



CITY OF  
**Vancouver**  
WASHINGTON

# Comprehensive Plan Update

Planning Commission Workshop  
July 23, 2024

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Planner  
WSP



# Agenda

- Land Use Possibilities
  - Development Process
  - Metrics
  - Comparison of Possibilities

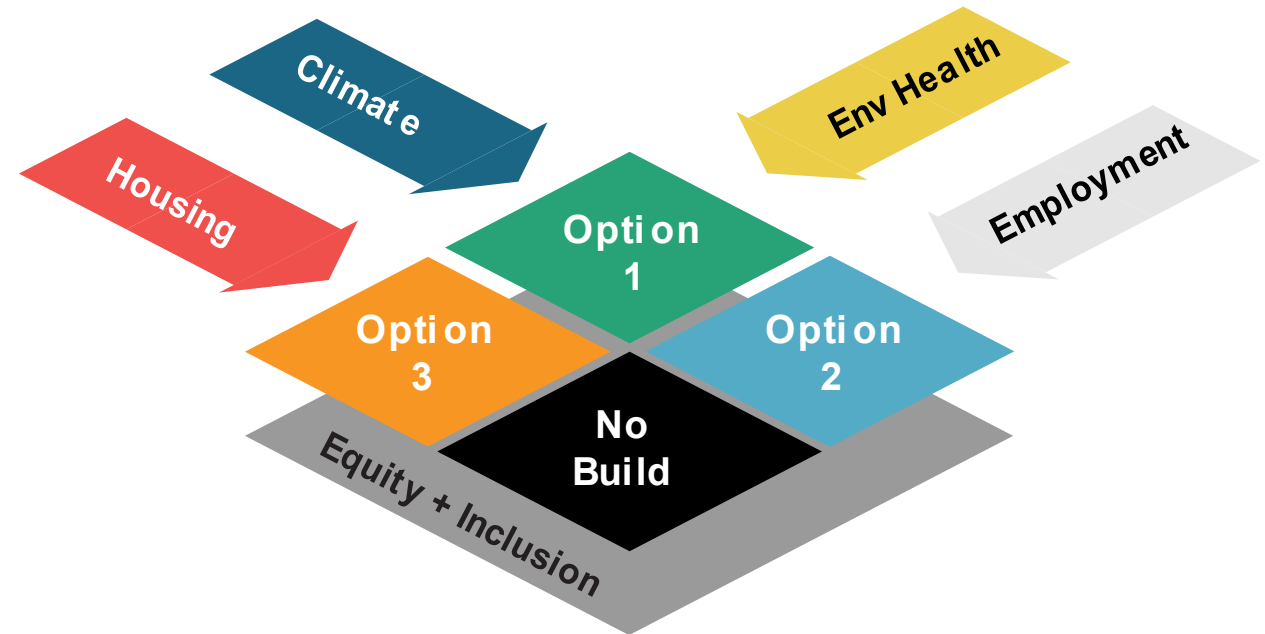


# Land Use Possibilities



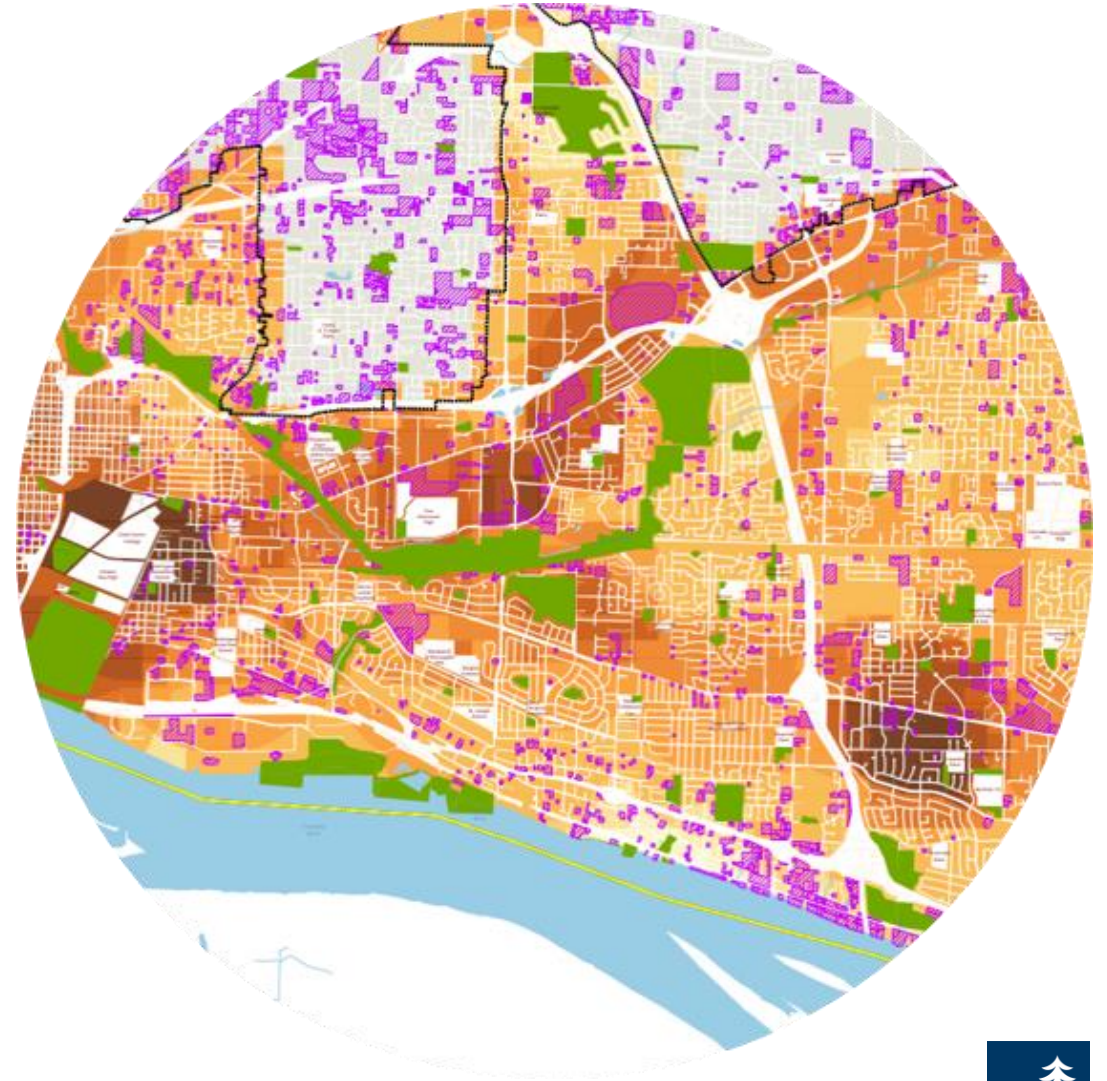
# Development Process

- Analyzed results from 37 map variations from in person community mapping activity responses and 28 variations from online responses.
- Developed a basemap, plus 6 variations
  - Represents areas with “lack of consensus” from mapping exercises
- Evaluation factors
  - Estimated GHG emissions in 2045
  - Environmental Health Metrics
  - Estimate of new housing produced under three possibilities
  - Estimate of new jobs produced under three possibilities



