

# Comprehensive Plan – Project Initiation

VANCOUVER  
CITY HALL

April 12, 2022

Planning Commission Workshop

CITY OF  
**Vancouver**  
WASHINGTON

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# Overview

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Brief  
Intro

Why  
Now?

Existing  
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Questions  
for PC

# The Planning Process

## Comprehensive Plan

## Toolbox

## Outcomes



The overall vision and policy direction for managing the built + natural environment, and providing public facilities

The methods used to implement and execute the vision established in the plan. (regulations, policies, subarea plans, programs, etc.)

Vision and strategies defined in the plan are realized in the built and natural environment

## How We Got Here



**1990**

Washington Growth Management Act (GMA) adopted

**1994**

Vancouver's First Comprehensive plan adopted under GMA

**2004**

Major comprehensive plan & Title 20 re-write occurs

**2011**

Additional plan update occurs (most recent version)

**2022**

Major update to the 2011 plan & Title 20 begins

**June 2025**

GMA deadline to complete plan update process

# Why Update the Comprehensive Plan Now?

**Changing development demographic, and socio-economic trends**

**Newly emerging technologies, changing behaviors, and shifting attitudes**

**Impacts on land use and growth patterns**

**GMA requirement to adopt Comp Plan + Title 20 code updates by June 2025**

**Concise, accessible, and implementable plan that supports community values**

**Dynamic regulatory environment in WA: responding to recent legislative sessions**

# What are key factors and trends?

**Land Use +  
Development**

**Housing**

**Equity**

**Climate +  
Environment**

# Land Use + Development

- 13.9% City population growth rate from 2010-2020, Clark County major growth area in the Portland-Vancouver- Hillsboro MSA.
- Growing diversity in the community- BIPOC communities in Clark County grew by 76% between 2010-2020, from 78,000 to 137,000 community members
- Primary growth nodes in downtown Vancouver and East Vancouver / unincorporated VUGA
- Need for re-evaluation of plan's land use growth framework to more place specific approach, that accounts for recent growth trends and adds density in more areas.



