

Comprehensive Plan – Project Initiation

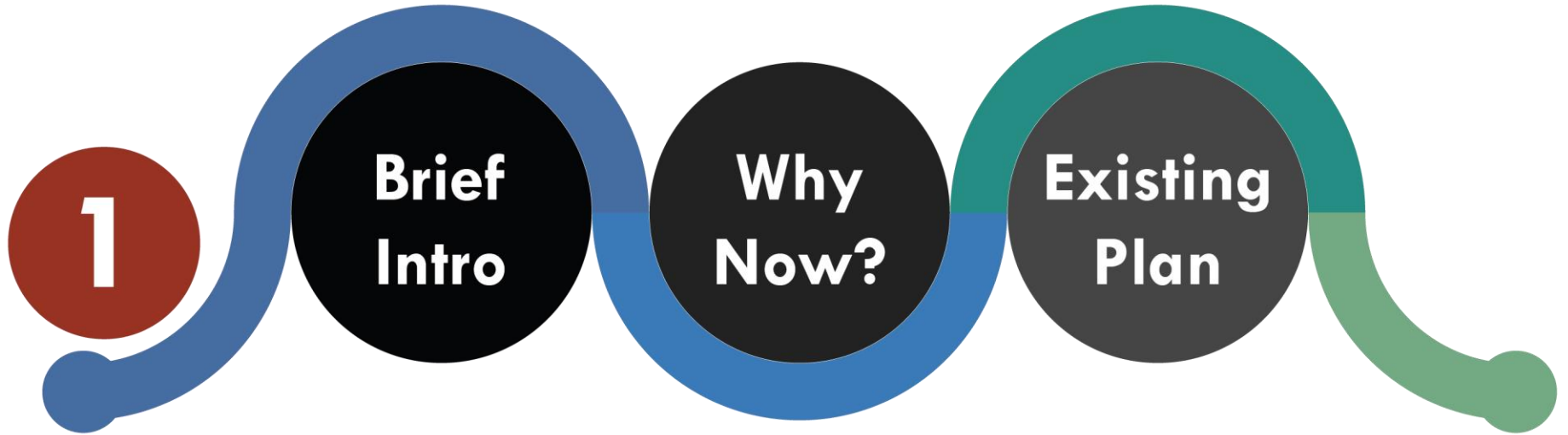
VANCOUVER
CITY HALL

April 4, 2022

CITY OF
Vancouver
WASHINGTON

Rebecca Kennedy, Deputy Director
Domenic Martinelli, Senior Long Range Planner
Community Development Department

