

# Transportation and Land Use Trends in Clark County

Scenario Planning Workshop

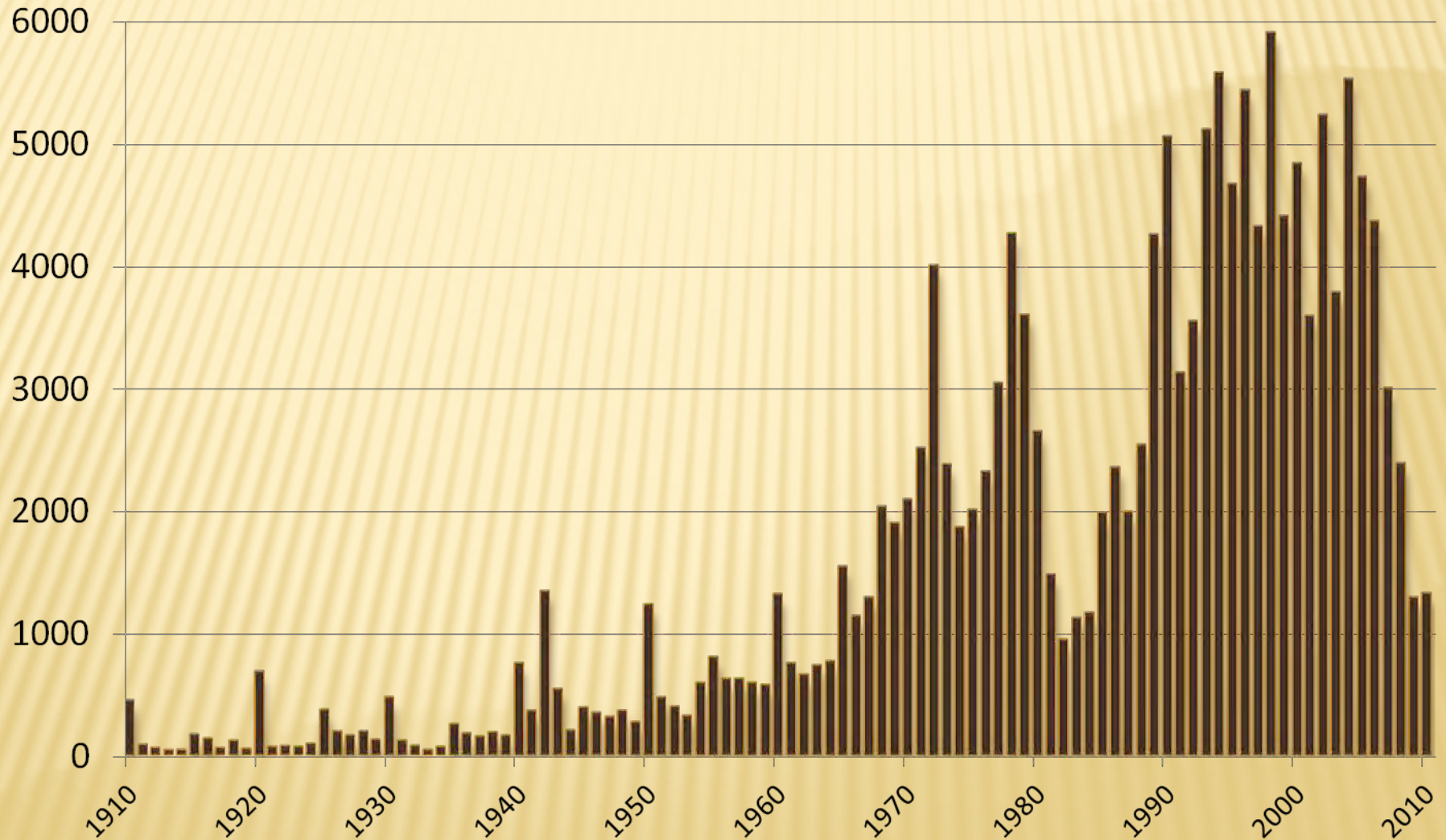


# Trends in Clark County

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- ò 100 Years of Growth
- ò Comprehensive Land Use Planning
- ò Development and Transportation Trends
- ò Today's Land Use and Transportation Plan
- ò What a 2050 Growth Trend Might Look Like
- ò National Demographic and Economic Changes

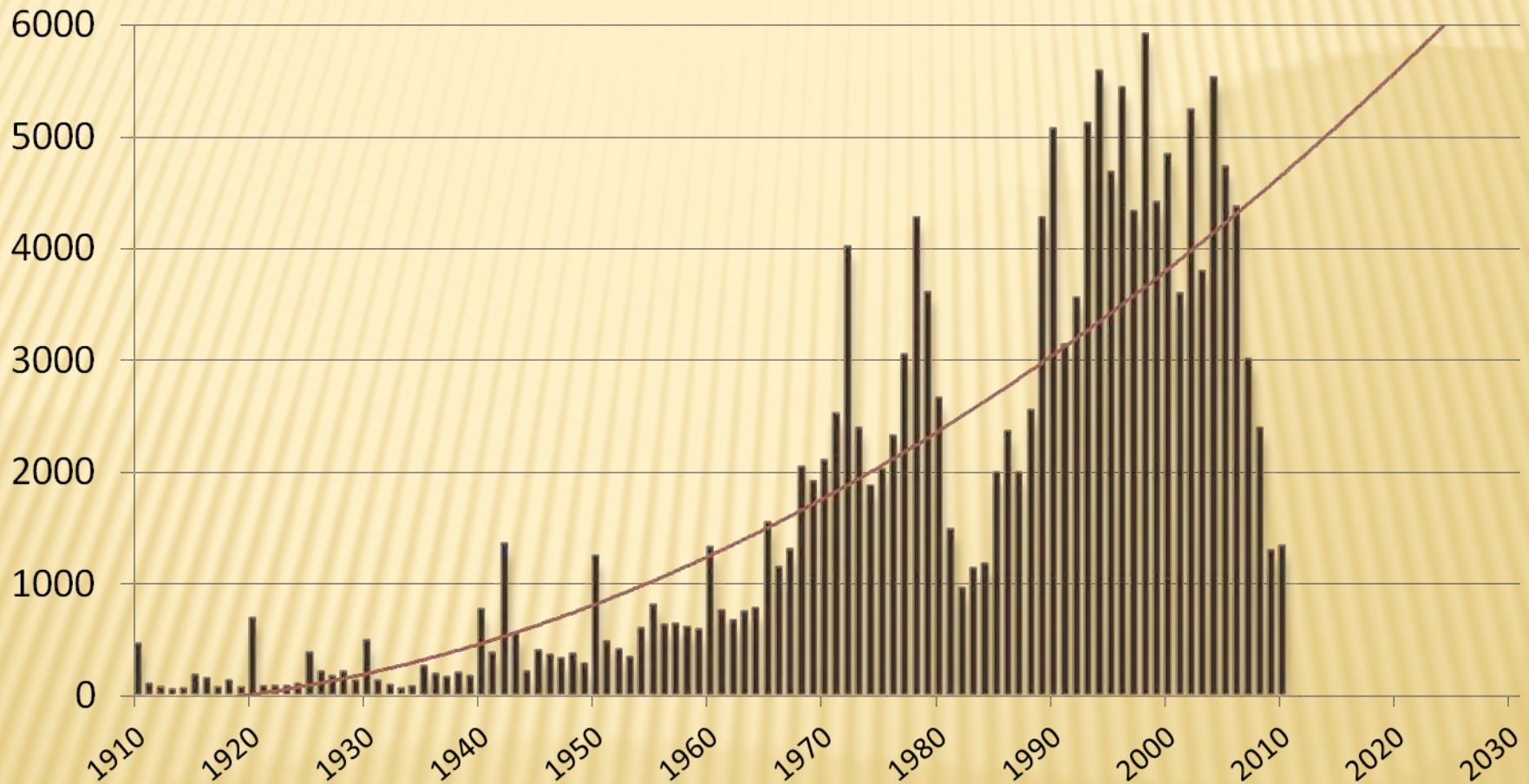
# Existing Residential Units – Year Built



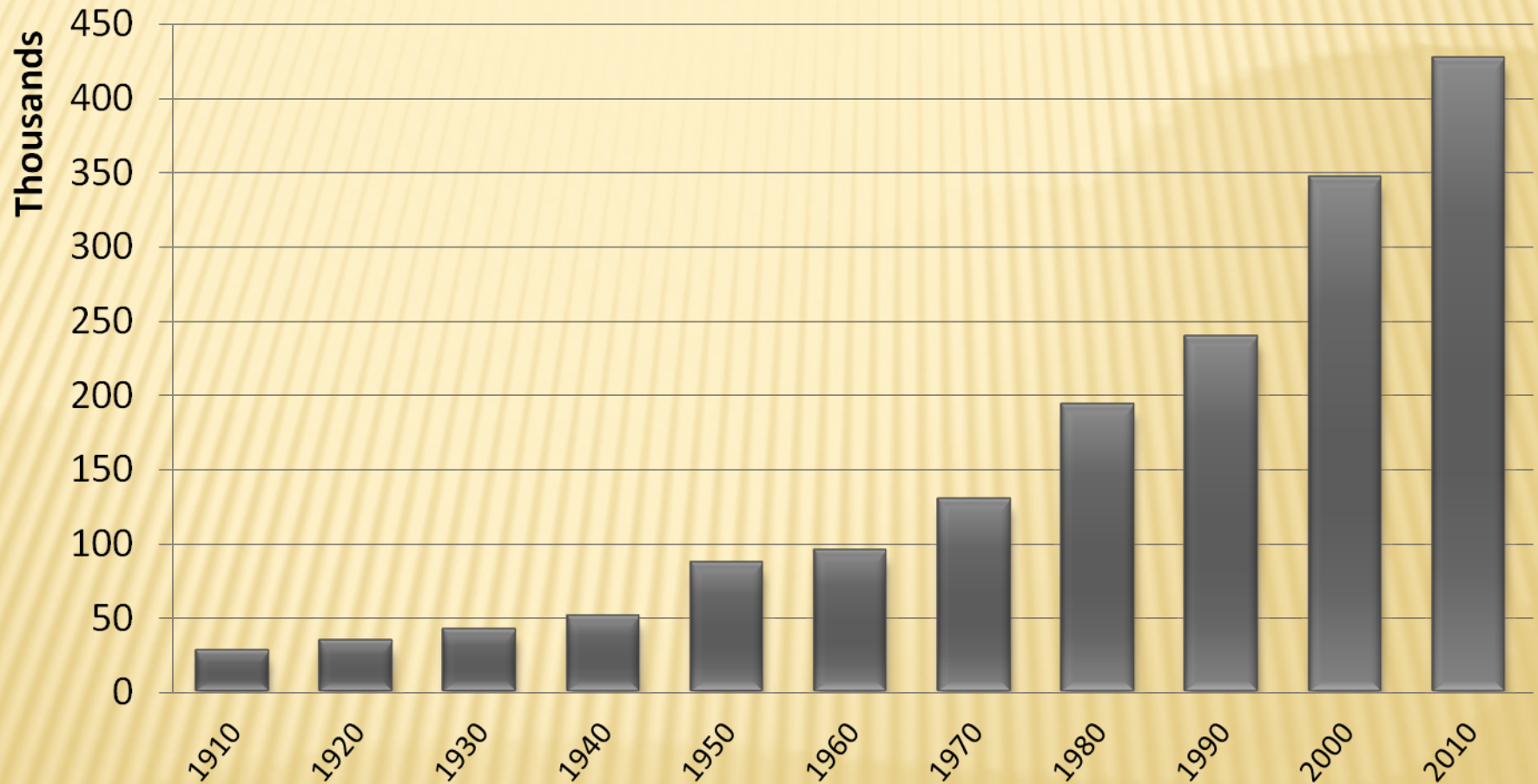
Source: Clark County Assessor's Parcel Database



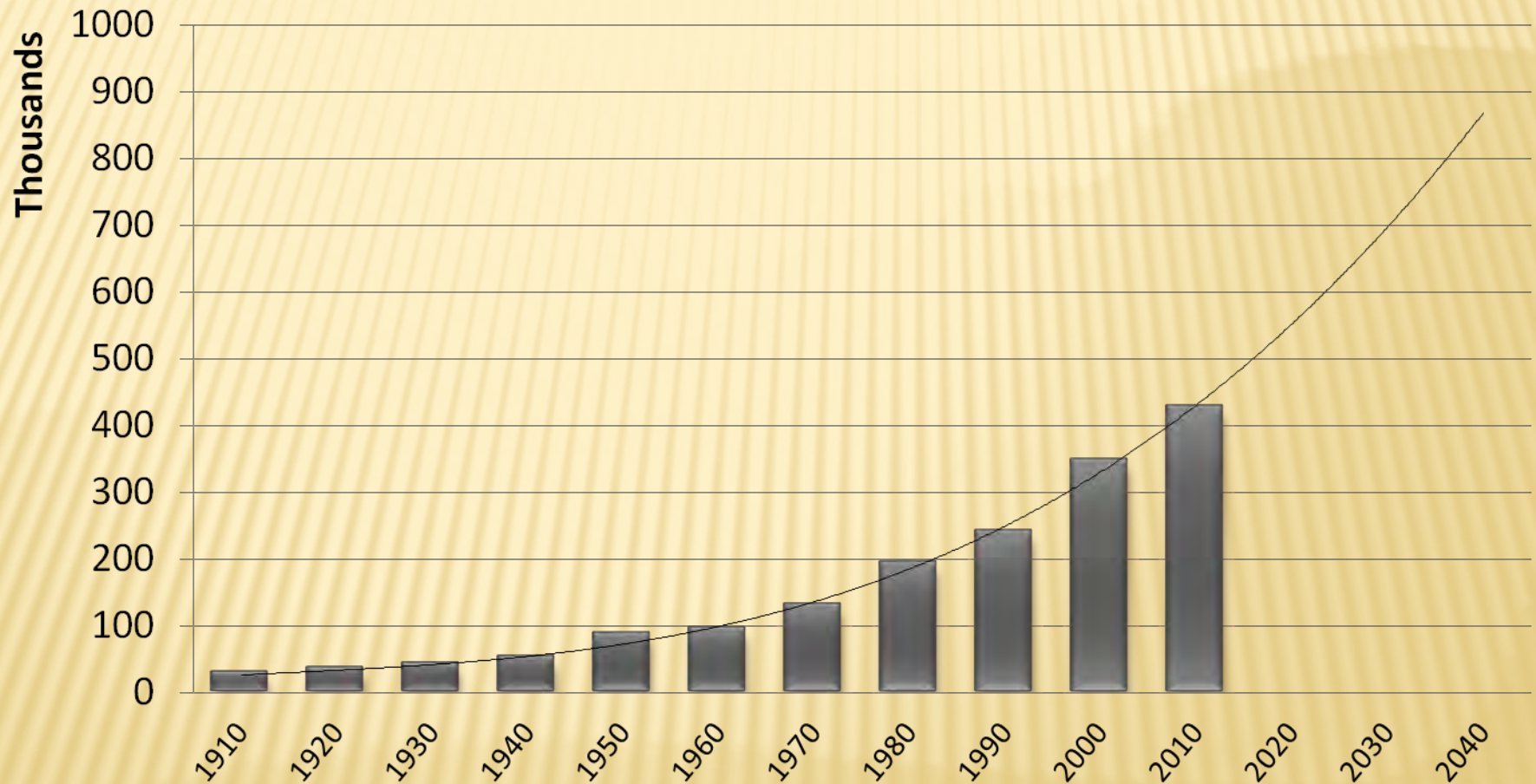
# Existing Residential Units – Year Built