# 2011 Plan Land Use Vision

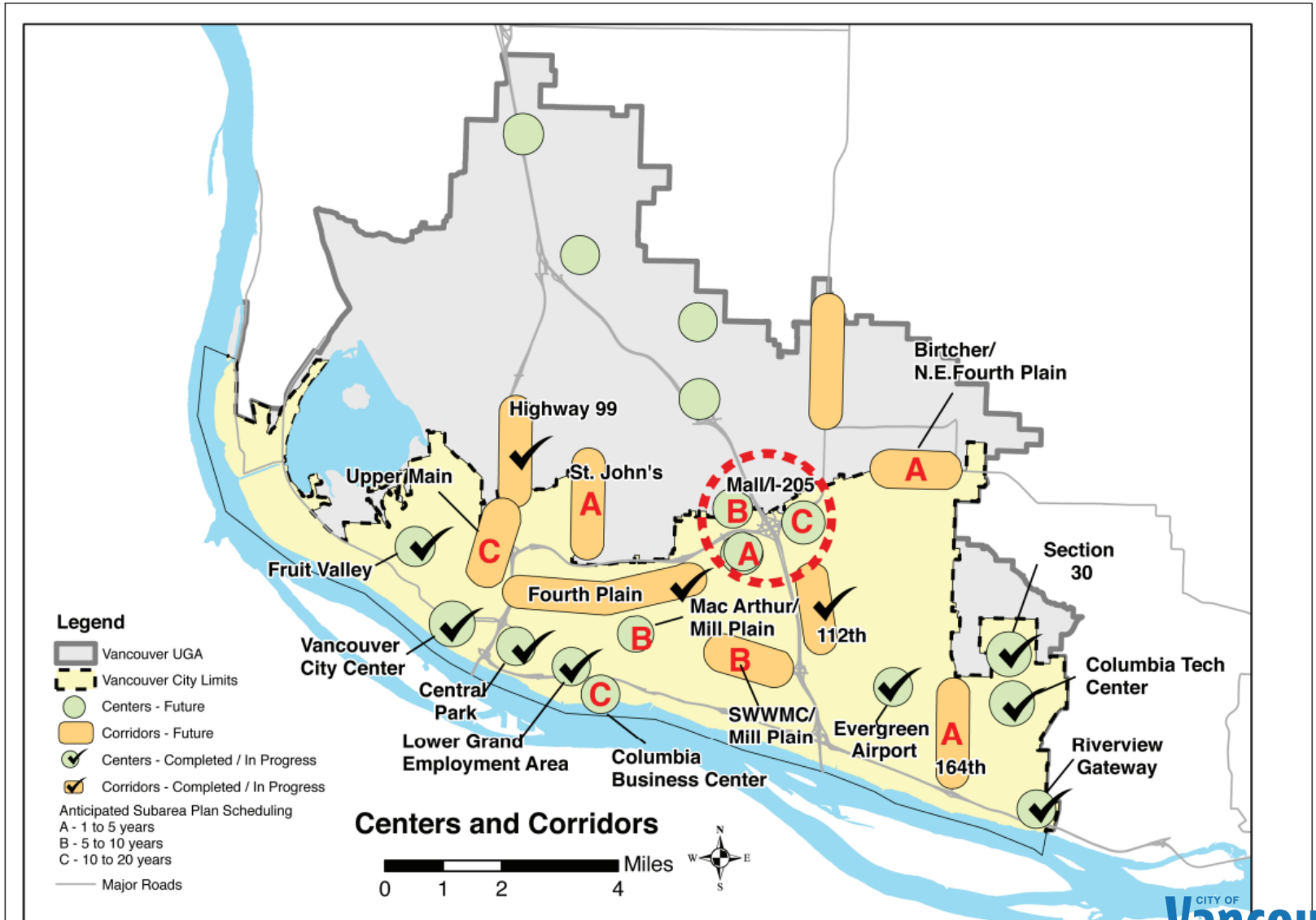
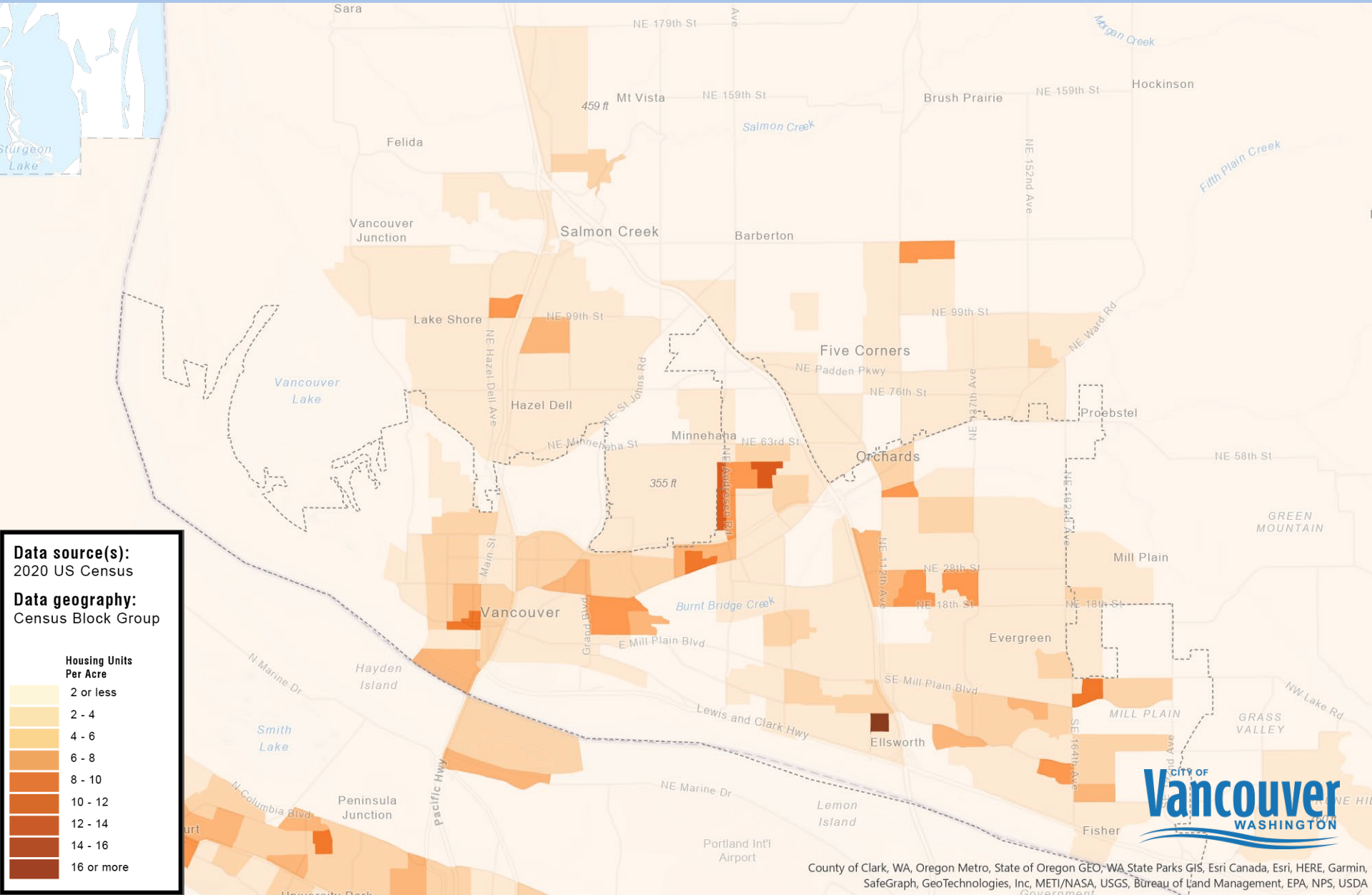


Figure 1-2. Comprehensive land use map showing designated types and intensities of land use allowed throughout the City of Vancouver. Source: City of Vancouver GIS.

