

From: [Oliver Orjiako](#)
To: [Sonja Wisler](#)
Subject: FW: Draft response to Bryan for your review
Date: Tuesday, March 21, 2023 1:09:39 PM
Attachments: [Draft response to Bryan for your review.docx](#)

Hi Sonja:

FYI. Thank you.

From: Oliver Orjiako
Sent: Monday, March 20, 2023 10:40 AM
To: Bryan Snodgrass-Vancouver <Bryan.Snodgrass@cityofvancouver.us>; Kennedy, Rebecca <Rebecca.Kennedy@cityofvancouver.us>; Chad Eiken-Vancouver <Chad.Eiken@cityofvancouver.us>
Cc: Jacqui Kamp <Jacqui.Kamp@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Subject: Draft response to Bryan for your review

Good morning Bryan:

Attached, please find a response to the comment from the City of Vancouver. Thank you for the opportunity to preview. I welcome future dialogue on the vacant buildable lands model as county GIS staff runs the model. Thanks.

Oliver

Bryan,

Thank you for sending over your draft testimony. Please feel free to submit to the Council for the March 21 hearing.

As our response indicates in the hearing materials, the Public Participation Plan was developed as a general framework for how we will provide early and continuous public participation, per RCW 36.70A.140. Some of the feedback received was more specific than the focus of the PPP document.

We welcome and encourage further discussion with our city partners around additional public meeting/event topics for the 2025 update project. We want to work together on these issues to help inform and provide information to the community and decision makers.

We understand the city's concerns with the model. While not perfect, the steps taken as part of the update to the model significantly increased the estimates of housing capacity in the city. For example, the 2018 model showed capacity of 4,400 units for the City of Vancouver, while the 2022 BLR estimated a capacity of 12,000 housing, almost tripling the number.

After a long process, the updates Council adopted for the VBLM are consistent with the recommendations from the BLPAC, which included more conservative estimates of housing density on commercial land within the City Center and outside of the City Center.

In compliance with HB 1220, we will be working with our GIS staff to provide buildable land acreage by zoning and will be working with the jurisdictions to provide density ranges by zoning type. As this should be straight forward for most residential zones, as density ranges are typically provided. This will be more of a challenge for those traditionally non-residential areas where significant increase in residential housing have been observed but predicting future densities are more challenging and density ranges don't exist. We look forward to you sharing your work on this.