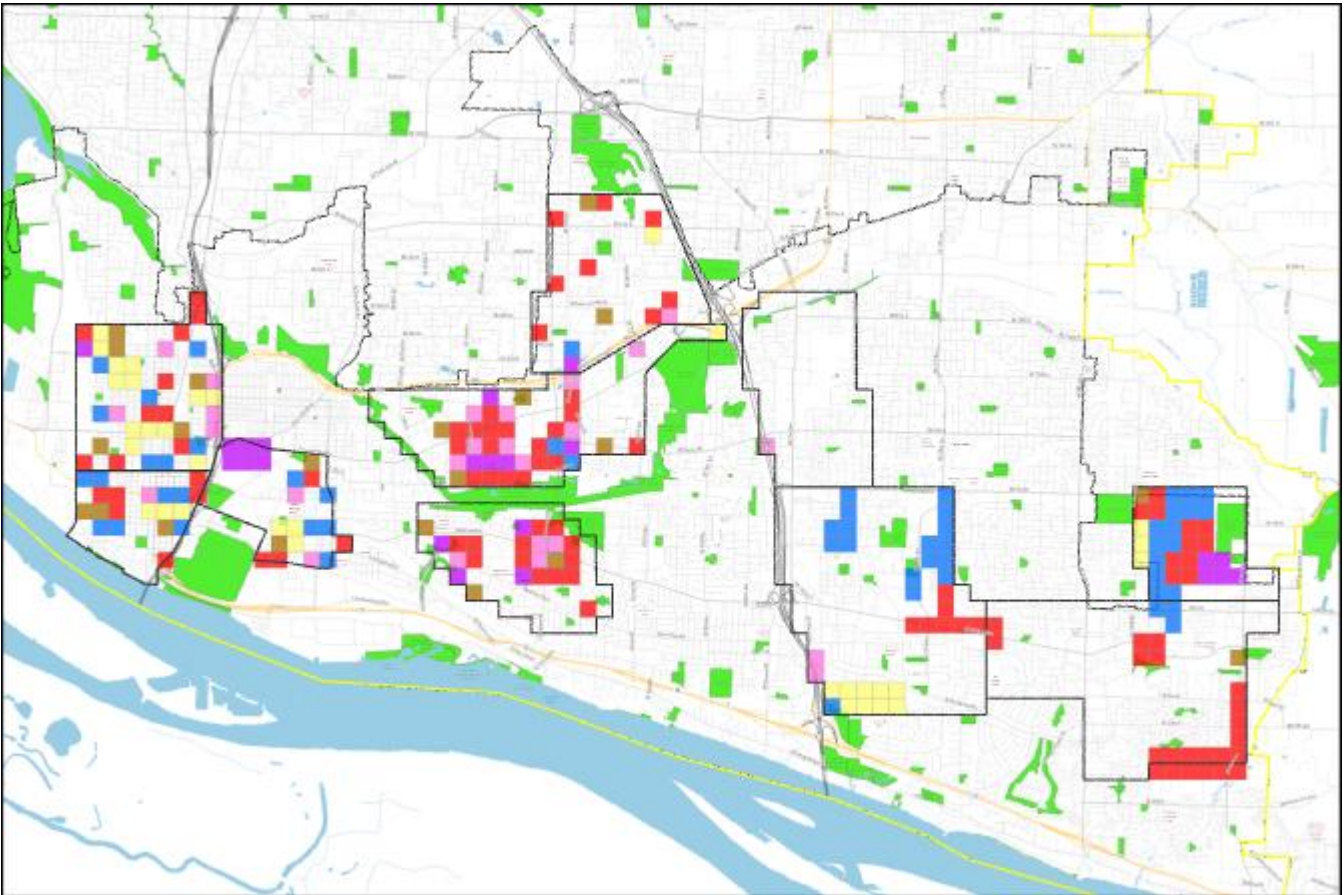
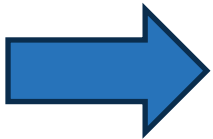
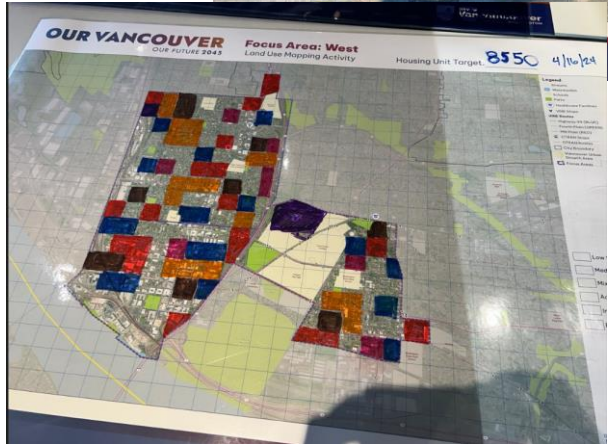
# Focus Areas

- Development of Focus Areas:
  - Active Trip Potential
  - Vine Routes/Stops (0.75 miles)
  - Schools (0.75 miles)
  - Parks/Open Space (0.5 miles)
  - Employment Centers
  - Critical Areas
  - ROW