# Housing Units Per Acre, 2020



**Data source(s):**  
2020 US Census

**Data geography:**  
Census Block Group

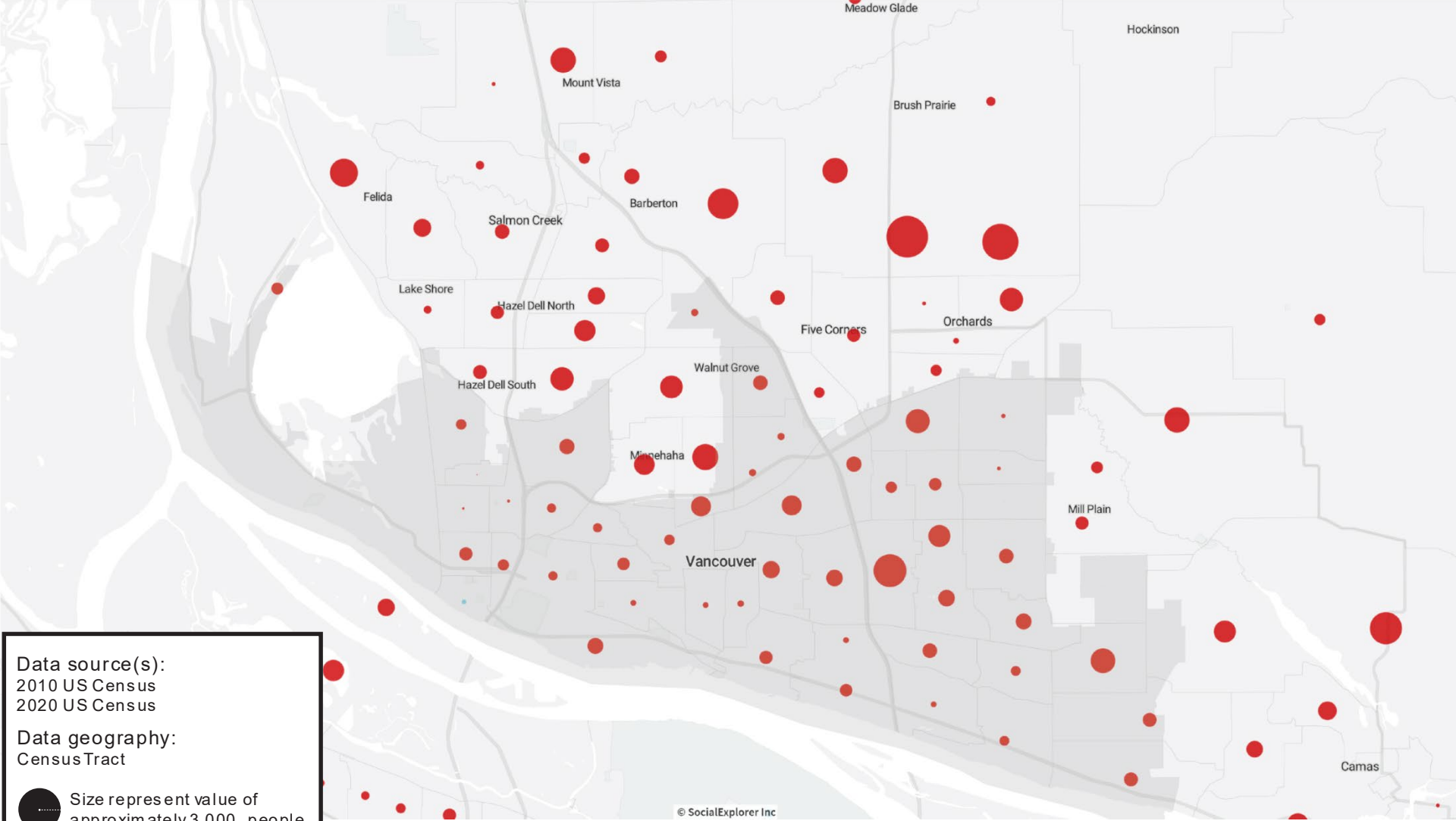
Housing Units Per Acre
2 or less
2 - 4
4 - 6
6 - 8
8 - 10
10 - 12
12 - 14
14 - 16
16 or more



County of Clark, WA, Oregon Metro, State of Oregon GEO, WA State Parks GIS, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA



