

OUR VANCOUVER

OUR FUTURE 2045

Work Session – Assumptions and Land Use Alternative Components

February 13, 2024

Agenda

- **Part 1 – Methods and Assumptions**

- The data inputs that will be used to inform all three Land Use Alternatives, and the assumptions that went into them

- **Part 2 – Alternative Components**

- What will the alternatives feature? How are we organizing information and conveying the vision?

- **Presenters**

- Dominique Martinelli (she/her), City of Vancouver

- Nicole McDermott (she/her), WSP

- Tyler Bump (he/him), ECONorthwest

Purpose

Create grounding and shared understanding in what each of the Land Use Alternatives will consist of, and what assumptions inform their development.



The Process



**Collect
Data**



**Develop
Assumptions**



**Workshops:
How We Grow**



**Evaluate
and Refine**



**Select
Preferred
Alternate**

A New Alternative.

- Each of the three (3) alternatives contained in **OUR VANCOUVER** will propose a new growth strategy for the City, envisioned for the year 2045. Below is the current strategy – Centers and Corridors, and the corresponding Land Use Designations assigned from it.

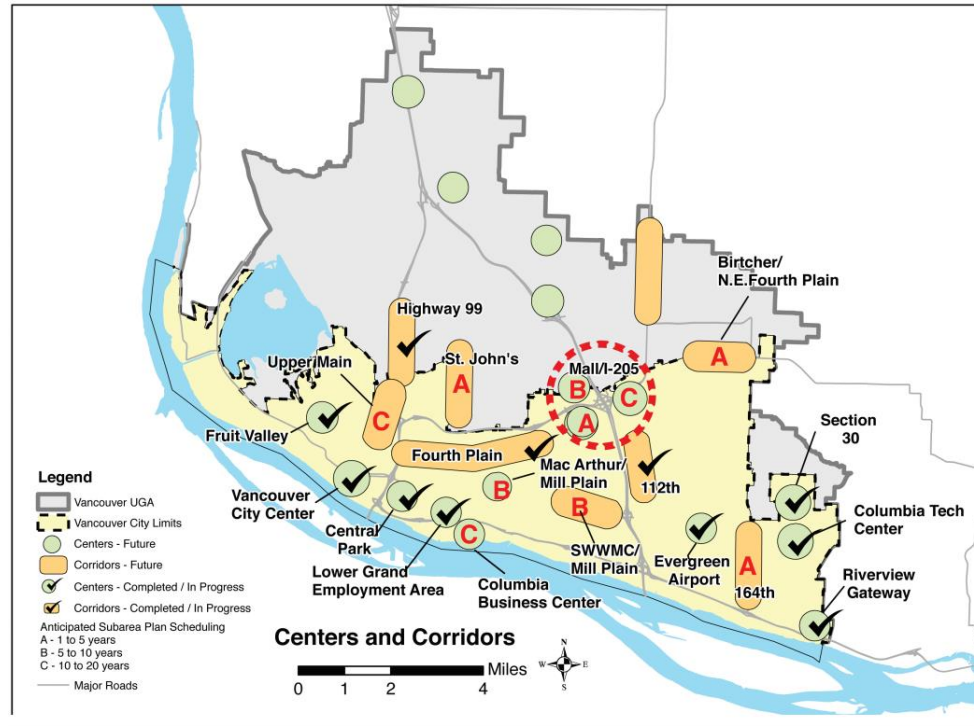


Figure 1-2. Comprehensive land use map showing designated types and intensities of land use allowed throughout the City of Vancouver. Source: City of Vancouver GIS.