# Clark County Population Growth



# Clark County Population Growth



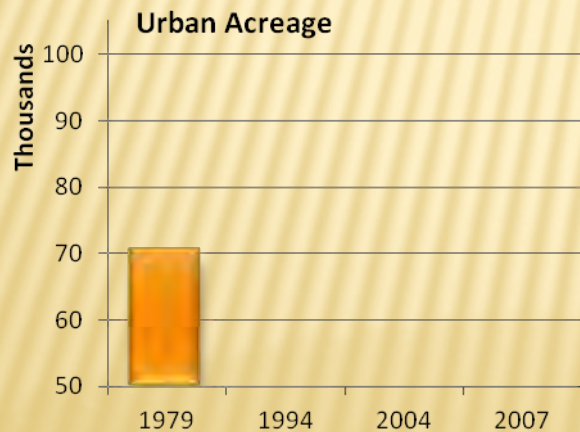


# Comprehensive Land Use Planning

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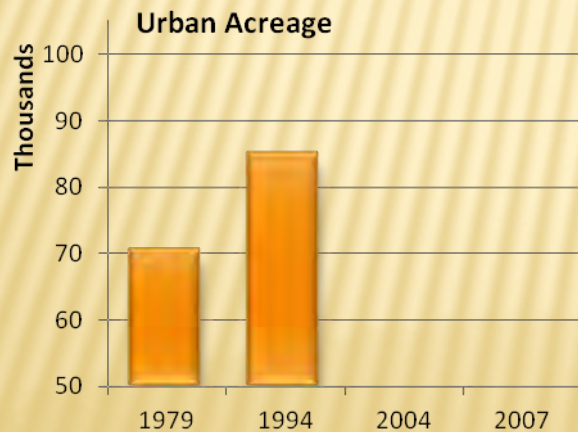
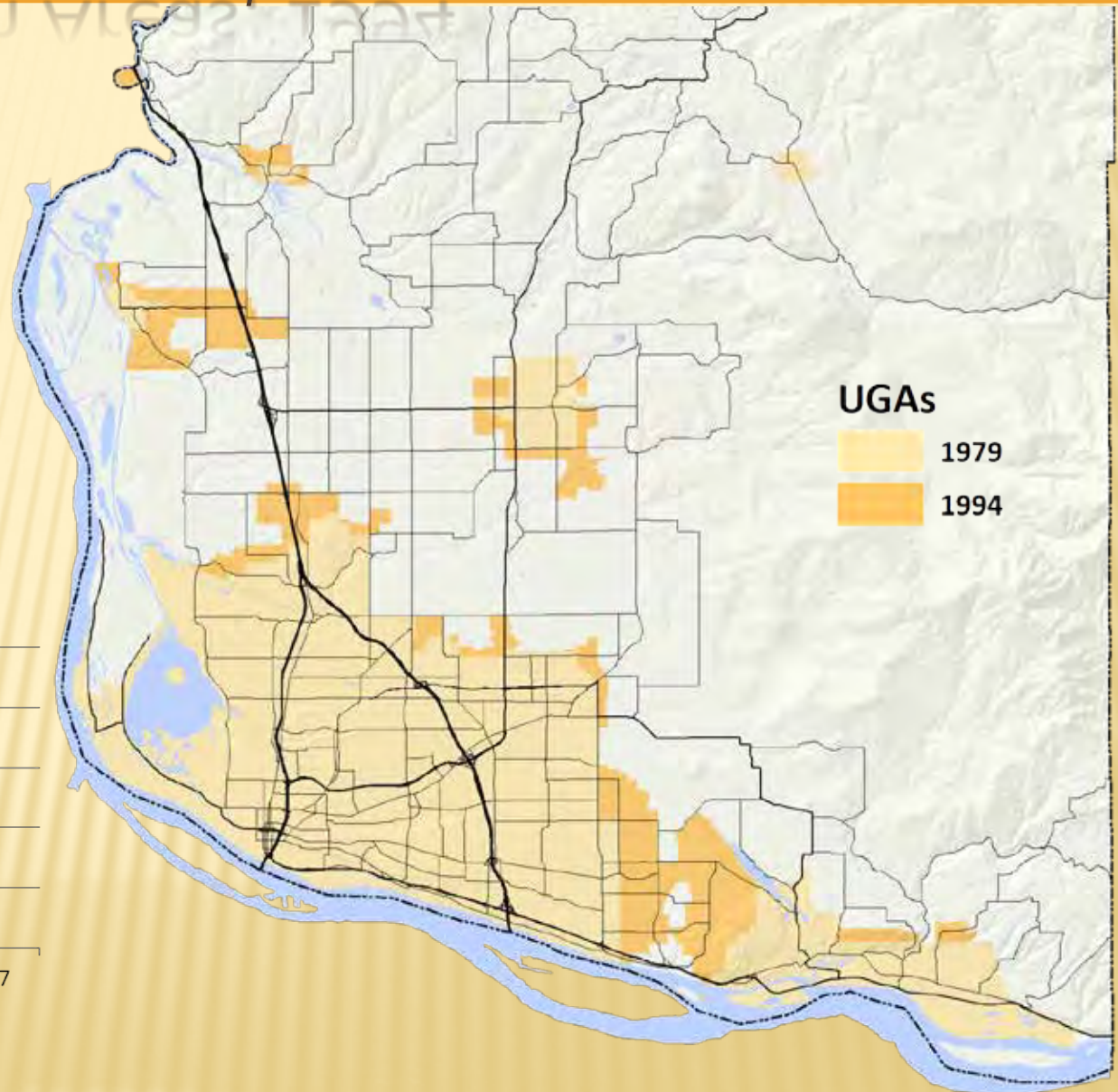
- 1979 First Comprehensive Land Use Plan
- 1980 First County-wide Zoning Ordinance
- 1990 Washington State Growth Management Act
- 1991 GMA Amended, County-wide Planning Policies
- 1993 Community Framework Plan
- 1994 First GMA Plan
- 2004 Revised GMA
- 2007 Current GMA Plan

# Urban Growth Areas, 1979

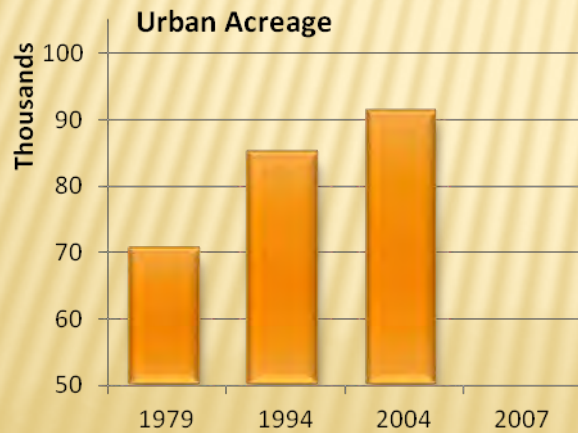
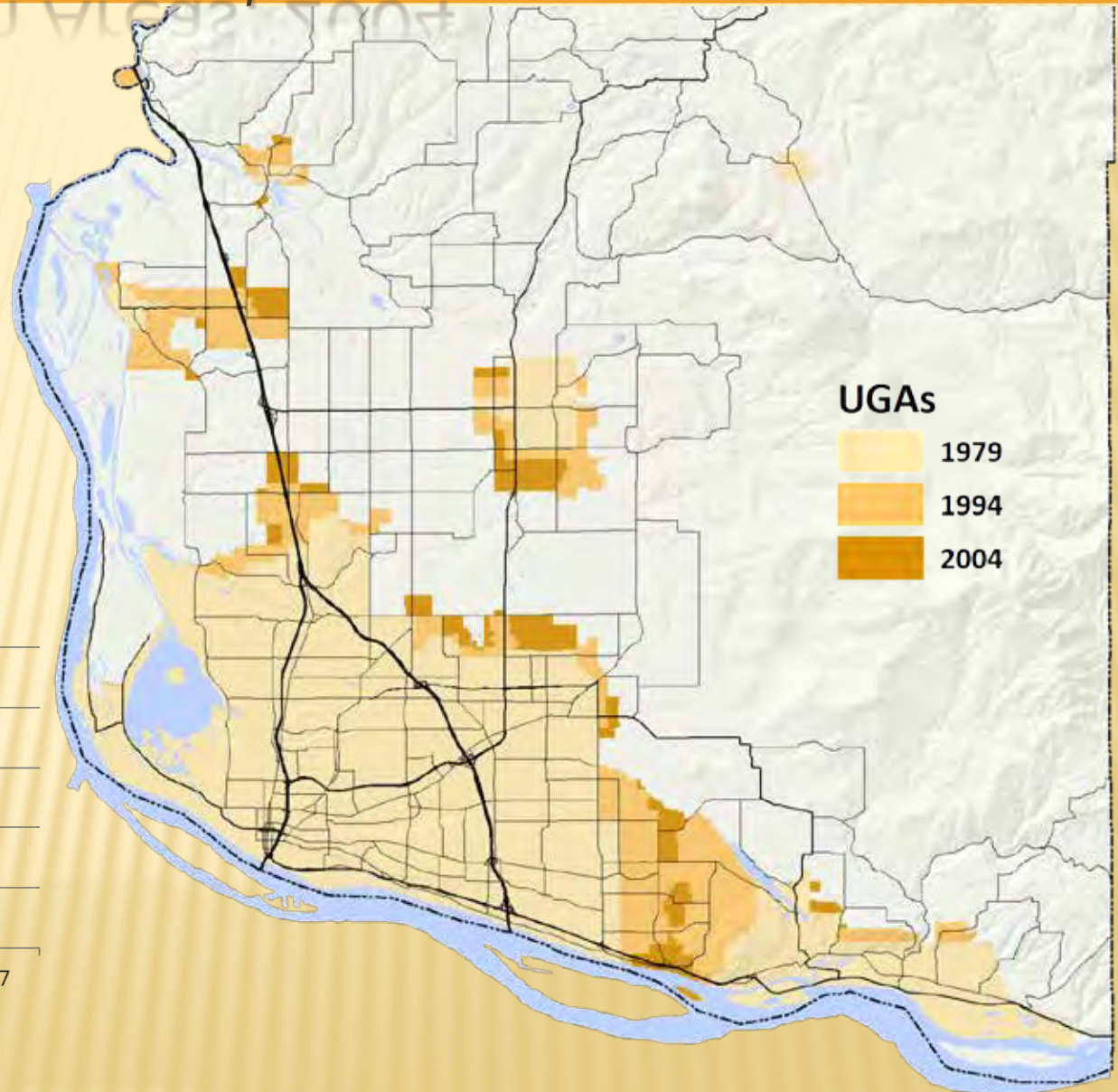




# Urban Growth Areas, 1994

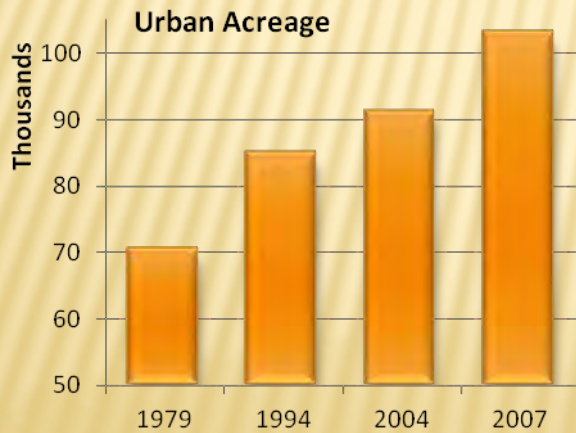
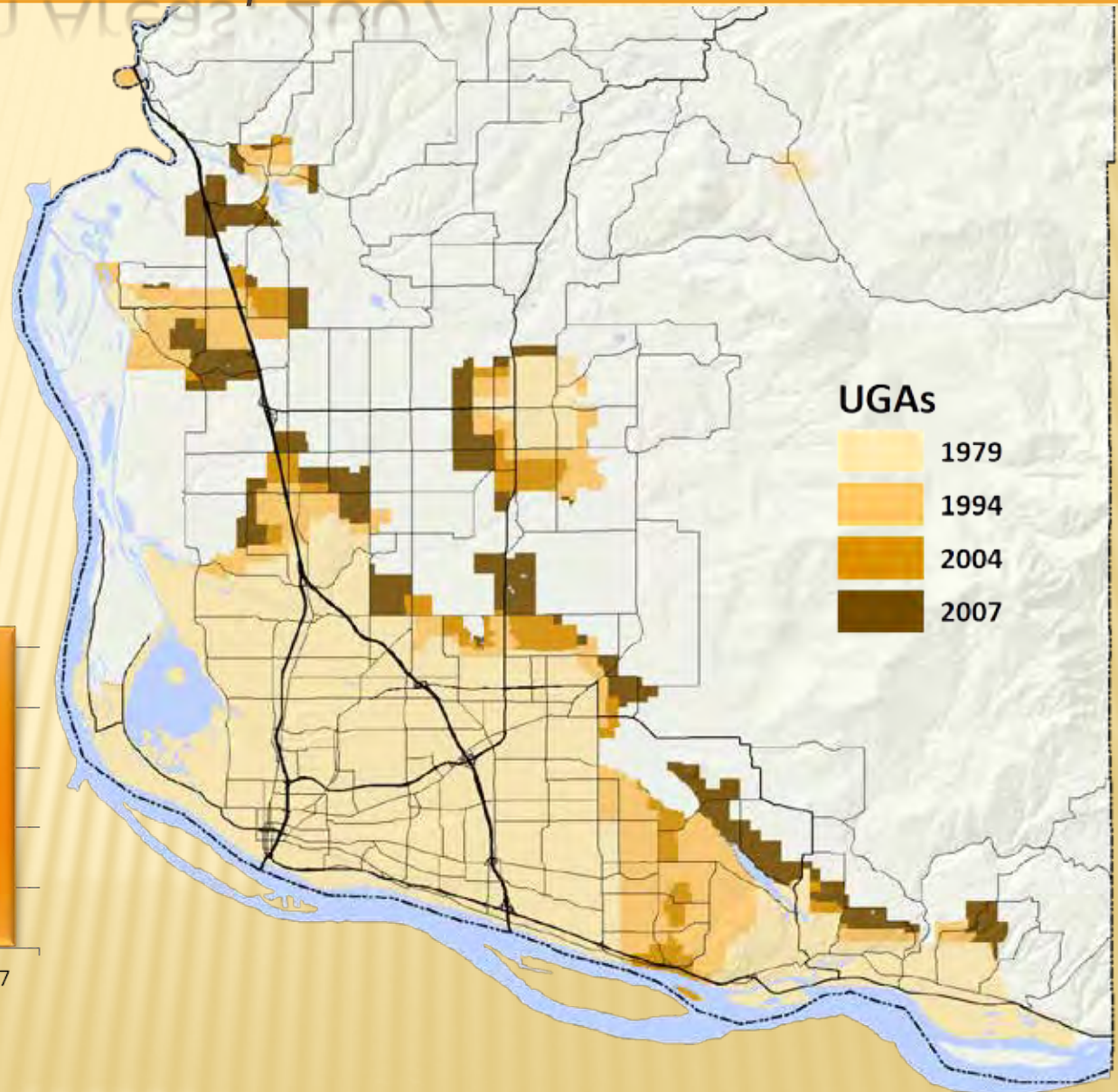