# Total Population Growth, 2010-2020

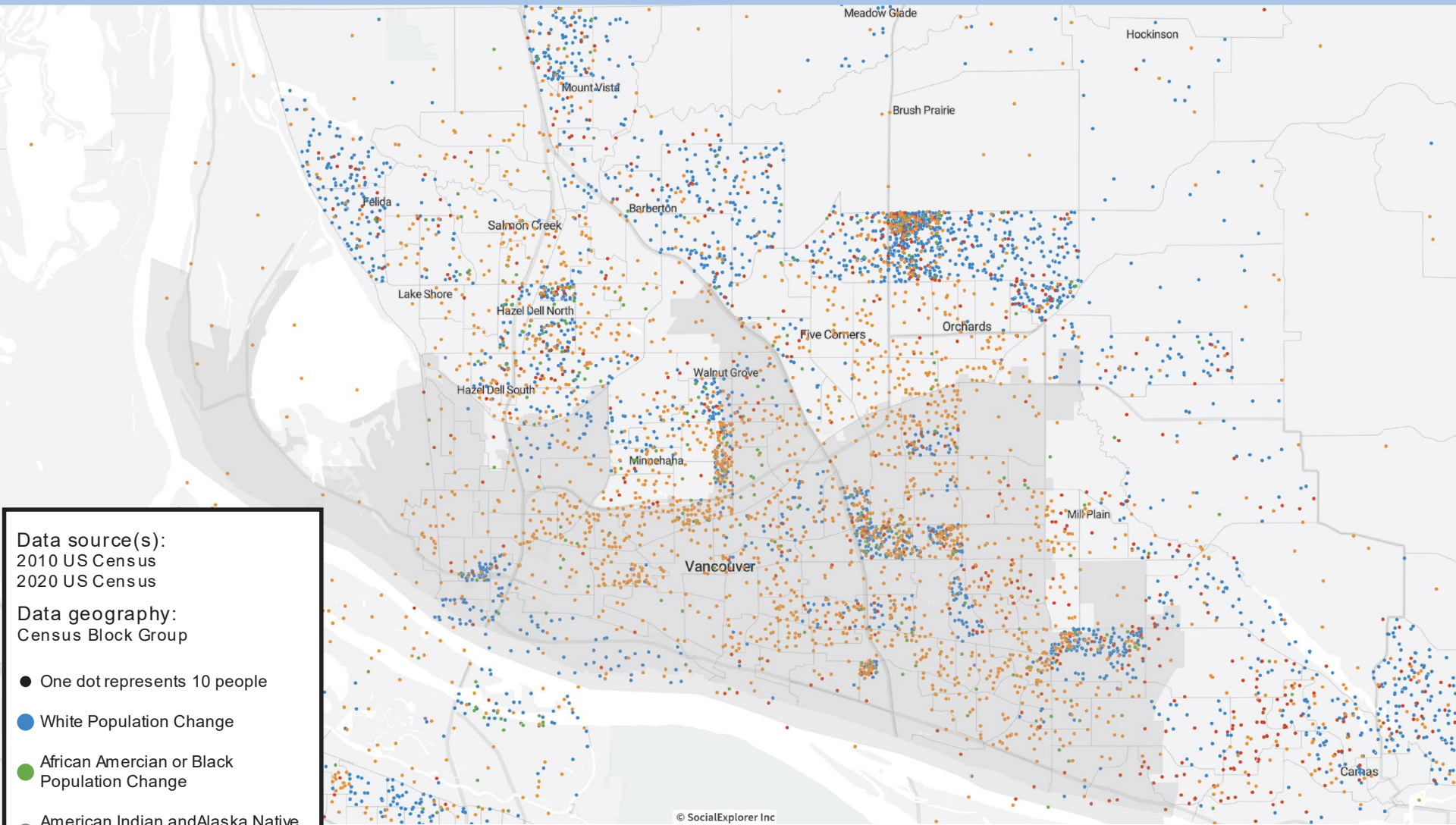


Data source(s):  
2010 US Census  
2020 US Census

Data geography:  
Census Tract

- Size represent value of approximately 3,000 people
- Positive Population Gain
- Negative Population Gain

# Population Growth By Race, 2010-2020



Data source(s):  
2010 US Census  
2020 US Census

Data geography:  
Census Block Group

- One dot represents 10 people
- White Population Change
- African American or Black Population Change
- American Indian and Alaska Native Population Change
- Asian Population Change
- Hispanic Population Change

# Housing

- For sale and rental costs continue to outpace relative wage gains - has significant impacts for low to moderate income households, displacement risk is increasing
- Need to evaluate gaps in housing – new production not meeting overall demand
- Need to differentiate between deeply affordable, affordable, attainable and market housing types, define these clearly, and develop strategies for each
- Amendments to the GMA will require work to *“plan and accommodate for housing affordable to all income levels”*
- Decreasing homeownership rate: more residents susceptible to displacement and less benefitting from economic opportunities of homeownership

# Equity

- Develop framework and build off existing work to ensure equitable outcomes occur in the built environment
- Execute an inclusive process that considers and elevates the needs of BIPOC, low income, and historically excluded, underrepresented and marginalized communities in decision making processes
- Need to ensure all groups share the benefits and burdens of growth and change equitably

# Climate + Environment

- Deliver land use outcomes that further the *mitigation of*, and *adaptation to* a changing climate
- Ensure no population group is disproportionately impacted by the localized impacts of climate change, and converting extractive processes to regenerative processes in an equitable manner
- Integrate with Transportation System Plan to achieve integrated land use/transportation responses to climate change
- Understand how development within the Vancouver Urban Growth Area (VUGA) impacts our ability to meet climate goals
- How do we intentionally shape residential growth and housing growth to support our climate goals? Where should we locate people?



# Concurrent Efforts

## Key Policy Setting Initiatives Underway

- Climate Action Plan (Summer 2022)
- Strategic Plan Update (Fall / Winter 2022)
- Transportation System Plan Update (Spring 2023)- this transportation element of the overall Comprehensive Plan
- New responses to Houselessness, including Safe Stay Communities
- Diversity, Equity & Inclusion Strategic Plan

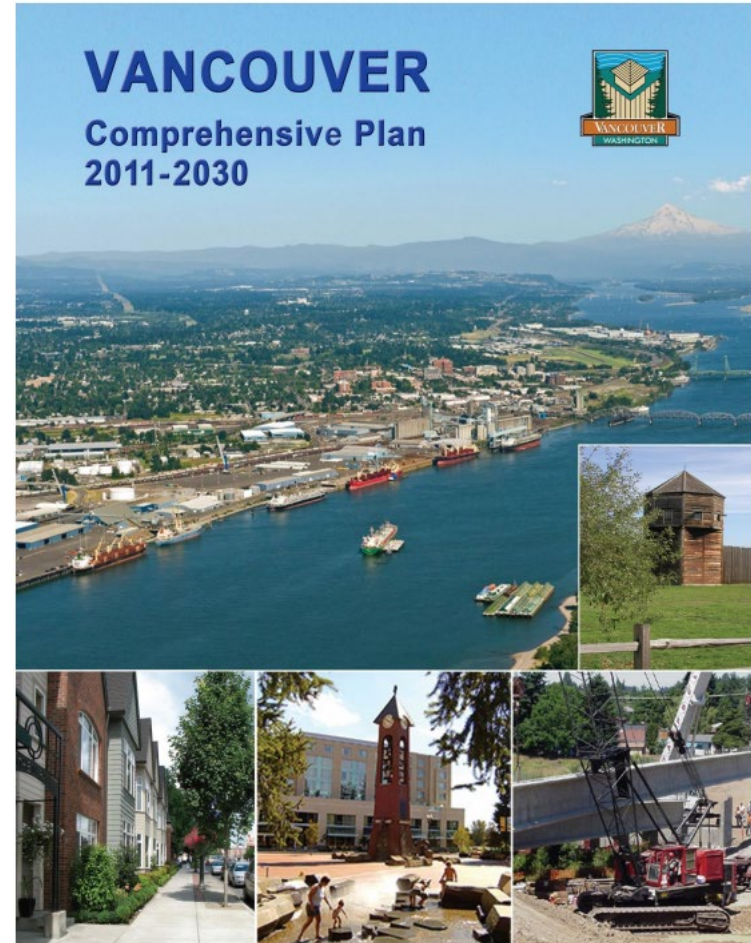
## Key Initiatives Since Last Update

- Recently updated Parks, Recreation and Cultural Services Comprehensive Plan- this is the Parks element of overall Comprehensive Plan
- Reside Vancouver – Anti Displacement Strategy
- Fourth Plain Forward Action Plan
- The Heights District Plan
- C-Tran current and future high-capacity transit investments and associated equitable transit investment strategy
- Revival of efforts to replace Interstate Bridge (IBRP)