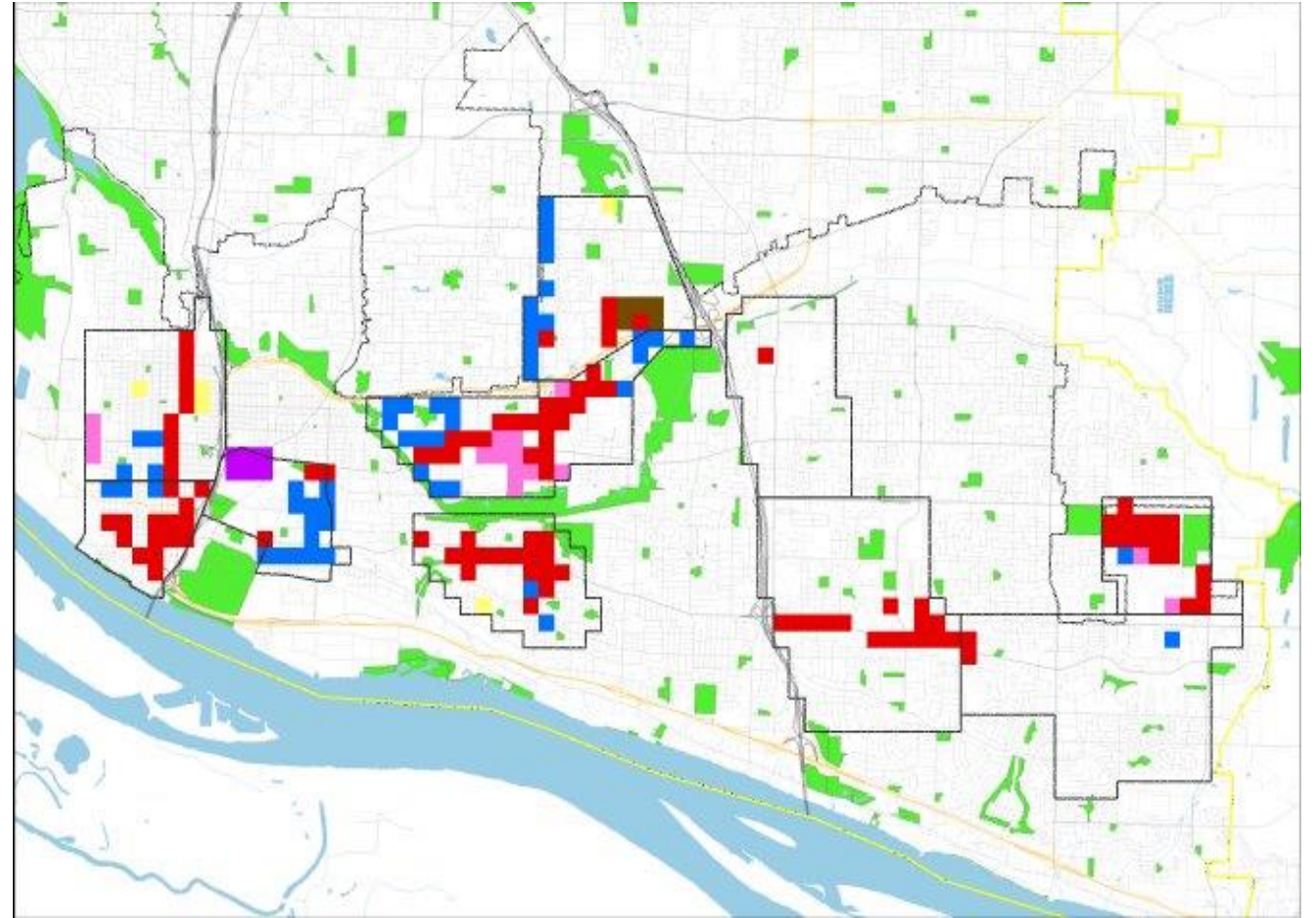


# Digitizing Land Use Exercises



# Possibility Development

- 37 maps generated during the in-person land use workshops:
  - East: 11 maps
  - West: 13 maps
  - Central: 13 maps
- Consensus Map: only areas with 4 or more selections of the same place type are shown on the Consensus Map.



0 1 2 3 4 5 6 7 8 9 10 11



No Consensus

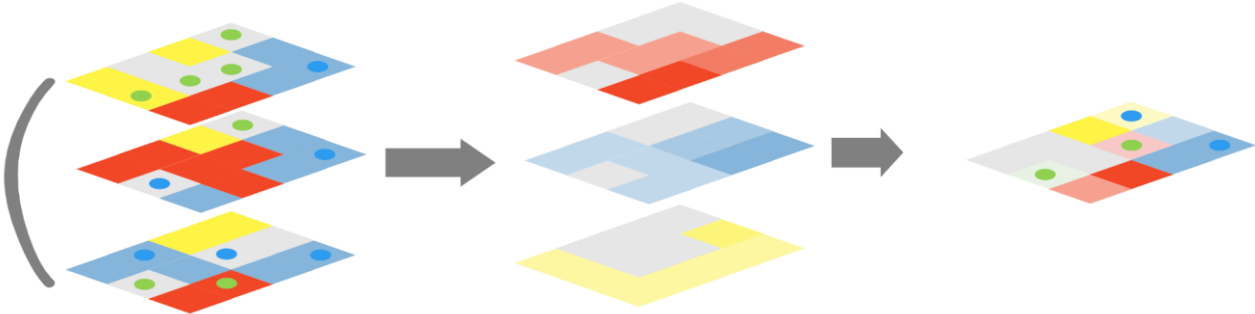
Consensus





# Possibility Development

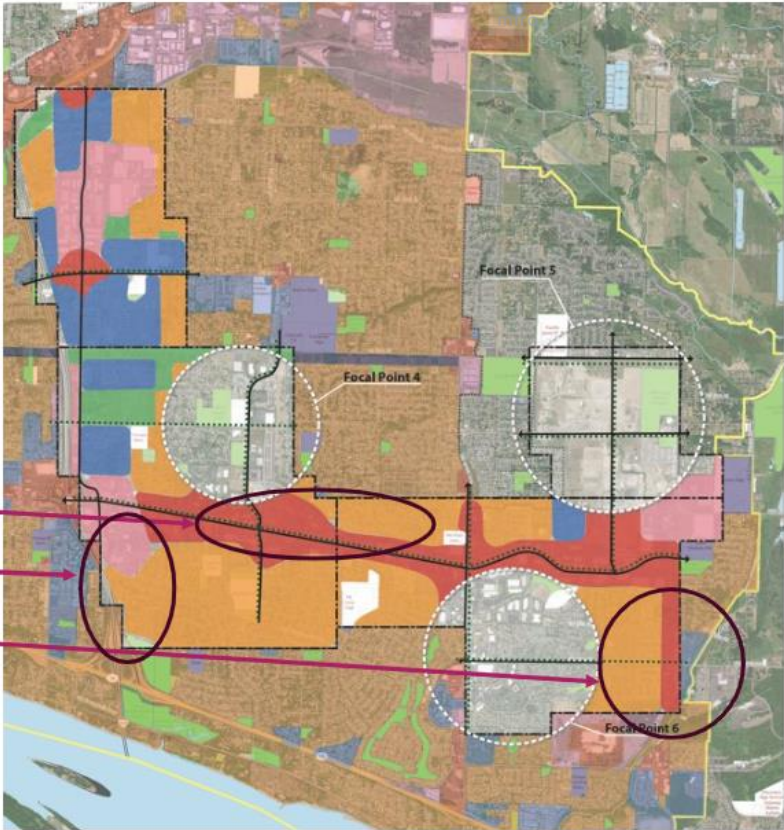
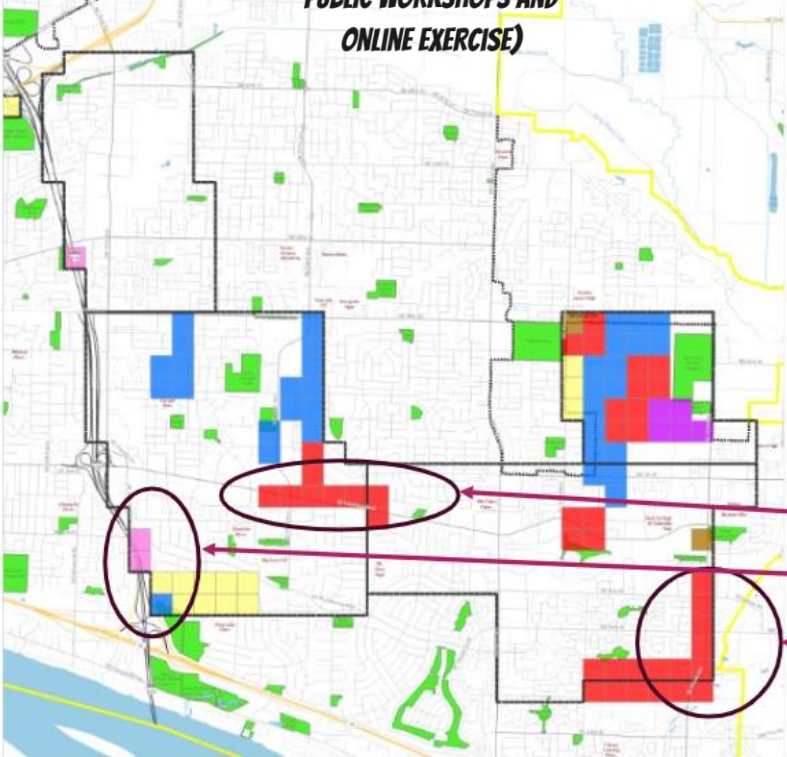
- Consensus maps from community mapping exercise translated to form foundation for focus areas
- Areas with  $\geq 4$  squares translated into bubble diagrams
- Equity priority voices elevated through prioritizing CP and community-based organization input.