Overview



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

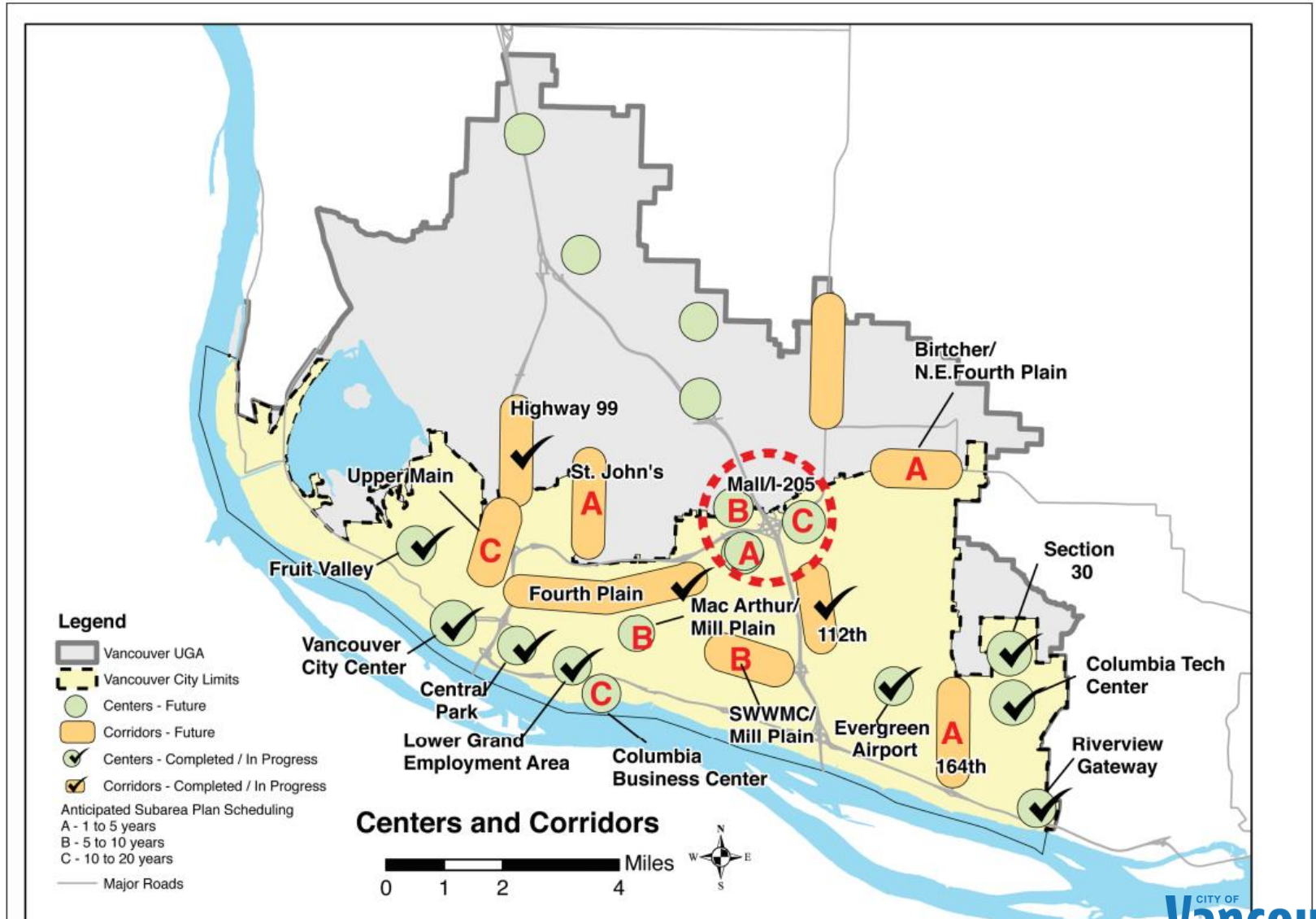
