Applications Received	1	2	6	13	22
Total Infill Applications Received	5	12	25	23	65
Total Short Plat/Subdivision Applications	18	47	60	72	197
Percent of Total Infill Plats	27%	25%	42%	35%	33%

Table 5b: Vancouver infill applications approved 2003 – 2007

	2003	2004	2005	2006	Total
Infill Short Plats Approved	4	9	18	12	43
Infill Subdivisions Approved	1	2	5	11	19
Total Infill Projects Approved	5	11	23	23	62
Total Number of Lots	53	78	181	216	528
Average Number of Lots	10.6	7	7.8	9.4	8.5

Observations: Infill development has been increasing steadily over the past four years. Almost all of the infill applications that were received in 2003-2006 were approved (62 out of 65). In 2003 there were 5 infill applications approved compared to 23 in 2006, a 360% increase. There has also been a significant increase in the number of lots that have been created through infill applications (from 53 in 2003 to 216 in 2006). The increase in infill development indicates that Vancouver is developing more efficiently (at a higher density) than it has in the past. This may also indicate that land is becoming more valuable, forcing developers to use it more effectively.

6. Redevelopment Activity

Indicator: Percent of already developed land that is subsequently redeveloped.

Why track it? Property is considered redeveloped when a parcel that is already developed experiences new and/or additional development. Redevelopment is an indicator of economic vibrancy and investment in established urban areas. Redevelopment can also be an indicator of land demand. When there is an abundance of available vacant land redevelopment on already built land is less likely to occur.

How the data was collected: City staff reviewed the county vacant lands model data to determine which properties were considered built at the start of 2005, and then reviewed city and county permitting records from Tidemark data for 2005 and 2006 to determine which of the built properties had experienced additional development involving new or added residential units or non-residential floor space.

What the data says:

Table 6a: Percentage of built acreage that redeveloped, 2005 and 2006

	City of Vancouver			Unincorporated VUGA		
	Acres built as of January 2005	Acres redeveloped in 2005 and 2006	2-year rate of redevelopment activity	Acres built as of January 2005	Acres redeveloped in 2005 and 2006	2-year rate of redevelopment activity
Residential	8180	60	0.7%	8444	165	2.0%
Non-Residential (commercial, office, industrial, institutional)	3102	174	5.6%	1876	48	2.6%

Observations:

The data shows similar rates of residential redevelopment activity in the City of Vancouver (0.7%) and the VUGA (2%), with a slightly higher rate in the VUGA. Nonresidential redevelopment occurred at a higher rate in Vancouver (5.6%) than in the VUGA (2.6%). The higher rate of commercial and industrial redevelopment is expected as businesses tend to change and expand their properties more so than owners of residential properties.

7. Urban Centers and Corridor Planning

Why track it? Urban center and corridor planning is a means to achieve the full potential of existing urban centers and the corridors that connect them. The Comprehensive Plan identifies 15 potential centers and corridors they are:

- Burnt Bridge Creek East
- Burton / 28th Street
- Downtown Vancouver
- Historic Reserve
- Evergreen Airport and surrounding area
- 1st Street/Section 30
- Fourth Plain Boulevard I-5 to 117th Avenue.
- 164th Avenue. south
- 192nd Avenue. 15th Street to 34th
- 192nd Avenue at SR-14
- Mill Plain Boulevard / I-205
- St. John’s Corridor
- SW Washington Medical Center
- Port of Vancouver
- Columbia Shores

Analyzing what has occurred within the areas, after plans for them have been adopted, can indicate how well land use polices are being met and their effectiveness on the ground. To date, plans and plan updates have been adopted for Downtown Vancouver and the Fourth Plain subarea. Currently, plans are being developed for the Historic Reserve as part of the Central Park Plan update; 192nd Avenue and a newly identified area, the Lower Grand Employment Area. Planning will soon begin for 1st Street / Section 30. The Historic Reserve also has several additional plans put forth by the National Park Service that include: Historic Reserve Long Range Plan – 2006; Historic Reserve Cultural Landscape Report- 2005; Historic Reserve Long Range Interpretive Plan- 2004 and the development of the Historic Reserve and Officers Row Conservation Districts- 2006

How the data was collected: To date, two urban center plans have been developed and adopted. The Esther Short Redevelopment Plan was adopted by City Council in 1998 and has recently (2007) been updated by the Vancouver City Center Vision Plan (VCCV) and Planned Action Ordinance (PAO); and the Fourth Plain Subarea Plan and PAO was adopted by City Council in March 2007. Vancouver’s Economic Development Department conducted a success audit and created a summary of activity that has occurred in the Esther Short Redevelopment area since its adoption. Parts of this analysis and summary have been used for this report. The recommendations made in the Fourth Plan Corridor Subarea Plan have been reviewed by staff to see how much implementation has occurred.

Observations: The Esther Short Redevelopment Plan was a six-year strategy for revitalizing a 30-block area of downtown Vancouver known as the Esther Short subarea. Goals in the plan included:

- A downtown Vancouver that is the region’s heart
- Improving mobility and linkages that optimize accessibility within downtown Vancouver and the region
- Ensuring an active multi-use, 24-hour downtown
- Applying innovative measures to implement the vision for downtown Vancouver.

Since the plan’s adoption downtown Vancouver has changed significantly. Vacant, rundown, buildings have been replaced with upscale residences and retail establishments. There are new restaurants and shops and people regularly use Esther Short Park for the children’s play areas, outdoor concerts, festivals and a farmer’s market. The Plan has helped produce almost \$236,000,000 worth of projects that have either been completed or have begun construction. Included in this growth is:

- 1,010 new residential units
- 1,500 new residents
- 540,000 sq.ft. of new commercial space
- 2,700 new jobs
- A new Hilton Hotel and Conference Center
- A new office building for the Columbian Newspaper

The plan was so successful that a supplemental plan ‘The Vancouver City Center Vision Plan’ was adopted on June 18, 2007, which expands the original area by 100 blocks.

The Fourth Plain Corridor Subarea, located in central Vancouver, is one of the most diverse areas in Vancouver. The Fourth Plain has an ethnically diverse population, as well as a high concentration of people living in poverty. Implementation strategies for the Fourth Plain subarea include:

- Increase wealth and homeownership
- Support business development
- Facilitate physical change
- Improve real / perceived safety
- Improve the streetscape for pedestrian safety, corridor access and transit service
- Change regulations to encourage and enhance opportunities for affordable housing; increased flexibility in affordable housing; commercial zoning that is more inclusive of residential uses; and the develop design standards

It is still too soon to accurately measure its success. Several implementation strategies have, however, already been started including:

- Completion of a survey of all local businesses
- Identification of code changes to improve appearance
- Completion of a transportation streetscape study
- Ongoing outreach and coordination with proposed and potential development projects
- Establishment of a home rehabilitation program
- Drafting an owner housing tax abatement

Neighborhood Livability

Indicator: Results and comparison of the 2004 and 2006 Community Survey Reports

Why Track It? How members of the community perceive the quality of life in Vancouver is a very important indicator of how well Comprehensive Plan Policies are working.

Observations: In 2004, 76% of Vancouver residents gave their neighborhood a ‘high’ overall livability rating. The mean rating for all of those surveyed was 4.1 on a scale of 1 to 5 (1 being the lowest and 5 the highest). In 2006 this rating stayed virtually the same, with 76% of those surveyed giving their neighborhood a high livability rating. The mean rating for 2006 was 4.0. Residents of West Vancouver had the highest percentage of people giving their neighborhood a high livability rating (83%) and Central Vancouver the lowest (72%).

Economic Development

8. Population and Jobs Totals

Indicator: Estimated total population and jobs

Why track it? Tracking the number of people who live and work in the community is a fundamental measure of how fast the community is growing and what additional land may be needed to facilitate future growth. Comparing the population to the number of jobs is one indication of how well land uses are balanced. Vancouver has adopted a goal of providing at least one job per household.

How the data was collected: Official population estimates for all cities and counties in the state are produced annually as of April 1st, by the Washington Office of Financial Management (OFM). Employment estimates were provided by the local office of the Washington Department of Employment Security (ESD)

and geo-coded by Clark County's GIS staff. The employment data includes jobs covered by state employment insurance, not including self-employed workers such as those in sales and construction jobs.

What the data says:

Table 8a: Estimated population and employment

Year	Vancouver		Unincorporated Clark County*	
	Population	Employment	Population	Employment
2000	143,560	68,983	166,279	25,188
2001	145,300	n/a	170,430	n/a
2002	148,800	n/a	175,710	n/a
2003	150,700	71,273	179,825	26,575
2004	152,900	74,344	184,650	29,734
2005	154,800	74,475	188,955	31,431
2006	156,600	n/a	196,090	n/a
Pct. Change 2000-2005	7.8%	8.0%	13.6%	24.8%

*Unincorporated Clark County is all of the area found outside city limits

Table 8b: Comparison of annual population growth rates

	Vancouver		Unincorporated Clark County*	
	Population	Employment	Population	Employment
Annual Average. 2000-2005	1.5%	1.5%	2.6%	4.5%

*Unincorporated Clark County is all of the area found outside city limits

Table 8c: Household employment

	Vancouver			Clark County (without Vancouver*)		
	Households	Employment	Jobs per Household	Households	Employment	Jobs per Household
2000	56,628	68,983	1.2	70,580	40,424	0.6
2005	63,693	75,809	1.2	82,160	46,444	0.6

*Clark County's total includes all cities other than Vancouver and the area outside city limits

Observations: Estimated population (7.8%) and employment (8%) growth rates were virtually the same in Vancouver for the years 2000-2005, indicating a stable growth pattern. Annually both employment and population grew at 1.5% between 2000 and 2005. Both population and employment grew slower in Vancouver than in unincorporated Clark County, which had an overall population growth rate of 13.6% and an employment growth rate of 24.8%. Annually, population grew at 2.6% and employment at 4.5% in the VUGA. The unincorporated areas of Clark County had a much lower employment population base than Vancouver did (25,188 and 68,983 respectively). The high rate of growth in unincorporated Clark County is partially a product of the low beginning total. The actual number of jobs added to the employment totals between 2000 and 2005, was 6,243 in unincorporated Clark County and 5,492 in Vancouver, a difference of 751 jobs.

