



CITY OF
Vancouver
WASHINGTON

Comprehensive Plan Update

Planning Commission Workshop
July 23, 2024

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WSP



Agenda

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

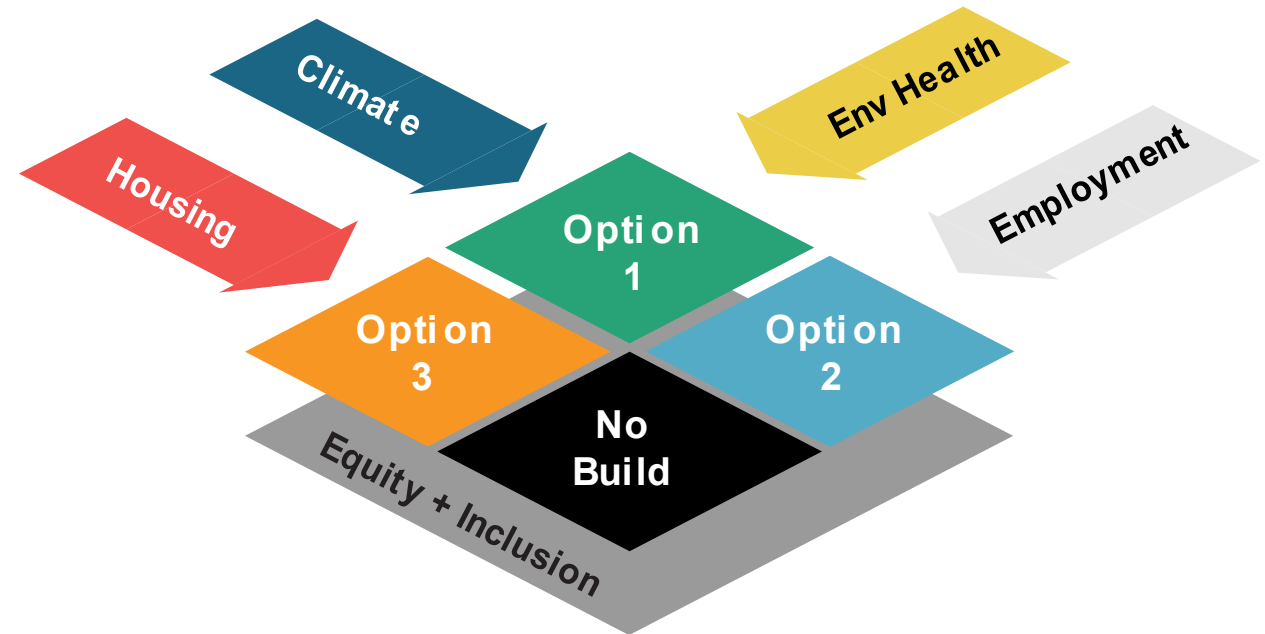


Land Use Possibilities



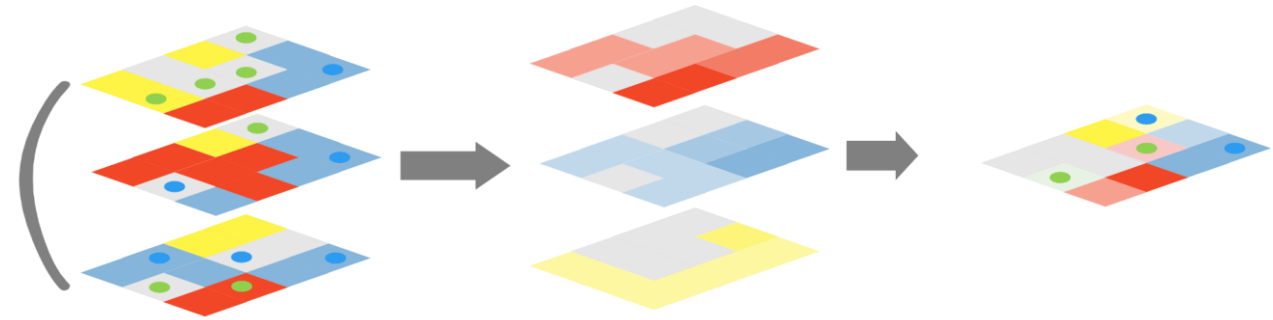
Development Process

- 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



Process (cont'd)