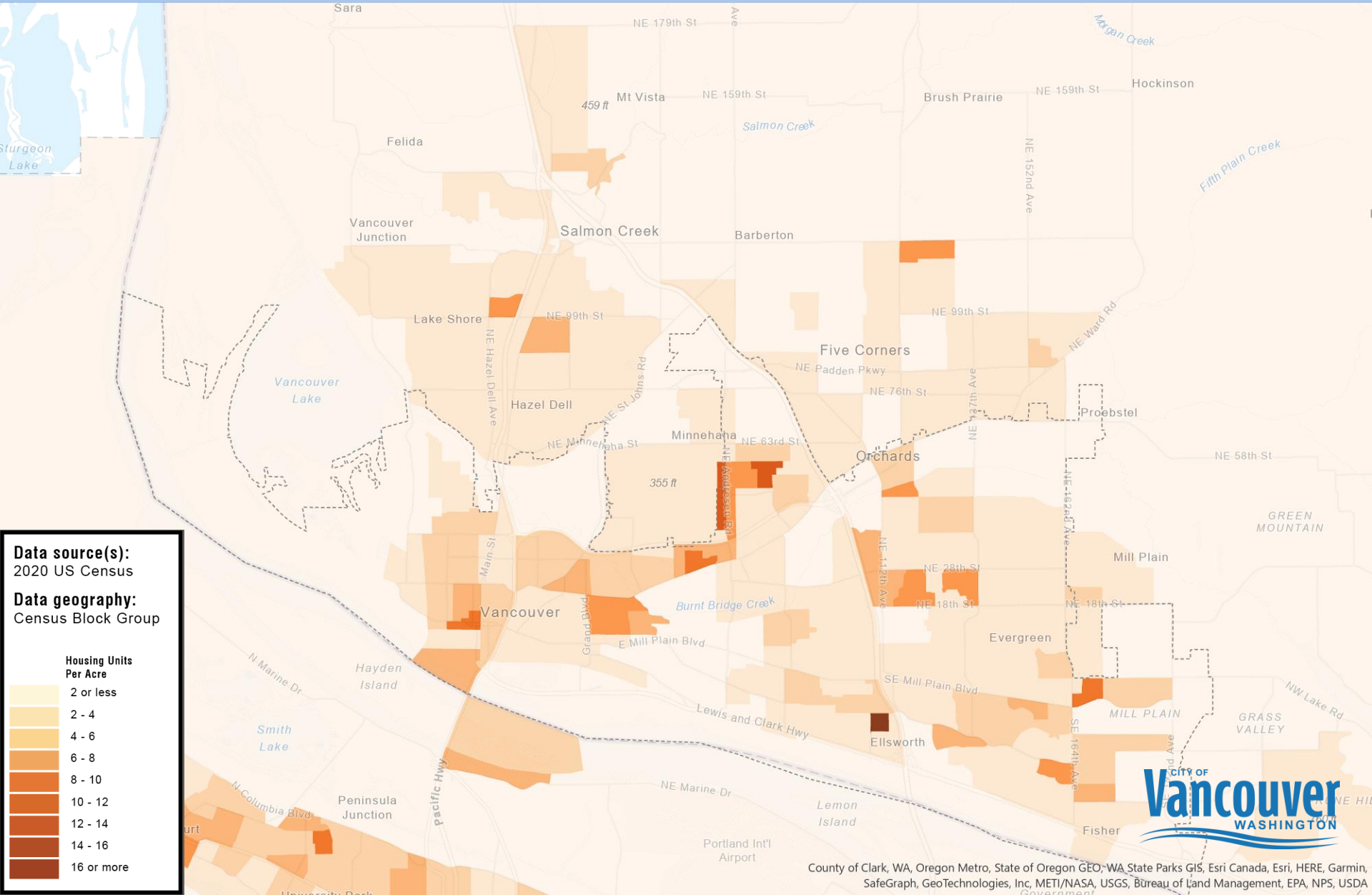
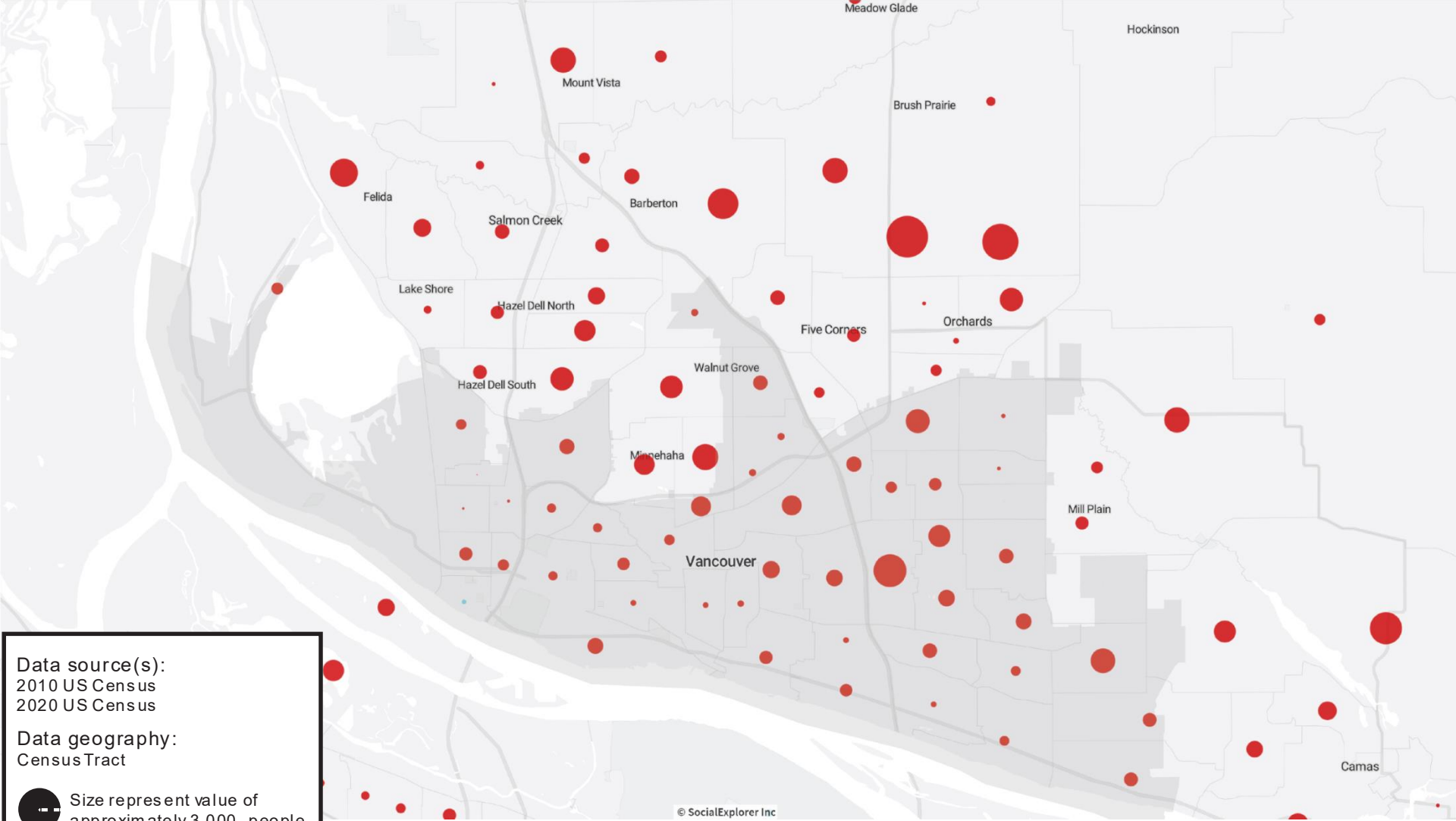