# Urban Growth Areas, 2004





# Urban Growth Areas, 2007





# Comprehensive Plan – 1979





# Comprehensive Plan – 1994





# Comprehensive Plan – 2004

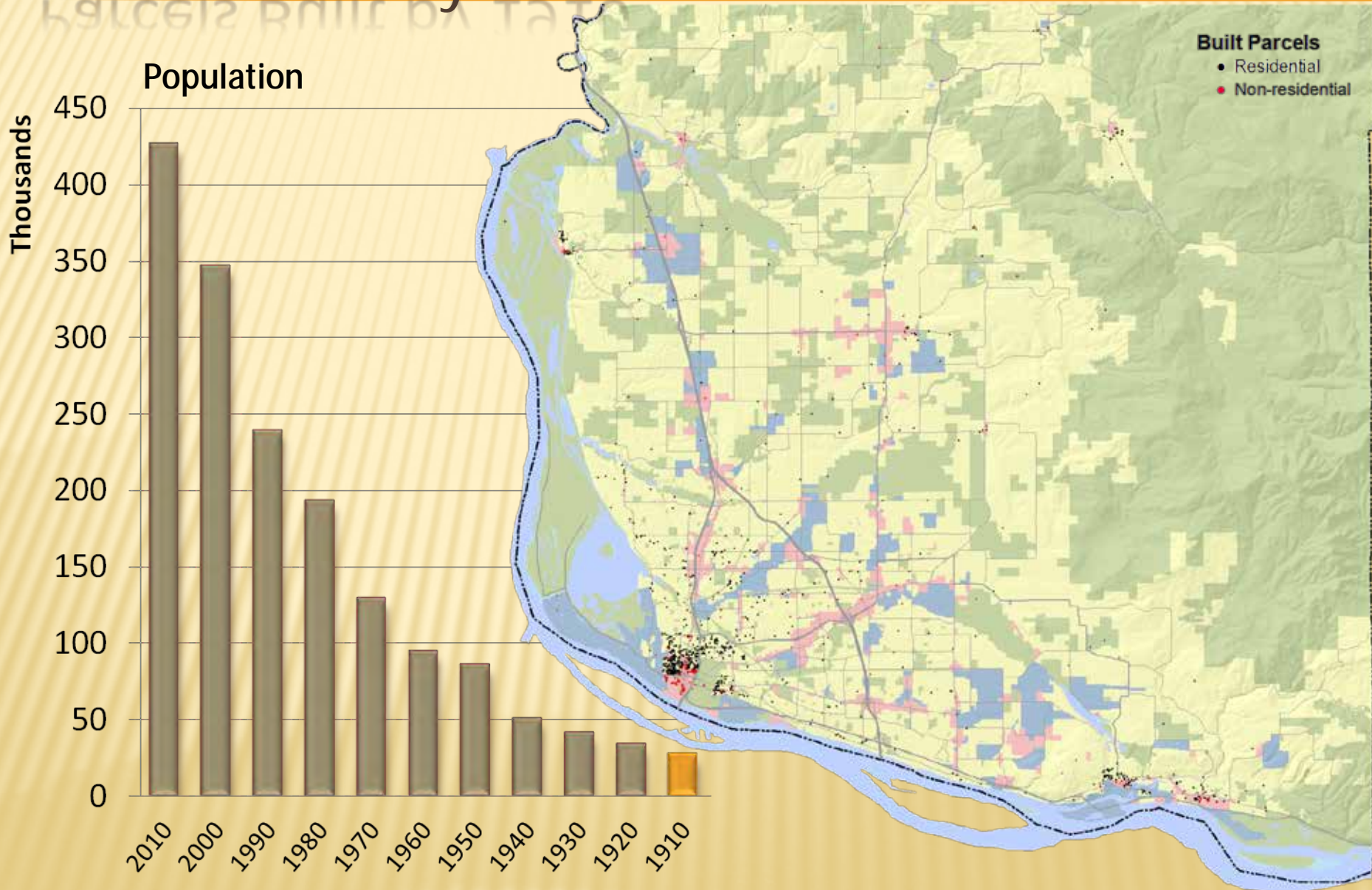




# Comprehensive Plan – 2007

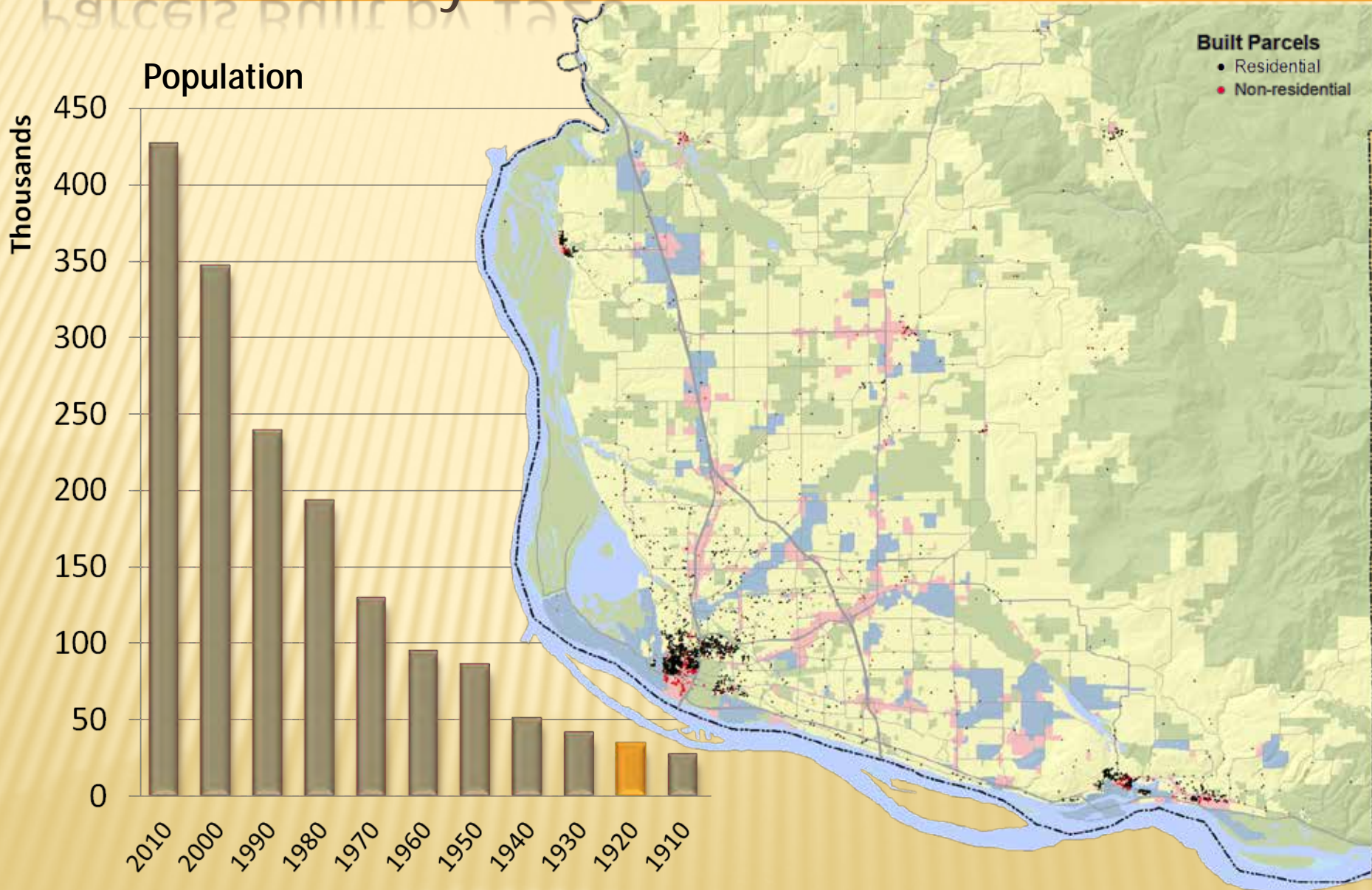


# Parcels Built by 1910



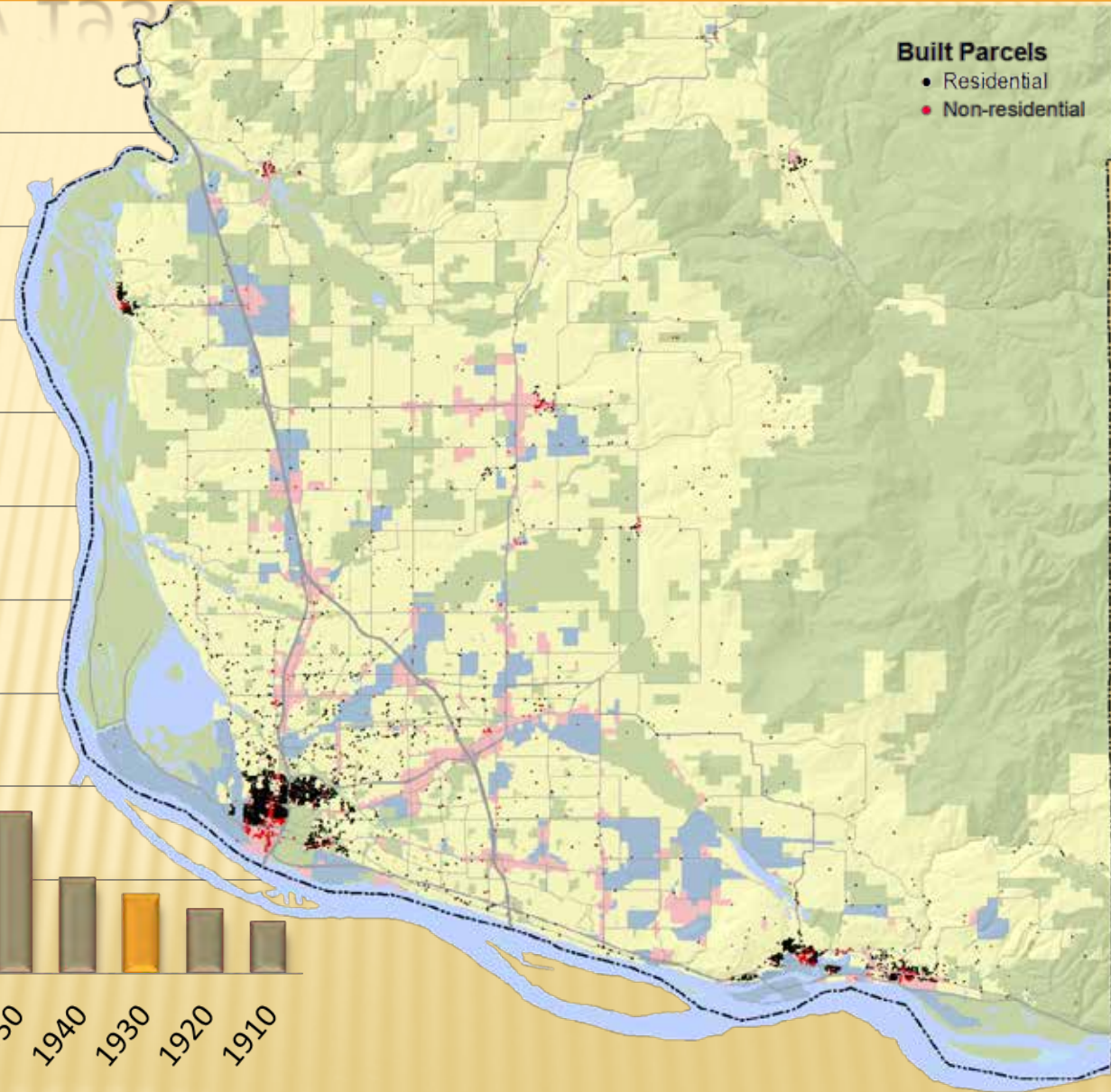
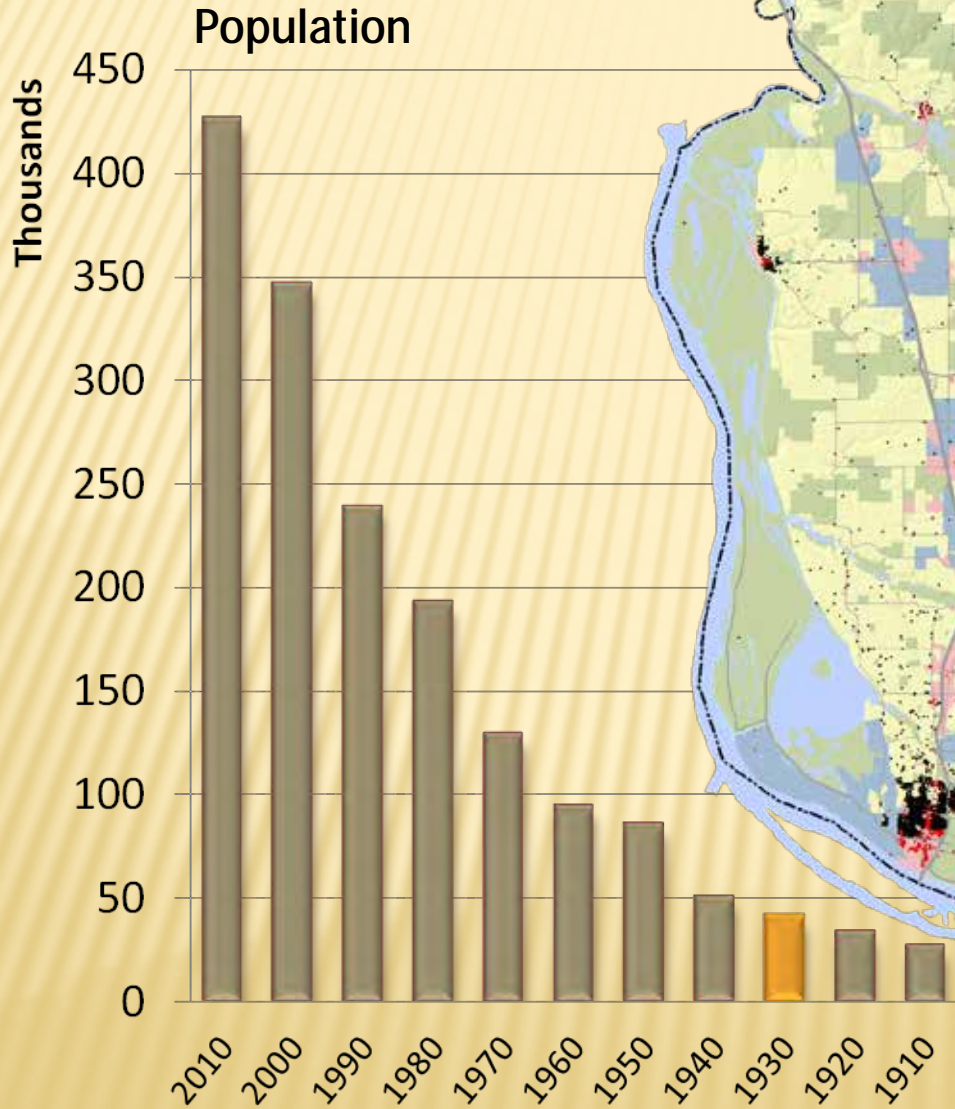