Employment grew at a higher rate than population in unincorporated Clark County indicating there was an increase in demand for commercial/industrial development during the five-year period. Virtually all of this development occurred in commercial, as there was an actual increase in available industrial land during the same time frame (see Table 1a) indicating very little or no industrial development. The high rate of employment growth also shows that these areas are becoming more urbanized, creating a greater need for local services, especially commercial services.

The Vancouver Comprehensive Plan does not project annual growth rates, per individual year, but does anticipate that over the full 20-year period, annual growth will average 1.0% per year for population and 2.4% for employment, over the next twenty years within the current city limits. If growth from potential annexations is included the annual growth rate may average closer to 5% over the next twenty years. The annual growth rate for population in Vancouver for the years 2000-2005 was approximately 1.6%. This rate is consistent with policy as it is only four years into the Comprehensive Plan’s timeframe, and the rate is expected to go down over time. The estimated rate of employment growth for the five year period 2000-2005 is 1.6%. This is also consistent with Vancouver’s Comprehensive Plan policy.

The Comprehensive Plan also sets a goal of one job per household. Vancouver has met this goal with 1.2 jobs per household in 2005. The jobs per household rates remained the same in both Vancouver and Clark County between 2000 and 2005.

9. Income

Why track it? Income is a basic measure of the economic health of a community. The amount of money that households have to spend in the community directly relates to economic vitality of that community.

How the data was collected: Median household income data for Clark County was obtained from the OFM. The estimates for Vancouver were calculated by using the percentage difference between Clark County and Vancouver’s median household incomes, as reported in the 2000 Census. The median income is the income that falls in the middle of the incomes reported, half of all the incomes fall above and half below.

Table 9: Median household income

Census 2000	Clark	\$51,210
	Vancouver	\$44,041
Estimate 2001	Clark	\$52,076
	Vancouver	\$44,785
Estimate 2002	Clark	\$51,245
	Vancouver	\$44,070
Estimate 2003	Clark	\$50,753
	Vancouver	\$43,648
Estimate 2004	Clark	\$51,680
	Vancouver	\$44,445
Preliminary Estimate 2005	Clark	\$51,682
	Vancouver	\$44,446
Percent Change in Income 2000-2005	Clark	0.92%
	Vancouver	0.91%

*Estimates are not adjusted for inflation. Clark County’s total includes Vancouver.

Observations: Household incomes increased only slightly between 2000 and 2005. There was virtually no difference in percent change between Clark County as a whole and Vancouver, each increasing just less than a full percent (0.91% and 0.92% respectively).

10. Family Wages and Poverty

Why track it? Family income and the number of people in the community who live in poverty relates to local and regional employment opportunities.

How the data was collected: Poverty rates were obtained from the US Census Bureau and include data from the 2000 decennial Census and the 2006 American Community Survey.

What the Data Says:

Table 10: Family poverty

Family Poverty	2000	2006
All Families	9.4%	10.0%
Married Couple	4.0%	4.2%
Married Couple with Children under 18	2.8%	2.8%
Male Householder (no wife present) with Children under 18	0.6%	1.0%
Female Householder (no wife present) with Children under 18	4.4%	4.8%

Observations: Family wage or living wage are terms that relate to the amount of money a family earns to the amount of money it takes to support it. More specifically, it is usually calculated from the wage a full-time worker would need to earn to support a family above the federal poverty line, ranging from 100% to 130% of the poverty measurement. When families fail to make a living wage they can easily fall into poverty. The overall poverty rate (individuals) for Vancouver increased from 12.2% in 2000 to 14.3% in 2006. Family poverty rates also increased from 9.4% in 2000 to 10.0% in 2006. The increase of people living in poverty could have been caused by many factors, such as the downturn in the economy, wages that have not kept up with rising living costs, increases in medical costs and the recent increases in energy costs.

Employment Capacity

11. Available Industrial Land

Why track it?

Providing an adequate amount of land that is available to be developed for employment use is critical to providing an adequate number of jobs.

How the data was collected: The total number of acres of industrial land available at the time the Comprehensive Plan was adopted was taken directly from the Comprehensive Plan and new calculations were made using Clark County VBLM data.

Observations: As stated in the Comprehensive Plan there was 1,949 acres of industrial land in 2003. In 2006 there were 1,077. Over half (521) of these acres were redesignated from industrial to open space in a rezone of Port of Vancouver property (described below). This represents 55% of the total found in 2003. As of 2006, over 50% of the industrial acreage at the time of the Comprehensive Plan's adoption is still available,

if Vancouver experiences a large increase in industrial development, it will become more difficult to find available industrial land and land currently found in ‘other’ designations may need to be converted to industrial.

Land Use – Zone Changes

Another indicator of how much industrial land will remain available is the amount and or rate that it is being converted to other uses.

How the data was collected: Vancouver Community Planning Department staff tracked land use changes from 2004 to 2006 as part of Vancouver’s Annual Review process.

What the data says:

Table 11: Landuse changes through the annual review process

Comp Plan Designation	Zone	Acres Removed	Acres Added	Net Change (Acres)	Total Comp Plan Change (Acres)
Lower Density Residential	R-4	0.0	1.0	1.0	113.8
	R-6	4.5	23.3	18.8	
	R-9	46.6	140.6	94.0	
Medium Density Residential	R-12	225.4	0.0	-225.4	-225.4
Higher Density Residential	R-18	29.3	135.5	106.2	87.6
	R-22	12.9	0.0	-12.9	
	R-30	5.7	0.0	-5.7	
Commercial & Mixed Use	NC	2.0	0.6	-1.4	30.8
	CC	7.5	39.4	31.9	
	CG	0.0	0.3	0.3	
Industrial	IL	582.2	54.1	-528.1	-484.4
	OCI	0.0	43.7	43.7	
Open Space	Park	0.0	3.4	3.4	477.6
	P/OS	0.9	0.0	-0.9	
	GW/OS	46.1	521.2	475.1	
Totals		963.1	963.1	0.0	0.0

Observations: Over half of the acreage that was given a new Comprehensive Plan and zoning designation, from 2004-2006, was the result of an earlier legal settlement that restricted acreage on the northern edge of the Port of Vancouver from developing as industrial. These 521 acres were redesignated from industrial to open space to reflect the terms of the settlement. If this acreage is subtracted from the total of industrial zoned land removed, then the data indicates a net gain of 36.5 industrial acres.

The next largest land use change action resulted from a 2006 decision to eliminate the Medium Density Residential category and the R-12 residential zone. Over 200 acres that had been designated as R-12 were

redesignated based on the dominant land use and density occurring on and near the property at the time. Most was redesignated to another residential zone; 4.5 acres, however, were changed to Office-Commercial-Industrial, 3.4 acres to Park, and 0.1 acre was changed to Commercial.

12. Retail Sales and Assessed Property Value Per Capita

Indicator: Total taxable retail sales per person, and assessed property value per person.

Why track it? Retail sales and assessed property value per capita are indicators of the fiscal health of a community and the availability of funding to pay for services.

How the data was collected: Total retail sales for calendar years 2003 - 2006 were obtained from the Washington Department of Revenue (DOR). Total assessed property values for local jurisdictions were obtained from County Assessor's data, and state valuation data was obtained from the DOR. Population estimates for per capita calculations were obtained from Washington OFM.

What the data says:

Table 12a: Taxable retail sales per capita

	2003	2004	2005	2006	Change (not adjusted for inflation)
Vancouver	\$13,657	\$14,650	\$16,028	\$16,898	24%
Unincorporated Clark County	\$6,670	\$7,298	\$8,099	\$8,095	21%
Washington State	\$14,301	\$15,034	\$16,328	\$17,480	22%

Table 12b: Total assessed property value per capita

	2003	2004	2005	2006	Change (not adjusted for inflation)
Vancouver	\$75,546	\$81,234	\$88,388	\$106,327	41%
Unincorporated Clark County	\$75,145	\$80,553	\$94,046	\$114,683	53%
Washington State	\$87,998	n/a	n/a	n/a	n/a

Observations: The data shows growth in Vancouver's assessed property value per person and in retail sales per person. This may reflect a range of factors, including extensive recent retail and office development, especially in east Vancouver. The high rate of population growth within all of Clark County is also a likely contributing factor. Vancouver is centrally located and it is the largest, most populated, city in Clark County. Developable land is becoming scarcer in Vancouver and this has raised assessed property values. Development in the unincorporated areas of Clark County has also increased, resulting in higher property values there as well. As the population has grown in unincorporated areas, the demand for local services has also grown and these services have primarily been found in Vancouver helping to create the high per-person taxable retail sales. The growth in taxable retail sales and assessed property values indicates that

Vancouver's and Clark County's funding ability is keeping up fairly well with the increased demand in services.