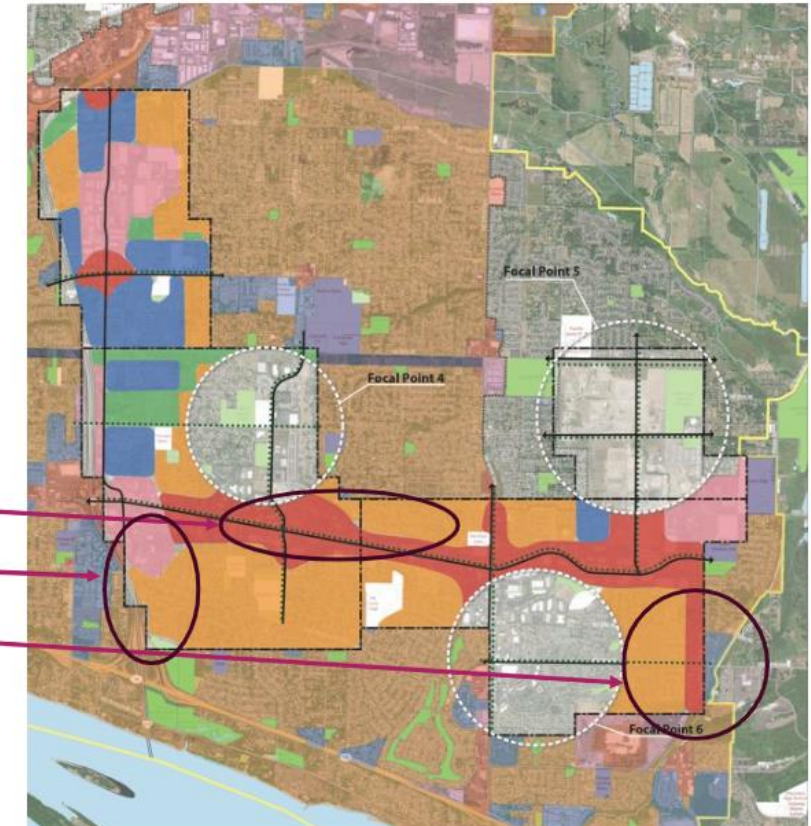
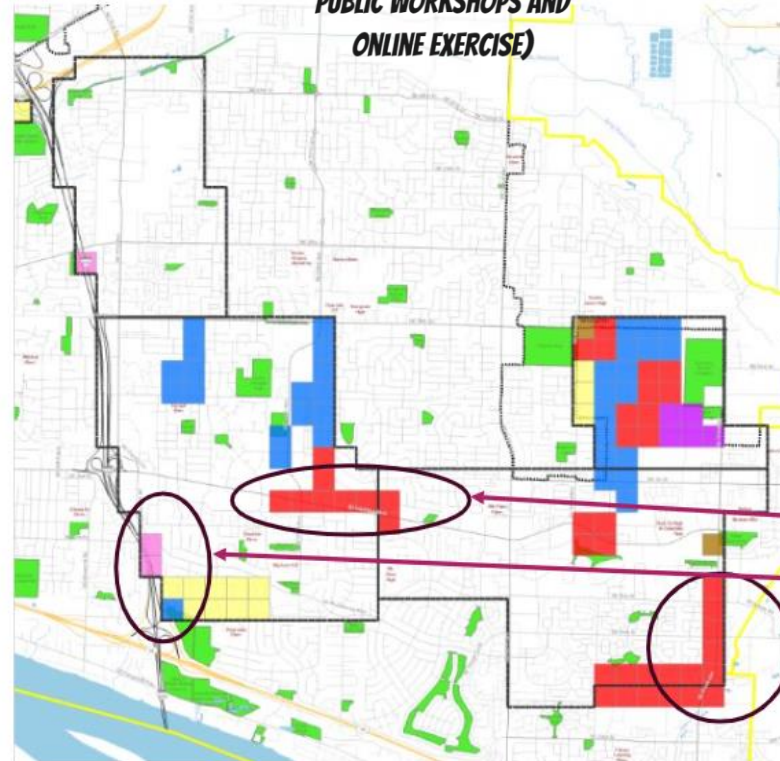
- Consensus maps from community mapping exercise translated to form foundation for focus areas
- Areas with ≥ 4 squares translated into bubble diagrams
- Equity priority voices elevated through prioritizing CP and community-based organization input.