# Parcels Built by 1920



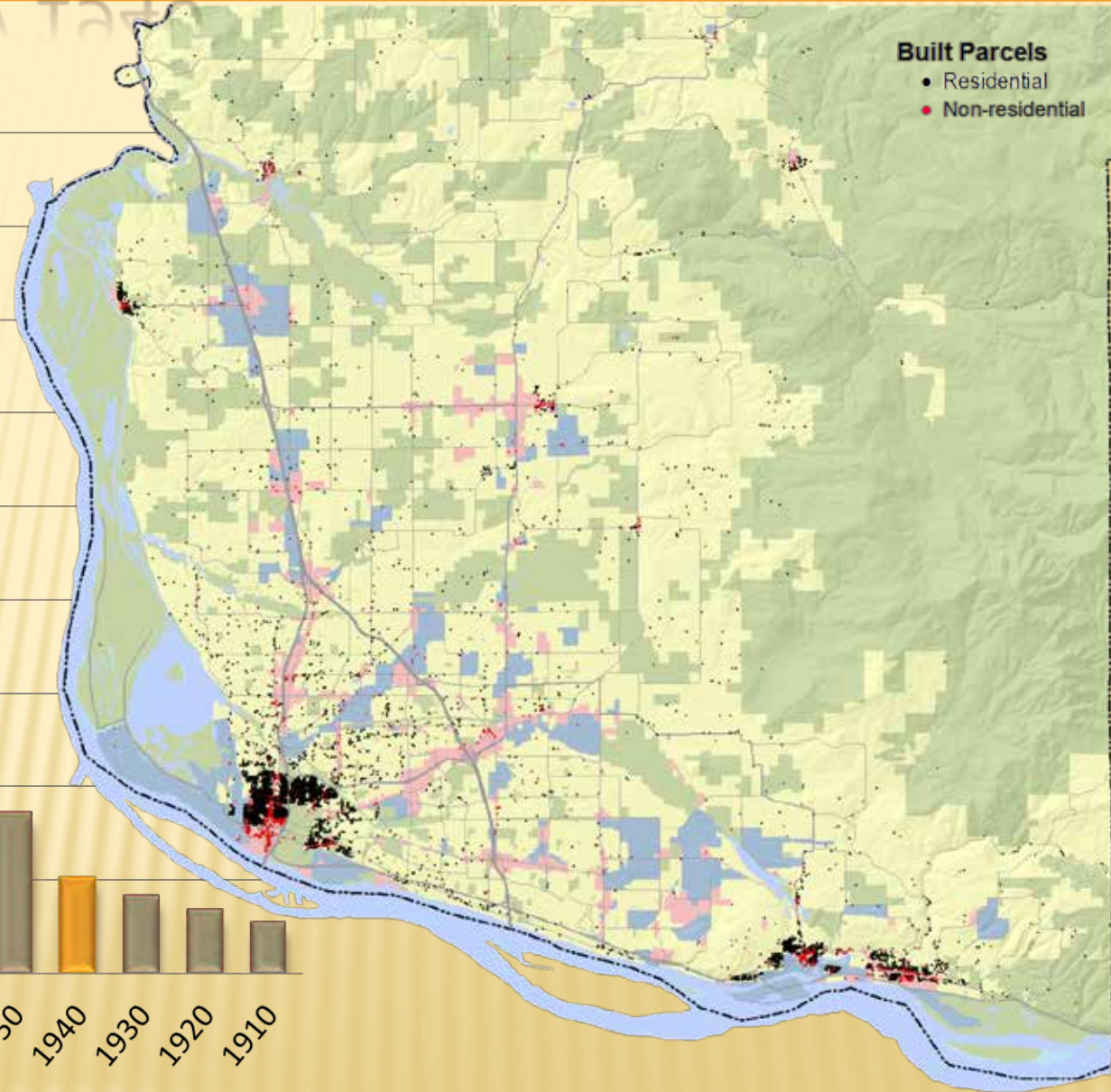
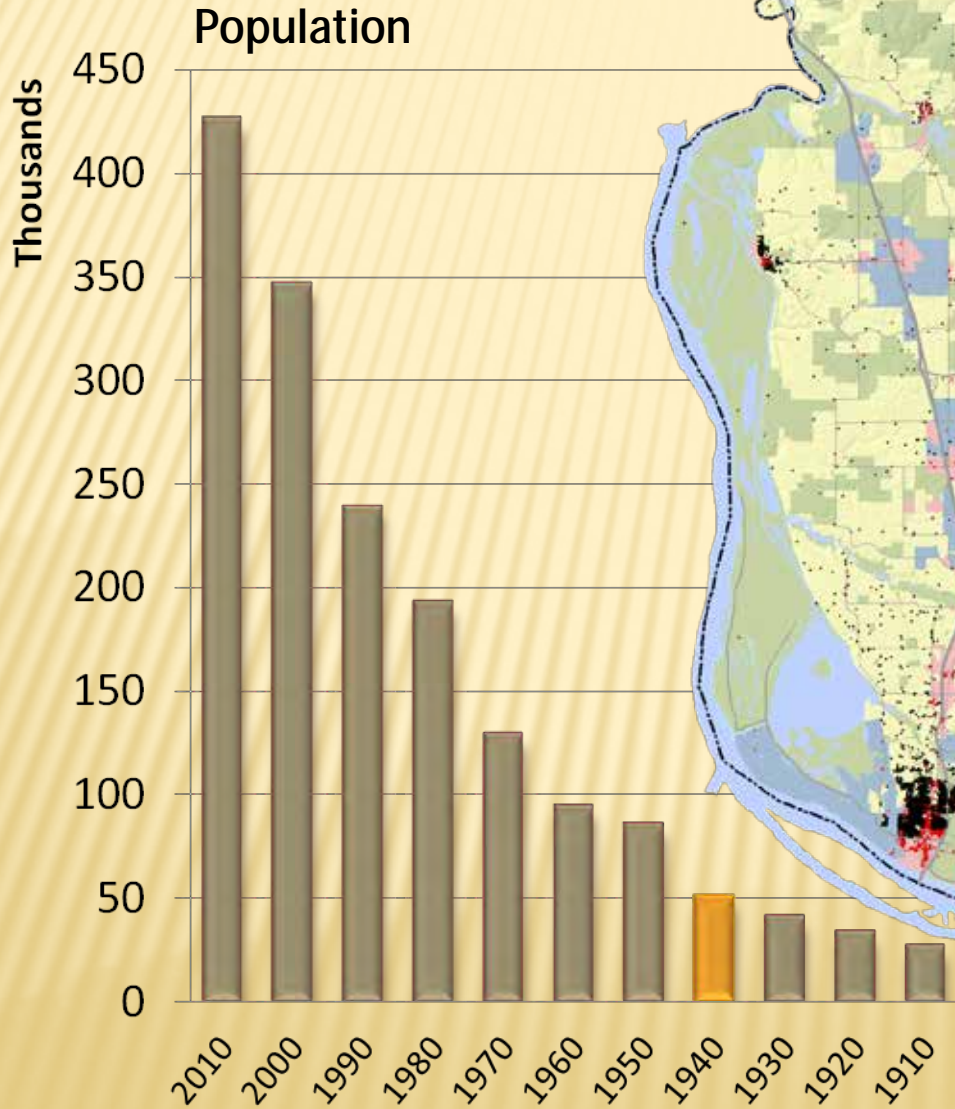


# Parcels Built by 1930



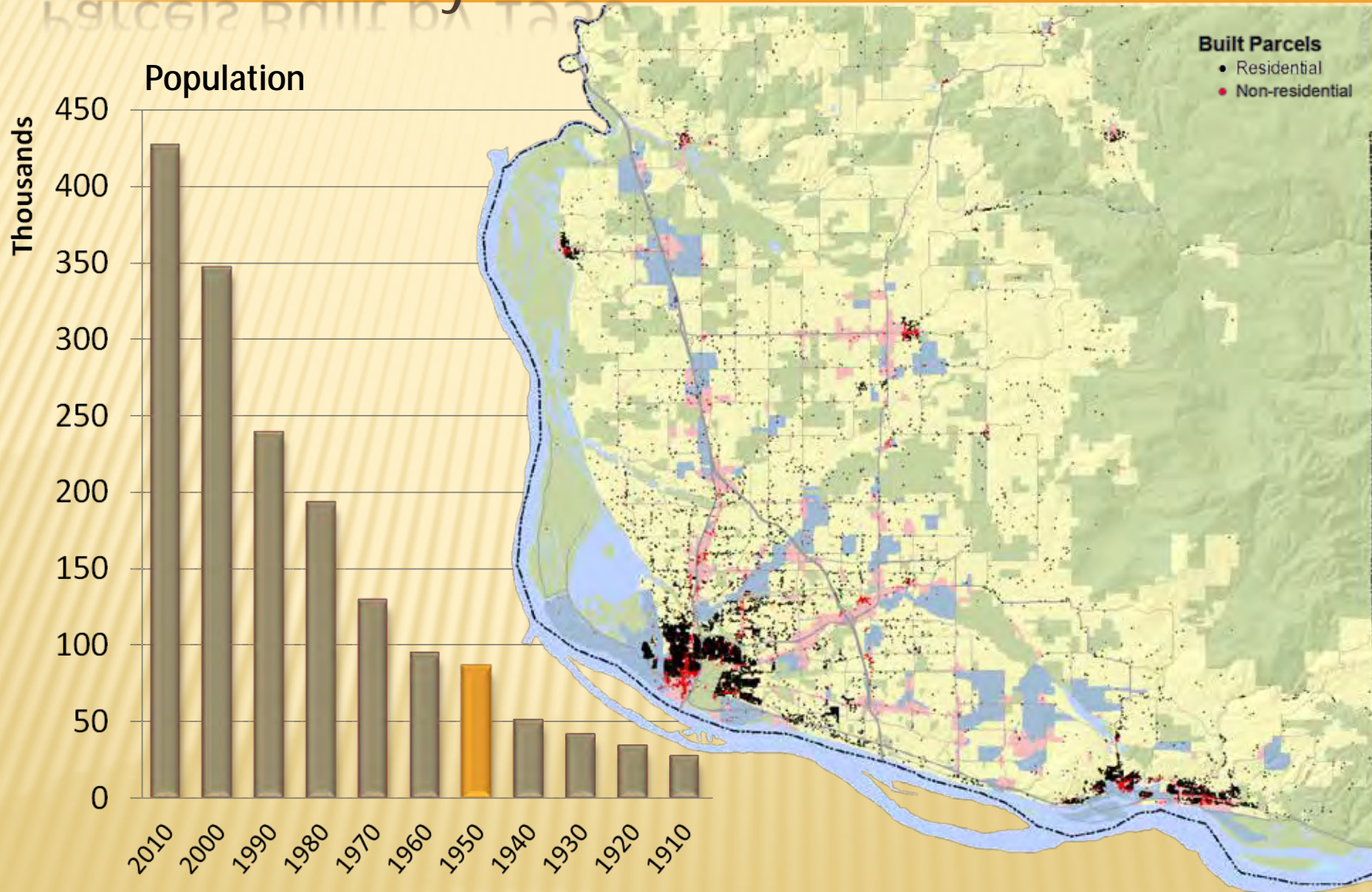


# Parcels Built by 1940



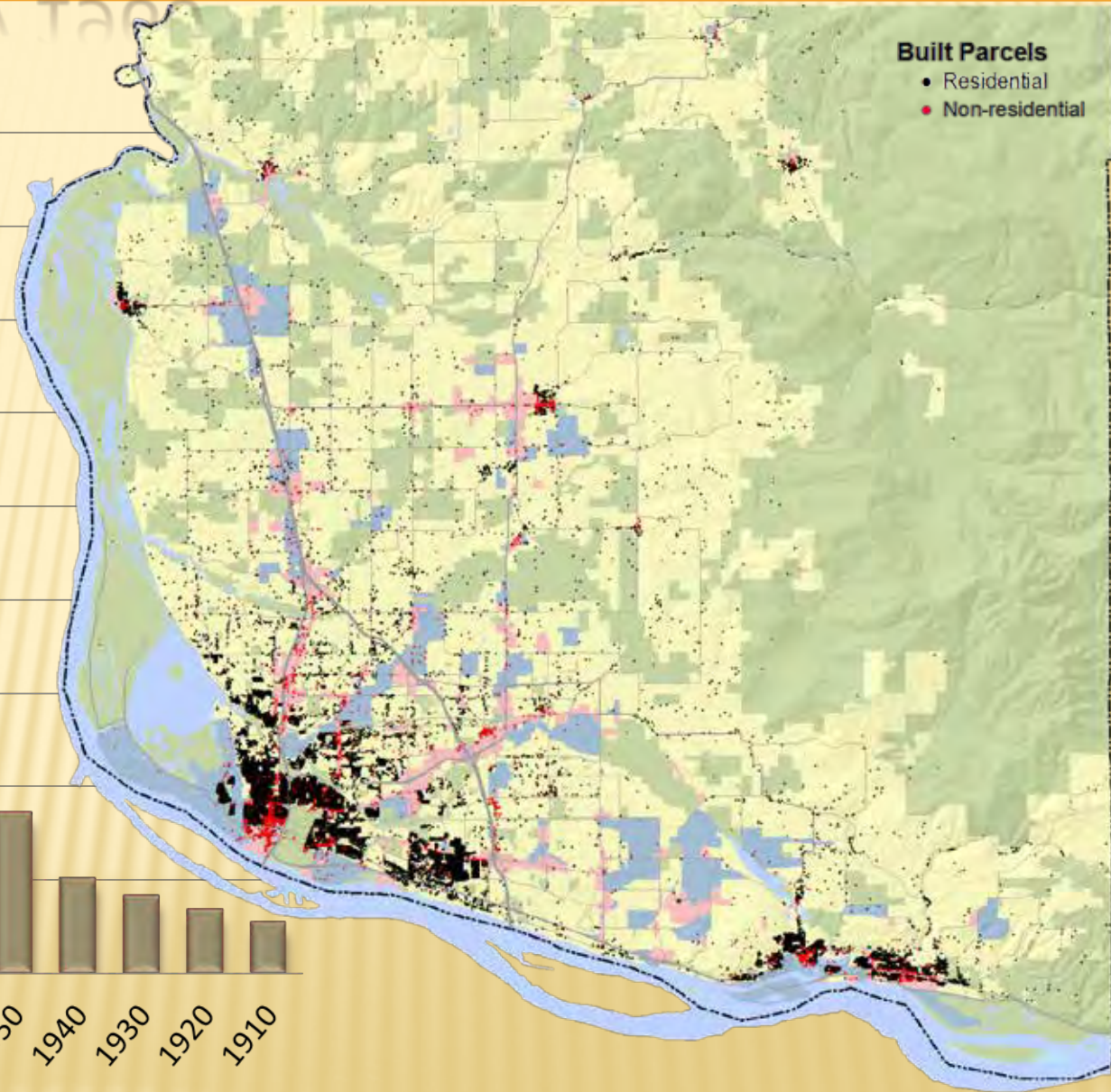
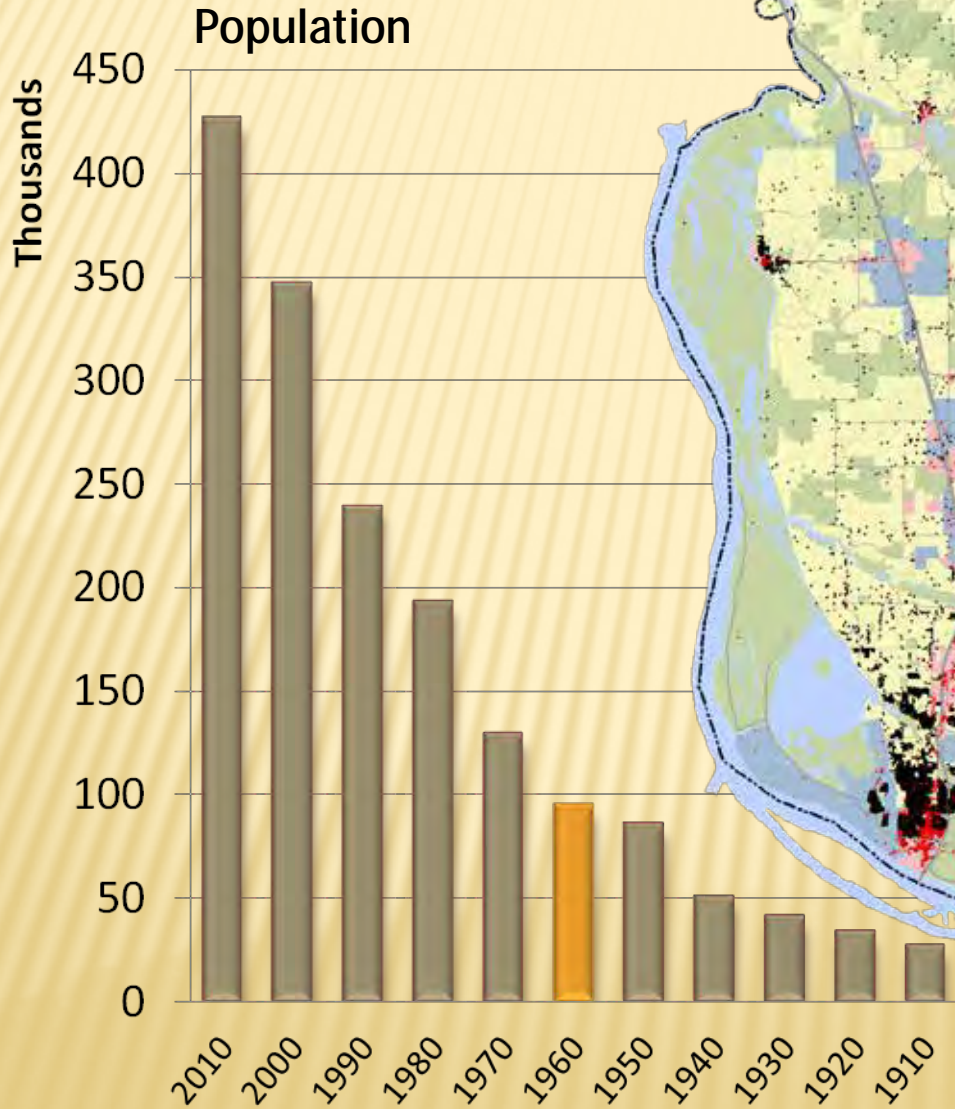