*(SUM TOTAL OF ALL  
FEEDBACK FROM ALL  
PUBLIC WORKSHOPS AND  
ONLINE EXERCISE)*

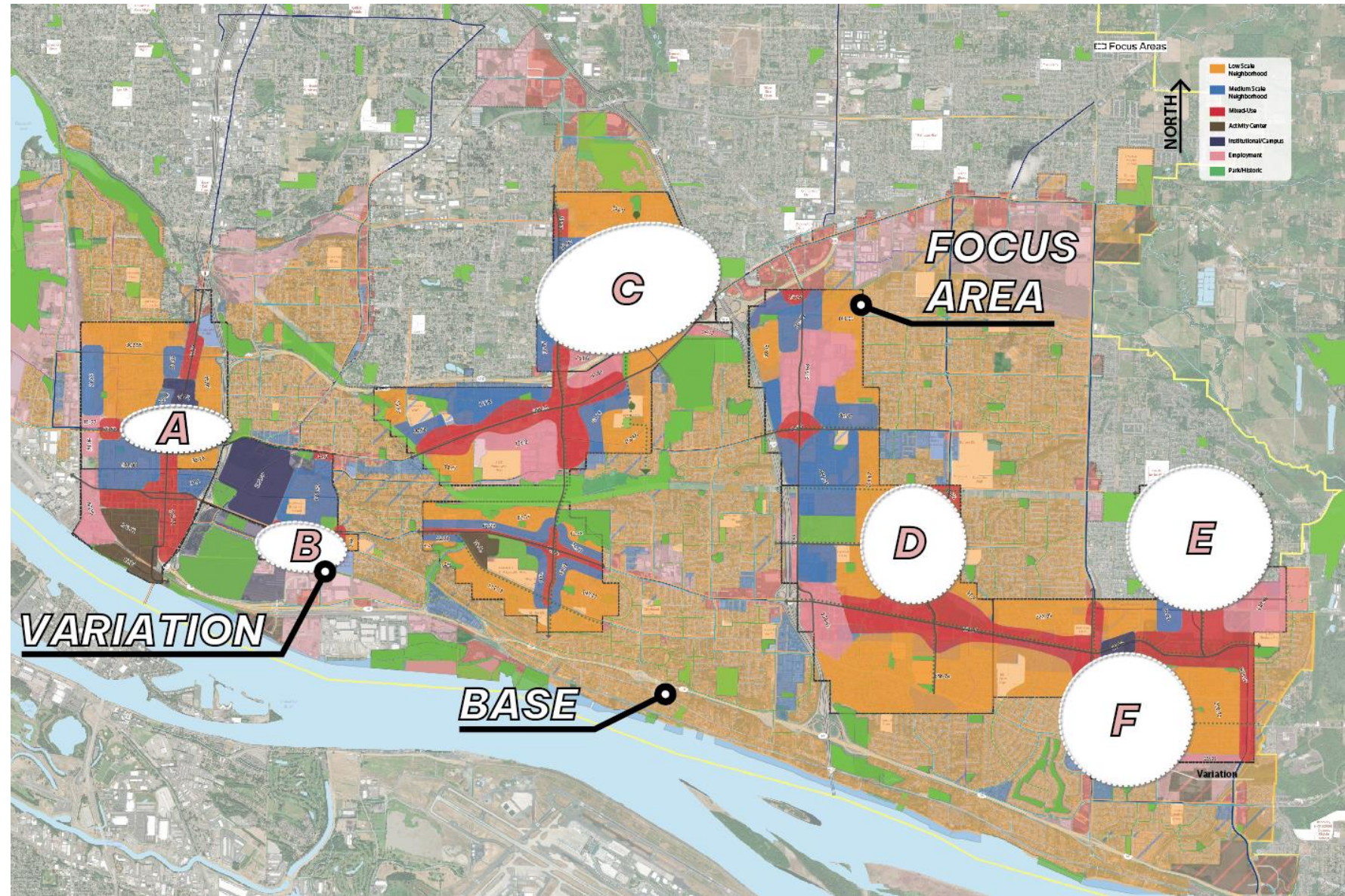
*RESULTS BROKEN  
OUT BY PLACE TYPE*

*FOUNDATION FOR THE  
FOCUS AREAS*

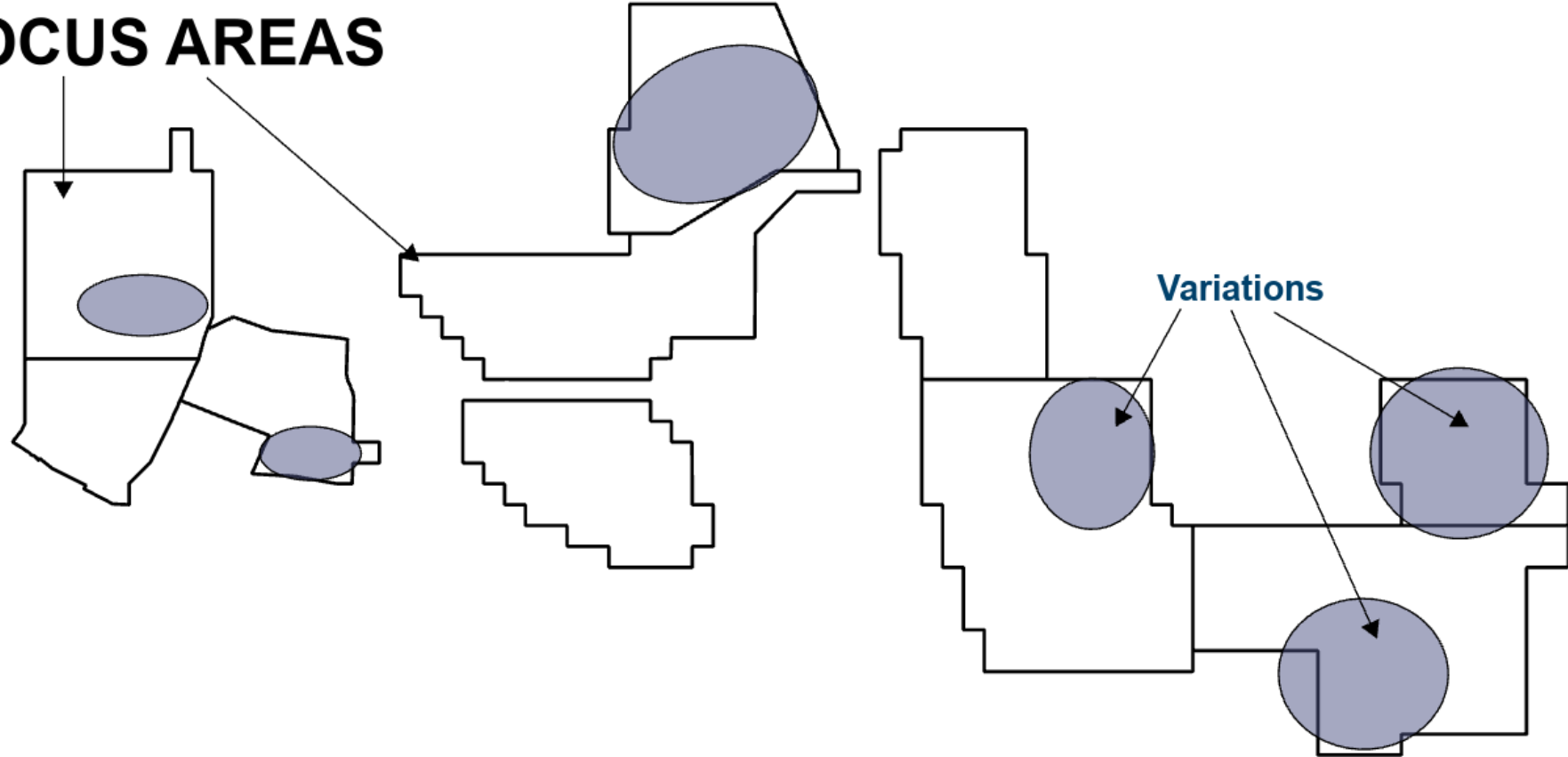


# Model

- Elements
  - **Base** – Limited Change
  - **Focus Area** – Areas of significant change/growth
  - **Variations** – Areas where no consensus was provided through the engagement exercise, labeled A-F
- Results of Community Mapping Activity results