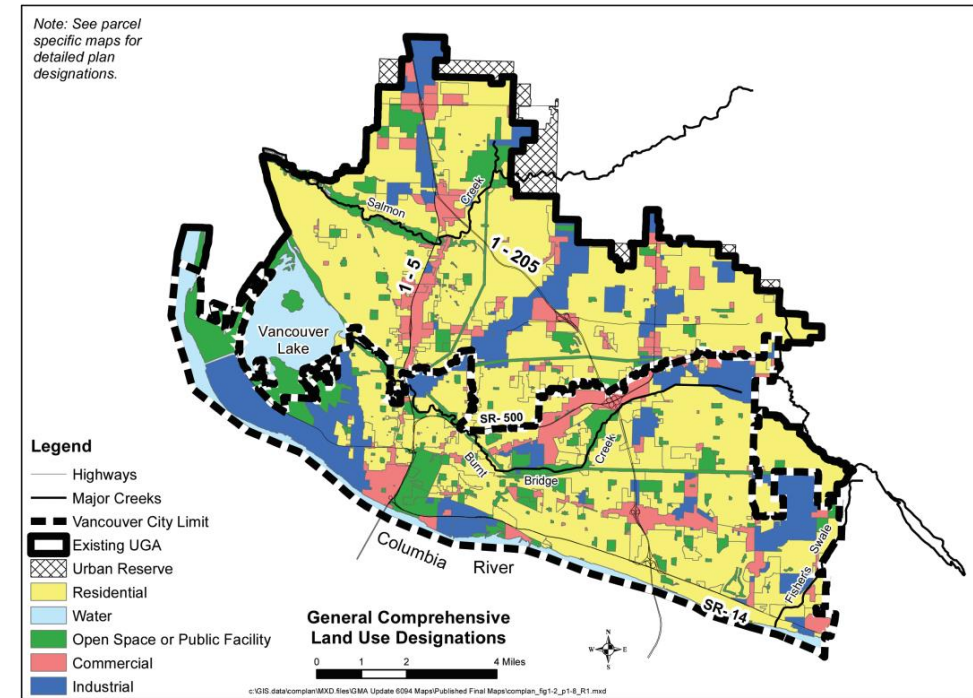


Figure 1-6. Comprehensive land use map showing designated types and intensities of land use allowed throughout the City of Vancouver. Source: City of Vancouver GIS.



Methods and Assumptions

Methods and Assumptions

- Serve as the **foundational inputs** for developing the three (3) alternatives.
- Assumptions made to develop inputs align with guiding City policy directives and best practices.
- Are data inputs that will remain constant between each of the three alternatives. Based on state level regulations, existing City policies, and other factors.
- The three alternatives brought forward will have community stories embedded in them.
 - ➔ Alternatives will reflect the key themes identified by the Community Partners, members of the community, and Community Based Organizations (CBO's).



Key Assumptions

Population

- 698,416 identified by Office of Financial Management as most likely for Clark County
 - Countywide population forecast of 718,154 adopted by County Council for 2045.
- City population forecast of **281,544**, based on maintaining last decade share (42%) of most likely county growth
 - Household size of **2.3** persons
 - Vacancy rate of **7.4%**

Housing

- ***38,128** new housing units by 2045
 - **Approximately 15,000 – 19,000** units below 80% of Area Median Income
 - **Up to 2,500** permanently supportive housing units
- **4 units per lot** on all lots where residential uses are permitted
 - **6 units** for lots within ¼ mile transit, or if 2 units are affordable

*Applies to current City boundaries – does not account for future annexation.

More on Housing

As of April 2023, the City had **86,878** estimated housing units.

Hmm... I wonder how we are going to fit all the new homes we need to meet our population growth within the amount of land resources we have in the City?

52% of these were **single-family units.**



57% of residents are **cost burdened**, meaning they pay more than **30%** of their income on rent.

- An estimated 1,733 housing units per year will need to be built between 2023 to 2045 to meet housing need in the City. Current production rate is 1,466 per year.
- Given housing crisis, our Housing Action Plan directs us to close deficit within 10 years, which will require 2,500 new units per year.
- Given land availability is decreasing, all three alternatives will assume changes in zoning to accommodate greater housing capacity.

Some form of housing is allowed on **78%** of properties in the City*.

59% of those properties only allow the construction of a single-family home.



Key Housing Legislation

HB 1220

- *Plan for and Accommodate* housing need for all economic segments
- Demonstrate zoned capacity for need
- Analyze racially disparate impacts in housing

HB 1337

- Two Accessory Dwelling Units Per Lot, caps impact fees, reduced parking for ADU's

HB 1110

- Four (4) residential units per lot
- Six (6) residential units within ¼ mile of high capacity transit
- Max of one (1) off street space for lots under 6,000 square feet
 - Maximum of two (2) for all others

- **SB 5491** – single stair buildings up to six stories

- **HB 1042** – ease requirements for housing conversions from commercial buildings

Key Assumptions

Land Use

- All residences in the City will be accessible to a minimum number of amenities within a 15-minute walk or rolling distance by 2045. List of amenities being developed from Community Partner and general engagement input.
- Methodology for redevelopment potential will be greater than the County's model.

Employment

- Up to **44,609** new jobs by 2045
 - Higher end based on current jobs / housing ratio of 1.17 to 1.