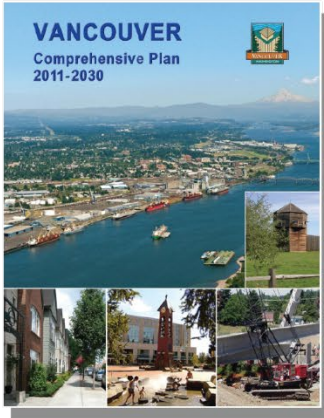
# Existing Plan Overview

## Plan Layout

- Organization
- Preface
- Community Development
- Economic Development
- Housing
- Environment
- Public Facilities and Services
- Annexation
- Implementation



# Key Areas to Evaluate



## The Next Vancouver Comp Plan

2025 - 2045

**Evaluate Land Use Vision and Housing goals and strategies** to reflect current day issues.

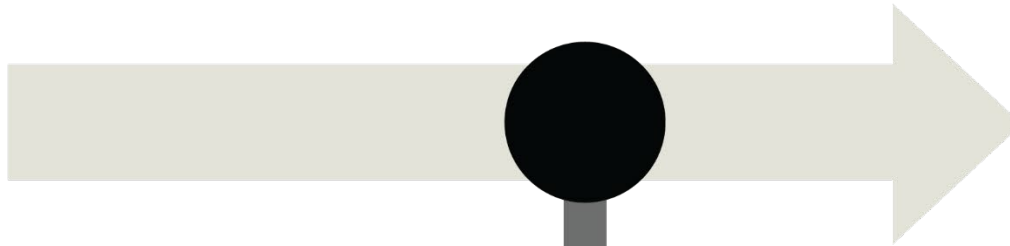
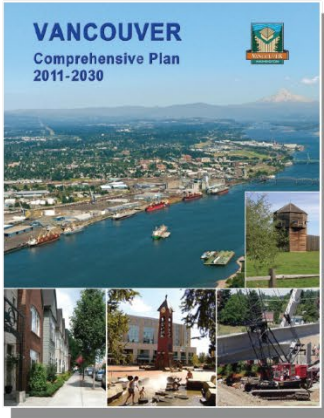
**Evaluate better mechanisms to track implementation** – metrics, criteria, indicators

**Modify Environment chapter** (mostly focused on stewardship) to include Climate Action Strategy, adaptation, and resiliency components.

**Add Equity element** that identifies specific equity definitions, goals and outcomes, as well as integrate equity into all other elements

**Establish co-creative process** that provides clear communication and documentation of how community engagement influences plan outcomes

# Key Areas to Evaluate



## The Next Vancouver Comp Plan

2025 - 2045

**Break down public facilities and services** into separate components - necessary for plan clarity.

**Improve clarity,** readability, and ability to understand and implement the plan (everyone)

**More detailed discussion of Annexation Strategy** - how do unincorporated lands within the VUGA impact plan outcomes and ability to meet plan goals?