Figure 1-2. Comprehensive land use map showing designated types and intensities of land use allowed throughout the City of Vancouver. Source: City of Vancouver GIS.

Housing Units Per Acre, 2020






Total Population Growth, 2010-2020

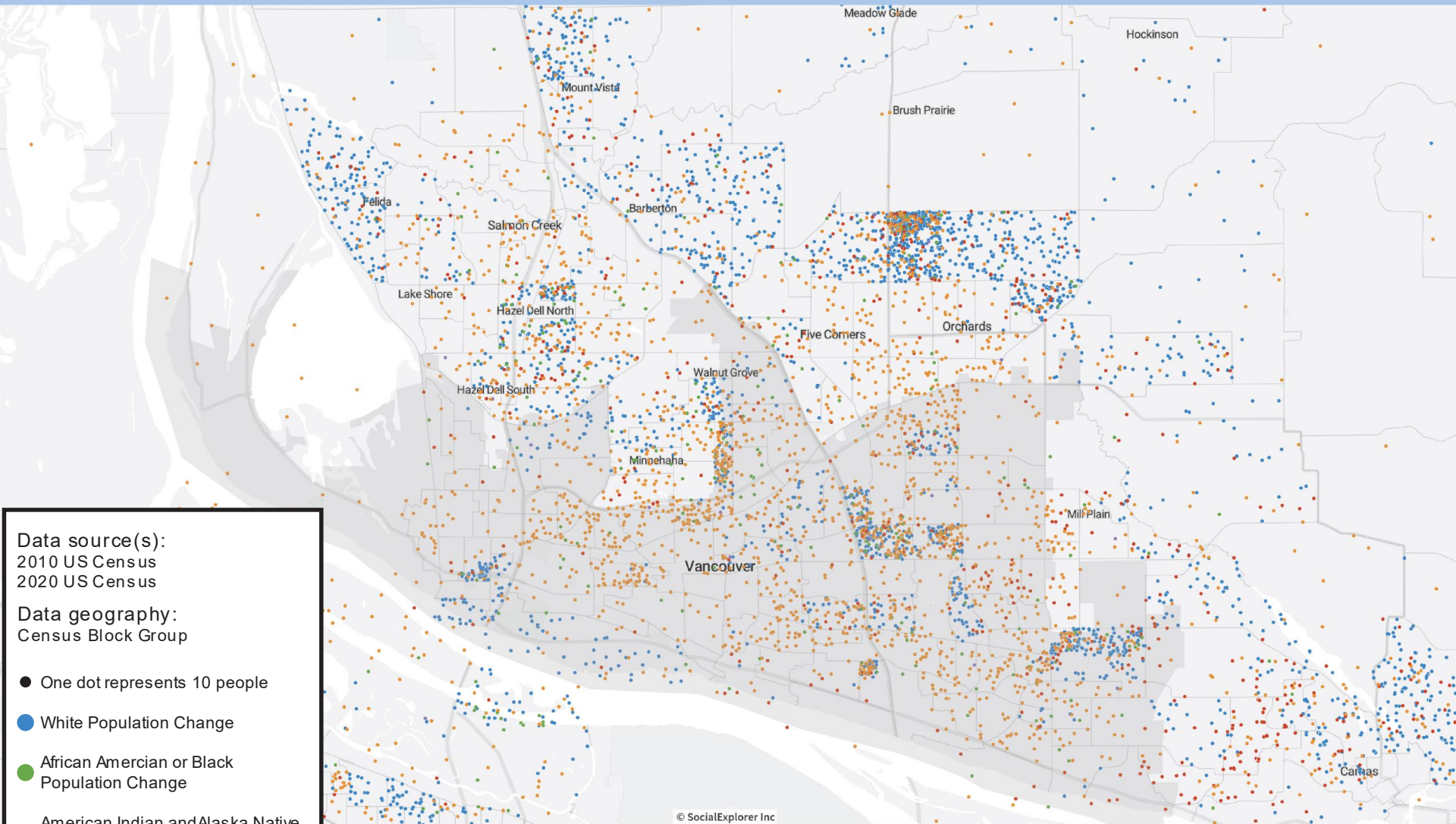


Data source(s):
2010 US Census
2020 US Census

Data geography:
Census Tract

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

Population Growth By Race, 2010-2020



© SocialExplorer Inc

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