Housing

13. Housing Prices

Indicator: Median sales price of attached and detached single family homes

Why track it? The cost of housing is a measure of economic activity, and when compared to incomes, an indicator of livability. The price of housing is an indicator of the ability of individuals and families to invest in their communities and personal futures. Provision of affordable housing for all segments of the community is a goal of the Vancouver Comprehensive Plan.

How the data was collected: Median housing prices were estimated by Vancouver Planning and GIS staff, from County Assessor data, for all recorded sales of new or existing attached and detached single family homes that occurred between 2003 and 2006. Vacant lands and lands with sales values below \$1500 were not counted. New home sales were those in which the home was built in the year of or the year before the sale. All other sales were considered to be sales of existing homes.

What the data says:

Table 13a: Median detached single family home sales price (combined new and existing) 2003-2006

	City of Vancouver	Unincorporated VUGA	Mill Plain	117th Avenue	I-5/Hazel Dell
2003	\$154,800	\$169,540	\$157,000	\$136,500	\$154,000
2004	\$169,500	\$188,600	\$177,000	\$160,000	\$197,500
2005	\$207,500	\$234,550	\$219,500	\$197,000	\$247,500
2006	\$238,500	\$265,500	\$240,975	\$225,900	\$290,000
Change	\$83,700	\$95,960	\$83,975	\$89,400	\$136,000
Pct. Change	54%	57%	53%	65%	88%

Table 13b: Comparison of new and existing detached single family home sales in 2006

Single Family Detached	New Homes		Existing Homes	
	Vancouver	Unincorporated VUGA	Vancouver	Unincorporated VUGA
Median price 2005 and 2006	\$279,900	\$296,449	\$220,000	\$236,000
Median house size 2005 and 2006	2,028	2,359	1,467	1,728
Median lot size 2005 and 2006	4,388	5,570	7,653	7,810
Difference new and existing median price	\$59,900	\$60,449		
Pct. Difference	27%	26%		
Difference new and existing house sq. ft.	561	631		
Pct. Difference	38%	37%		
Difference new and existing lot sq. ft.	-3,265	-2,240		
Pct. Difference	-43%	-29%		

Table 13c: Median attached single family homes sales price (new and existing) 2003-2006

Year	City of Vancouver	Unincorporated UGA	Mill Plain	117th Avenue	I-5/Hazel Dell
2003	\$131,000	\$112,019	\$114,750	none	\$99,850
2004	\$146,000	\$155,000	\$131,000	none	\$76,500
2005	\$164,900	\$172,963	\$158,550	none	\$101,000
2006	\$196,300	\$189,000	\$167,900	\$216,195	\$114,950
Change	\$65,300	\$76,981	\$53,150	n/a	\$15,100
Pct. Change	50%	69%	46%	n/a	15%

Observations: Housing prices are increasing rapidly throughout the VUGA. Median prices for single family detached homes increased 54% in the City of Vancouver from 2003-2006, and 57% in the VUGA. Attached single family home prices rose 50% in Vancouver and 69% in the VUGA.

A comparison of new and existing house prices indicates newly built detached single-family homes are, on average, significantly more expensive than existing housing. The difference in the median price of new to existing homes that sold in 2005 and 2006 in Vancouver is 27% and 26% in the VUGA. Some of the price increase in new home sales is likely due to the larger size of the new homes. The increase in the size of new housing, compared to the size of existing, is very close between Vancouver and the VUGA with 38% and 37%, respectively. New home sales in Vancouver and the VUGA also show a trend toward smaller lot sizes than those of existing housing, especially in Vancouver, where lot sizes of new houses are 43% smaller than the lot sizes of existing. In the VUGA lot sizes of new homes that sold in 2005 and 2006 are 29% smaller than existing. Although lots sizes have shrunk, prices for new homes have risen considerably. This indicates a trend towards higher land values than was once the case, particularly in Vancouver. This is consistent with the fact that Vancouver has less developable residential land than the VUGA.

Attached single family housing prices have also risen considerably, but attached single family housing is still a more affordable housing option. The price of attached single family housing (new and existing in 2006) was 21% less in Vancouver and 40% less in the VUGA than single family detached housing. Vancouver has significantly more attached single family housing than the VUGA. Clark County assessor data ending for the year 2006 shows that Vancouver has 4,756 attached single family housing units and the VUGA has 2,703.

14. Housing Affordability and Affordability Programs

Indicator: Census data on the ratio of median income to median housing costs. Tracking the number of people served through Vancouver’s Community Development Block Group (CDBG) program funding and the Vancouver/Clark County Home Consortium. The Consortium is a joint partnership with the City of Vancouver and Clark County to provide assistance to developers of affordable housing for low and moderate income households and to assist in fair housing issues. The Consortium provides funding, support and participation in several aspects of fair and affordable housing including the First Home Loan Program, Community Housing Resource Center, Housing Connections, and other educational activities throughout the area. The City of Vancouver and Clark County also receive CDBG funds/support for affordable housing development, community development projects, and social services for low/mod neighborhoods.

Why track it? Not everyone is able to afford housing at market prices. The number of people who cannot afford market rate housing and the community’s ability to provide assistance indicates the overall availability of housing to all segments of the community.

How the data was collected: Staff analysis of census data on income compared to housing costs. Staff reviewed the CDBG Consolidated Annual Performance Evaluation Report (CAPERS) for 2006, to track the number of people served in the various programs, from 2003-2005.

Observations: According to the US Census (2000 decennial Census and 2005 American Community Survey) the percentage of household incomes to the median housing costs (for selected monthly owner costs on houses with a mortgage) fell considerably between 2000 and 2005, from 24.5% to 22.8%. The percentage of median household incomes to rent also fell between 2000 and 2005 from 32.1% to 26.7%. The US Department of Housing and Urban Development’s (HUD) guidelines consider levels less than 33% to be a hardship for low to moderate income households. The data indicates that affordable housing is becoming more difficult to find, for members of the community who fall into the low to moderate income category to afford.

Rehabilitation Projects: Home rehabilitation loans are offered to people who make 80% or less of the median income. Median incomes are estimated by the US Department of Housing and Urban Development (HUD) and apply to the Portland-Vancouver-Beaverton, Metropolitan Statistical Area (MSA). Projects that qualify for rehabilitation funding include those that will bring a structure up to current city building codes, emergency repairs, and American’s with Disabilities Act (ADA) upgrades.

Table 14a: Rehabilitation

Rehabilitation Projects			
Year	Funding Source	Number Served	Type
2003	Vancouver CDBG	18	Houses
2003	Home Consortium	46	Houses
Total		64	Houses
2004	Vancouver CDBG	68	Houses
2004	Home Consortium	20	Houses
Total		88	Houses
2005	Vancouver CDBG	52	Houses
2005	Home Consortium	46	Houses
Total		98	Houses

Observations: There were 34 more home rehabilitation projects in 2005 than there were in 2003 a 53% increase. Between 2003 and 2005 a total of 250 rehabilitation projects were funded.

Home Ownership: The homeownership program provides help for first time home buyers by offering down payment assistance. This program is available to people who make 80% or less of the median income.

Table 14b: Home ownership

Home Ownership Assistance			
Year	Funding Source	Number Served	Type
2003	Vancouver CDBG	7	Households
2003	Home Consortium	22	Households
Total		29	Households
2004	Vancouver CDBG	10	Households
2004	Home Consortium	18	Households
Total		28	Households
2005	Vancouver CDBG	10	Households
2005	Home Consortium	21	Households
Total		31	Households

Observations: Two more households received down payment assistance in 2005 than in 2003, a 7% increase. From 2003 to 2005 a total of 88 first time homebuyers were helped with down payments.

Rental Assistance: The rental assistance program helps households who make 60% or less of the area median income, but most assistance goes to people with incomes from 0-30% of the median. Most of these recipients are homeless and have special needs, such as physical disabilities, mental illnesses, drug or alcohol problems.

Table 14c: Rental assistance

Rental Assistance			
Year	Funding Source	Number Served	Type
2003	Vancouver CDBG	41	Households
2003	Home Consortium	185	Households
Total		226	Households
2004	Vancouver CDBG	140	Households
2004	Home Consortium	130	Households
Total		270	Households
2005	Vancouver CDBG	215	Households
2005	Home Consortium	113	Households
Total		328	Households

Observations: There were 102 more households receiving rental assistance in 2005 than in 2003, a 45% increase. Between 2003 and 2005 a total of 824 households were helped.

Group Homes: Funding is provided to people who need to live in group home environments. People who make 60% or less of the area median income qualify for group home assistance. Most of these recipients have special needs and group home placement is usually long term.