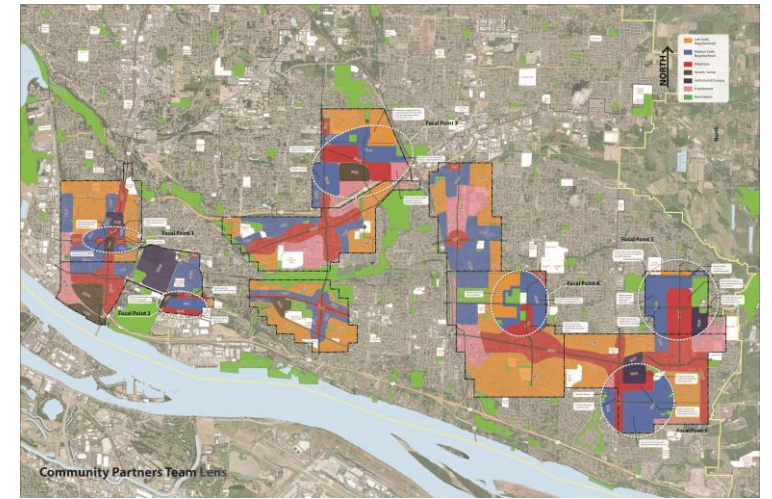
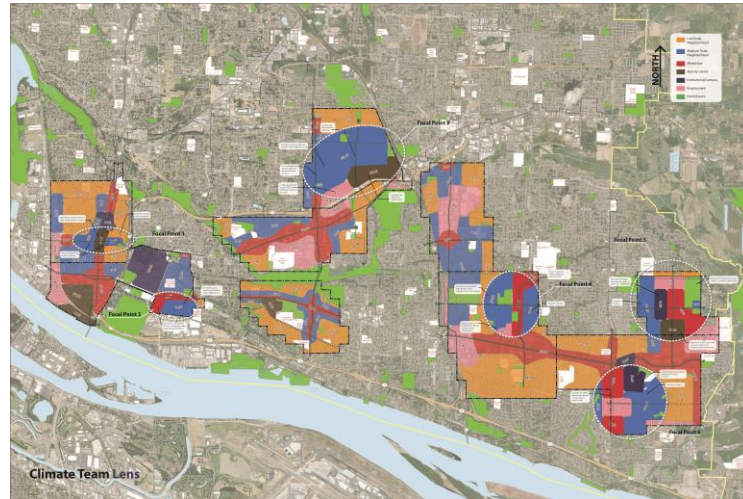
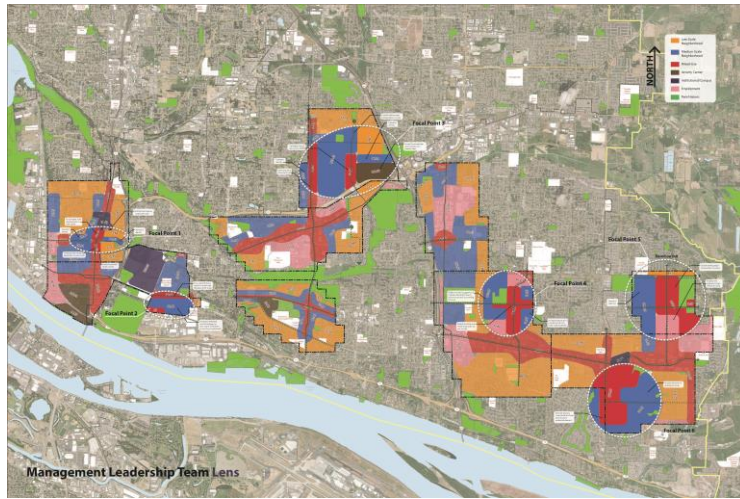
# FOCUS AREAS