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

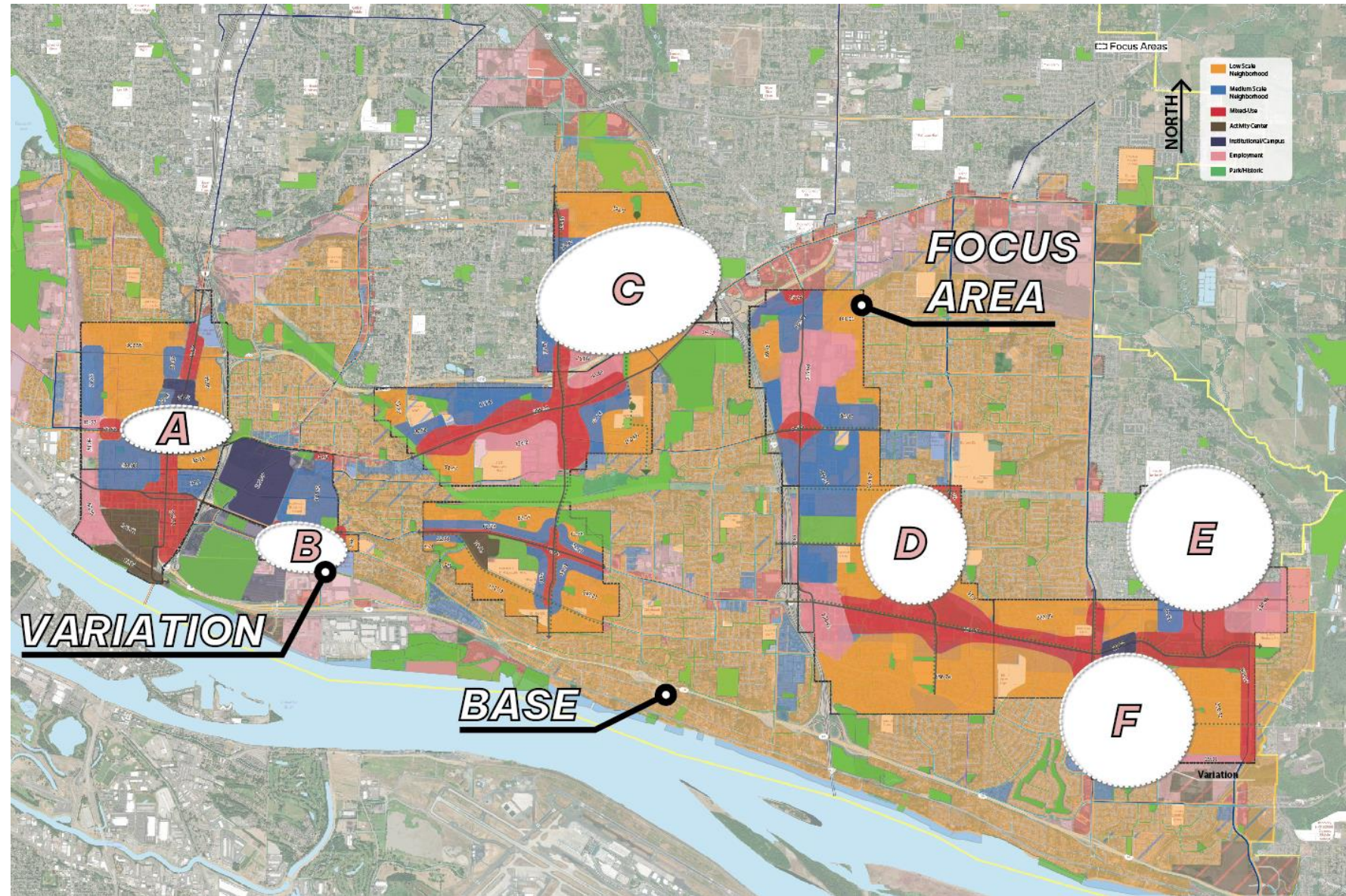
*RESULTS BROKEN
OUT BY PLACE TYPE*

*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

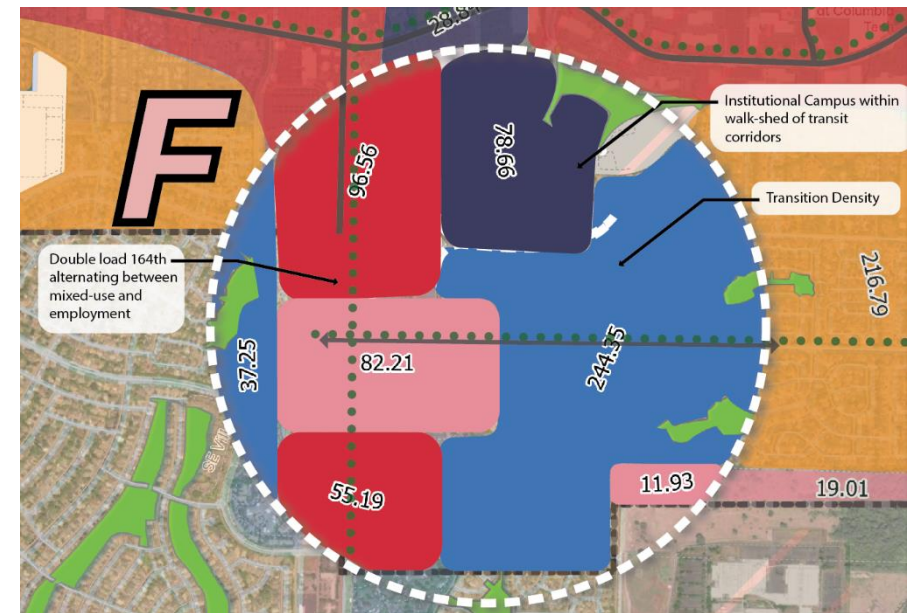