Table 14d: Group home funding

Group Home			
Year	Funding Source	Number Served	Type
2003	Vancouver CDBG	0	People
2003	Home Consortium	8	People
Total		8	People
2004	Vancouver CDBG	10	People
2004	Home Consortium	8	People
Total		18	People
2005	Vancouver CDBG	5	People
2005	Home Consortium	7	People
Total		12	People

Observations: Four more people were helped with group home assistance in 2005 than were in 2003, 6 more were helped in 2004 than were helped in 2005. Overall, there were 38 people who were assisted with group home living between 2003 and 2005.

Construction Projects: Construction project assistance is provided for multi-unit apartments that serve people who make 60% or less of the area median income. It also provides assistance for upgrades to shelters. From the time a project is awarded funding to the time construction is finished is usually four years, and tracking these projects is usually done in 5-year time spans. All of the information for the current 5-year span was not available therefore, the reporting is limited.

Table 14e: Construction projects

Construction			
Year	Funding Source	Number Served	Type
2003	Vancouver CDBG	10	Units
2003	Home Consortium	62	Units
Total		72	Units
2004	Vancouver CDBG	1	Shelter
2004	Home Consortium	322	Units
Total		1 and 322	Shelter/ Units
2005	Vancouver CDBG	1	Shelter
2005	Home Consortium	192	Units
Total		1 and 192	Shelter/ Units

In the three years reported, a total of 586 units and 2 shelters were completed.

Overall, between 2003 and 2005, there has been an increase in the number of projects and people served by Vancouver's CDBG program and the Clark County-Vancouver Home Consortium. This can be viewed as both positive and negative. More people have been helped, which may also indicate that more people are asking for help.

15. Employment Densities

Indicator: Average employees per net acre of commercial and industrial development.

Why track it? Employment densities are a measure of how efficiently land supplies are used to support economic development, which is one of the base goals of the Vancouver Comprehensive Plan. Estimated employment densities are also an important assumption used to size urban growth area boundaries to accommodate future growth.

How the data was collected: Annually, Clark County GIS staff geocodes employment inventory data provided by the Washington Employment Security Department (ESD) to determine job totals at individual locations covered by the State Unemployment Insurance Program. City staff determined job totals within Vancouver, the VUGA and the three sample areas, and compared the employment numbers with parcel sizes to estimate densities. Only properties identified as built, by the County Vacant and Buildable Lands Model (VBLM), were counted, to avoid including underutilized, vacant, or partially developed properties.

What the data says:

Table 15a: Average employees per net acre on developed properties Vancouver and VUGA, 2005

	City of Vancouver			Unincorporated VUGA		
	Jobs	Acres	Jobs/Acre	Jobs	Acres	Jobs/Acre
Commercial 2005	29,276	1,329	22.0	8,019	1,136	7.1
Industrial 2005	15,453	1,585	9.7	5,233	700	7.5
Total 2005	44,729	2,914	15.3	13,252	1,836	7.2

Table 15b: Average employees per net acre on developed properties three sample areas, 2005

	Mill Plain Sample			117th Sample			I-5/Hazel Dell Sample		
	Jobs	Acres	Jobs/Acre	Jobs	Acres	Jobs/Acre	Jobs	Acres	Jobs/Acre
Commercial 2005	4058	240	16.9	1846	147	12.6	371	55	6.7
Industrial 2005	1646	80	20.6	1471	177	8.3	24	11	2.2
Total 2005	5704	320	17.8	3317	324	10.2	395	66	6.0

Table 15c: Number of employees in Vancouver and the VUGA, 2003-2005

	City of Vancouver	VUGA
Jobs by Year		
2003	71,273	21,591
2004	76,069	22,447
2005	76,335	23,985
Change	5,062	2,394
Percent Change	7.1%	11.1%

Observations: The data indicates that the average jobs per commercial and industrial zoned acreage is significantly higher in Vancouver than it is in the VUGA. This trend remains consistent within the three sample areas, as the Mill Plain sample area (completely in Vancouver) has higher employment densities than

the other two that are in the VUGA. County assumptions for commercial (20 jobs per acre) and industrial (9 jobs per acre) were met by Vancouver, but not the VUGA. Vancouver's Comprehensive Plan calls for 24 jobs per acre for commercial and 11 jobs per acre on industrial, leaving some room for improvement in Vancouver's employment density, with regard to Comprehensive Plan goals. Overall, Vancouver had significantly more employees than the VUGA between 2003 and 2005. Vancouver also added more employees between 2003 and 2005 than the VUGA did (5,062 and 2,394 respectively). The VUGA had a higher percentage increase in the number of employees than Vancouver, however. This is likely due to the lower number of employees to begin with and an increase in the need for services as the VUGA becomes more urbanized.

Environment

16. Development of a New Critical Areas Ordinance

Indicator: A staff summary of the development of the Critical Areas Ordinance.

Why track it? A comprehensive and easy to implement critical areas ordinance can work to protect and sustain a healthy and diverse ecosystem.

Observations: Prior to 2005, Vancouver had a series of discrete ordinances to protect critical areas. In compliance with the Growth Management Act's requirement, city staff reviewed the ordinances, updated them using best available science, and combined 4 of them into a new code VMC 20.740 Critical Areas Protection (CAO) that was adopted in early 2005. This chapter protects fish and wildlife habitat conservation areas, frequently flooded areas, geologic hazard areas, and wetlands using development regulations based on best available science and that gives special consideration to protecting and enhancing anadromous fisheries. VMC 14.26, Water Resources Protection, which was adopted in 2002 and protects critical aquifer recharge areas, was reviewed as part of the CAO process, and determined to be complete, in compliance, and not in need of revision. Measurement of the new Critical Areas Ordinance is not yet possible. In future reports it will be measured by the acres of critical lands that are converted to other uses.

17. Trees and Other Vegetation

Indicator: Urban Forestry Program Annual Report 2006.

Why track it? Trees offer aesthetic, economic, social and environmental benefits to the community. Improving and maintaining a healthy tree canopy is an important goal set in Vancouver's Comprehensive Plan.

What the data says: Vancouver's Urban Forestry Division is a partnership between the Vancouver Public Works Department and the Vancouver-Clark Parks and Recreation Department.

The Urban Forestry Program completed a tree canopy analysis in 2003 (this study is expected to be repeated every 5-10 years) using LiDAR (satellite) data and infrared photos. Tree canopy refers to the surface area of the ground that is under the umbrella created by the leaves of trees. The study discovered that total tree canopy in Vancouver is only 19.7%, much less than the 40% canopy recommended for Pacific Northwest cities by American Forests. Recognizing that trees provide numerous environmental, social, and economic benefits, Vancouver is making an investment in the future by planting many more trees throughout the

city. The goal, as defined in the draft Urban Forestry Management Plan, is to increase the tree canopy city-wide to 28%.

The tree planting initiative, known as the Canopy Restoration Program, involves partnering with the community to plant trees in parks, natural areas, medians, on private property and encouraging neighborhoods to organize community-based street tree plantings.

Table 17: 2005 and 2006 Urban Forestry performance measures -outcomes

	2005	2006
Existing Canopy Preserved	5,425acres	5,425acres
Young Tree Survival	809	1,679
New Trees Added to Canopy		
Restoration Projects	26	28
Trees: large caliper	809	870
Tree Seedlings and Shrubs	525	1,422
Other Plants: ground covers, ferns	1,580	216
Native Species Composition	>50%	>50%
Estimated Increase in Tree Canopy	10,112sq.ft.	10,875sq.ft.
canopy number is based on a 4ft spread per large caliper tree		

A large part of the Urban Forestry program is focused on education and outreach. Between 2005 and 2006 community outreach by the Urban Forestry program included:

- Staff and Commissioners attended eight neighborhood association meetings and presented over 180 residents with information about urban forestry
- Staff gave 10 educational presentations on proper tree care, the benefits of trees and tree planting opportunities to groups throughout the community, reaching more than 290 people
- Engaged the public at 6 community events, including Arbor Day, Sturgeon Festival and the Home and Garden Fair
- Worked with over 323 adults and 212 youth volunteers, for approximately 1642 hours
- Continued the Tree Talk workshop series and educated more than 128 individuals
- Trained 23 new volunteers through the Neighbor Woods program
- Continued to enhance the Urban Forestry website to improve customer service

Observations: Between 2005 and 2006 the entire existing tree canopy has been preserved. There has also been an increase in the survival rate of young trees; the number of trees that have been planted; and the amount of tree canopy added. Although there is a long way to go to reach the 28% canopy goal, the program has been very successful so far. The Urban Forestry program has also been very successful in public outreach and educational programs.

18. Sustainable Building

Indicator: Number of LEED certified projects

Why track it? The Comprehensive Plan sets a goal to incorporate sustainable practices that include promoting green building for both public and private projects. As the environment becomes increasingly strained by over use it is critical that new methods for using and reusing resources be incorporated into the mainstream.

What the data says:

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. To earn certification, a building project must meet certain prerequisites and performance benchmarks "credits" within each category. Projects are awarded Certified, Silver, Gold, or Platinum certification depending on the number of credits they achieve.

Table 18: LEED certified buildings 2003-2006

Building	Owner	Type	Year
Clark County Public Service Center	Clark County, Washington	Certified	2003
Ampere Annex	Bonneville Power Administration	Silver	2004
Vancouver Conference Center & Hotel	City of Vancouver	Certified	2006
Firstenburg Community Center	City of Vancouver	Gold	2007

Observations: Vancouver currently has four buildings that have been LEED Certified, two with the certified level of certification, one with silver and one with gold. With the exception of 2005, Vancouver has added one LEED building every year between 2003 and the present.