# Place Types

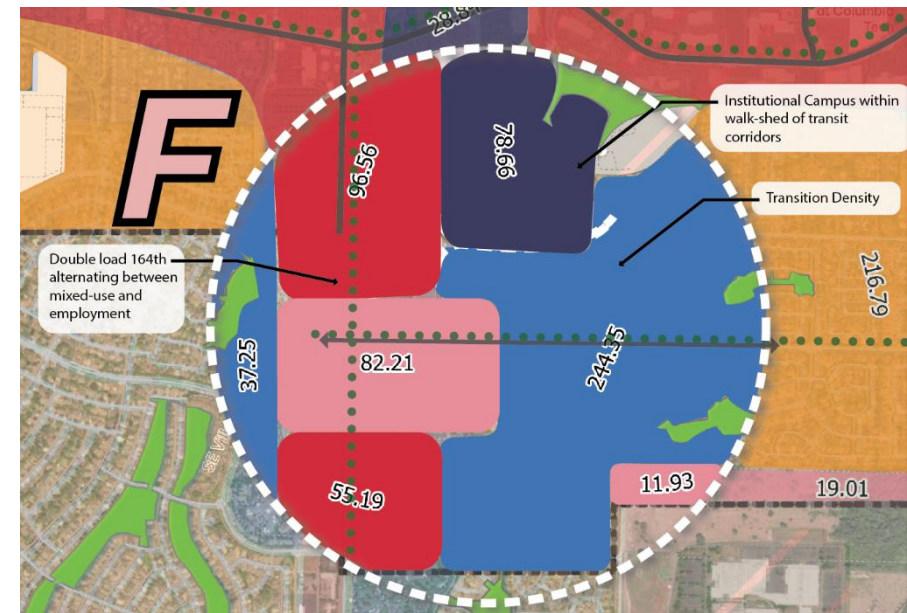
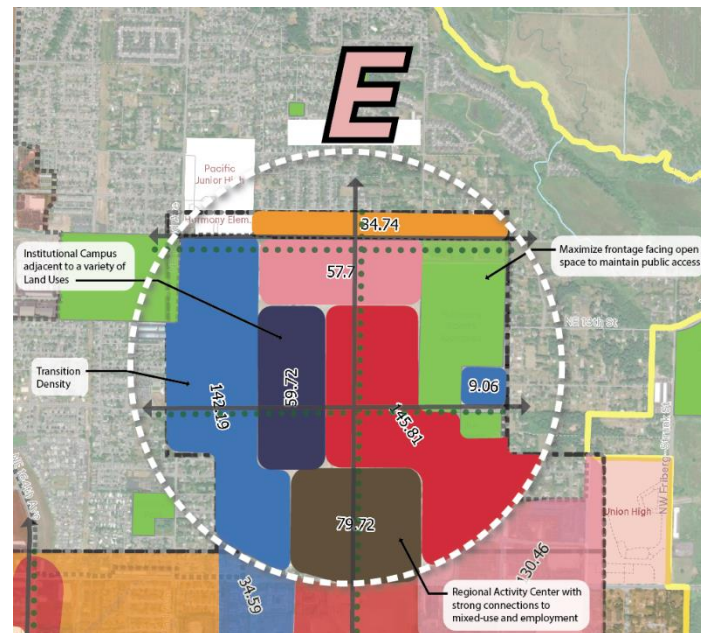
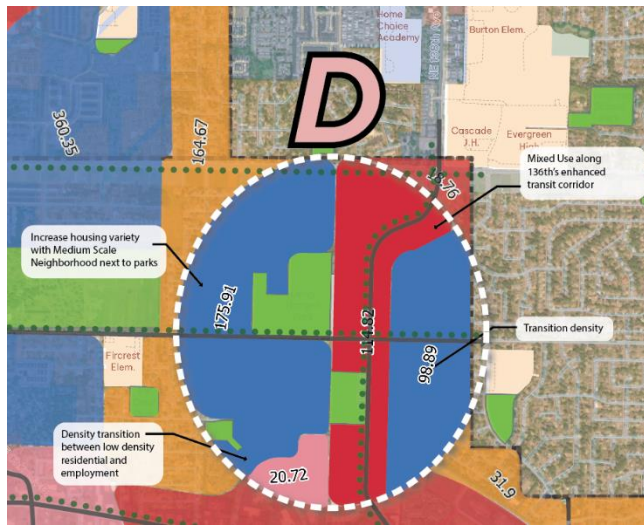
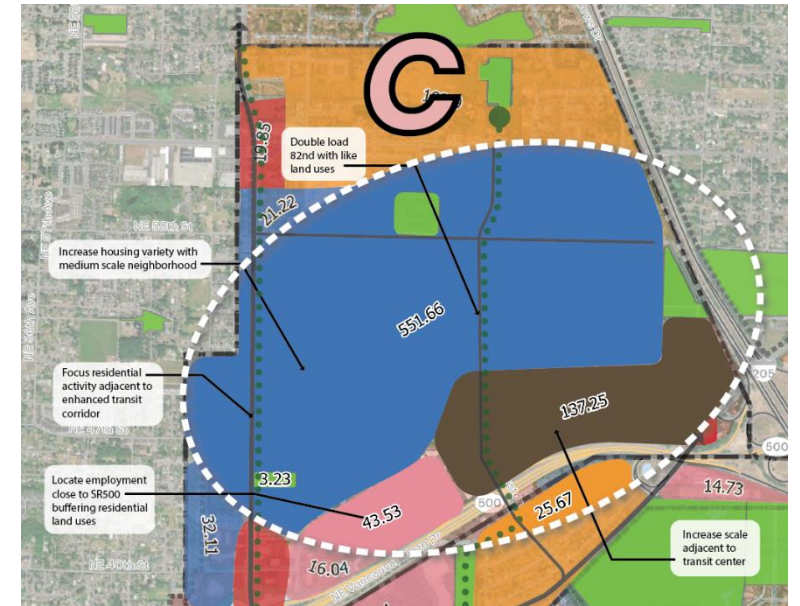
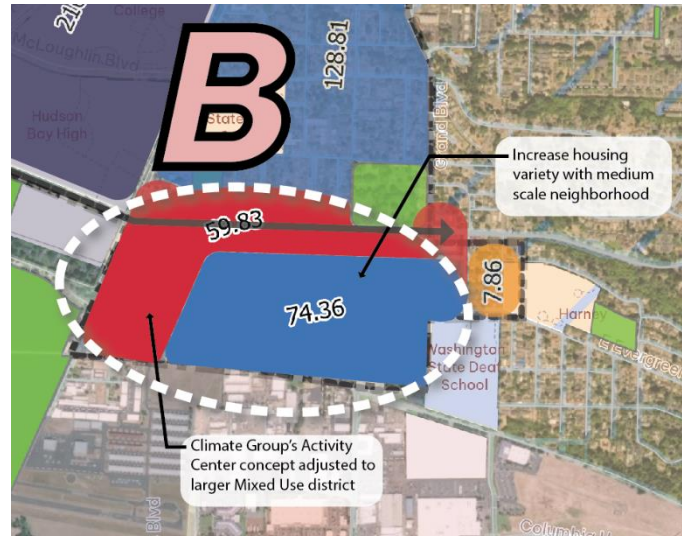
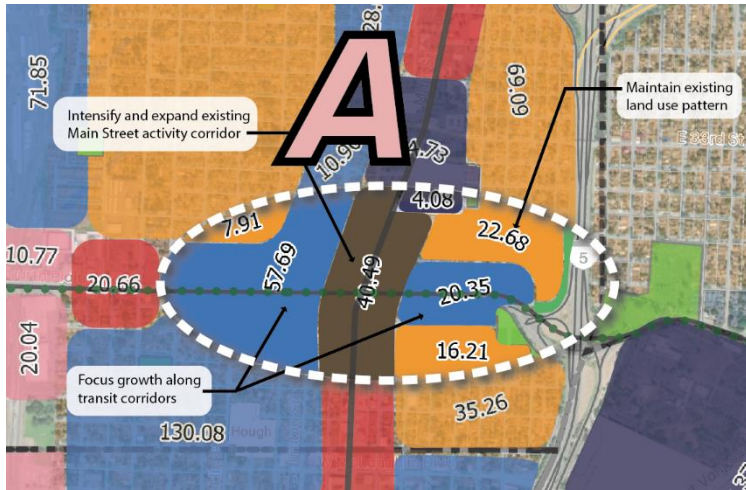