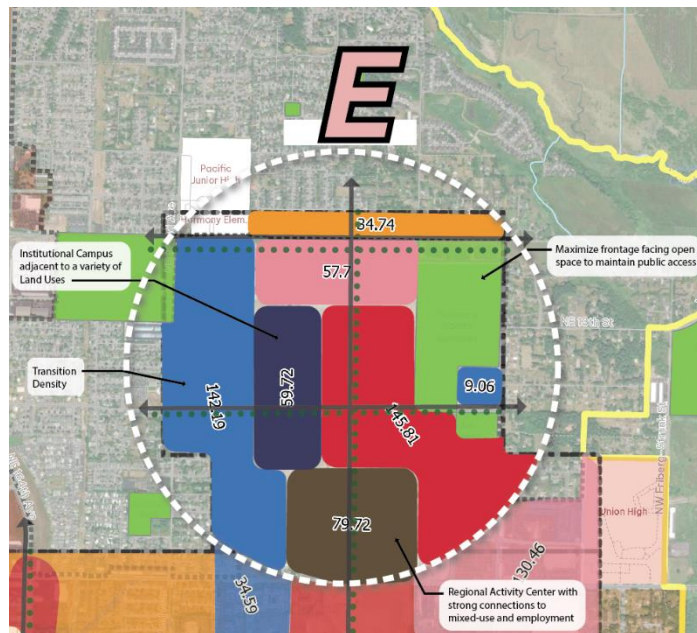
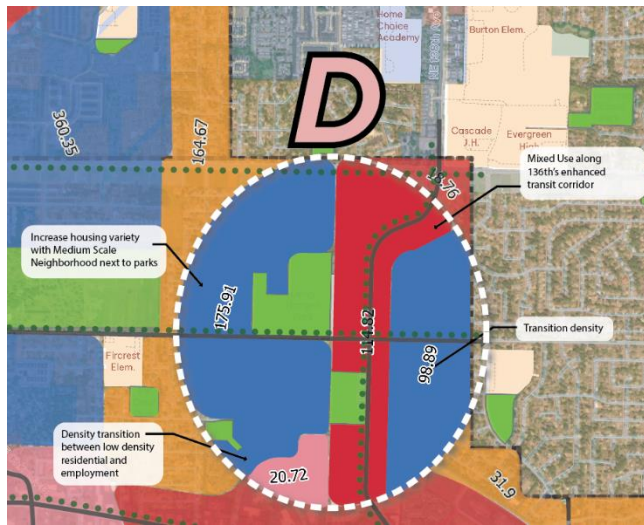
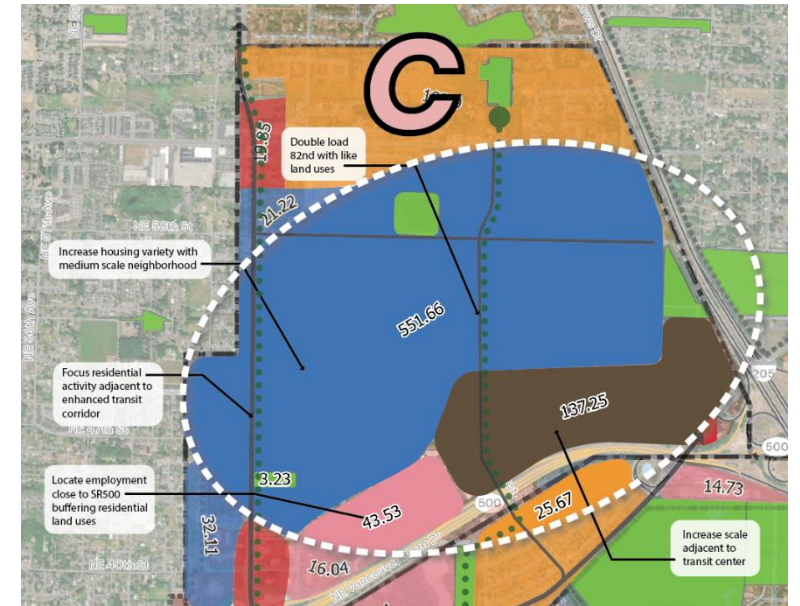
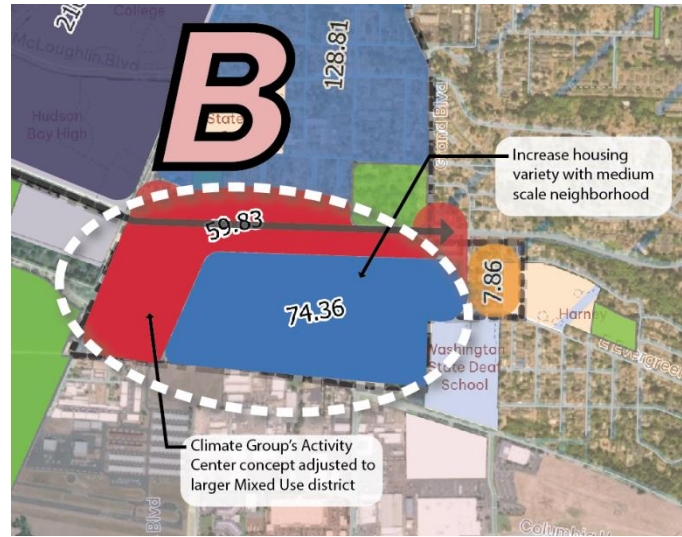
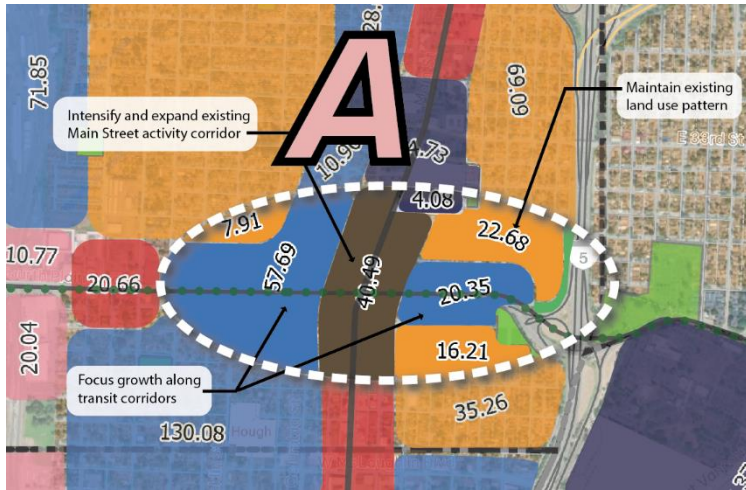