19. Drinking Water Quality

Indicator: Vancouver Water Quality Reports

Why track it? Providing safe and clean drinking water is fundamental responsibility of local government.

What the data says:

Table 19: Water quality 2003-2006, health related, primary, standards set by EPA

Contaminant in parts per million	Allowed	Detected	Allowed	Detected	Allowed	Detected	Allowed	Detected
	2003	2003	2004	2004	2005	2005	2006	2006
Copper	1.3	0.14	n/a	n/a	1.3	0.106	1.3	0.041
Fluoride	4	1.59	4	1.06	4	1.03	4	1.3
Total Nitrates	10	4.63	10	4.31	10	4.57	10	4.76
Sodium	20	25	20	23	20	29.6	20	30.7
1,1,1-Trichloroethane	0.2	0.0017	0.2	0.0012	0.2	0.0012	0.2	0.0009
1,1-Dichloroethylene	0.007	0.0007	0.007	0.0005	0.007	0.0006	0.007	0.0006
Tetrachloroethylene	0.005	0.0002	0.005	0.0002	0.002	0	0.005	0.0002
Total Trihalomethane	0.1	0.0038	0.08	0.0117	0.08	0.0014	0.08	0.0016
Toluene	n/a	n/a	n/a	n/a	n/a	n/a	1	0.0001
Total Xylene	n/a	n/a	n/a	n/a	n/a	n/a	10	0.0001
Trichloroethylene TCE	0.005	0.0003	0.005	0.0002	0.005	0.0003	0.005	0.0003
pH	6.5-8.5	8.11	6.5-8.5	7.78	6.5-8.5	7.5	6.5-8.5	7.8
Total Coliform Bacteria	< 5%	0	< 5%	1.40%	< 5%	0%	< 5%	1.70%
Gross Alpha (pci/L)	15	3.2	15	1.3	15	1.3	n/a	n/a
Gross Beta (pci/L)	n/a	n/a	n/a	n/a	n/a	n/a	5	4.1
Radium 226 (pci/L)	3	0.2*	n/a	n/a	n/a	n/a	5	1.8

Observations: The EPA's 'primary' water quality standards are intended to protect public health against substances in the water that may be harmful if consumed for long periods of time. The standards are set at levels to protect the most sensitive members of the population such as infants and the elderly. From 2003 to 2006 Vancouver's water not only met, but exceeded the EPA's primary standard for drinking water. Only sodium had a slightly higher level than is recommended for those on diets with sodium intake restrictions.

20. Air Quality

Indicator: Southwest Clean Air Agency (SWCAA) Annual Report, 2005

Why track it? Air quality directly relates to the health and quality of life for the community.

Observations: The SWCAA annual report shows that there have been no days of exceedance at any of the monitoring sites in Vancouver between 2003 and 2005. An exceedance day is based on sites registering pollution concentrations above the National Ambient Air Quality Standards (NAAQS) levels. Criteria pollutants for the NAAQS are: Particulates PM10 and PM2.5, Carbon Monoxide, Ozone, Nitrogen Dioxide, Sulfur Dioxide, and Lead.

21. Water Quality Lakes and Streams

Indicator: Water quality assessments from the state Department of Ecology

Why track it? The quality of water flowing through lakes and streams, affects the surrounding environment and habitat for fish and wildlife profoundly. It also affects recreational usage.

Observations: The Clean Water Act established a process to identify polluted waters and to clean them up. Every two years, states are required to prepare a list of water bodies that do not meet water quality standards. This list is called the 303(d) list because the process is described in Section 303(d) of the Clean Water Act. To develop the list the state Department of Ecology (DOE) uses its own water quality data and invites other groups to submit water quality data they have collected. Groups that have submitted data in the past include Indian tribes, state and federal agencies, local governments, industries, and citizen monitoring groups. All data submitted are reviewed to ensure that they were collected using appropriate scientific methods before they are used to develop the 303(d) list. Once the list is put together, the public has a chance to review it during a public comment period and a series of public meetings. The final list is formally submitted to the US Environmental Protection Agency (EPA), which has the authority to approve or disapprove it.

Table 21: Vancouver lakes and streams on the 303(d) list

Stream/Lake	Burnt Bridge Creek			Lake Vancouver			Columbia River		
	2002/2004	1998	1996	2002/2004	1998	1996	2002/2004	1998	1996
Pollutant									
Fecal coliform bacteria	Yes	Yes	Yes	Yes	No	No	No	No	No
Temperature exceedance	Yes	Yes	Yes	No	No	No	Yes	No	No
Dissolved Oxygen	Yes	Yes	Yes	No	No	No	No	No	No
Polychlorinated Biphenyls (PCBs)	No	No	No	Yes	No	No	No	No	No

* The EPA did not require the states to provide 303(d) listings for 2000

Vancouver has a several programs to address the problems of the listed 303(d) water bodies, such as the Water Quality Monitoring Program, Water Resources Protection Program, The Burnt Bridge Creek Greenway Improvement Project, Urban Forestry Plan, Erosion Prevention Program, Sewer Connection Program, and the Burnt Bridge Creek Water Quality Monitoring Program. The principal goal of the Burnt Bridge Creek monitoring program, as well as all of the other programs, is to get Burnt Bridge Creek, and all other water bodies, removed from the 303(d) list.

In 2004 a new partnership was developed to study, understand and help protect Vancouver Lake. The Vancouver Lake Watershed Partnership, established in 2004, is the result of efforts, by the Port of Vancouver, City of Vancouver Department of Public Works, Vancouver-Clark Parks and Recreation, Clark County Department of Public Works and the Fruit Valley Neighborhood Association, to bring federal, state and local public agencies with interest and jurisdiction over Vancouver Lake and its watershed, together with citizen stakeholders. Washington State University Vancouver has also begun a study on blue-green algae blooms that have been occurring in the lake for several years.

Public Facilities and Services

Transportation

22. Transportation: Integration with landuse plans

Indicator: Staff reports on planning integration between landuse and transportation

Why Track It? The development and implementation of innovative transportation investment, design, and program incentives can greatly help in achieving the urban environment envisioned in the Comprehensive Plan.

Observations: Transportation staff has actively participated in the planning process that lead to the adoption of Vancouver City Center Vision, Fourth Plain Boulevard, and Central Park subarea plans and in the ongoing efforts for the 192nd Ave., and Section 30 subarea plans. Transportation staff has also developed a set of corridor standards that address surrounding landuse for the historic Evergreen Highway; worked on the development and implementation of transportation capital projects to support land use development; provided ongoing transportation development review implementing requirements for roadway, sidewalk, and bike circulation; helped with the implementation of the Fourth Plain and Mill Plain Safety Boulevard Projects; and continued administration and implementation of city Neighborhood Association, Real Estate Excise Tax (REET) and CDBG transportation improvement programs.

23. Transportation: Livable Streets

Indicator: Results and comparison of the 2004 and 2006 Community Survey Reports and staff reporting on safety and livability projects.

Why Track It? How members of the community perceive the quality of the streets in Vancouver is a very important indicator of well Comprehensive Plan policies are working with regard to landuse and streets.

Observations: Although survey questions varied between 2004 and 2006, it was clear in both surveys that congestion on major streets was a top concern of citizens. In March 2004 56% of community survey respondents said that traffic congestion on major streets was approaching a “severe problem” rating. The 2006 survey showed that 66% of respondents thought that reducing traffic congestion was “most important” in terms of things that local government should focus on.

Since 2003, 21 CDBG funded transportation projects have been completed at a cost of \$1,200,000 and benefited approximately 15 city neighborhoods. The Neighborhood Traffic Safety program has constructed 10 projects in the last two years at a cost of \$1,000,000 that benefited 6 neighborhoods. The Safety and Livability Program contributes about \$500,000 every biennium to projects such as enhanced crossings and signal flashers in school zones and safety improvements to arterials.

The entire transportation capital budget averages around \$14,000,000 annually. This amount fluctuates from year to year depending on the availability of grants and whether or not bonds have been issued based on future anticipated gas tax receipts. Recently, annual expenditures have been higher because of grants and bonded funding.

24. Transportation Accessibility

Indicator: Staff reports on ADA compliance levels and CTRAN partnerships.

Why Track It? A person’s access to transportation is critical to their ability to access the necessary goods and services needed to live.

Observations: Vancouver adopted an ADA Transition Plan in 1992. The “Transition Plan” identified the barriers to accessibility, the type of renovations needed to remove the barriers, and the approximate time the barriers will be removed. The plan, as required, also included input from the disability community. Transportation has continued the incremental implementation of ADA standards through:

- Development review
- Capital projects

- Neighborhood improvement projects
- Stand-alone ADA improvements
- General safety and accessibility projects throughout downtown, and along the Mill Plain and Fourth Plain Boulevard Corridors

Vancouver has added 20 miles of sidewalks over the last 4 years in capital improvements, an approximate 15% increase. Many projects focus on upgrading existing walkways to current standards rather than adding more facilities. For example, pedestrian and ADA improvements have been added to much of Mill Plain Boulevard from I-5 to 192nd Avenue. These projects facilitated access to transit and provided safe (up to ADA standard) curbs.