# Three Possibilities



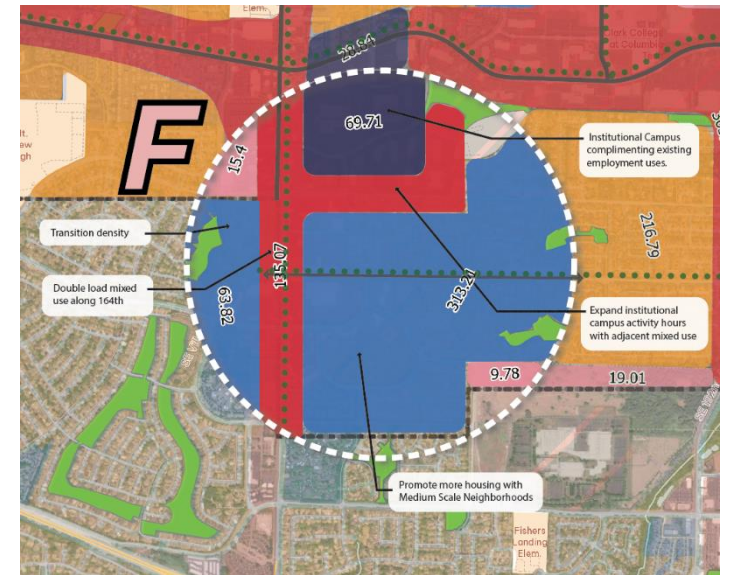
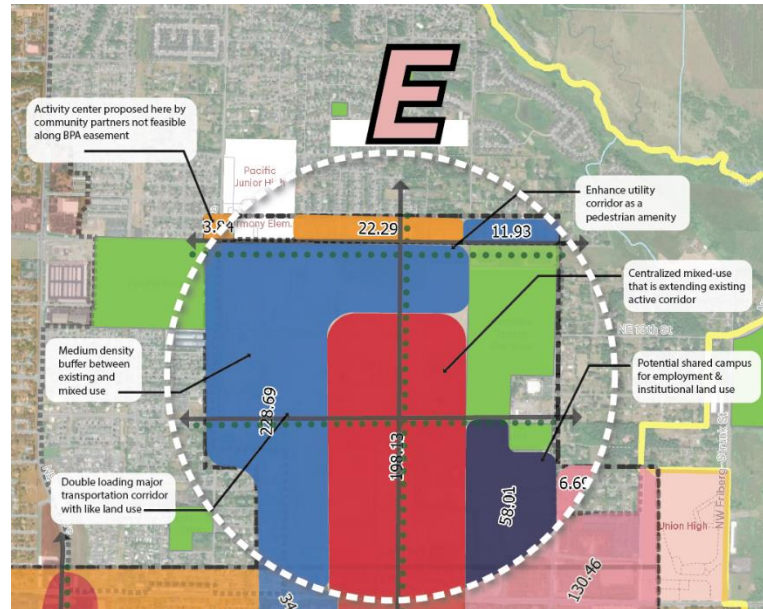
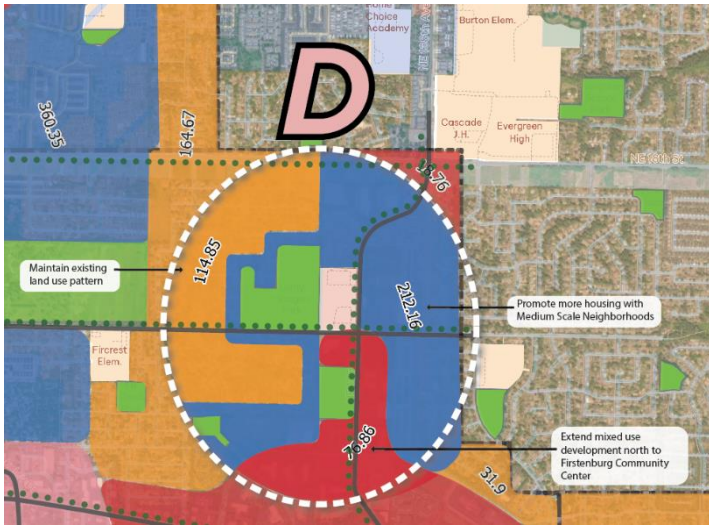
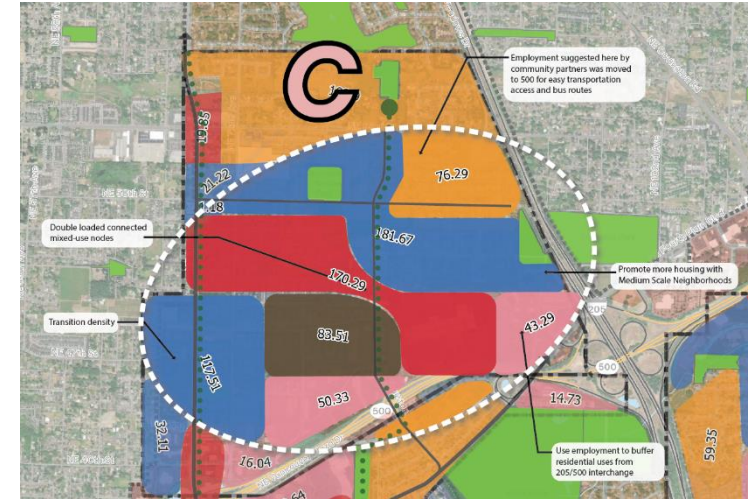
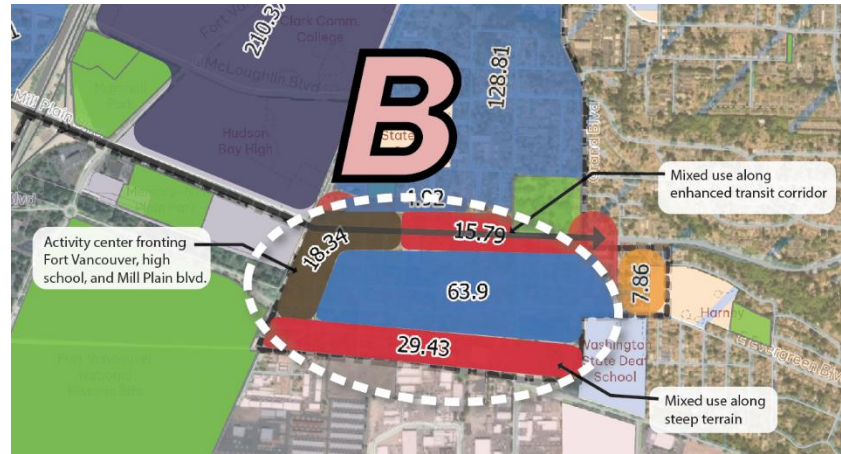
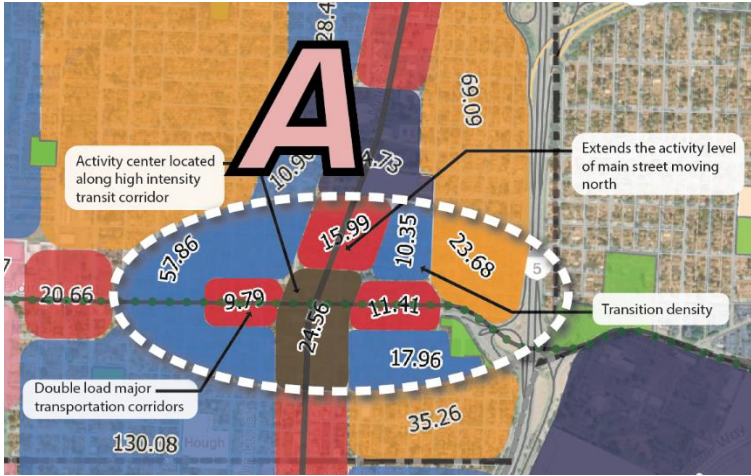
# Possibility 1