Equity & Inclusion

- Equity and Displacement Risk indices will be used to *inform* **intensity** of development in node selection model.

Key Assumptions

Climate and Environment

- **Net zero** Greenhouse Gas Emissions (GHG) community wide by 2040 (Climate Action Framework)
- Climate Exposure and Health Sensitivity Indices will be used to *inform intensity* of development in node selection model.
- **Critical Areas** will be used as a *constraint* in node selection model – areas to **protect**.

Parks

- All parks in the City will be accessible within a 10-minute walk or rolling distance by 2045.

Infrastructure

- Existing utility locations and capacity as well as planned new capital investments will *inform* intensity of development.

Transportation

- TSP modal networks and potential for active walking or biking trips will *inform* intensity of development.

Vision

- Chapter vision statements and key themes developed by Community Partners will *inform* development of **place types**.



Alternative Components

Alternative Components

Each of the alternatives will be organized into the following elements:

Nodes

- The “**where**” of each of the alternatives. The areas in the City that we forecast the majority of growth and activity to occur. Nodes define boundaries

Intensity

- The “**how much**”. Captures the general form and scale of development. Assigned intensity of low, medium, or high, and shows the degree of change from existing conditions today.

Place Types

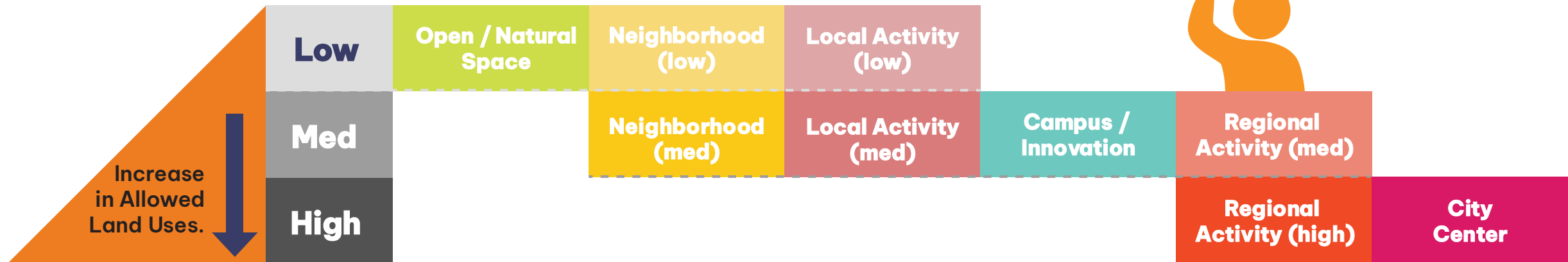
- The “**what**”. Specifies an intentional vision for a place, designates intended uses and other key design elements.

Intensity vs Place Type

- Each **node** will be assigned a **place type** *and* an **intensity**.
- Lower intensities will have greater restrictions on use, bulk and scale.

These designations will be the foundation for updating the Title 20 Land Use and Development Code during the final phase of OUR VANCOUVER .