Place Types



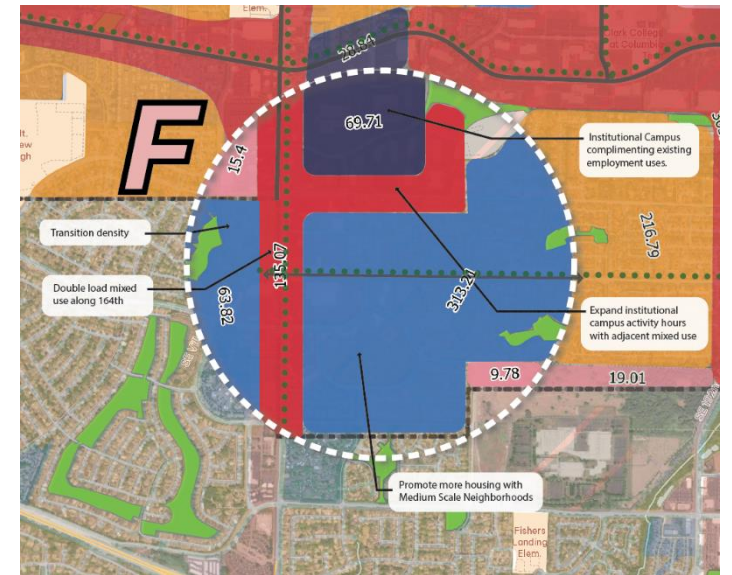
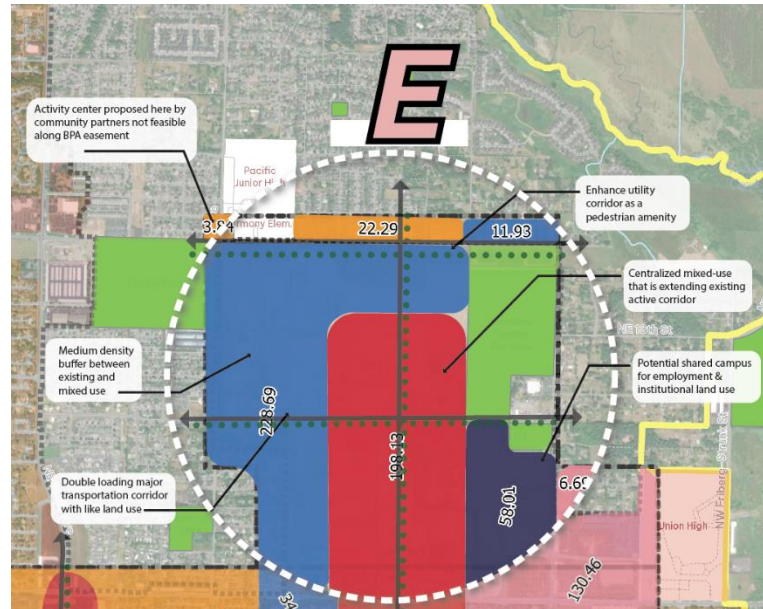
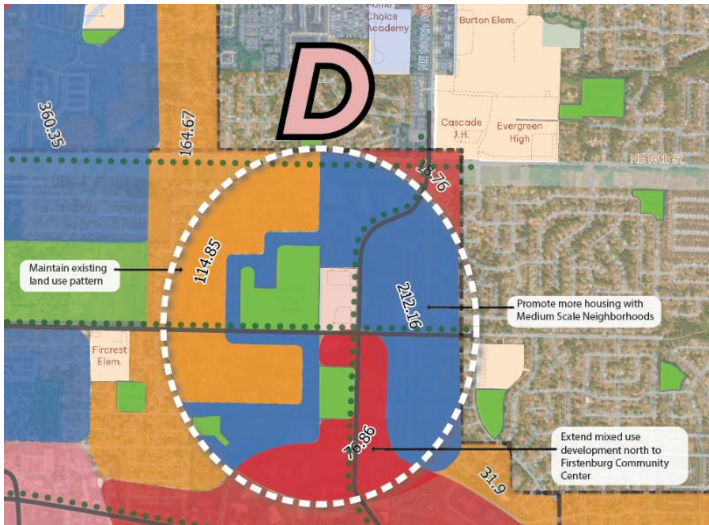