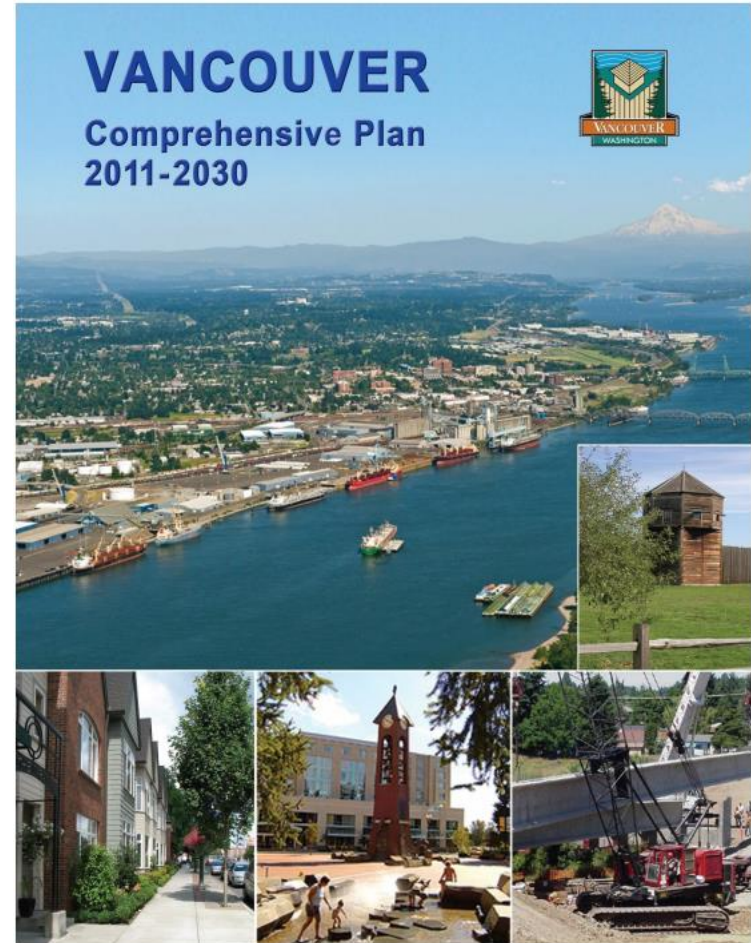
Key Initiatives Since Last Update

- 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)

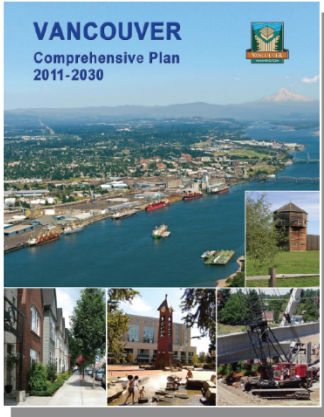
Existing Plan Overview

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.

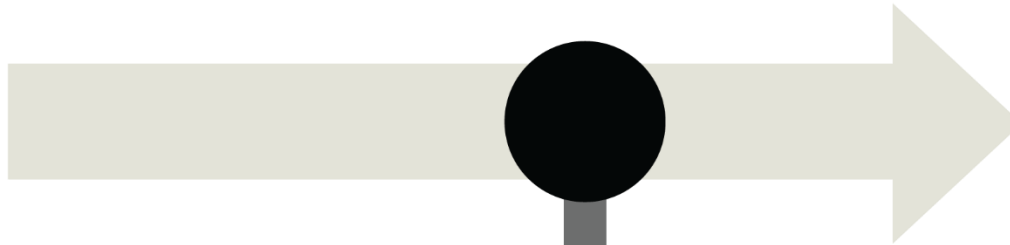
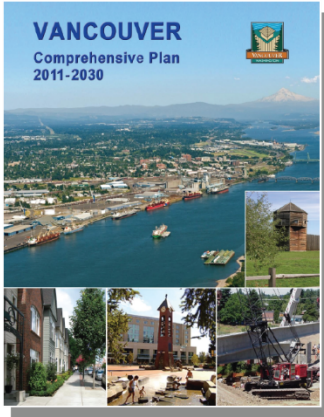
Evaluate better mechanisms to track implementation – metrics, criteria, indicators

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)

