

Clark County: Development Issues, Trends & Initiatives

Presented to:

NACCC
Neighborhood Associations
Council of Clark County

June 8, 2015

Vested Interest in Economic Recovery

- County General Fund cut by 22%, or \$62m, since 2009-2010 budget
- County eliminated 270 positions or about 15% of its workforce
- Real estate excise tax (REET), sales tax, and impact fees all down in Great Recession
- Morale of citizens, customers and staff notably challenged and tense, at times

Development Issues

- Buildable lot and commercial pad inventory
 - Short-term (1-2 years) – Outlook is 😊
 - Mid-term (2-4 years) – Outlook is 😊
 - Long-term (4+ years) – Outlook is 😐
 - The two main determinants: 1) market and 2) access to \$\$\$
- ‘Clearing out’ approved site plans and land divisions
 - Engineering approval v. preliminary approval
 - Turnover of ownership
 - ‘Post-decision’ review options
- Workload/staffing balance
 - Private sector capacity
 - How busy are business professionals/consultants? Are they hiring?
 - Public sector capacity
 - How busy is County staff? Are we hiring?

Development Issues

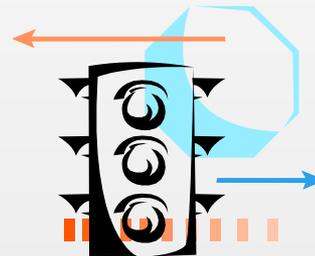
- Infrastructure investments – 2014/15
 - What are they and what is the status?



- Salmon Creek Interchange Project – construction completed
- 119th Street – 72nd to 87th – construction
- 47th Avenue - 68th to Intersection at 78th Street – construction

Development Issues

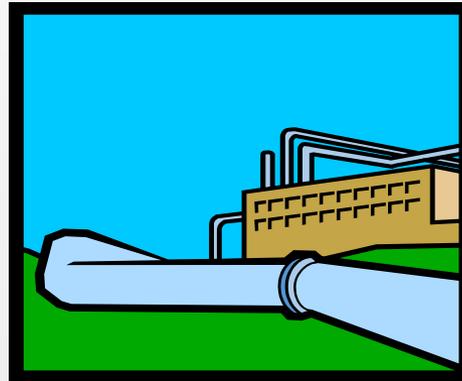
- Infrastructure investments – 2014/15
 - What are they and what is the status?



- 94th Avenue – Padden to 99th Street - construction
- 119th Street – 72nd to 87th – construction
- 10th Avenue – 154th to 164th - PE and ROW; design
- Various corridor and signal ‘smart’ improvements
- Various bridge improvements, including replacement of Fifth Plain Creek bridge on NE 88th Street

Development Issues

- Infrastructure investments – Beyond 2014
 - Discovery Clean Water Alliance - regional sewer system



- Clark County, Clark Regional Wastewater, Battle Ground and Ridgefield coalition will provide more stable sewer rates
- Partnership between CRWWD and City of Ridgefield – sewer system installation in the ‘Discovery Corridor’, which provides opportunity for economic growth along I-5

Development Issues

- Infrastructure investments
 - What and where are the next wave of investments?
 - 10th Avenue Bridge – connecting 154th to 164th
 - 119th Street – 87th to 117th and east
 - 179th Street – anywhere
 - 50th Avenue – Salmon Creek to 179th
 - Phase 2 of Salmon Creek Interchange Project
 - West bound 134th, south turn onto I-205 – ‘fly-over’



Development Issues

- Infrastructure investments – Longer term
 - *Capital improvements v. road maintenance and operation; road preservation*



Development Trends

- Construction activity on the rise
 - Residential and non-residential permits issued

Year	# of SFR permits	\$ valuation of commercial
2010	515	\$ 84,000,000
2011	348	\$ 67,000,000
2012	577	\$ 71,000,000
2013	908	\$ 143,000,000
2014	944	\$ 69,000,000
2015 (Q1)	272	\$ 86,000,000

Development Trends

- Development activity on the rise
 - Residential and non-residential increase

Year	# of PST's	# of PLD's	# of PSR's
2010	16	6	40
2011	25	4	40
2012	23	4	39
2013	24	17	50
2014	29	27	50
2015 (Q1)	11	10	11

Clark County Initiatives

- Fee waiver resolution
 - 100% waiver of application fees and Traffic Impact Fees (TIF's);
 - Eligibility criteria are as follows:
 - Non-residential developments involving:
 - tenant improvement to existing building;
 - construction of new/additional buildings;
 - site plan approval.
 - Post-secondary school non-residential development in the University Zoning District (e.g. WSU-Vancouver campus development)
 - 'Sunset' date tied to better County employment #'s

Clark County Initiatives

- Lean process improvements
 - Initial target
 - Single Family Residential – on subdivision lots
 - Complete plot plans
 - Complete storm water plans
 - Notify to pick up → 10-12 days
 - Next areas to target
 - Residential remodel
 - Contractor – ('Book of Ten' permits)
 - Homeowner/DYI
 - Single Family Residential – on tax lots
 - Complete plans
 - Notify to pick-up → 10-12 days



Clark County Initiatives

- Other business/process improvements
 - Commercial permits – ‘Sizing’ fees & requirements
 - Business - name change only
 - Business – move in only
 - Same or lower risk occupancy with no modifications
 - Business – move in ‘plus’
 - Same occupancy with minor tenant modifications
 - Business – ‘Fresh Start’
 - *Change of occupancy*

Clark County Initiatives

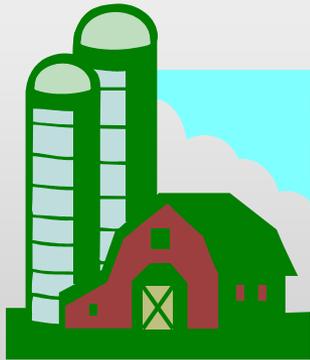
- 60-day site plan review
 - Targeted to non-residential development
 - Type II site plan review
 - Concurrent engineering and land use review
 - Onus on identifying and resolving issues early on



- Permit Center remodel
 - Additional staff
 - Back to more traditional hours (M-F; 8:00 – 3:00)
 - Space to allow for multiple disciplines to review complex projects

Clark County Initiatives

- Employment land supply
 - Discovery Corridor
 - ‘Parsing out’ of very large area
 - 179th Street
 - NE 10th Avenue
 - WSU-Vancouver
 - From



Clark County Initiatives

- Industrial Site Readiness Study

- Looking at an area around St. John's/Barberton
- Focus on 6 different areas totaling > 600 acres
- Issues to address:
 - Environmental
 - Infrastructure
 - Utilities
 - Roads
 - Land
 - Parcelization
 - Zoning
 - Storm water

- Industrial Site Readiness Study

- Readiness matrix
 - < 6 months ('shovel ready')
 - 6 – 18 months
 - 18 – 36 months
 - > 36 months
- Clark County Economic Development is lead
 - Port of Vancouver is partner (staff and \$)
- Consultant lead is Mackenzie
 - Clackamas County report

Clark County Initiatives

- New electronic permitting system
 - Current system – 15 years old; limited capabilities
 - New system – 2015 capabilities and functions
 - Business intelligence; ‘workflow’ driven; web-based
 - \$4.7m total budget - \$3.4m w/contracts; \$1.3m county
 - 2-3 phases; Phase 1 ‘Go-live’ planned for Nov. 2016
- Culture change
 - County staff to act as problem solvers, not merely as regulators or enforcers
 - This directive guided changes to the Development Code and to the Permit Center ‘in take’ process
 - Also changing how the county conducts everyday business

Questions or comments?

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