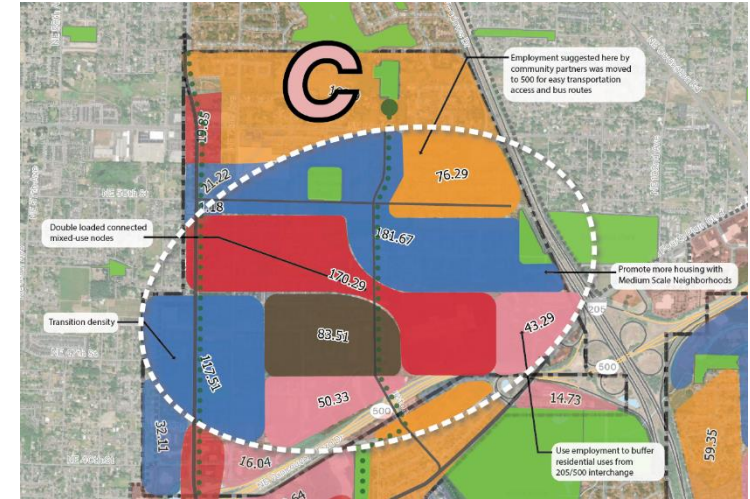
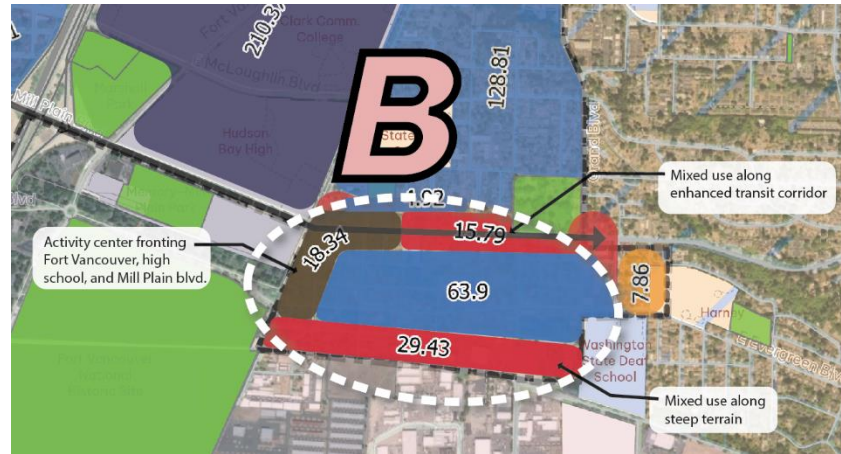
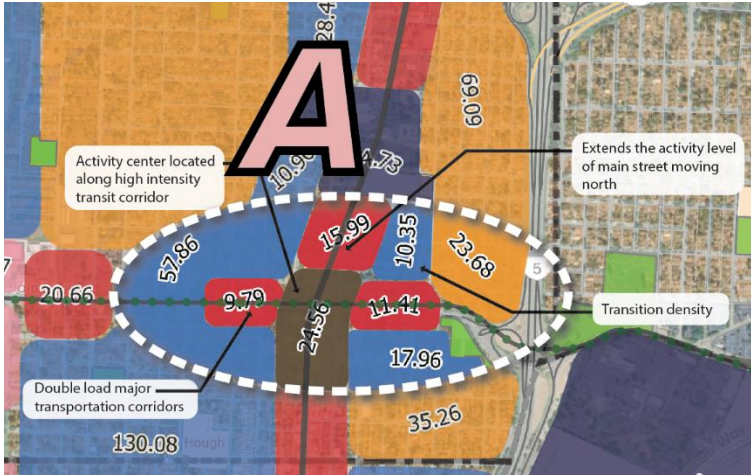
Possibility 1