# Parcels Built by 1950



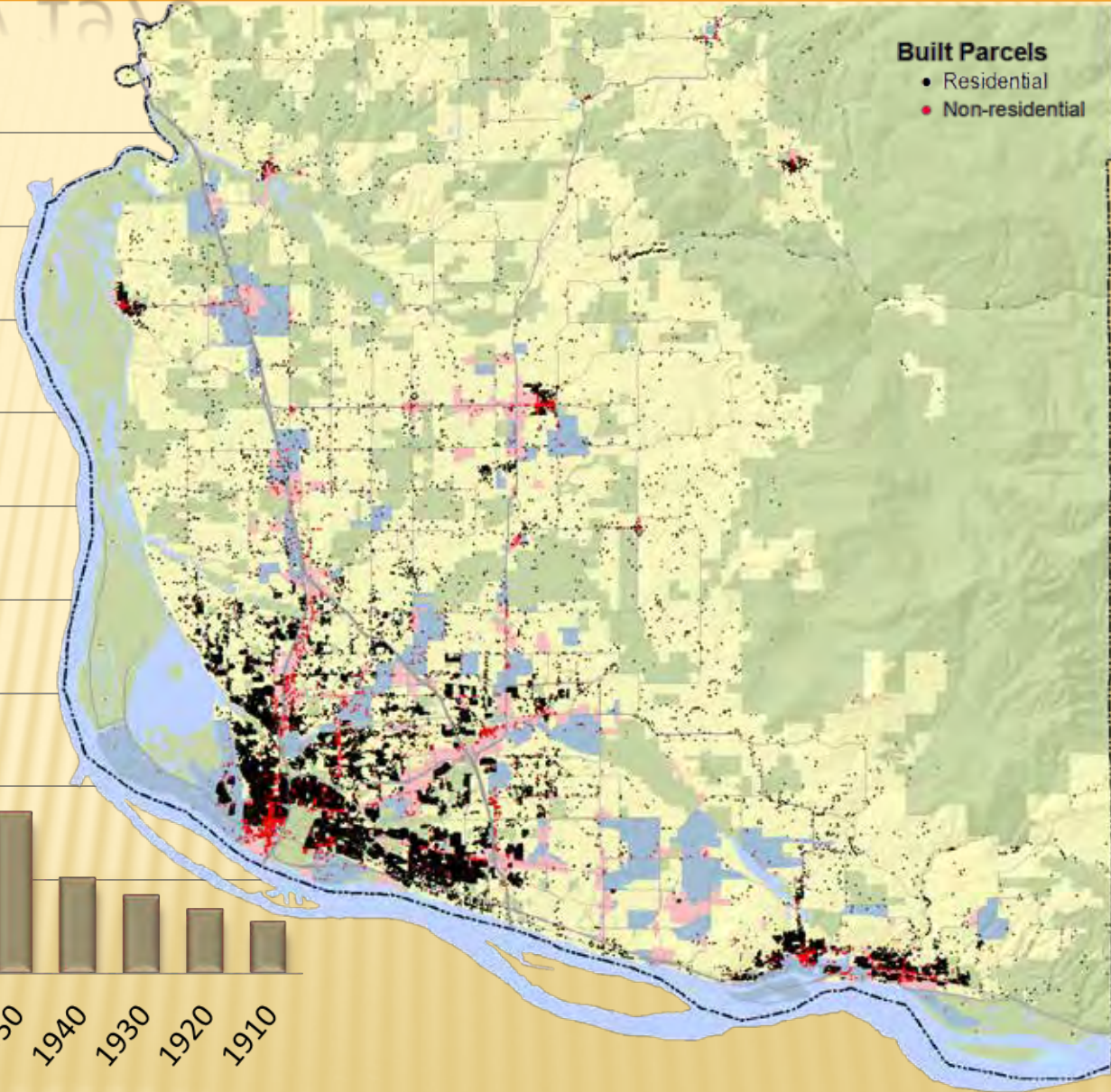
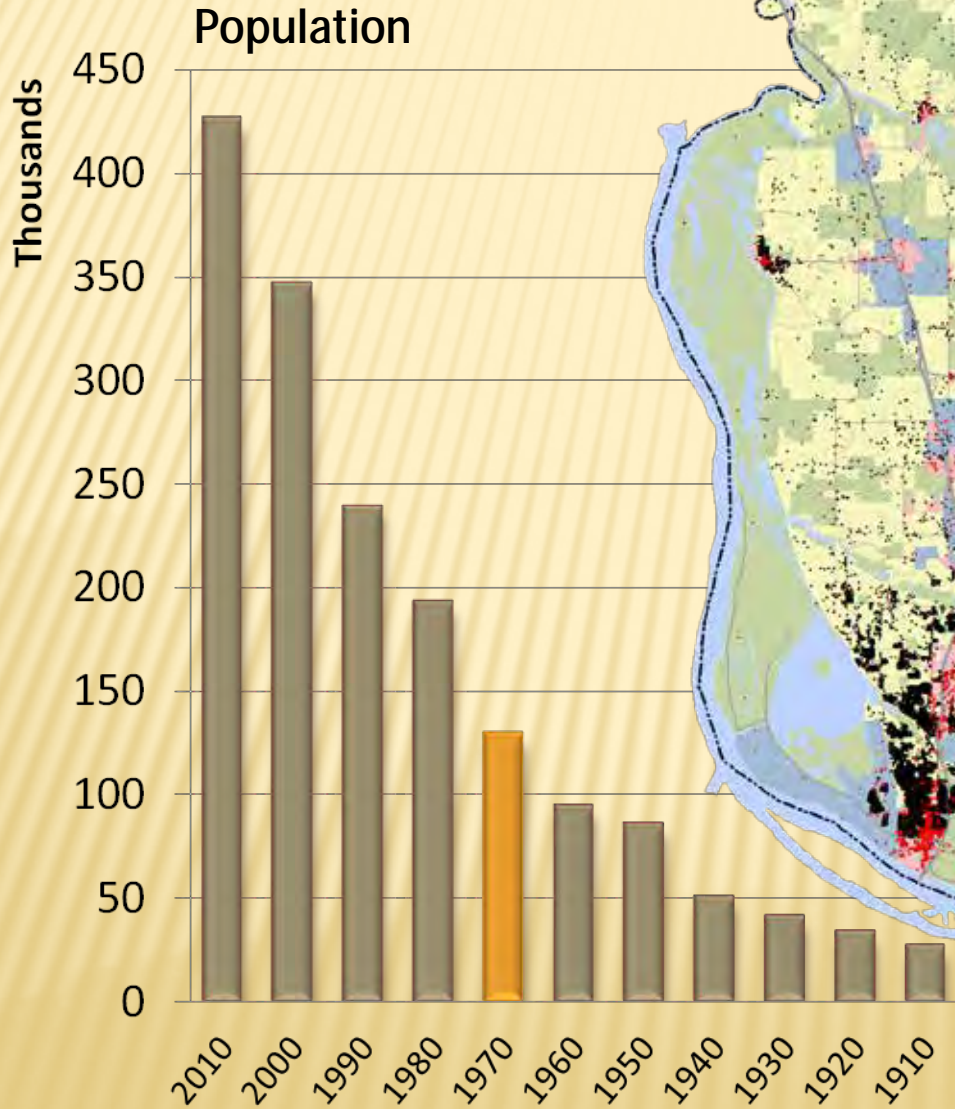


# Parcels Built by 1960



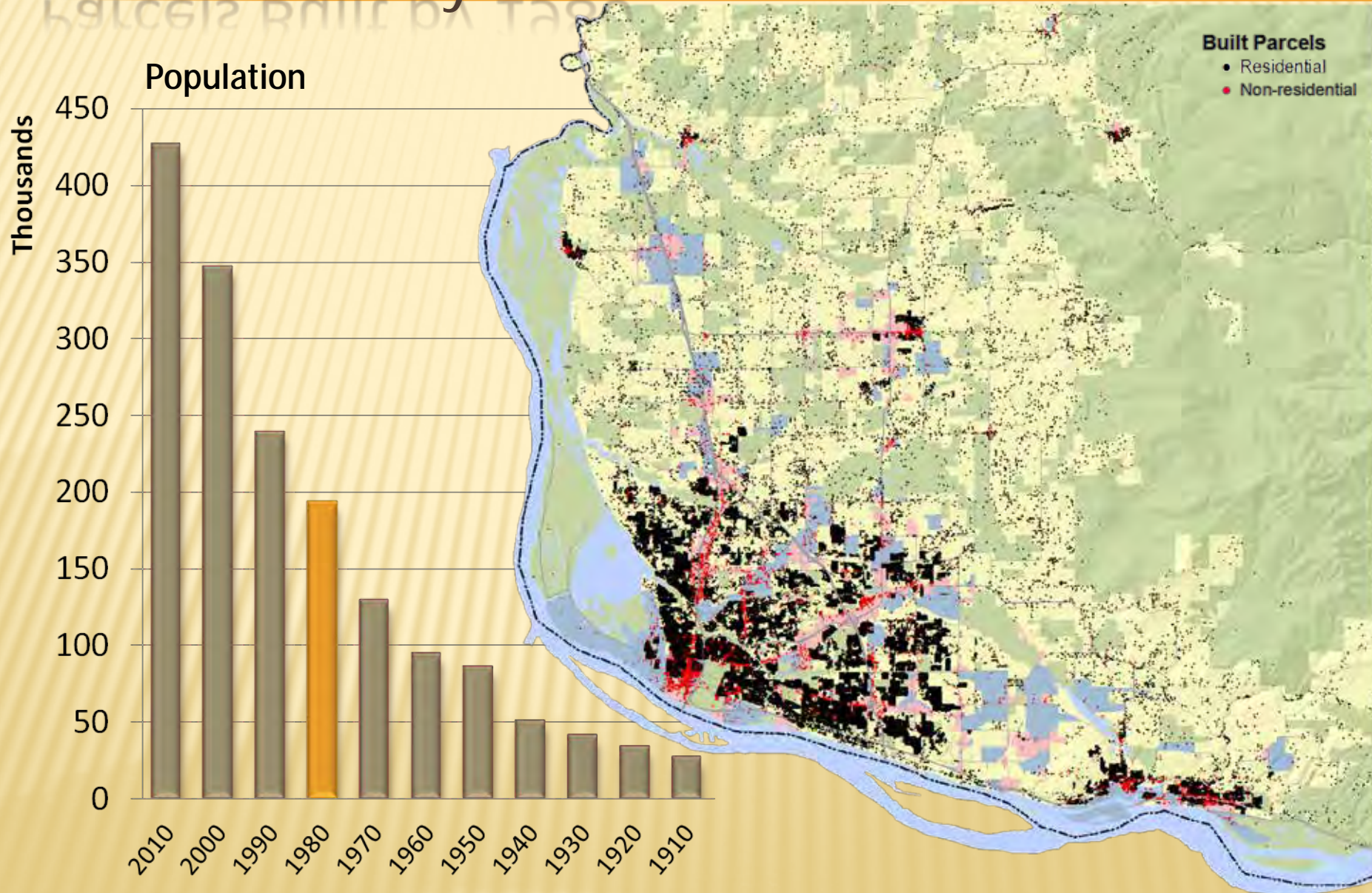


# Parcels Built by 1970



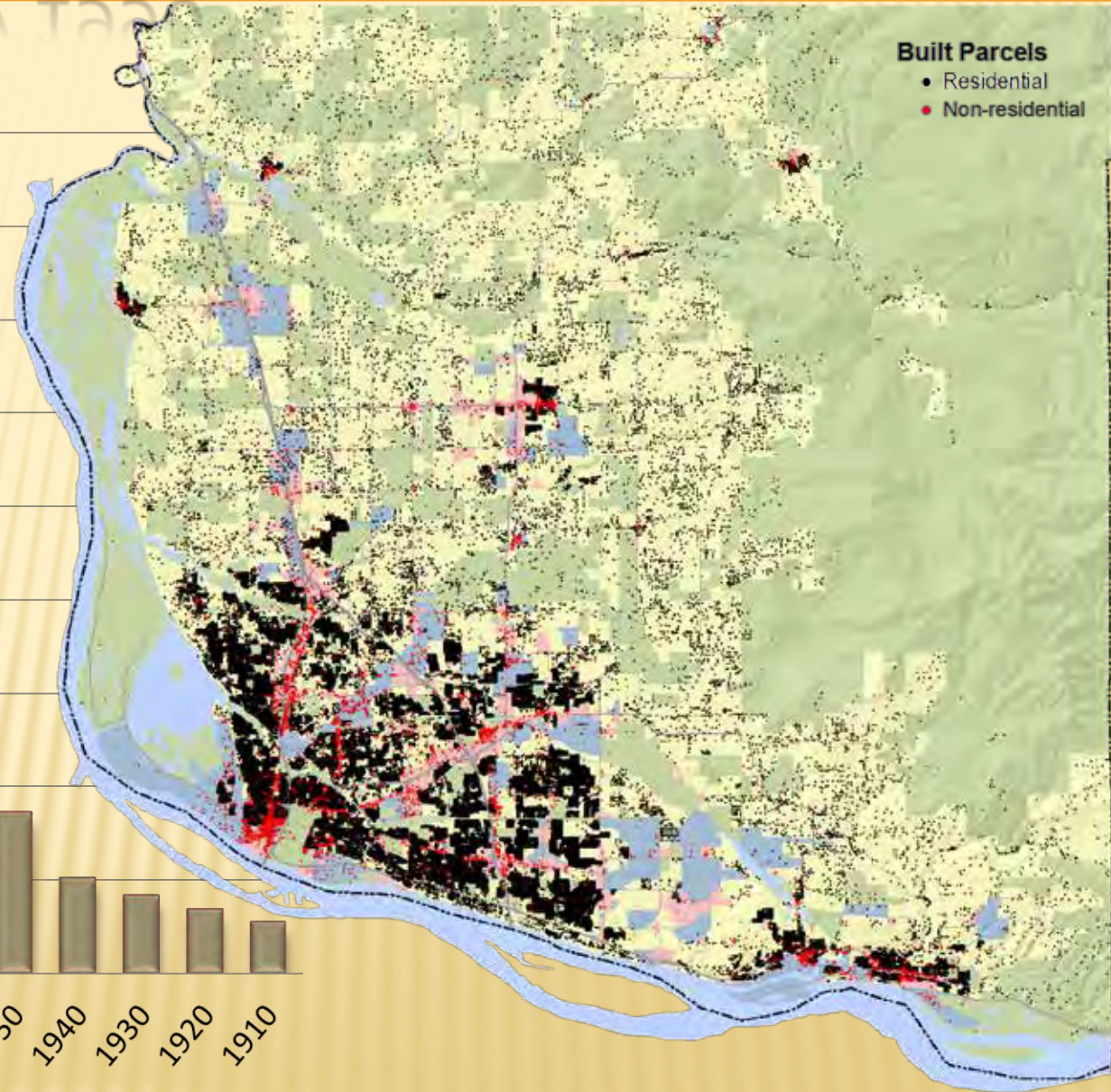
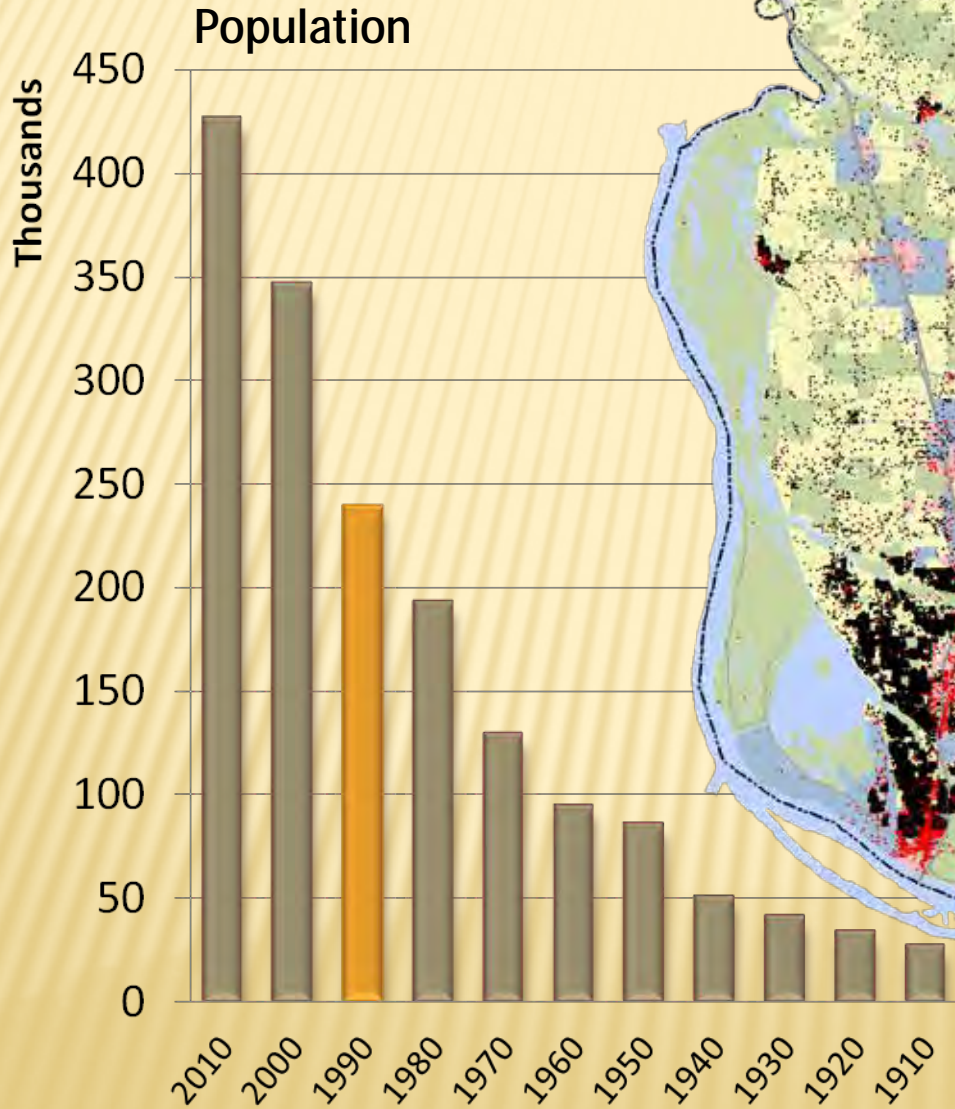