25. Transportation: System Efficiency

Indicator: Staff reports on Intelligent Traffic Systems (ITS) expenditures, Vehicles Miles Traveled (VMT) Delay ratios, expenditures on ITS and maintaining 2003 VMT-Delay levels.

Why track it? Multi-modal design, advanced traffic management and operations technologies, demand management strategies and high-frequency transit service can all be used to improve the efficiency of Vancouver's transportation system.

Observations: ITS expenditures have focused on system efficiency replacing nearly 50% of the Vancouver's older traffic signal controllers to newer controllers that are networked into a central management system, and the implementation of signal coordination and timing plan improvements. Major efforts have been undertaken on nearly all major city corridors such as Fourth Plain Boulevard, Mill Plain Boulevard, 192nd Avenue, 164th Ave, 112th Avenue, Andresen Road and the St. Johns/James corridor. Additionally, cooperation with the state, county, and the Regional Transportation Council (RTC) through VAST (Vancouver Area Smart Trek) has increased the coordination between signals across jurisdictional boundaries. Average travel speeds have gone down a couple of miles per hour during the peak period and on some corridors, such as Burton Rd./28th Street and 18th Street at 138th Ave., delay has actually been reduced due to the completion of a capital project. ITS expenditures average \$1,200,000 annually and account for approximately 9% of improvements.

26. Transportation: Regional and Metropolitan Coordination

Indicator: Staff reports on coordination efforts with surrounding jurisdictions and agencies.

Why track it? The coordination between Vancouver's transportation plans, policies and programs with those of other jurisdictions and agencies serving the greater Metropolitan area to help to ensure a seamless transportation system throughout the metropolitan area

Observations: Vancouver continued active partnerships and participation with RTC, VAST, the Washington State Department of Transportation's (WSDOT) local programs, and coordinated with Clark County on issues such as concurrency policy and traffic impact fees.

27. Transportation: Transit Service

Indicators: Staff reports on CTRAN maintaining the 2003 level of service.

Why track it? Public transportation is vital to members of the community who do not have access to private vehicles. The use of public transportation can also reduce traffic congestion and improve air quality.

Observations: CTRAN's hours of service were cut below 2003 levels due to funding deficiencies, but are about to return to the 2003 levels with funds from a voter approved additional 0.2% sales tax authority for the Public Transit Benefit Area (PTBA). CTRAN's long-term plan calls for maintaining existing (2003) service levels.

28. Transportation: Street Design

Indicator: Staff reports on the consistency of capital projects with regard to design standards.

Why track it? The proper design of city streets can help to achieve safety and accessibility for all modes of transportation, including automobiles, bikes, pedestrians and public transit.

Observations: All of Vancouver's road projects, from large capital projects to private and local street projects, are designed and built to urban standards that include sidewalks, bike lanes, safe crossings, traffic control, lighting and environmental mitigation. Each project goes through a project level environmental evaluation, and complies with adopted standard plans. Standard plans are adopted consistent with the goals and intent of the comprehensive plan and comply with safety, traffic, and alternate mode access standard. Recent projects include Mill Plain Boulevard from 172nd to 192nd Ave., NE 138th Ave. from 18th St. to 28th St., NE 28th St. from 87th Ave. to 142nd Ave., and NE 49th St. from 112th Ave. to 122nd Avenue.

29. Capital Facilities Plan Implementation

Indicator: Actual expenditures on long term capital facilities plans

Why track it? Capital facilities plans under the GMA list the individual capital projects, projected costs and funding sources needed to support growth planned over the first six years of the land use plan, and in less detail, over the full 20-year planning period. Determining how many of the originally identified road, utility, or other projects have been built, and at what cost, is one measure of how well services are keeping up with growth. Capital facilities include fixed infrastructure such as buildings, roads, utility lines, and parks. They do not include mobile equipment, salaries, or benefits.

How the data was collected: Individual service providers submitted data on recent expenditures and contracting of capital projects, which was then compared to the previously planned capital facilities summarized in the adopted Comprehensive Plan.

What the data says:

Table 29: Planned and actual capital facilities expenditures 2003-2006

Project Name	Comp Plan CFP 2004-2009	2004 Actual	2005 Actual	2006 Actual	2004-2006 Actual	Percent Used
Drainage	12,030,000	598,872	7,304,210	2,353,191	10,256,274	85.3%
Sewer	31,983,000	869,250	747,739	3,744,148	5,361,137	16.8%
Water	42,537,000	4,688,975	6,662,547	6,247,178	17,598,700	41.4%
Transportation	187,907,500	23,969,421	27,011,556	19,290,280	70,271,257	37.4%
Parks	52,901,000	7,624,898	17,400,422	5,348,873	30,374,193	57.4%
Police	24,350,000	75,937	2,592,339	5,406,860	8,075,136	33.2%
Fire	9,338,554	190,679	2,668,214	170,470	3,029,363	32.4%
General Governmental	8,382,804	329,263	364,233	774,544	1,468,041	17.5%
Totals	\$369,429,858	\$38,347,294	\$64,751,260	\$43,335,546	\$146,434,100	39.6%

Observations: Each department has reported that there have been no deficiencies in providing capital facilities in response to population growth. There have also been no denials or reductions in planned densities due to lack of service provision. The year 2006 marks the half way point in the 6-year planning cycle for capital facilities projects. The percentage total of the projected budget is approximately 40%, which shows that projects are being accomplished at very close to the projected rate.

30. Airport Compatibility

Indicator: Staff reports on complaints issued to Pearson Air Field 2003-2006.

Why track it? Incompatible land uses, if placed too close together, can affect the quality of life of those who live nearby. Planning and zoning are generally used to keep incompatible uses apart.

Observations: Currently there is one airport in the Vancouver city limits, Pearson Field. Vancouver had a second airport, Evergreen, that closed in 2006. The Pearson site has had an active airfield since 1923 when the army built the first landing strip. Pearson Field is a historic landmark as well as a very active airfield. It is one of 140 public use airports in the State of Washington. With over 50,000 annual operations and 175 based aircraft, it is the largest airport in the Southwest Washington Regional Transportation Area.

Pearson keeps a record of complaints that it gets from residents who live in the surrounding area. Between 2003 and 2006 there were 55 complaints related to planes flying in and out of Pearson. This averages 13.75 complaints per year or just over 1 per month. Forty-four of the 55 complaints (80%) were made by one person, indicating that the airport does not affect many people in a negative manner.

31. Solid Waste

Indicator: City of Vancouver Solid Waste Program, 2006 annual Report and the 2006 Public Works Performance Snapshot, Solid Waste Division.

Why track it? The Comprehensive Plan sets a goal to reduce the production of waste, recycle waste, and properly manage the waste that can not be recycled.

What the data says:

Table 31: 2006 Public Works performance snapshot for solid waste

Outcomes & Performance Measures	Goal	2004	2005	2006	2007 Goal	Change & Remarks
Improving the City's Environmental Sustainability						
Batteries recycled by City employees	Increase total pounds	NA	419 lbs	860 lbs	900 lbs	Tracking began in 2005. This program promoted in Daily-E
Residential customers using yard debris service	Increase percent	44.3%	43.5+	45.6%	At least 45.6%	Optional service to reduce yard debris in the landfill.
Neighborhoods using Saturday Clean Up	> 35	37	35	43	35+	Continuing to see significant interest/involvement
Maintaining a full service operation with excellent management						
Contractor Performance Reviews completed	1 per year		1	0	1	Focus this year has been on the curbside recycling study.
Residential Diversion Rate	50%	48%	47%	46%	50%	Possible issues in weight data accuracy; will monitor closely
Computers delivered to CREAM program for reuse/recycling	≥ 4,000 annually	2,116	2,500	4,269	4,269	Includes all mobile collection events plus the two regular drop sites. Regional results.
Operating a cost effective program						
Limit increases in solid waste collection rates	> 5% annual (basic)	No increase	8% increase	6.2% increase	4% increase	No increase from 2001 through 2004. Annualized increase from 2001-2006, was 2.4%
Total expenditures are within budget	± 5%	4.35% remaining	5.93% remaining	9.47% remaining	\$4.6 m ± \$230,000	2006 expenditure was \$4,253,442.59.
Customers satisfaction						
Customer Satisfaction Rating (<i>scale of 1-5</i>)	4.0 or better	3.96	No data	4.4	No data	This survey is performed every other year for Solid Waste

Observations: The Solid Waste program met the majority of its goals for the years 2004-2006. Batteries recycled by city employees, neighborhoods taking advantage of the Saturday cleanup program and residential customers using the yard debris service have all increased between 2004 and 2006. There has also been an increase in the number of computers being recycled and in the satisfaction ratings by customers. The residential diversion rate declined somewhat between 2004 and 2006. This decline may be due to issues with the weight data for recycling and not the actual recycling performance of city residents. Program staff has initiated measures to monitor the data more closely in the future and is working to meet the 50% diversion rate goal.