*\* Not to scale*



# Possibility 2

*\* Not to scale*



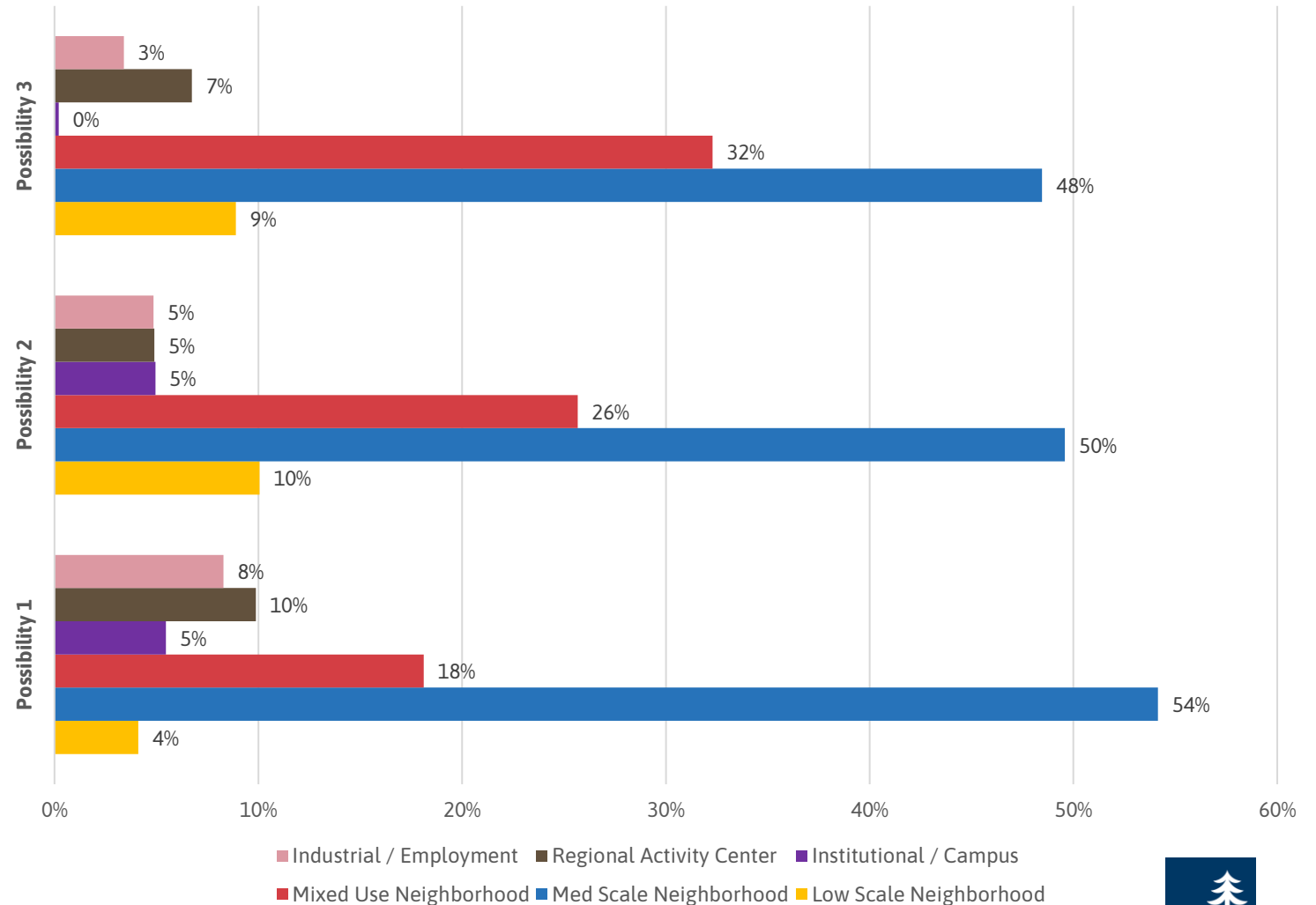




# Housing Mix

- All possibilities provide greater range and mix of housing than exists today
  - Possibility 3 has slightly more units overall than 1 & 2
- Possibility 1 has greatest portion of new units delivered through middle housing types (*approx. 60% of new units between 3-4 stories*)
- Possibility 3 has greater portion of new units delivered through larger housing types (*approx. 15% of new units 5 or more stories*)

Place Type Percentages by Possibility



# Variations

- Table shows variations within land use possibilities, with the top two place types shown by acreage
- Majority of acreage in all possibilities is low or medium scale residential
- Within variations a-f, medium scale & mixed use have greatest acreage
- Majority of employment land exists outside variation areas

Variation	Rank	Possibility 1	Possibility 2	Possibility 3
A	1	Med Scale Neighborhood	Med Scale Neighborhood	Low Scale Neighborhood
	2	Regional Activity Center	Mixed Use Neighborhood	Med Scale Neighborhood
B	1	Med Scale Neighborhood	Med Scale Neighborhood	Med Scale Neighborhood
	2	Mixed Use Neighborhood	Mixed Use Neighborhood	Mixed Use Neighborhood
C	1	Med Scale Neighborhood	Med Scale Neighborhood	Med Scale Neighborhood
	2	Regional Activity Center	Mixed Use Neighborhood	Low Scale Neighborhood
D	1	Med Scale Neighborhood	Med Scale Neighborhood	Med Scale Neighborhood
	2	Mixed Use Neighborhood	Low Scale Neighborhood	Mixed Use Neighborhood
E	1	Med Scale Neighborhood	Med Scale Neighborhood	Mixed Use Neighborhood
	2	Mixed Use Neighborhood	Mixed Use Neighborhood	Med Scale Neighborhood
F	1	Med Scale Neighborhood	Med Scale Neighborhood	Med Scale Neighborhood
	2	Mixed Use Neighborhood	Mixed Use Neighborhood	Mixed Use Neighborhood
Total	1	Med Scale Neighborhood	Low Scale Neighborhood	Low Scale Neighborhood
	2	Low Scale Neighborhood	Med Scale Neighborhood	Med Scale Neighborhood

# Environmental Health

Scale:

Good

Better

Best

Possibility

Metric	Topics	#1	#2	#3	Notes
15 min neighborhoods	Physical activity, air quality, community connections				Based on # units in variations that are 15-min neighborhood hot spots
Growth near transit	Air quality				Based on # units in variations that have transit access
Park access	Physical activity				Based on # units in variations with high access to parks
Heat island mitigation	Heat				Based on # units in variations with heat island disparities (opportunity to add greenery)
Mixed uses	Physical activity, air quality, community connections				Based on total mixed use + activity center acreage
Buffering from highways	Air quality, noise				Based on buffering residential from the highways in variations 1 and 3



# Employment (Jobs Per Housing Unit)

- Expressed as ratio of jobs to housing units
- Possibility 1 has greatest overall estimated number of jobs and most land dedicated to employment.
- High number of retail, lower wage jobs in mixed use neighborhoods
- Institutional, regional activity centers, industrial / employment will hold more medium / high wage jobs.

		Possibility 1		Possibility 2		Possibility 3	
% of Total Acreage Assigned to Employment		Acres	Jobs Per Housing Unit	Acres	Jobs Per Housing Unit	Acres	Jobs Per Housing Unit
Low Scale Neighborhood	10%	285.02	0.14	300.25	0.15	297.65	0.16
Med Scale Neighborhood	10%	285.52	0.07	272.37	0.08	271.55	0.08
Mixed Use Neighborhood	50%	1005.43	0.67	1100.71	0.74	1193.17	0.76
Institutional / Campus	75%	312.30	3.83	301.25	4.20	209.50	4.30
Regional Activity Center	50%	224.72	4.70	159.19	5.15	184.48	5.28
Industrial / Employment	75%	788.86	3.60	720.91	3.95	693.78	4.05
Total -->			<b>1.07</b>		<b>0.98</b>		<b>0.95</b>



# Next Steps

- Summer/Fall 2024:
  - Engagement to refine possibilities
  - Convert possibilities to parcel level maps
  - Begin EIS analysis of no action
- Fall/Winter 2024
  - Development Draft Environmental Impact Statement (DEIS) for three possibilities and no action alternative
  - Develop future code framework and building blocks of new zoning districts
  - Develop draft Comprehensive Plan policies for review and refinement
- Winter/Spring 2025
  - Release DEIS for public comment
  - Select Preferred Possibility for analysis in Final Environmental Impact Statement (FEIS)
  - Refine and vet Comprehensive Plan policies and Title 20 code concepts / draft code language