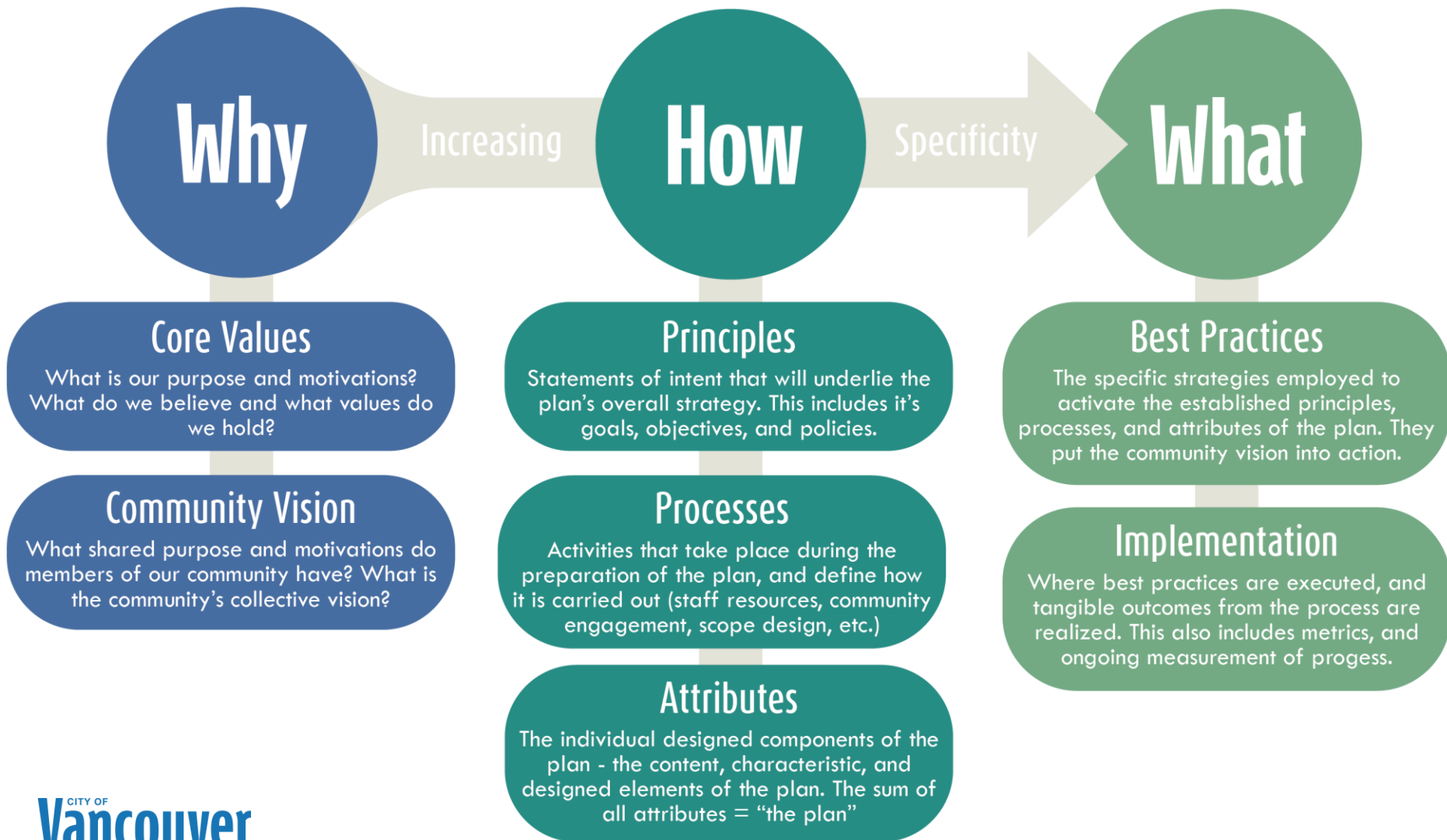
More detailed discussion of Annexation Strategy - how do unincorporated lands within the VUGA impact plan outcomes and ability to meet plan goals?