# Parcels Built by 1980



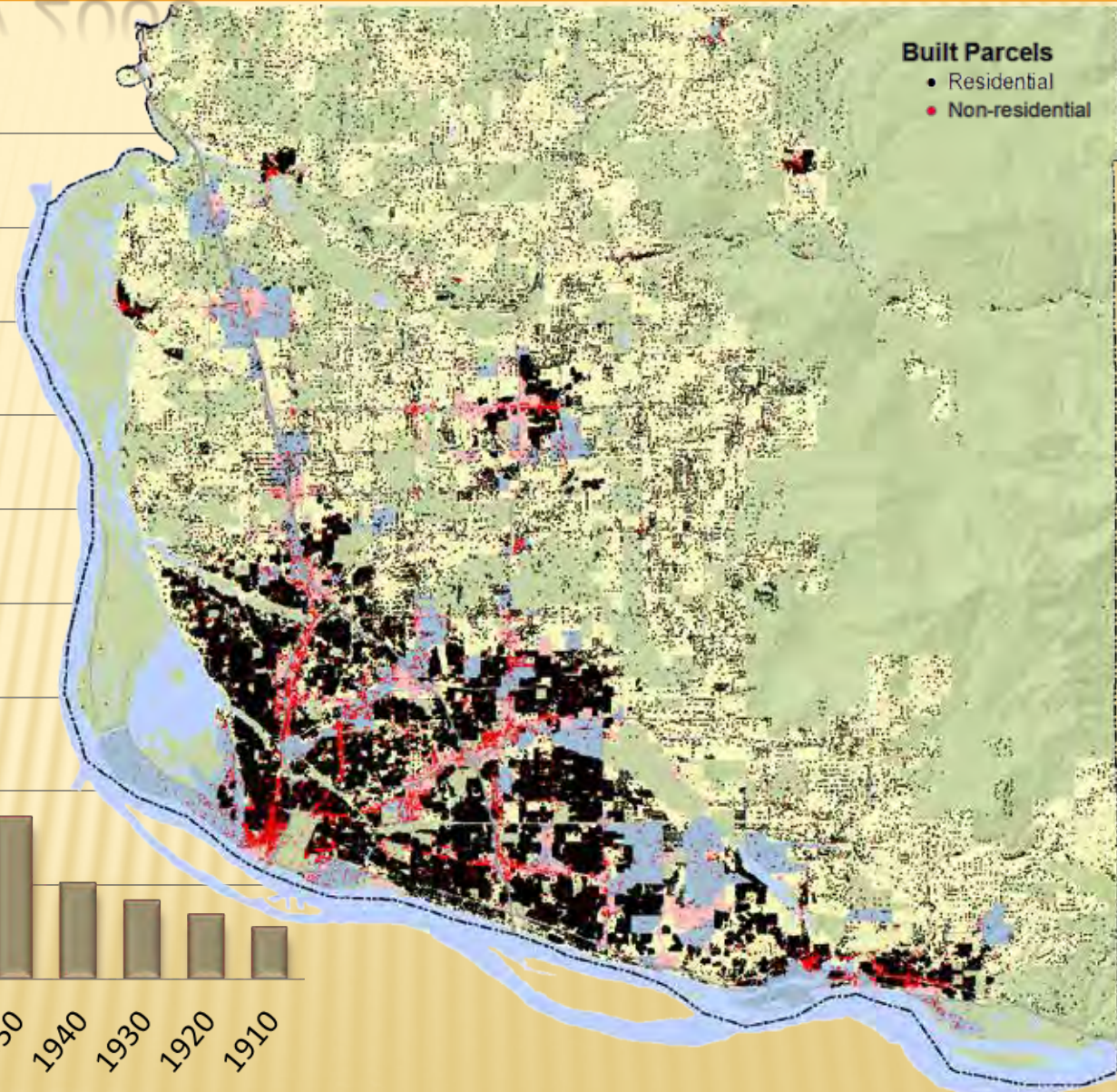
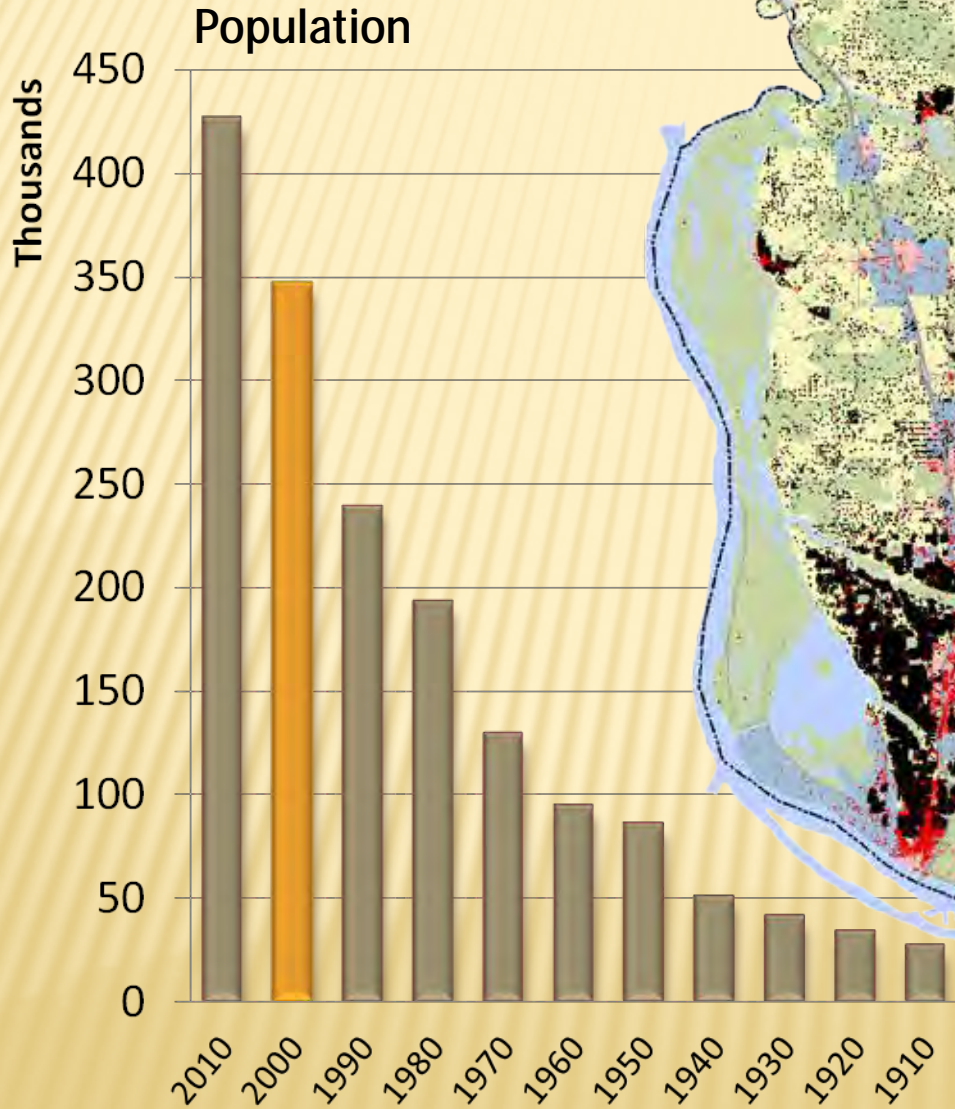


# Parcels Built by 1990



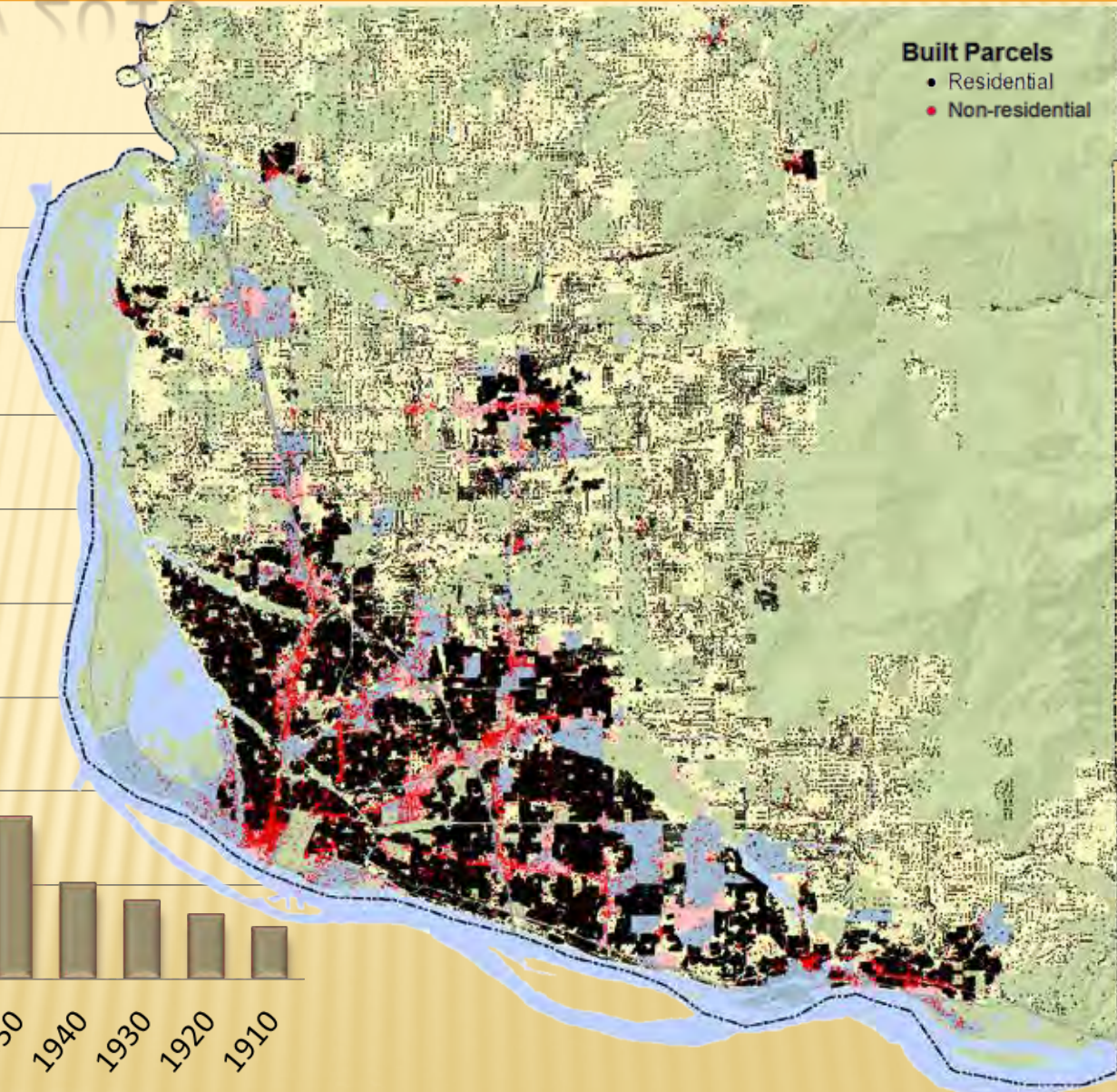
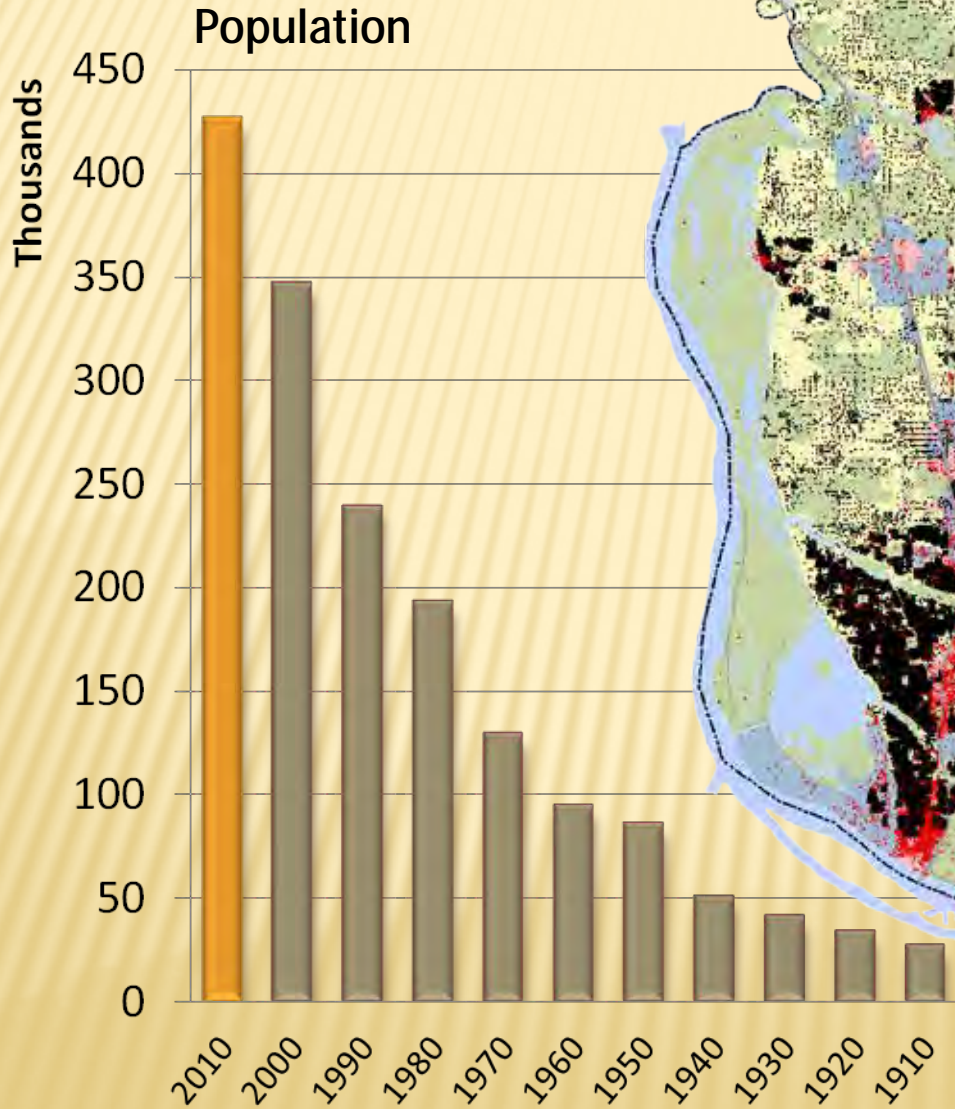