** Not to scale*



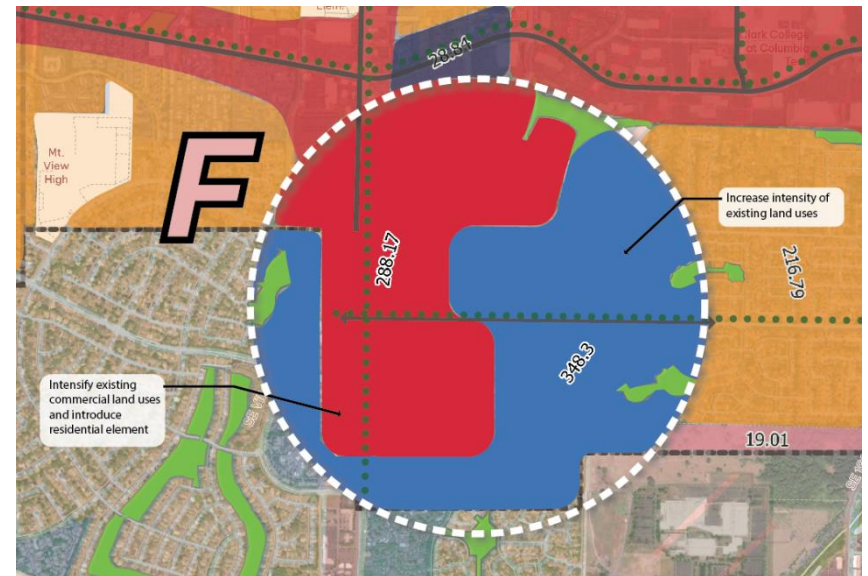
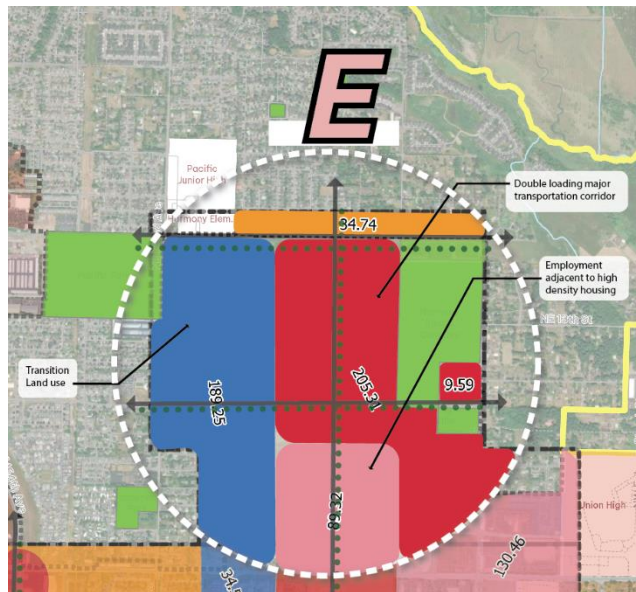
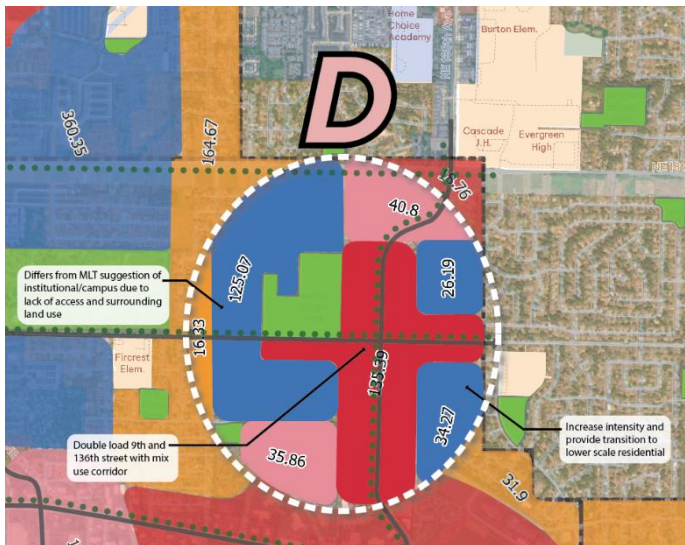
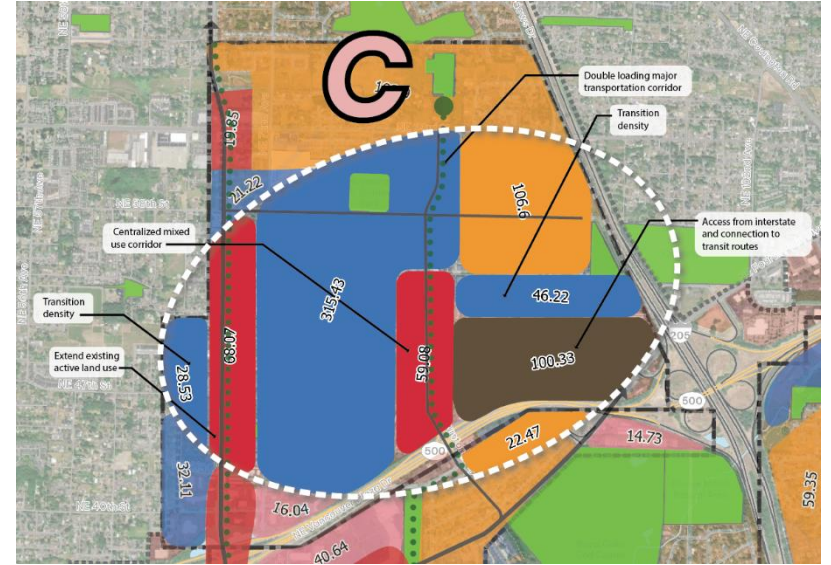
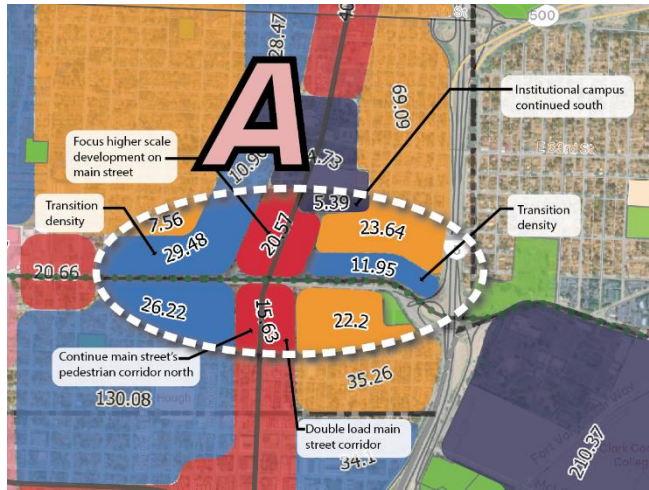
Possibility 2