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

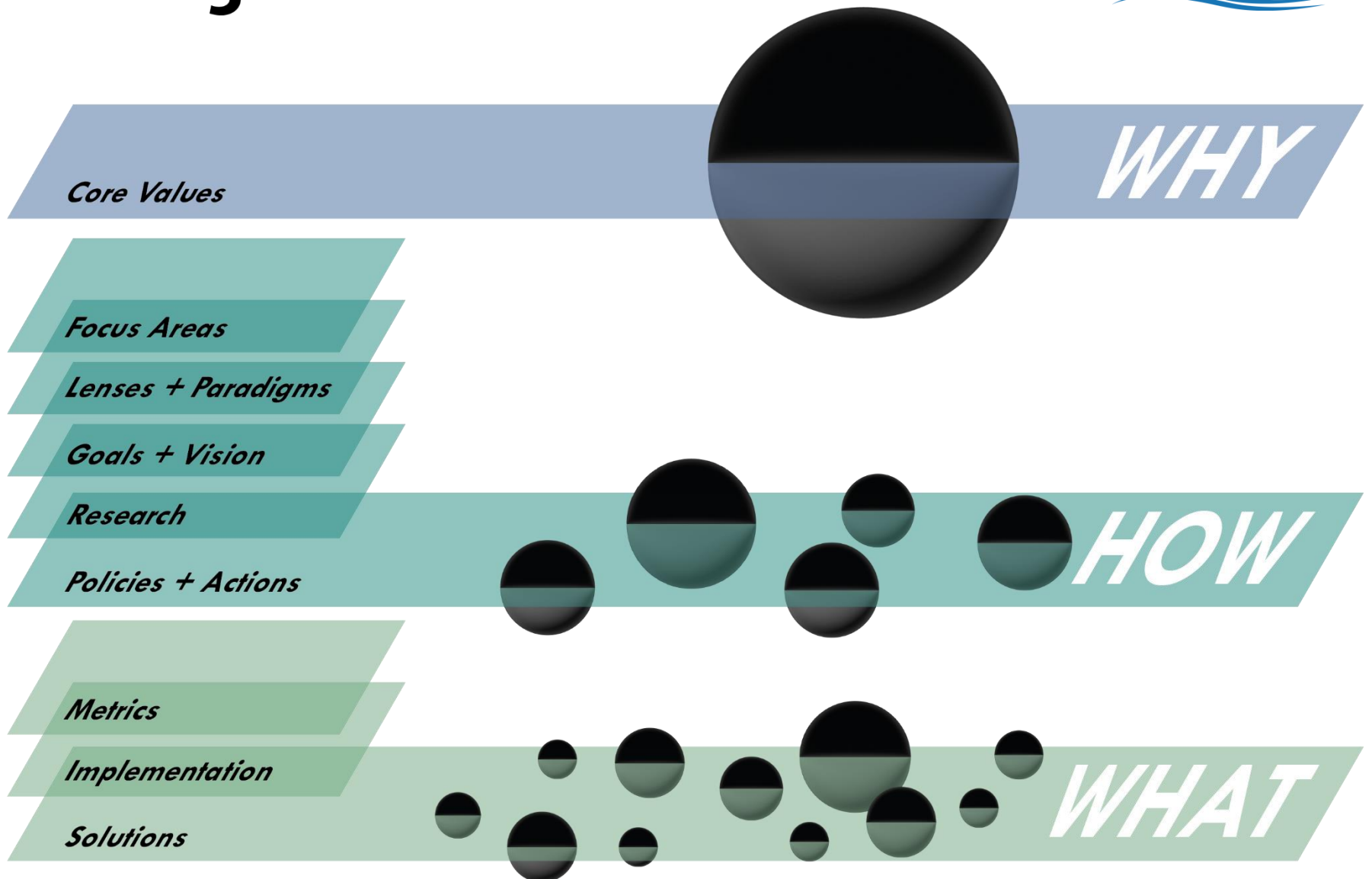


Defining Scope / Process Overview

Plan Methodology

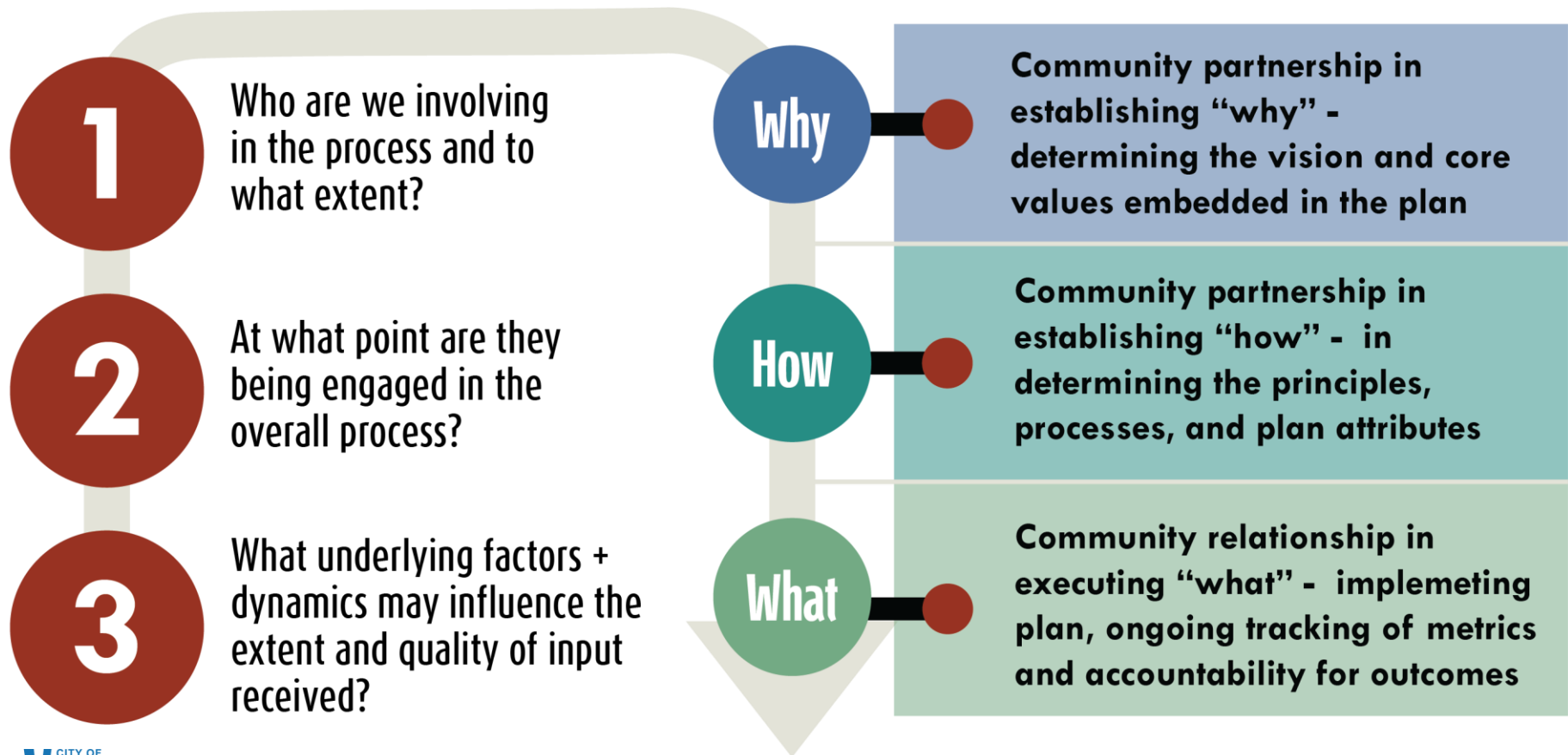


Getting to "What"