**Embed equity, sustainability, affordability** and other key community values throughout all chapters in the plan

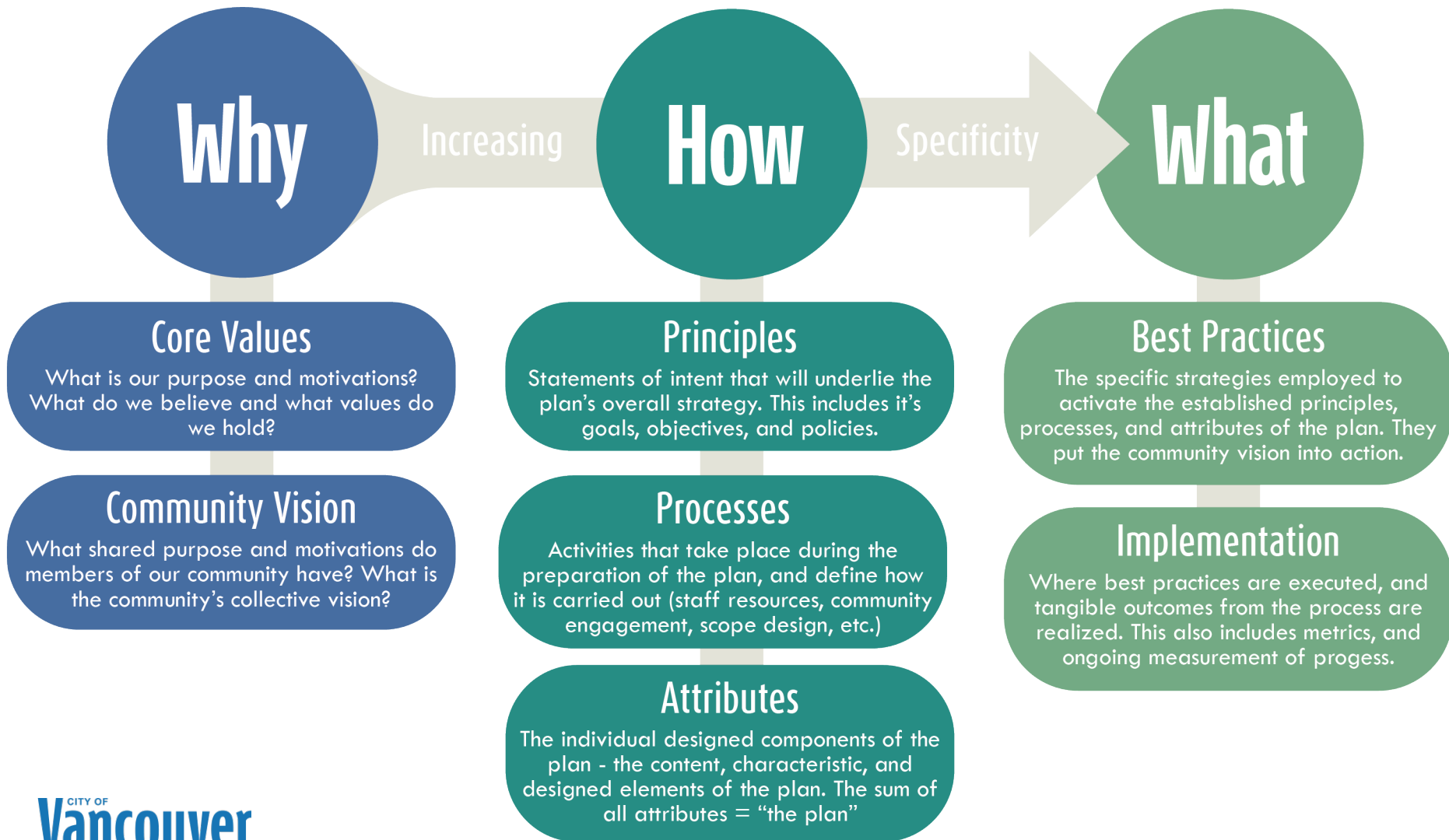




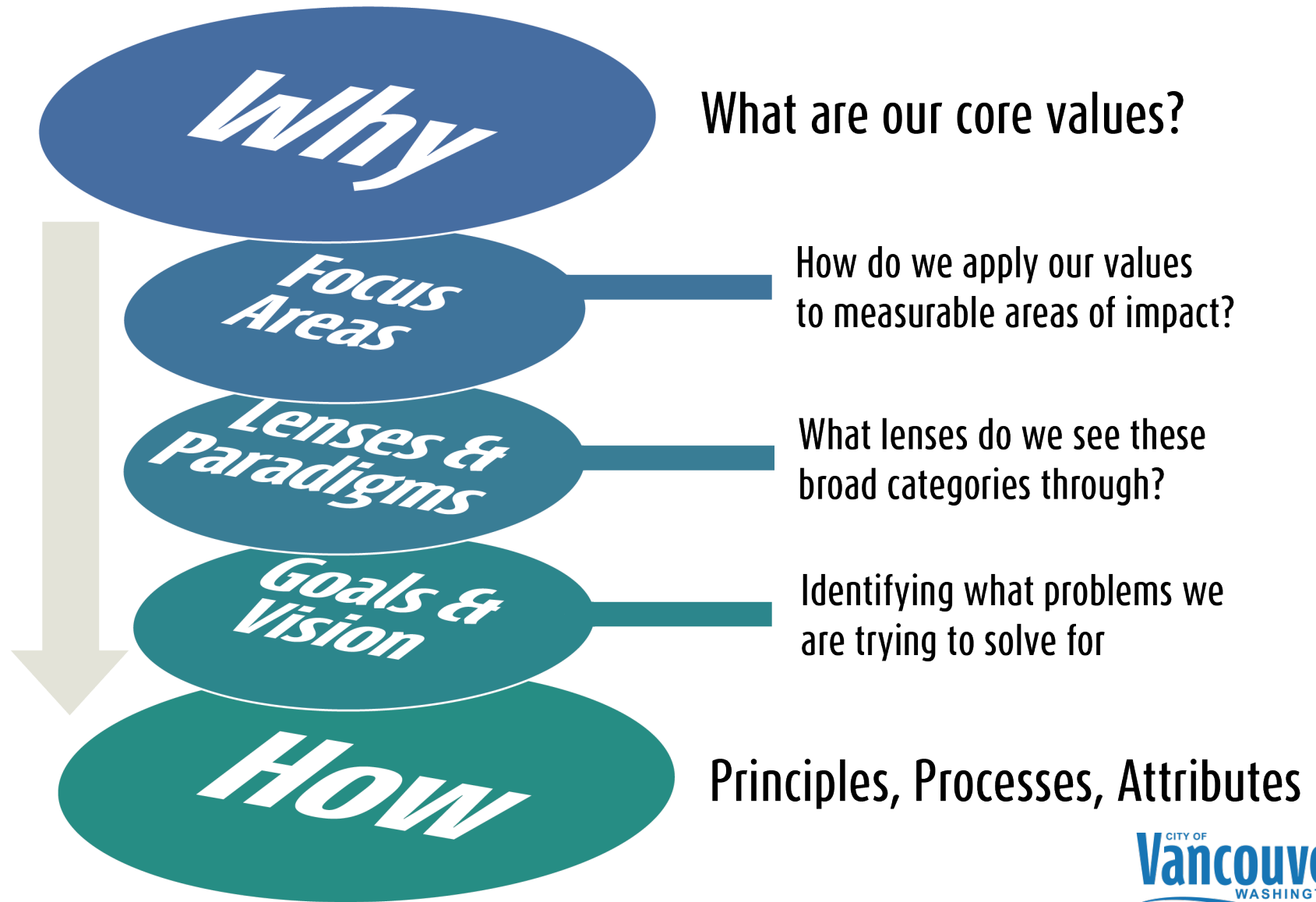
# Defining Scope / Process Overview



# Plan Methodology

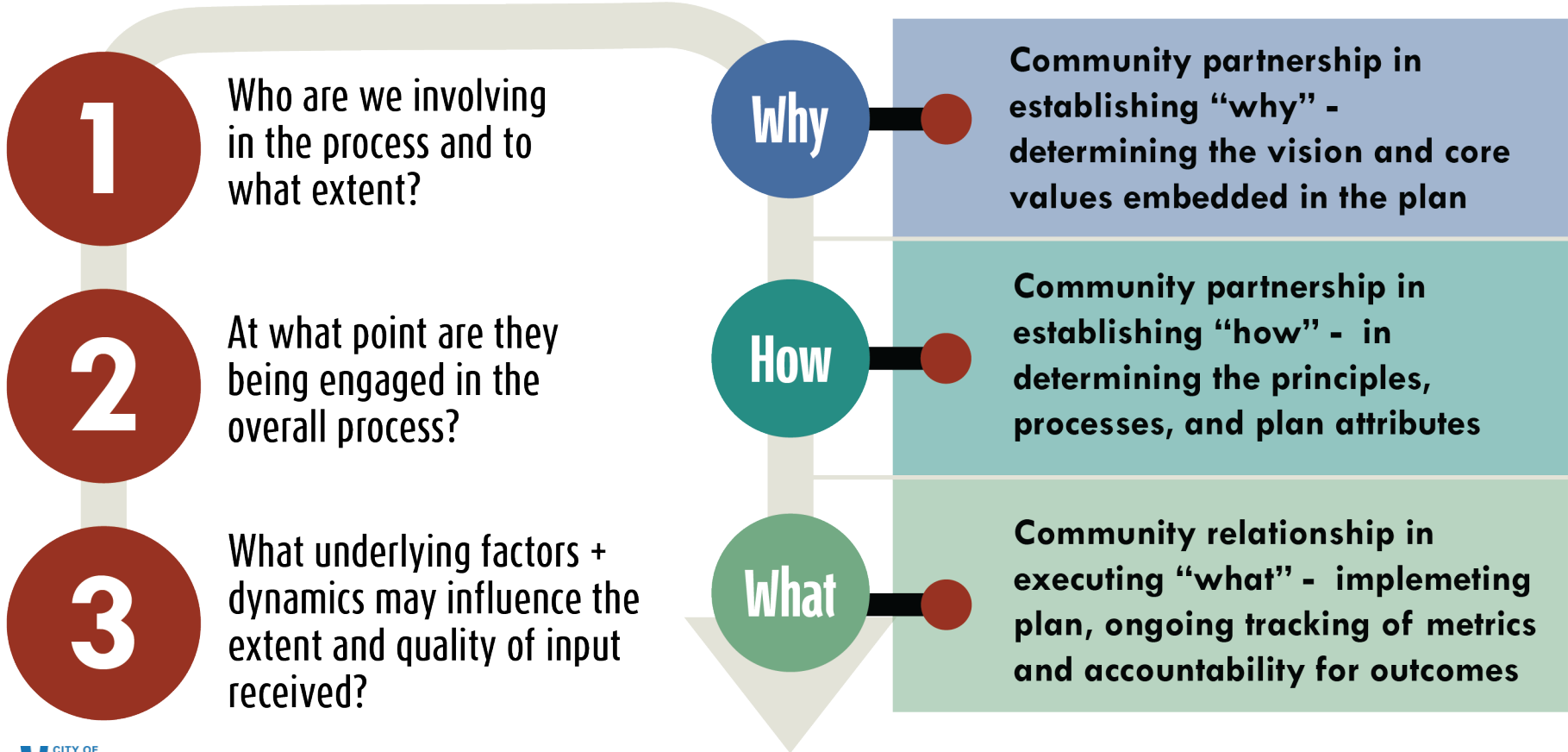


# Organizing the “Why”




# Community Engagement

**Process Design** – the ability for community engagement to be effective and meaningfully inform the plan is entirely dependent on how the overall process is designed. Staff is actively thinking about the following three questions:



# IAP2 Spectrum of Public Participation

		INCREASING IMPACT ON THE DECISION 				
		INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL		To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
	PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

# Data Needs

## Land Use

- City specific land capacity analysis and growth projections
- Analysis of performance and function of existing commercial corridors and manufacturing centers
- Parking evaluation – what is current and future supply / demand based on overall land use vision
- Evaluation of Transit Oriented Development opportunities along high capacity transit (HCT) corridors
- Evaluation of commercial, office and industrial land use trends, barriers to development, and economic development opportunities
- Understand the relationship between growth, capital facilities, land use specific climate action recommendations, and future annexation strategy

## Housing

- Housing needs assessment – inventory + analysis of existing and projected housing needs to meet 2045 growth scenario
- Assessment of overall housing trends in the region
- Assessment of barriers to housing development by type
- Assessment of racially disparate impacts in housing, as defined in HB 1220
- Clear understanding and definition of different market segments of housing and strategies to increase housing production and access at all income levels



# Data Needs

## Climate

- Assessment and analysis of urban form changes needed to support community wide GHG reduction goals