** Not to scale*



Possibility 3

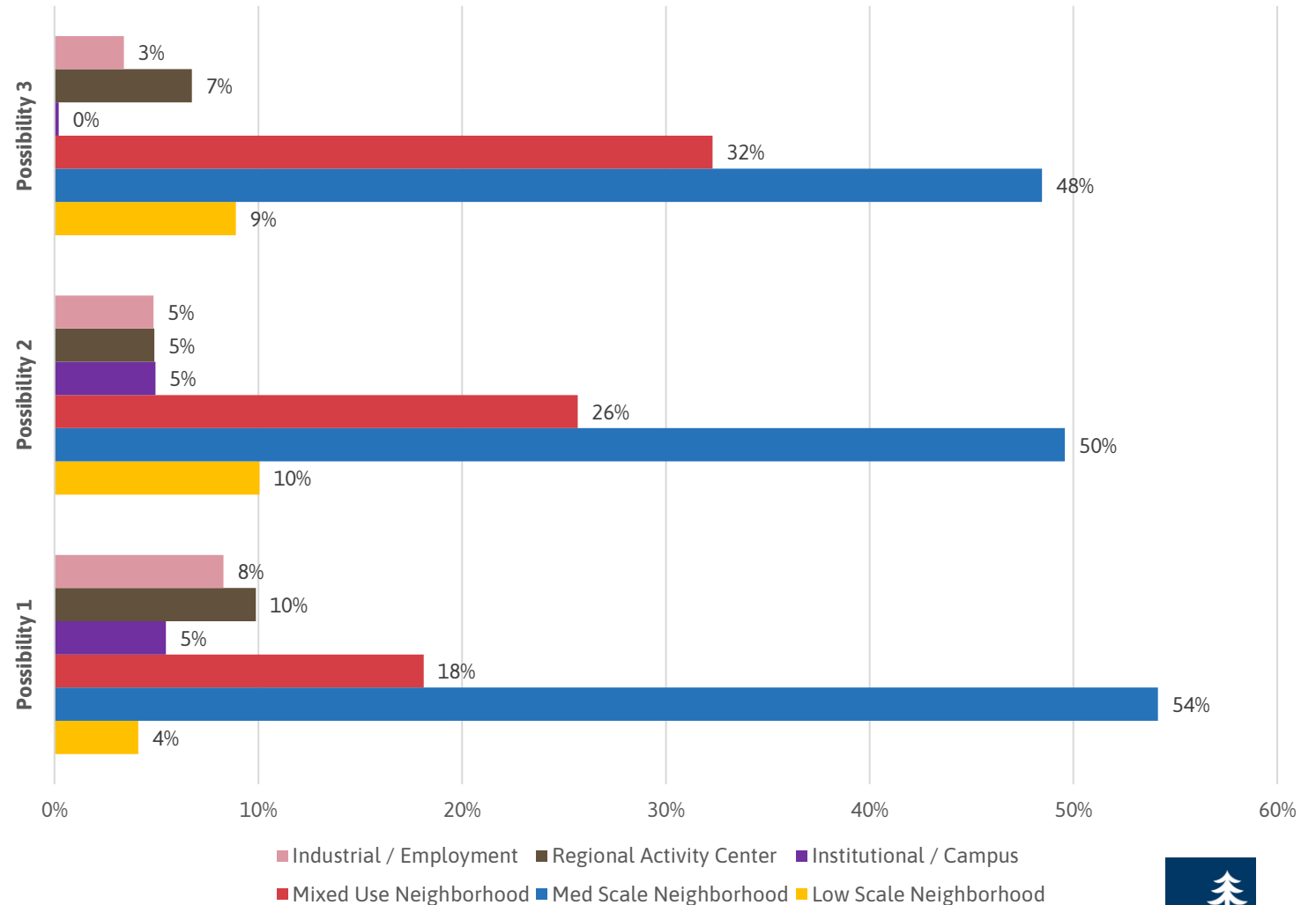
* Not to scale



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



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 -->			1.07		0.98		0.95



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