# Parcels Built by 2000



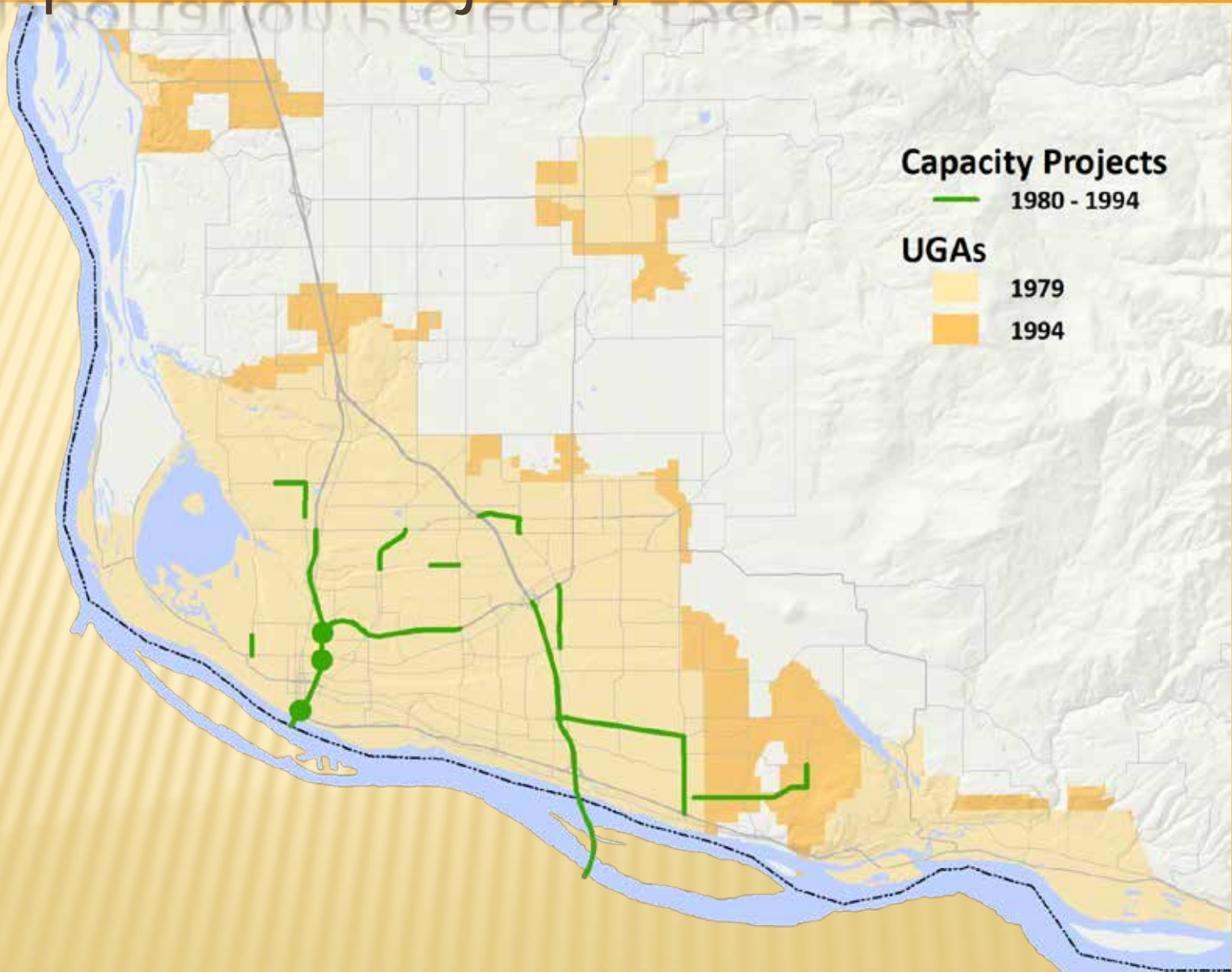


# Parcels Built by 2010



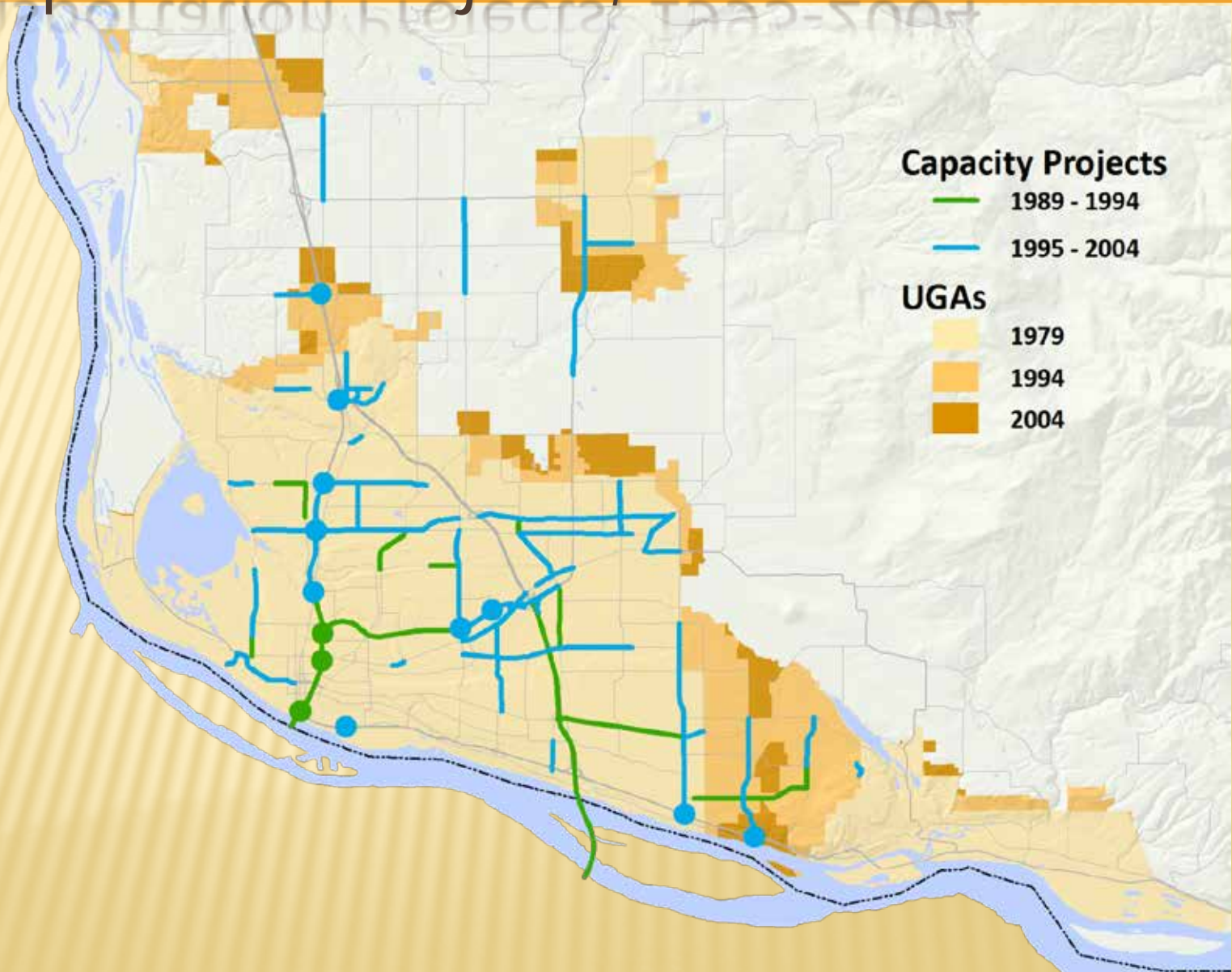


# Transportation Projects, 1980-1994

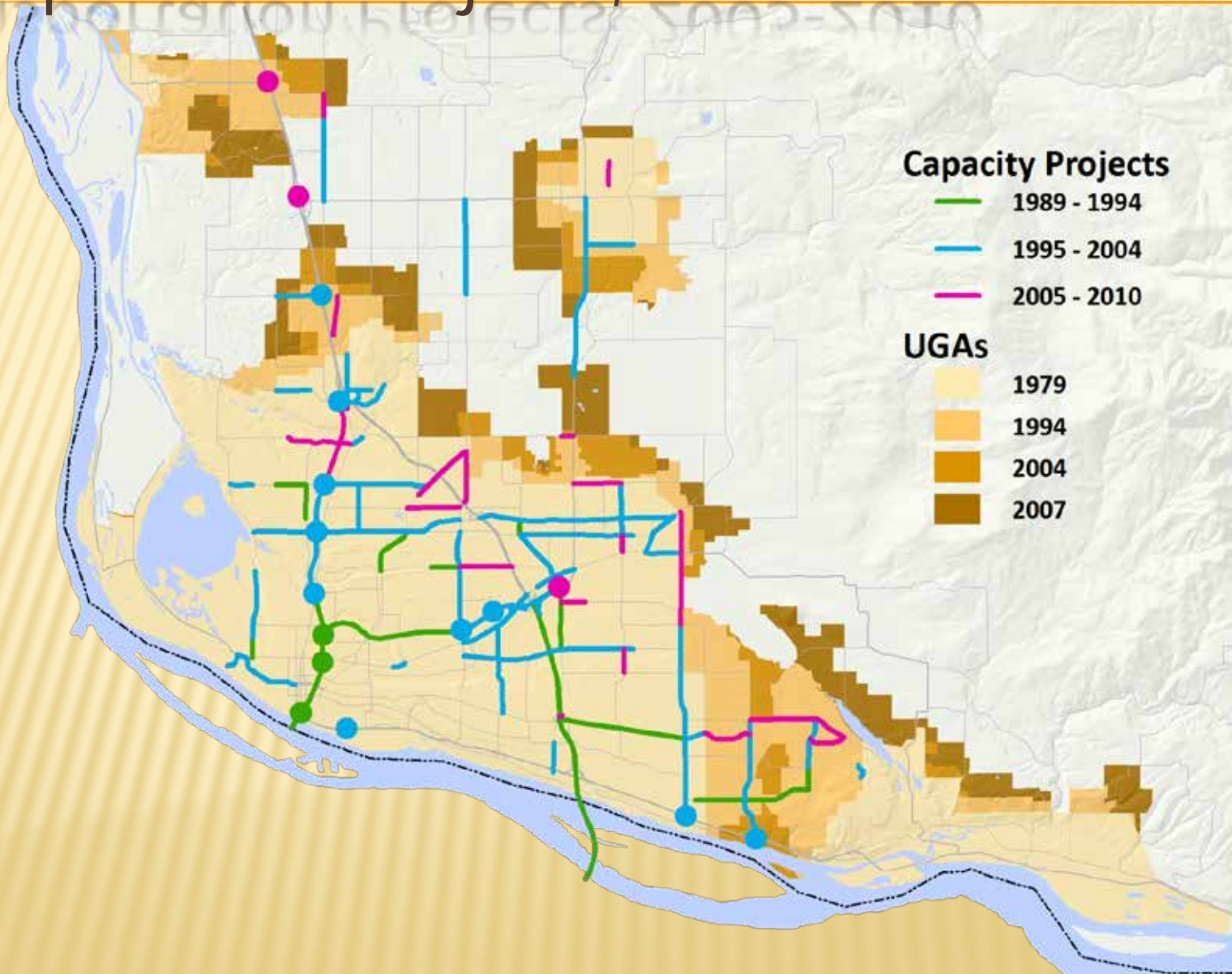




# Transportation Projects, 1995-2004

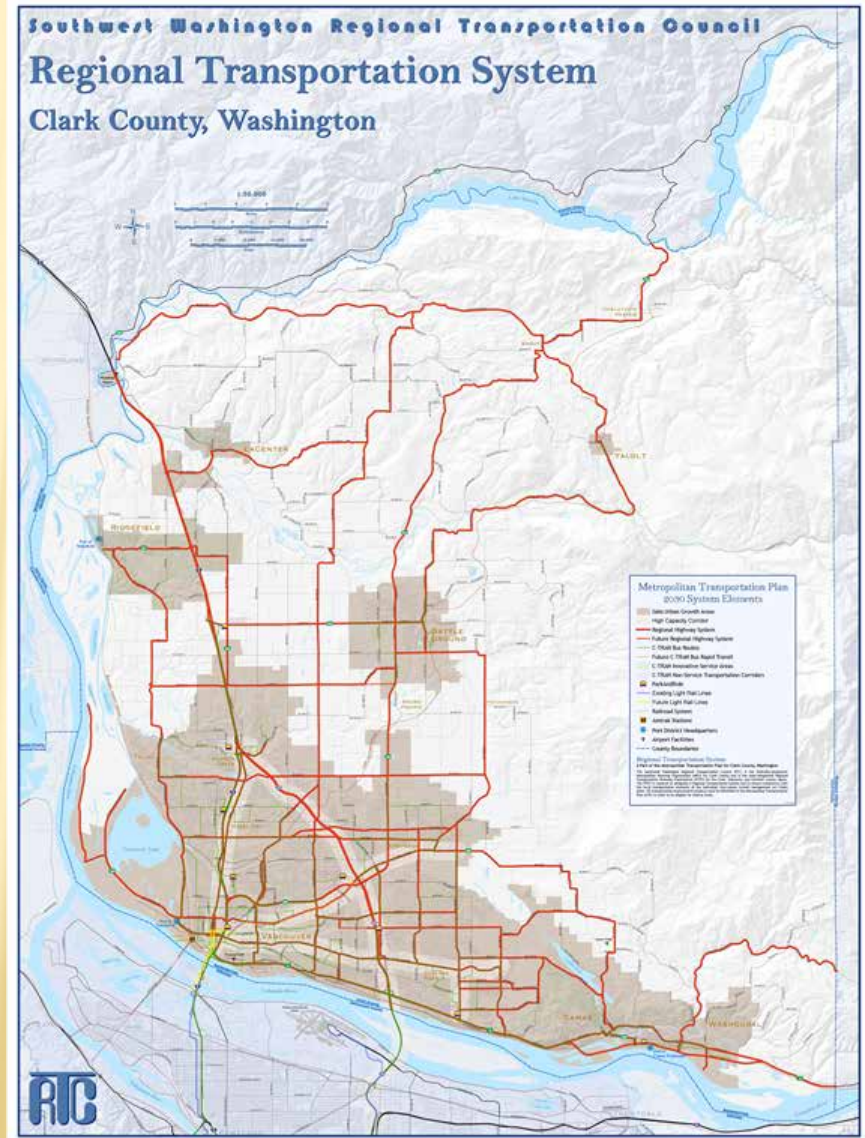
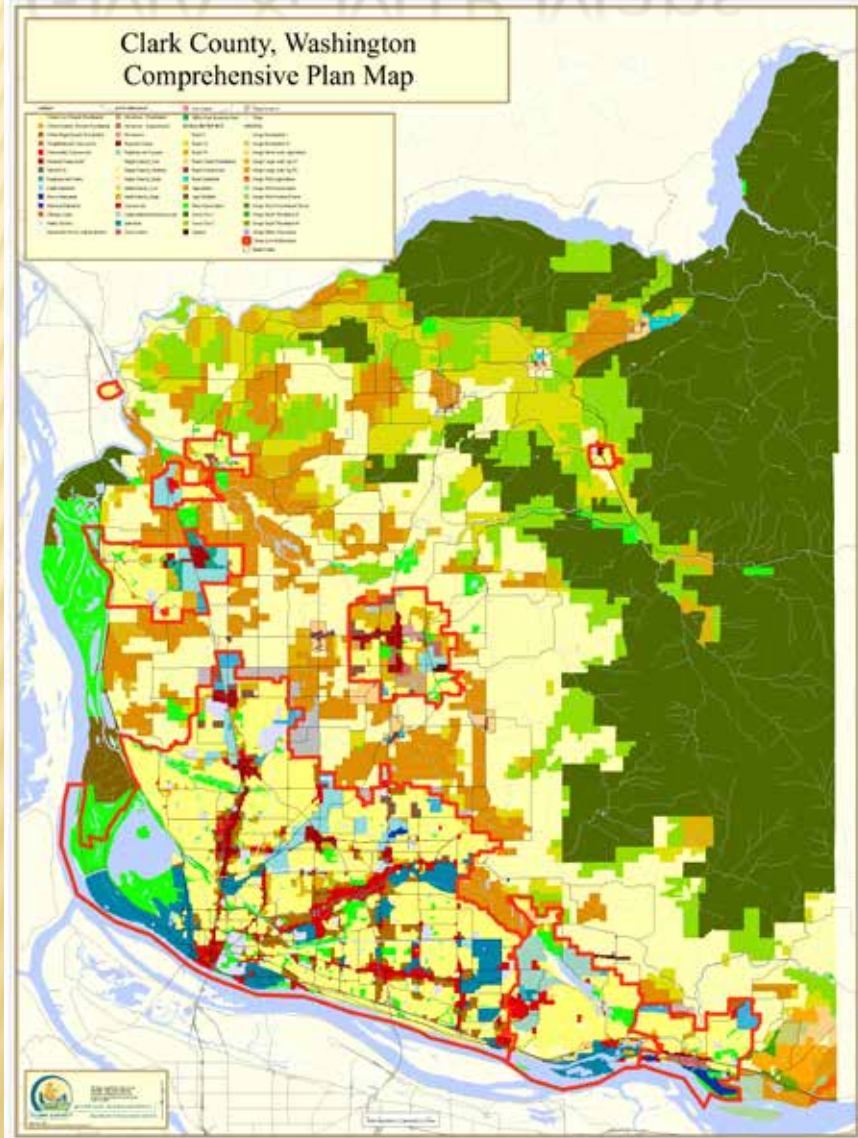


# Transportation Projects, 2005-2010





# GMA & MTP Maps





# A Possible 2050+ Growth Scenario





# Households in 2004

**1 dot = 20 households**

- Base Year (2004)