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**

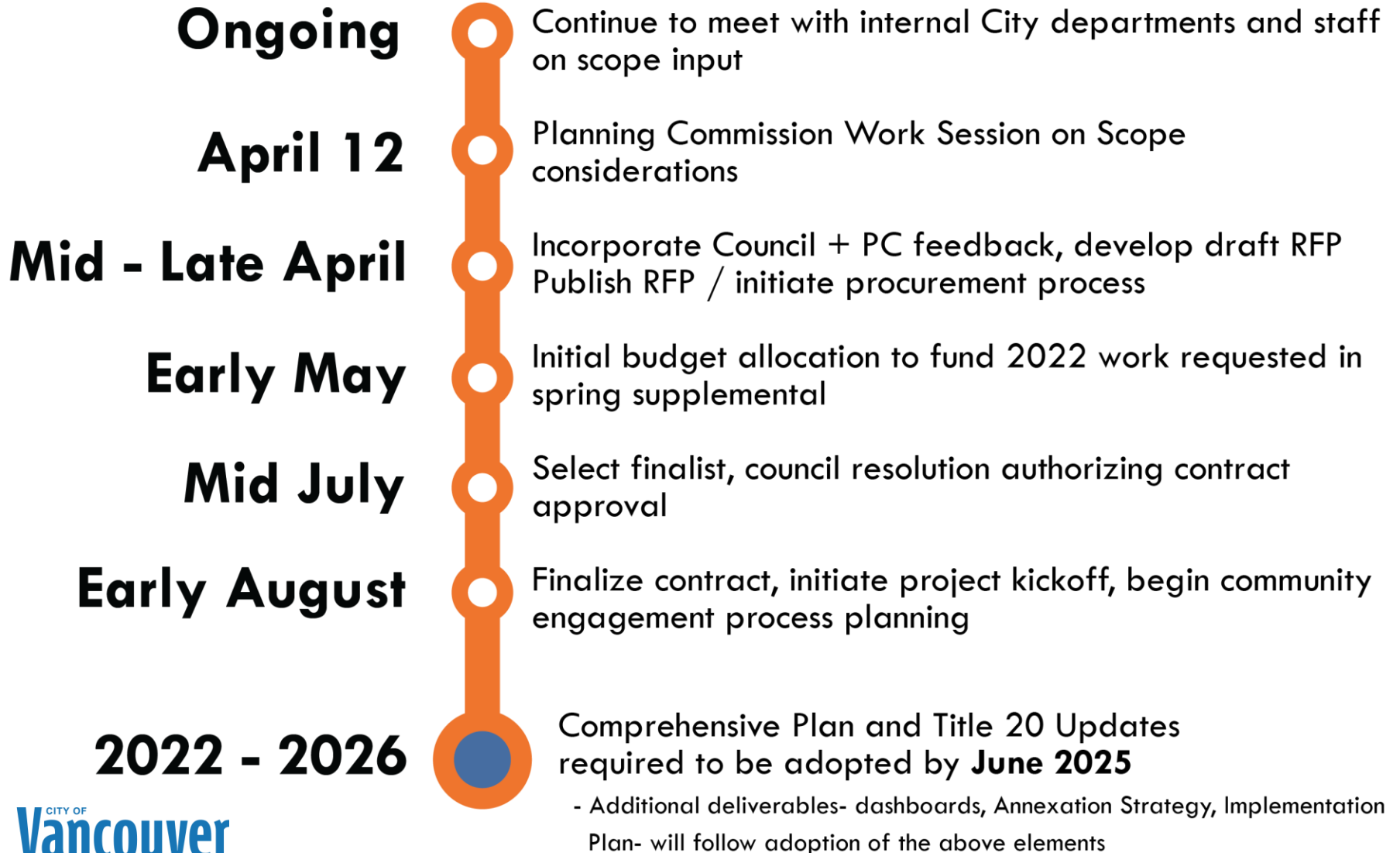
Dashboards:
Housing,
Employment
+ others

Annexation
Strategy

Relationship
establishment
between other
plans

**Additional priorities
uncovered during
plan process**

Next Steps



Questions for Council

1

What would you like to see incorporated into the overall approach of the comprehensive plan?

2

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

3

How do we prioritize the high level of competing demands to address in this plan update?

4

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

Questions and Discussion

Rebecca Kennedy, Deputy Director
rebecca.kennedy@cityofvancouver.us

Domenic Martinelli, Senior Long Range Planner
domenic.martinelli@cityofvancouver.us