- Assessment of climate adaptation and resilient land use strategies the City can implement within its land use vision
- Assessment of development density targets that meet growth projections and accommodate other climate mitigation and adaptation needs- example: more room for trees, more room for stormwater infrastructure

## Other

- Review of all existing adopted plans, policies and procedures to understand relationship with the Comprehensive Plan
- Comprehensive review of community demographic data
- Conduct audit of the City's Land Use Code, recommend changes based on overall plan outcomes
- Evaluation of Capital Facilities plans and investments needed to support growth projections and strategies

# Expected Deliverables

**Updated  
Comprehensive  
Plan**

**Updated  
Parking  
Regulations**

**Additional  
Park Funding  
Mechanisms**

**Modified Title 20  
Land Use Code +  
other “Tools”**

**Land Use +  
Built  
Environment  
Vision**

**SEPA Review**

**Equitable,  
Documented  
Engagement  
Process**

**Resilient  
Infrastructure  
Facilities +  
Utilities**

**Urban Park  
Designation  
Standards**

**Implementation  
Strategy**

**Dashboards:  
Housing,  
Employment  
+ others**

**Annexation  
Strategy**

**Relationship  
establishment  
between other  
plans**

**Additional priorities  
uncovered during  
plan process**

# April 4 City Council Feedback

- Support additions of Climate and Equity elements and integration of goals in these areas throughout the Plan, just transition, equity, ending generational poverty as plan lenses
- Support for a different engagement process that engages the community at the beginning through a co-design process
- Support for a housing needs analysis, and other evaluation metrics (data dashboard) as described earlier
- Emphasis on execution and implementation in addition to policy – shorten time windows for implementation, adaptation based on results from ongoing monitoring of metrics and outcomes
- Develop a process for more frequent, iterative reviews and updates to the Comprehensive Plan
- Review economic development strategy and how industrial and large commercial parcels are performing in a changing environment