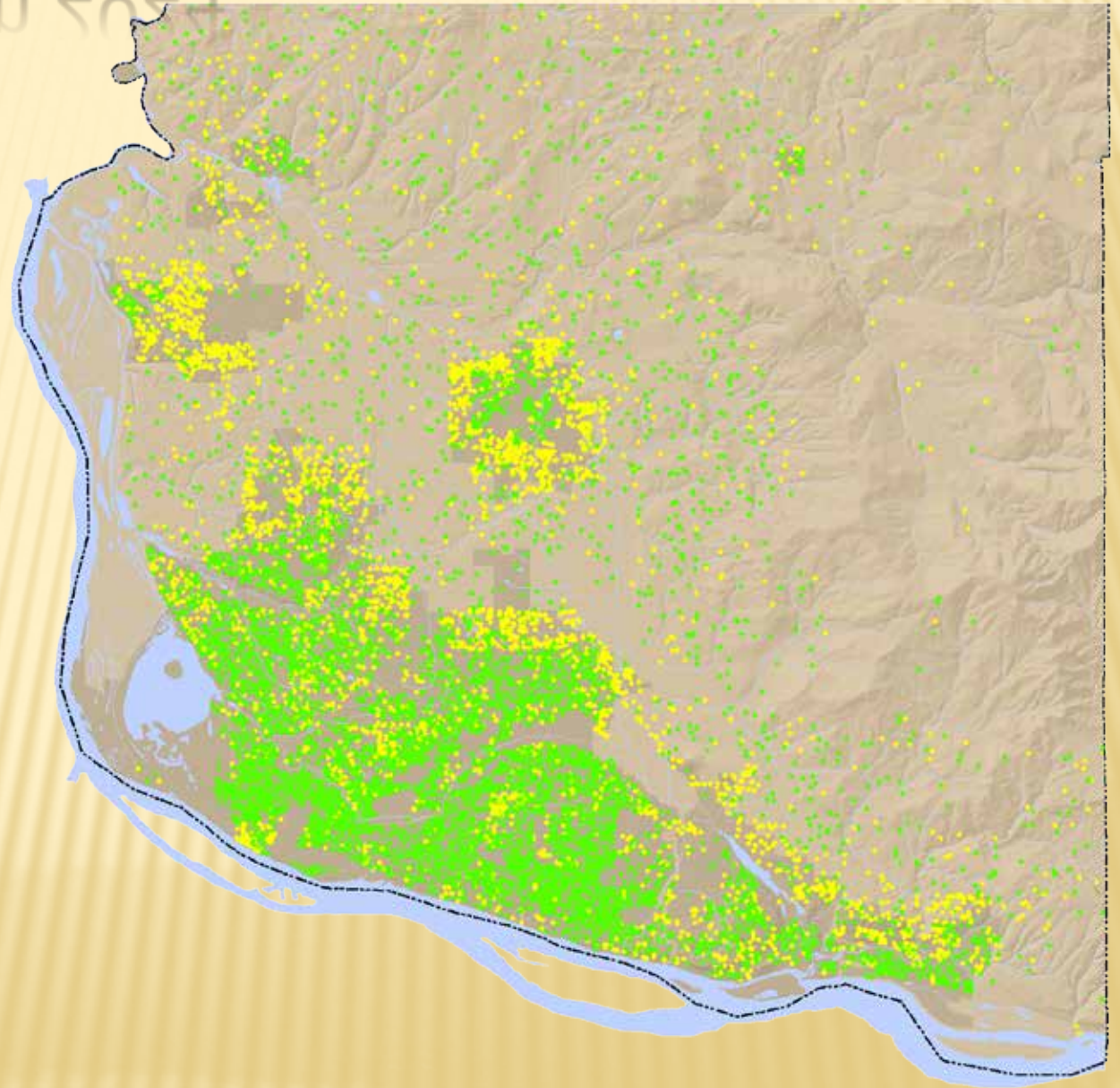




# Households in 2024

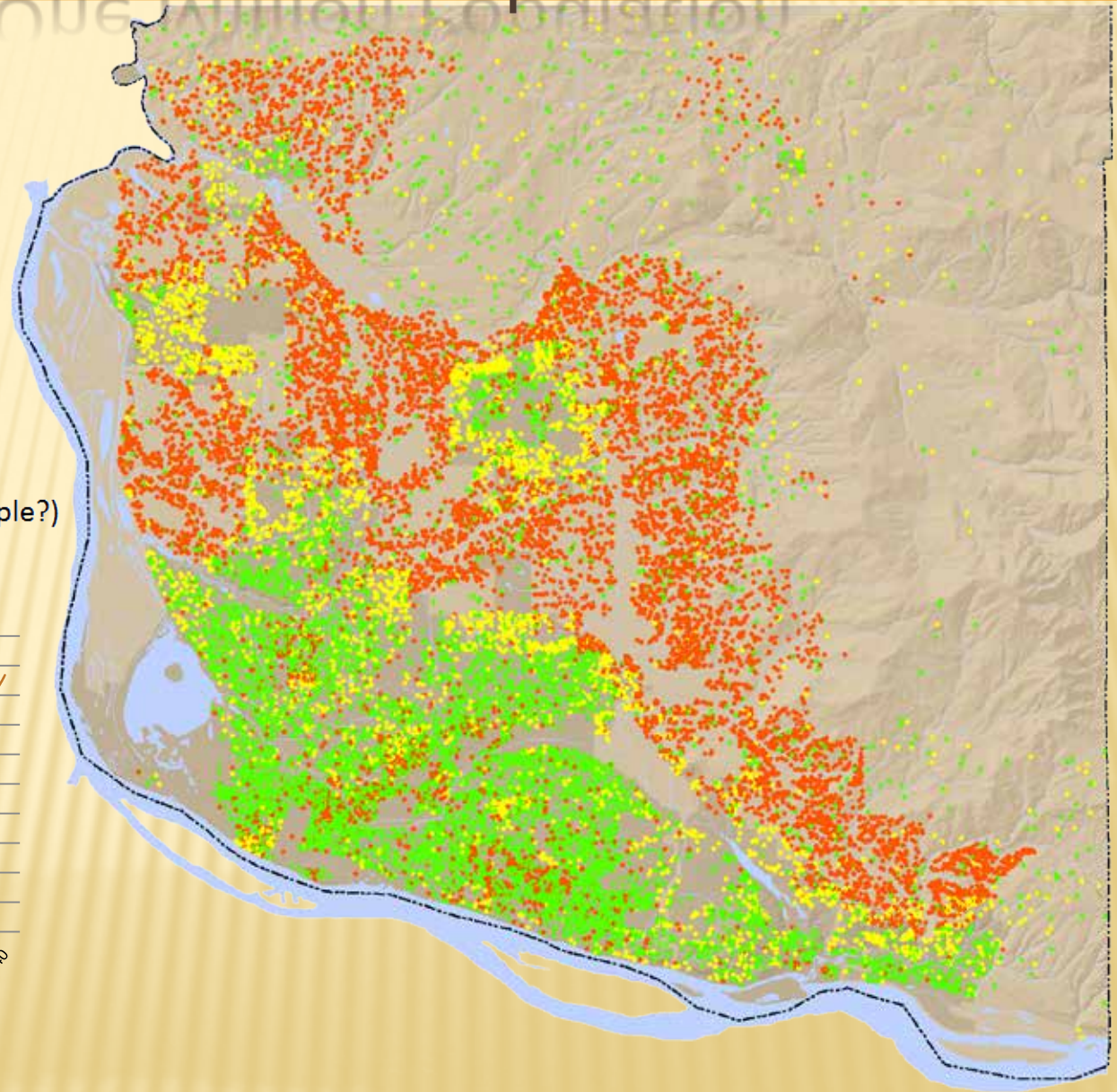
**1 dot = 20 households**

- Base Year (2004)
- Adopted GMA Plan (2024)



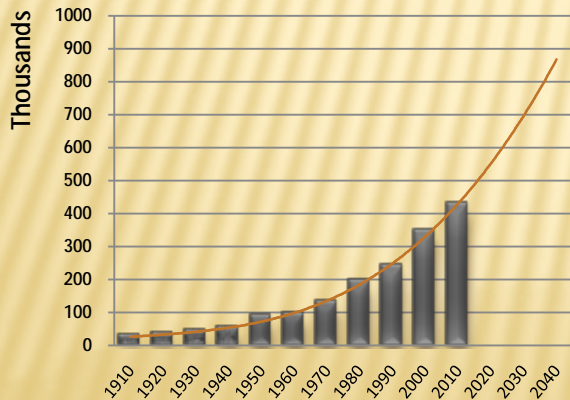


# Households, One Million Population



**1 dot = 20 households**

- Base Year (2004)
- Adopted GMA Plan (2024)
- Vision Plan (One Million People?)



# Last 30 Year Trends vs. Next 30 Year Trends

- Previous 30 years led by residential development, demand for retail, expansion of services, office/technology jobs replacing heavy industry, and transportation system capacity expansion
- Predictable trends more uncertain, demographic/economic change, and shrinking revenues



# Changing National Demographic Trends

# Changing National Demographics

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- US population 438 million in 2050, from 308 million today
- Increase of 130 million, 82% will be immigrants and their US-born families
- Latino population, the largest minority group is predicted to triple by 2050 and combined with other minorities account for 70% of nation's population growth



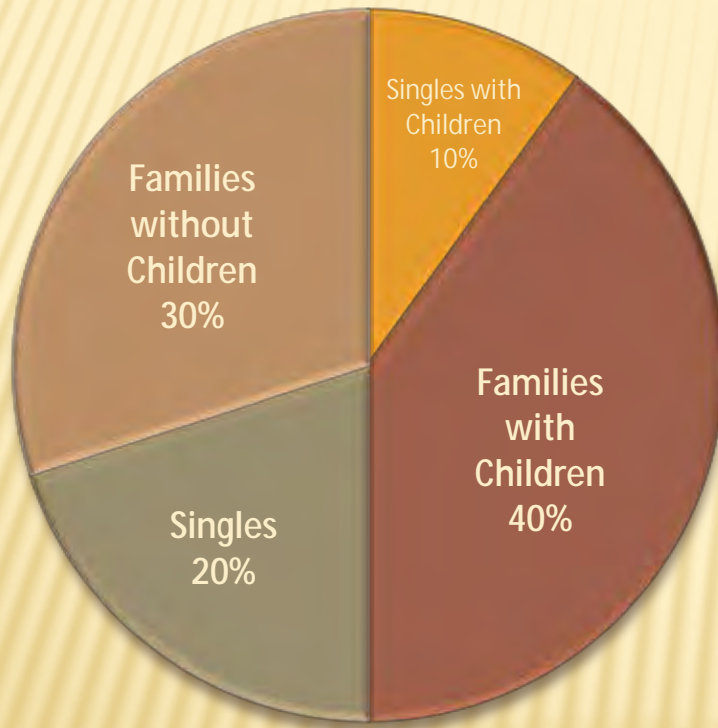
# Changing National Incomes

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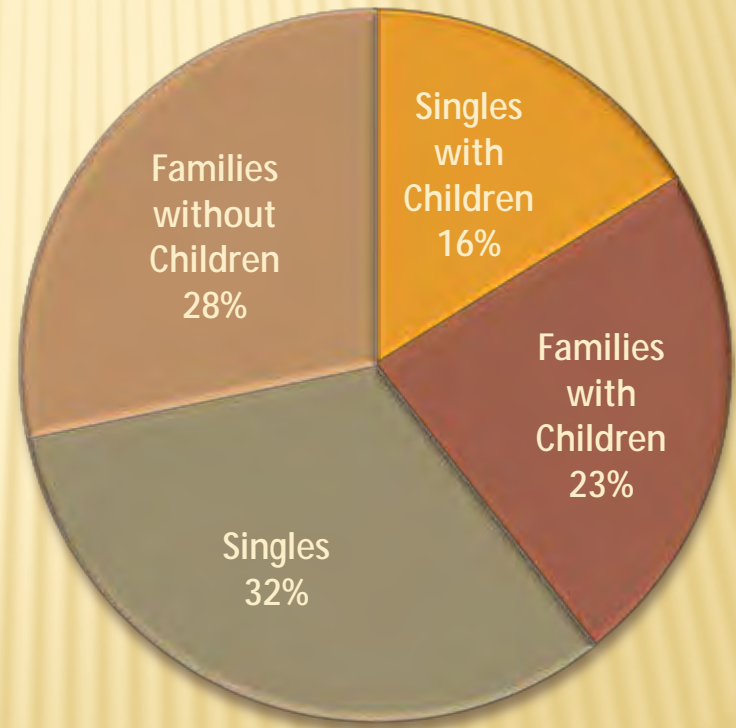
- Median household income in all age groups under 55, not increased since 2000, first time in 40 years
- Younger Boomers (46-54): flat incomes, lost home equity, and weak market for suburban homes
- Generation Y (20's-30's): most affected by recession, incomes fallen in last decade
- Housing crisis has resulted in lost confidence that homeownership way to develop wealth.

# National Household Trends

**1970**

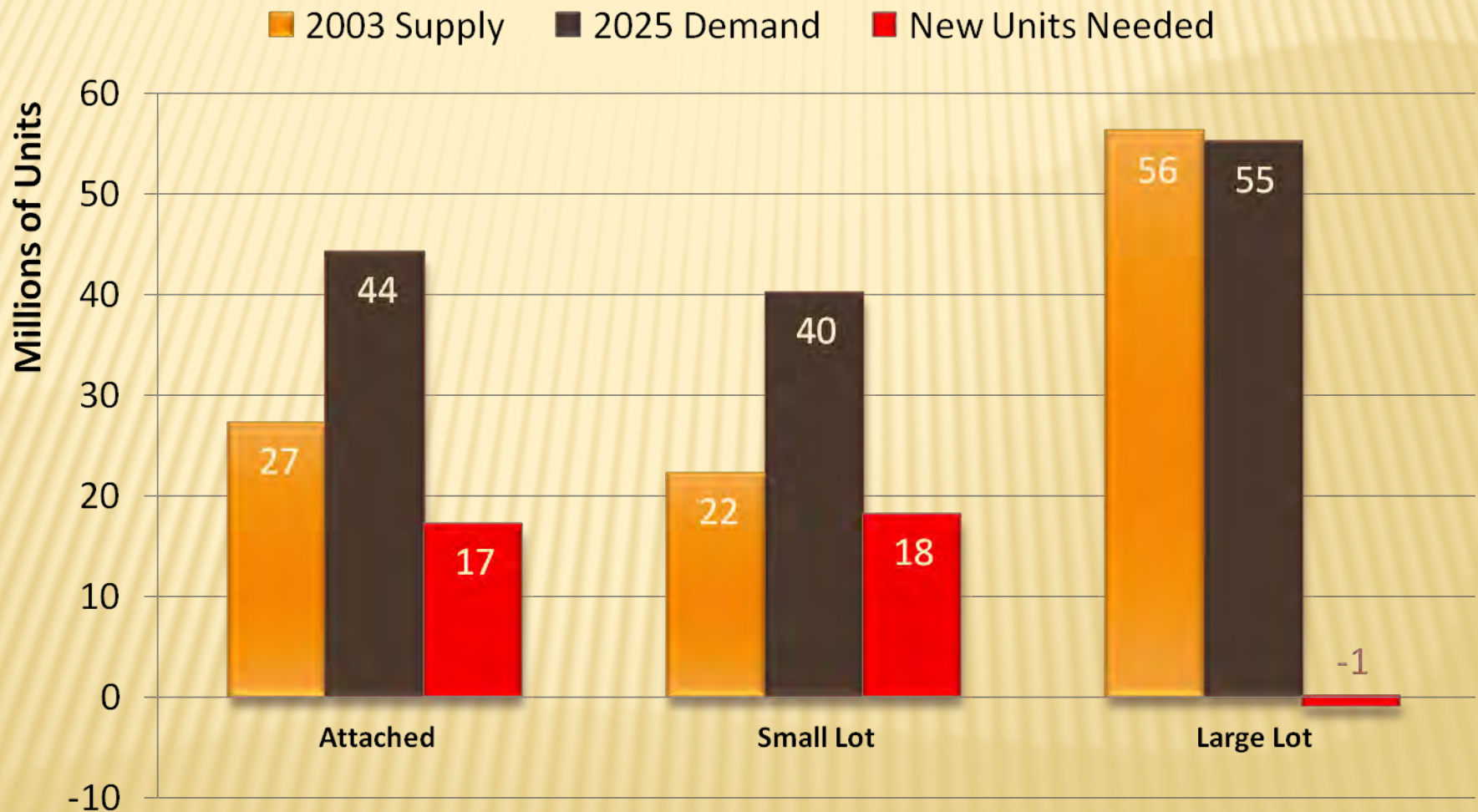


**2003**





# National Housing Stock



# What Will Clark County Be Like in 2040?

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- What Growth Pattern Will Lead To Economic Prosperity?
- What Is Sustainable Growth And How Will It Be Balanced To Revenue?
- What Will Define Livability?