Potential Place Type Categories



Example

Where: Node

How much: Intensity

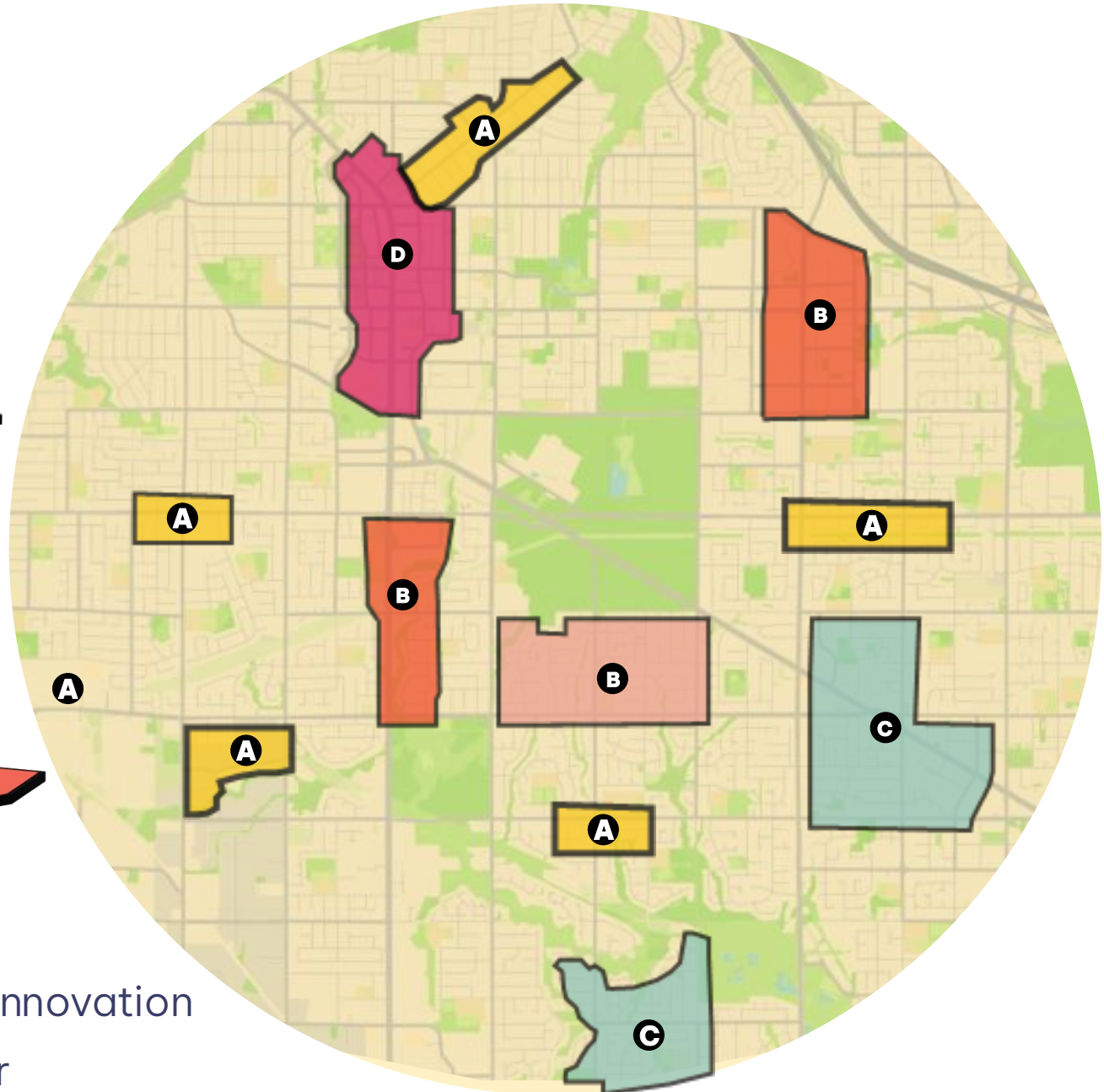
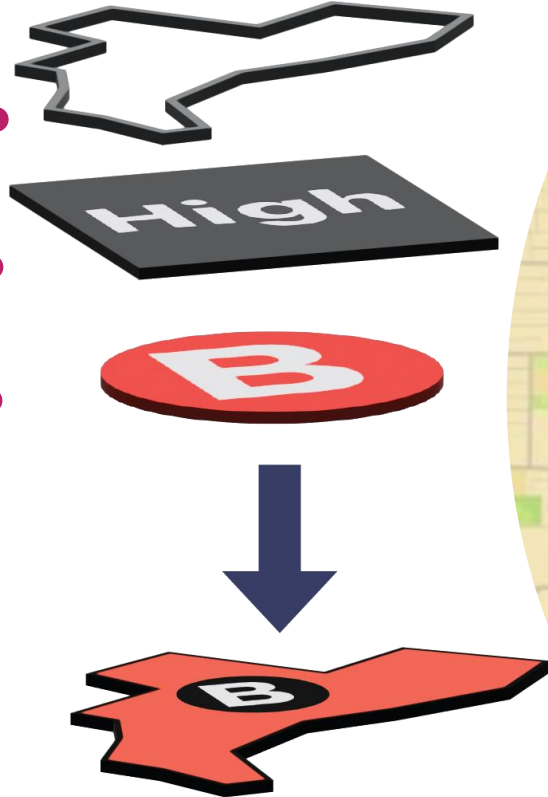
What: Place Type

Intensity Scale:

Low Med High

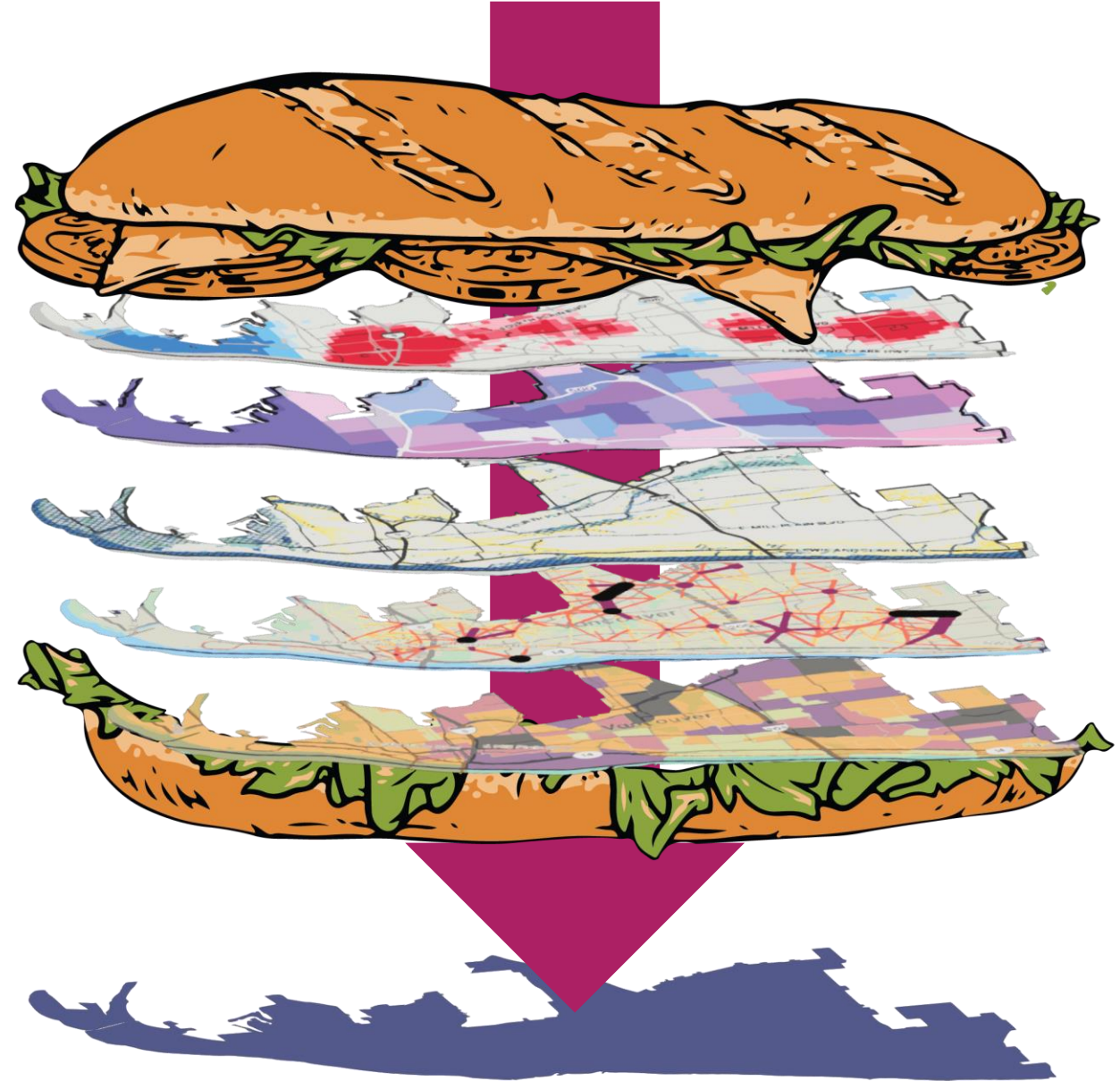
Place Type:

- A** Neighborhood
- B** Regional Activity
- C** Campus / Innovation
- D** City Center



Site Selection

- Assumptions with elements that can be mapped will be incorporated into the *site selection model* - to help determine where to place **nodes**, and the **intensity** of development assigned to them.
- Think of the model as a “*data sandwich*”, consisting of multiple layers of data compressed into one analysis.



Up Next

- Community survey is [live](#)
- April 1st: Joint Planning Commission City Council
 - Joint participation in Land Use Alternatives Exercise
- May 14th : Initial Planning Commission review of three (3) draft alternatives
- July 9th : Initial Planning Commission review of preferred alternative

Members of the public will be engaged in the alternatives exercise **Early April through Late June.**