# April 4 City Council Feedback

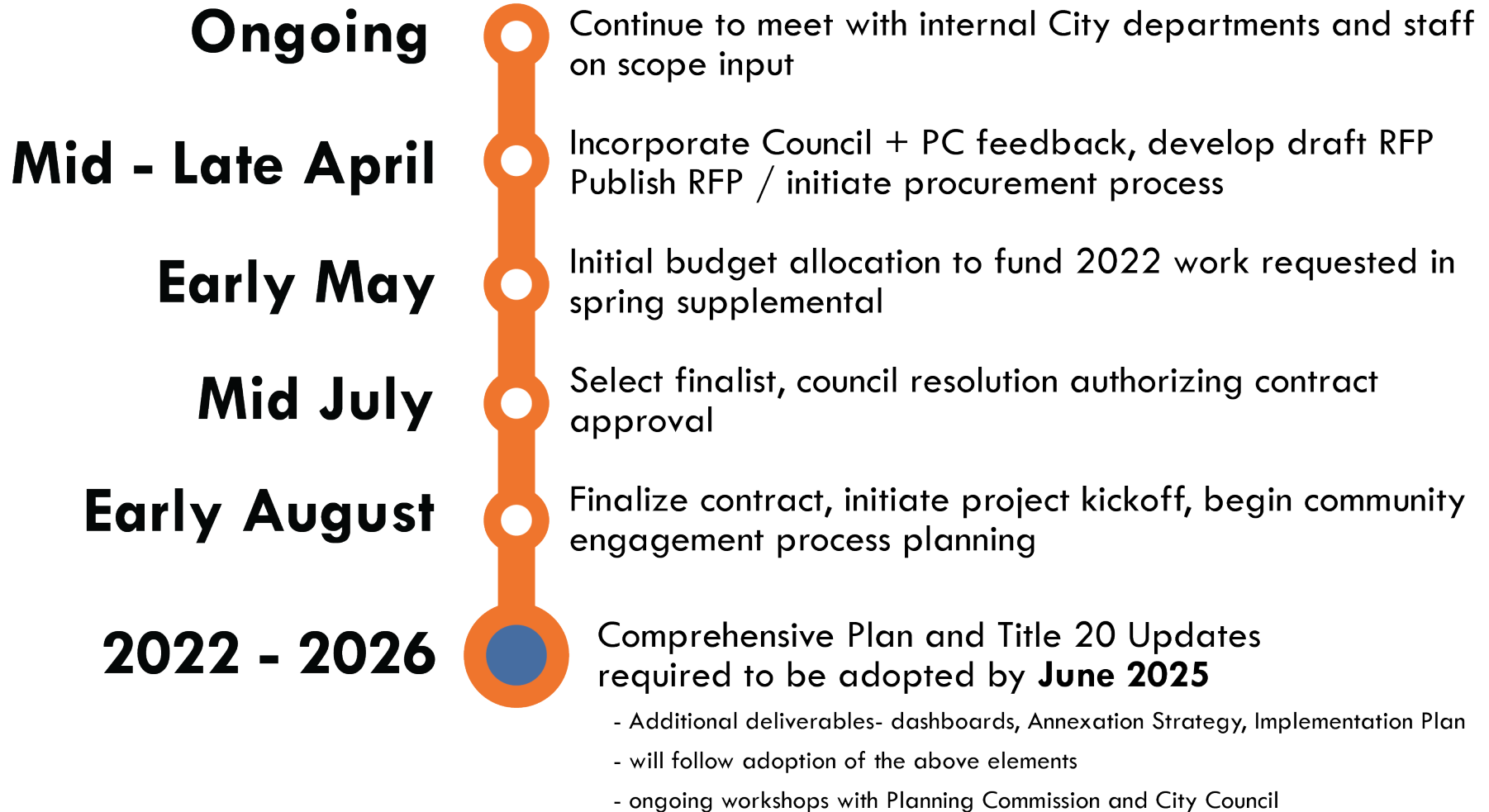
- Need to elevate the voices of renters in the outreach process (in addition to other prioritized groups noted earlier)
- The final plan should disaggregate data into stories- theses can help translate comprehensive Plan policies into values and outcomes that people recognize
- Prioritize home ownership as an opportunity to address inequities in generational wealth
- Urban farming and food systems policies should be included, given their tie to resiliency
- Explore plan elements in relation to other Counties / Cities in the region, and how they influence one another

# Role of the Planning Commission

- The Role of the Planning Commission in the Comprehensive Plan update process is to serve as the primary citizen oversight committee making recommendations to Council related to approval of Comprehensive Plan document, as well as review and recommendation of Title 20 updates required to implement the plan.
- The Commission will utilize approval criteria for Comprehensive Plan amendments and Title 20 amendments as outlined in the code.
- The Commission will also review the updated Plan's compliance with key provisions of the Washington State Growth Management Act.
- The Commission will review various other documents and policies that implement the Plan- such as subarea plans, corridor plans, and the 6-year Transportation Improvement Program- for adoption by reference into the Comprehensive Plan, at plan adoption and on an annual basis.



# Next Steps



# Questions for Planning Commission

1

What factors, trends, or considerations are critical to incorporate as part of the update process?

2

Are there elements or key considerations that were not discussed today that should be included?

# Questions and Discussion

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