

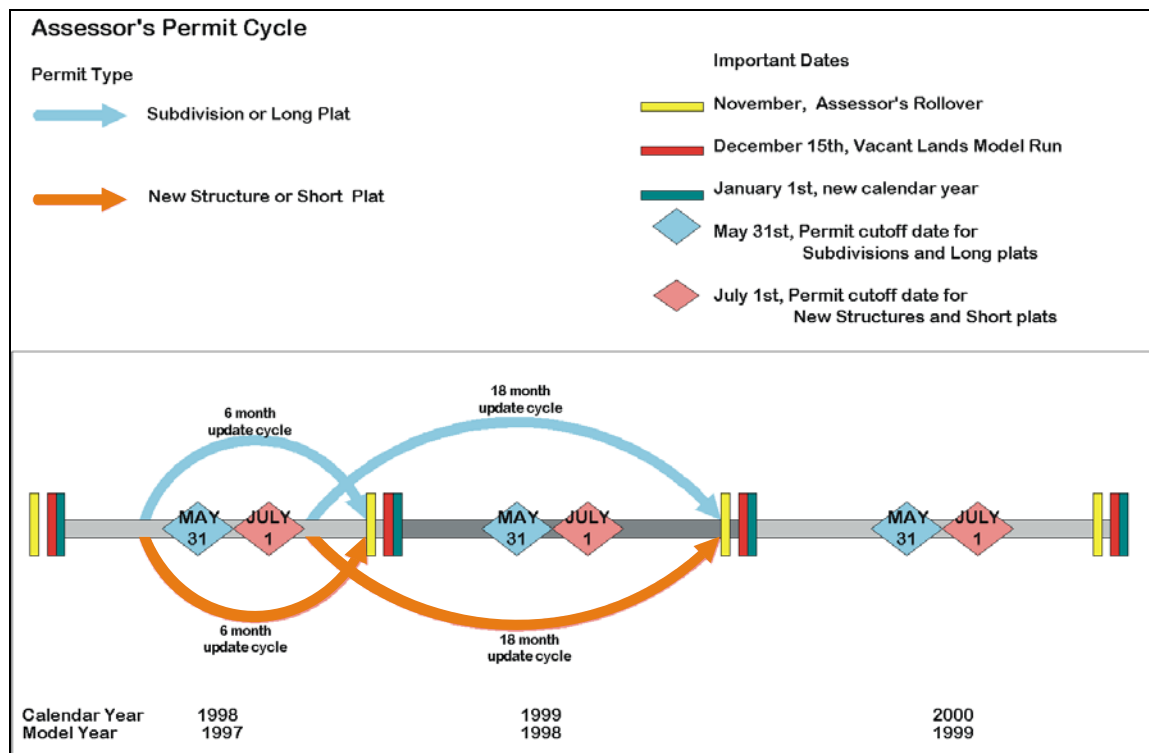
PLAN MONITORING, 2017

The tables below provide potential population and employment capacity based on the 2016 Vacant and Buildable Lands Model (VBLM) and current urban growth areas. The capacity analysis displays residential, commercial, and industrial capacity per urban growth area based on the 2016 Assessor's rollover values. For a complete description of the VBLM, please refer to <http://gis.clark.wa.gov/vblm/assets/VBLM.pdf>
<http://gis.clark.wa.gov/vblm/>

The Assessor's rollover, which typically occurs in November, is when the Assessor's database is synchronized to reflect current parcel characteristics that are used to determine current year assessed values. Rollover is the best time to benchmark the model since Assessor data is finalized for the current year.

The Assessor's permit cycle affects when new land divisions and building permits are updated in the rollover process. This can affect when a parcel converts from vacant or underutilized to built in the model. There are specific cutoff dates for subdivisions, short plats, and residential building permits. For subdivisions the cutoff date is May 31st and for short plats and building permits the cutoff date is July 1st. Permits issued prior to and including these dates will be appraised for new construction in the current year. Permits issued after these dates will not be updated until the following years rollover. For example, parcels with building permits issued on August 1, 2016 will not be reflected in the 2016 rollover, but will appear in the 2016 rollover. The following flow diagram illustrates the Assessor's permit cycle.