Vancouver's Solid Waste program also has an active community education and outreach program. These programs consisted of special collections, events and outreach efforts that included:

- A pilot monthly block foam collection program at Clark College
- An annual plastics recycling roundup was initiated
- Community cleanup bags were organized and distributed in June, 2006 with Burgerville's 'I Have a Dream' program
- An information booth was provided at the Senior Expo to answer waste related questions
- The Share Fair helped to distribute reusable items to community non-profits
- Recycling training was provided to 40 representatives from 30 of Vancouver's neighborhood associations
- Neighborhood programs including, Saturday cleanup events, spring cleanup coupons for neighborhoods, fall leaf coupons for all city and county residents and spring curbside appliance collections

32. Wastewater Reclamation

Indicator: Staff reports on wastewater reclamation facilities for compliance with the National Pollutant Discharge Elimination System (NPDES) permitting program.

Why track it? The treatment and disposing of wastewater is critical to the health and quality of life for members of the community, as well as the surrounding and downstream environments.

Observations: The City of Vancouver in partnership with a private company (Veolia) operates two wastewater treatment facilities, Westside and Marine Park, and one industrial pretreatment lagoon that holds food processing waste and then discharges water into the Westside facility. The Westside and Marine Park facilities both have NPDES permits that allow no more than 30 milligrams per liter (mg/l) of Total Suspended Solids (TSS) and/or Biochemical Oxygen Demand (BOD) in their monthly average discharges. In 2006 the Marine Park facility averaged 5mg/l TSS and 6mg/l BOD that is well below the required average. Westside that handles more food processing waste had an average of 13 mg/l TSS and 14 mg/l BOD, which is also below the required average. Each facility must report monthly, between 2003 and 2006, each has been 100% compliant with the NPDES permits, with no exceptions.

33. Sewer Service

Indicator: Staff report on the number of sites that connected to city sewer service and decommissioned septic tanks, through Vancouver's Sewer Connection Incentive Program (SCIP).

Why track it? Proper wastewater service for the entire community helps to eliminate environmental health problems. Failing septic tanks can be a threat to lakes, streams, wetlands and ultimately ground water that is the source of Vancouver's drinking water.

Observations: From 2003 to 2006 1,153 residents and 343 homeowners connected to sanitary sewer and decommissioned their septic tanks. At the end of 2006 there were approximately 7,170 homes still served by septic tanks. From these, 5,220 (approx. 73%) did not have access to sewer lines for their property. Vancouver has met all service requests for new and existing development and continues to work to provide sewer access to all Vancouver residences.

34. Sewer and Water Service and Service Extensions

Indicator: Staff reports on Vancouver's ability to provide adequate sewer and water service without extending beyond the VUGA.

Why track it? Providing sewer and water service to the community is a fundamental responsibility of local jurisdictions.

Observations: Between 2003 and 2006 Vancouver was able to provide sewer and water to all homes and businesses in its service district. All service requests for new hook-ups were met in the city limits, as well as the service district areas that are in the VUGA. No sewer or water line extensions have been made outside Vancouver's proper service district boundaries.

35. Storm Water Management

Indicator: Staff reports on Vancouver's Storm Water Management Program.

Why Track It? Clean, abundant water resources are vital to the community's quality of life. The design and regular monitoring of storm water systems is critical for protecting and improving surface and ground water resources for the community and the surrounding environment.

Observations: In 2002 the Surface Water Management Program began a project to improve Burnt Bridge Creek. The creek has been identified as a 303(d) stream by the DOE (see section 21). Burnt Bridge Creek runs approximately 13 miles from the east side of Vancouver to Vancouver Lake. It is a highly urbanized stream that suffers from pollution due to surface water runoff, as well as from pollutants that enter it directly.

The Burnt Bridge Creek restoration project was completed in 2006. The project included:

- Infiltration basins that trap pollutants and sediment in vegetation. The vegetation holds the water longer than it would be otherwise, which results in a slower flow of storm water to the creek during times of heavy rainfall
- Bioswales where storm water runoff runs into grassy depressions that capture oil, grease and other pollutants
- Vortexing manholes that use a whirlpool action to force sediment to the bottom and trash, grease and other pollutants to the top. The trash and other large materials are regularly removed. The grease, oils and other pollutants are removed by an absorbent material, leaving filtered water to flow into the water quality ponds
- Water quality ponds that hold the filtered storm water runoff for long periods of time allowing sediments to sink to the bottom and contaminants to be broken down by micro-organisms. This also keeps water from flooding the creek during periods of heavy rain and allows it to drain into the soil and recharge groundwater
- Wetlands, a natural feature of the Burnt Bridge Creek watershed, were recreated to receive water from the water quality ponds. Once in the wetland areas the water moves very slowly to the creek. It is absorbed and filtered by soil and plant roots, which cleans and helps regulate the water temperature that improves habitat for aquatic life

The Burnt Bridge Creek project also included the planting of approximately 18,000 shrubs and 7,700 trees. In cooperation with the Parks and Recreation department, three miles of trail was also added that connects the Burnt Bridge Creek Greenway to existing trails and provides eight miles of total trails reaching from

Burton Road to Fruit Valley Road. Over time, these efforts should result in improvements to Burnt Bridge Creek water quality and habitat.

36. Parks

Indicator: Staff report on current level of service standards and existing park land.

Why track it? Vancouver’s Comprehensive Plan has established goals for parks and open space per 1,000 residents that are in compliance with GMA planning. The provision of parks and recreation opportunities provide many benefits to the community such as: protecting ecosystems, building stronger communities, and encouraging healthy lifestyles.

What the data says:

Table 36. Parkland level of service and standards for City of Vancouver

Parkland Level of Service and Standards for City of Vancouver								
Need by Park Type	2003		2004		2005		2006	
	Pop.	150,700	Pop.	152,900	Pop.	154,800	Pop.	155,646
	# of Sites	Acres	# of Parks	Acres	# of Parks	Acres	# of Parks	Acres
Neighborhood Parks	76		77		78		80	
Total Acreage		309.28		311.68		316.08		316.08
Developed		239.89		240.89		245.96		252.64
Undeveloped		69.39		70.79		70.12		63.44
<i>Existing standard*</i>		2.00						
<i>Need to meet standard</i>		301.40		305.80		309.60		311.29
Community Parks	19		19		19		20	
Total Acreage		389.92		389.92		389.92		390.67
Developed		265.20		265.20		265.20		290.20
Undeveloped		124.72		124.72		124.72		100.47
<i>Existing standard*</i>		3.00						
<i>Need to meet standard</i>		452.10		458.70		464.40		466.94
Urban Open Space**	24		24		25		25	
Total Acreage		913.91		913.91		921.37		921.37
<i>Existing Standard*</i>		1.00						
<i>Need to meet standard</i>		150.70		152.90		154.80		155.65
Trail								
Total Acreage		161.24		173.75		173.75		173.75
<i>Existing standard*</i>		none						
Note:								
* Standards are determined in acreage per 1000 people								
** Includes 717 acres of open space at Vancouver Lake								

Observations: Until 1997 the City of Vancouver managed the park facilities within the city limits and also worked with Clark County to help plan parks in the VUGA. In 1997 the Vancouver and Clark County parks departments consolidated their efforts and established the Vancouver-Clark Parks and Recreation Department (VCPRD). The reporting on the above table includes only park land in Vancouver. Some park opportunities that are available to Vancouver residents are not fully accounted for in the table. Most of this consists of the larger community and regional parks such as Vancouver Lake Park, Frenchman's Bar, Lewisville Park, Lacamas Lake Park, etc.

Currently (2006) Vancouver has sufficient park land to meet its level of service standards. There is a disparity in the amount of acres of developed park land, though. Land that is required to meet level of service standards compared to actual developed park land by park type is as follows:

- Neighborhood parks are intended to serve residential areas within a third to a half mile radius. Although there is more land than is needed to meet the level of service standards, there is also a 58.65 acre deficiency in developed neighborhood parks. Since 2003 there has been 6.8 acres of neighborhood park land added
- Community parks serve neighborhood groups within a one to three mile radius. Community parks also show a deficiency in developed land (76.27 acres). There has been 0.75 acres of community park land added since 2003
- Urban open space sites may include trails, greenways, community gardens, farmed areas or neighborhood parks that have been left in their natural state. Vancouver has an abundance of urban open space, 765.72 acres over the required level of service standard amount. Between 2003 and 2006 7.46 acres of urban open space was added to Vancouver
- Trails do not have a required level of service standard. Vancouver, as of 2006, has 173.75 acres of trails this is 12.51 more acres than in 2003

Vancouver has the land needed to provide the appropriate amount of park facilities for the population within its city limits. The disparity between the amount of available land and the amount of developed park is due to lack of funding for development and especially maintenance of parks once they are developed.

37. Annexation Activity

Indicator: Total and type of new lands annexed to the City of Vancouver.

Why track it? Annexation is a means for unincorporated urban areas to transfer to municipal governance and services as they are developed. Annexation is encouraged by the Growth Management Act, the Community Framework Plan adopted by all local jurisdictions in Clark County, and by the Vancouver Comprehensive Plan. Vancouver annexation priorities are specified in the 10-Year Annexation Blueprint that was last amended in 1997 and will be further updated once Vancouver UGA boundaries are finalized. Under state law annexations require local support, typically through an election or the signing of petitions.

How the data was collected: Vancouver staff assembled from annexation requests.

What the data says:

Table 37. Annexations in 2005 and 2006

Completed Annexations	Acres in Annexation	Population in Annexation	Method of Annexation
M-3707 192 nd Ave/WSDOT	125.16	0	Municipal
M-3742 Burnt Bridge Creek	822.76	1,705	Petition
M-3750 Evergreen School District	57.8	0	Petition
M-3754 Thompson	3.92	6	Petition
M-3757 Seid	12.5	0	Double Majority
M-3758 Gher	19.57	0	Double Majority
M-3759 White	107.71	25	Petition
M-3762 BP	1.33	0	Petition
M-3763 Tony's	1.69	0	Petition
M-3773 Peterkort	8.31	0	Petition
Total Annexations: 10	Total Acres: 1160.75	Total Population: 1736	

Observations: Vancouver's annexation program was very active during 2005 and 2006. There were 10 total annexations in 2005-2006 compared to three in 2003-2004, with twice the amount of acreage and ten times the population brought into Vancouver's city limits.

In 1993, the City of Vancouver adopted the first Annexation Blueprint following the annexation of the Vancouver Mall area. The Blueprint is a 10-year plan that outlines future large annexation projects and following the Blue Print's sequence of annexation priorities is a Comprehensive Plan goal regarding annexation. It was updated in 1995 following the annexation of the SEC complex, and again in 1997 following the Cascade Park annexation.

Only three of the nine subareas outlined in the 1997 update have been annexed in the past 10 years (42 smaller annexations were completed during the same timeframe). The main reason that only 3 of the 9 subareas have been annexed is due to a 1998 appeal to the State Supreme Court (Yakima and Moses Lake) where it was ruled that the petition method of annexation was unconstitutional. Due to this ruling, Vancouver's annexation program became stagnant, as the petition method was the primary means of annexing land. In 2003, the double majority method of annexation was passed into law, and within months Vancouver completed three annexations utilizing it. Meanwhile, in January 2004, the Court unanimously overturned their earlier decision on the petition method of annexation, under a motion for reconsideration.

The implementation of the 1997 update is also moving slowly because of the January 2006 decision by the Clark County Board of County Commissioners to dissolve the local Boundary Review Board. While this decision had a potential impact to the Burnt Bridge Creek annexation proposal moving forward at that time, the subsequent long term impacts are minimal, as the authority of all Boundary Review Boards in the State of Washington was significantly reduced with another State Supreme Court ruling in November 2006.

Finally, the 1996 change in state law regarding signature certification, including the requirement to submit bylaws in conjunction with corporate signatures, has also slowed down the overall annexation process.

Following expansions to Vancouver's Urban Growth Boundary in 2004 and again in 2007, and reaching the 10-year timeline of the original plan, the Vancouver anticipates updating the Blueprint in the next year or two. In the interim, Vancouver will continue pursuing implementation of the plan, as the petition method of annexation is once again a viable method.

Implementation

38. Public Participation – Process

Indicator: Staff reports from Development Services and Transportation on the public out reach process.

Why track it? Involving the public in landuse decisions is a necessary element of comprehensive planning, as land use decisions ultimately affect the lives of the people in the community.

Development Review Services

Over the last few years, Development Review services (DRS) has made several improvements to their public notification process for development applications. The current notice procedure provided by DRS is:

- Pre-application conferences: the neighborhood chair is sent an invitation to the pre-application conference if the project is in their area. This gives neighborhood representatives the opportunity to ask questions of the developer and staff and convey any known concerns about the project early in the process for the developer to address. It also allows the chair to take back information to the rest of the neighborhood before the application is submitted.
- Type 2, 3, and 4 applications all require public notice. This notice includes a description of the project, location, owner, contact information, a map of the site etc. The notice is:
 - Sent to property owners within 500' of the site (this used to be only 300')
 - Sent to chair of applicable neighborhood association (and, per recent code amendment, any abutting neighborhood association)
 - Posted on-site in at least two places
 - Sent to the Columbian as a legal notice

Once a citizen or neighborhood association representative comments on a project, they become a “party of record” and receive a copy of the land use decision/staff report in the mail.

DRS is also currently working with the Information Technology department (IT) to have DRS project information placed on the City’s website in a search-friendly format. Ideally, citizens will be able to click on a neighborhood map and get a list of all development projects and their status.

Transportation Services

Transportation Services’ goal is to work with citizens and other stakeholders to increase their knowledge, participation and support of the city’s transportation system and related projects. The public notification and participation process can vary for each project, from a somewhat small neighborhood improvement project to a large, multi-million dollar capital road reconstruction project.

General public involvement component for projects include:

- Public meetings
- Citizen notifications – newsletters, postcards, etc.
- Project Web pages
- Media releases/inquiries

Staff attends existing neighborhood association meetings to present/discuss projects in the neighborhood with residents and mailing notification is sent to:

- All properties adjacent to the proposed project
- Neighborhood association leadership
- Neighborhood association city liaison
- Neighborhood association police liaison
- Neighborhood Traffic Safety Alliance Chair
- Vancouver Police traffic unit sergeant(s)
- Vancouver Fire Department
- Public School District
- C-Tran

Also, a press release is distributed one week prior to the meeting and a sign-in sheet (for further notification) and comment cards are provided.

Public involvement for capital projects include stakeholder interviews that are conducted and open houses are held (at 30% design, 50% design and prior to construction). Project notification is sent to:

- Residents within at least 500 ft., but may be more depending on magnitude of project and potential impacts
- All properties adjacent to the proposed project
- Neighborhood association leadership
- Neighborhood association city liaison
- Neighborhood association police liaison
- Neighborhood Traffic Safety Alliance Chair
- Vancouver Police Traffic Unit Sergeant(s)
- Vancouver Fire Department
- Public School District
- C-Tran

Also, Newsletters/flyers are sent out, staff attends neighborhood association meetings and the project is listed on the department website.

Public Participation – Education

Indicator: Staff reports on programs to educate the public about planning issues.

Why track it? Educating and including the public in the planning process creates a more open and inclusive system for the public. This can ultimately build good relationships and trust between local jurisdictions and the community.

39. Community Planning – First Tuesday

The First Tuesday series is sponsored by the Vancouver Planning Commission, is open to the public and is widely advertised. It is broadcast live on Clark Vancouver Television (CVTV) and taped to be re-broadcast later. The First Tuesday program has been running for six years on the first Tuesday of the month, excluding holidays. This series has become a significant part of the public outreach and citizen involvement in planning-related issues in the community. Topics are wide ranging and include transportation, parks, environmental protection, sustainability, economic development, historic preservation, as well as topics more directly related to land use planning. Typically, attendees include planning commissioners from Vancouver and other local jurisdictions, staff from a variety of agencies and jurisdictions, neighborhood leaders, interest group representatives and citizens from a range of neighborhoods.

Between 2003 and 2006 there were 29 First Tuesday events, with a total of 1,468 attendees, averaging 51 people per event. The First Tuesday program has proved to be an effective, low cost, way of reaching out, educating, interacting, and learning from the public. In 2007 the First Tuesday program won an award for the American Planning Association for excellence in public outreach and education.

40. Internal Policy Consistency

Indicator: Staff examples of cooperation between individual policies.

Why track it: Internal policy consistency is important to the flow and ease of the day to day applications of policy.

Observations: A prime example of how separate policies and regulations can be written to work in cooperation with one another can be found in the concerted effort to make the Critical Areas Protection, VMC 20.7401 and VMC 14.26, Water Resources Protection and the City's Shoreline Management Master Program (SMP) work together to regulate the development of properties with critical areas.

To ensure that critical areas are regulated and protected consistently throughout Vancouver (and the urban growth area upon annexation), the City amended the SMP ordinances for consistency with its critical areas protection codes in 2006. The amended SMP was approved by the state and became effective in March 2007. A second amendment for consistency with the Vancouver City Center Vision and Subarea Plan was also adopted in 2006 then approved by the state and became effective in April 2007. In October 2006, related amendments to VMC 20.268, Public Facilities Master Plans and VMC 20.620, Columbia River Shoreline Enhancement Plan District were also adopted for consistency with the critical areas and shoreline regulations.

The critical areas update also addressed inconsistencies in permitting and enforcement procedures between the existing discrete environmental protection codes, streamlining and aligning them with the then-recently updated Land Use and Development Code and Uniform Enforcement Code. Along with making the process easier for property owners and applicants, using a single critical areas permit process that is integrated with other permit reviews simplifies the work for city staff.

41. External Policy Consistency – Vancouver and Clark County

Indicator: Staff reports on the coordination of policy between Vancouver and Clark County

Why track it? Interjurisdictional coordination can create an atmosphere of cooperation between jurisdictions and provide consistency in landuse decisions and development regulations.

Observations: Currently there are a series of ongoing City-County discussions surrounding the 2007 Clark County Comprehensive Plan update. Part of the discussion is considering the development of an inter-local agreement that will address annexation, planning and service coordination, and other issues of joint concern in the overall VUGA. Clark County's Comprehensive Plan applies urban holding designations to land that will be added to the VUGA, which is also a continuing point of discussion. Clark County's Comprehensive Plan establishes new Urban Reserve areas outside the newly established VUGA, with minimum 10 and 20 acre lots sizes. Clark County's Comprehensive Plan would also add approximately 4000 acres to the VUGA. County Comprehensive Plan policy language would limit future large scale VUGA expansions to every 5 years, with more frequent allowances for small scale exceptions. The City and County are working to coordinate approaches to growth management.