Note: This capacity analysis is based on a snapshot of the Vacant Buildable Lands Model run. It does not represent total capacity as it does not include redevelopment potential.



The 2017 VBLM data below indicates that countywide there are 7,156 net developable (buildable) residential acres with a capacity of 129,761 residents; 2,107 net developable (buildable) commercial acres with an employment capacity of 42,132 and 3,793 net developable (buildable) industrial acres with an employment capacity of 34,140.

RESIDENTIAL	Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Housing Units	Persons	Units per Acre
Battle Ground							
City	1,619.0	615.6	276.6	727	4,360	11,598	6
UGA	737.3	284.9	123.3	329	1,975	5,252	6
Total	2,356.2	900.5	399.9	1,056	6,335	16,851	6
Camas							
City	1,483.1	545.2	259.8	678	4,069	10,823	6
UGA	382.9	139.3	67.5	176	1,057	2,811	6
Total	1,866.1	684.5	327.3	854	5,126	13,634	6
La Center							
City	610.3	244.8	100.7	265	1,059	2,817	4
UGA	266.4	126.1	38.9	101	406	1,079	4
Total	876.6	370.9	139.5	366	1,465	3,896	4
Ridgefield							
City	1,566.4	651.2	253.5	662	3,971	10,562	6
UGA	818.1	352.0	129.1	337	2,022	5,378	6
Total	2,384.5	1,003.2	382.6	999	5,993	15,941	6
Vancouver							
City	1,141.8	402.0	204.1	536	4,286	11,400	8
UGA	6,197.8	2,301.3	1,074.7	2,822	22,575	60,049	8
Total	7,339.6	2,703.2	1,278.8	3,358	26,860	71,449	8
Washougal							
City	626.2	235.4	107.4	283	1,701	4,524	6
UGA	407.8	169.7	66.0	172	1,033	2,748	6
Total	1,034.0	405.1	173.3	456	2,734	7,271	6
Yacolt							
City	62.6	14.0	13.5	35	141	374	4
UGA	16.4	6.4	2.8	7	29	77	4
Total	79.1	20.4	16.2	42	170	451	4
Woodland							
City	5.8	3.1	0.8	2	8	21	4
UGA	88.9	56.8	8.9	23	93	247	4
Total	94.8	59.8	9.7	25	101	269	4
RESIDENTIAL TOTA	16,030.9	6,147.6	2,727.4	7,156	48,782	129,761	7

COMMERCIAL	Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Jobs
Battle Ground					
City	566.4	91.4	120.4	355	7,091
UGA	66.5	7.9	14.7	44	880
Total	632.9	99.3	135.1	399	7,971
Camas					
City	527.7	64.8	115.7	347	6,944
UGA	0.0	0.0	0.0	0	0
Total	527.7	64.8	115.7	347	6,944
La Center					
City	113.5	8.1	26.3	79	1,581
UGA	0.0	0.0	0.0	0	0
Total	113.5	8.1	26.3	79	1,581
Ridgefield					
City	423.9	47.3	94.2	282	5,649
UGA	10.4	1.0	2.3	7	140
Total	434.3	48.3	96.5	289	5,790
Vancouver					
City	495.0	25.9	117.3	352	7,036
UGA	786.0	56.7	182.3	547	10,939
Total	1,281.0	82.6	299.6	899	17,975
Washougal					
City	75.9	7.3	17.1	51	1,029
UGA	45.5	3.2	10.6	32	635
Total	121.4	10.5	27.7	83	1,664
Yacolt					
City	13.9	0.0	3.5	10	209
UGA	0.0	0.0	0.0	0	0
Total	13.9	0.0	3.5	10	209
Woodland					
City	0.0	0.0	0.0	0	0
UGA	0.0	0.0	0.0	0	0
Total	0.0	0.0	0.0	0	0
COMMERCIAL TOTAL	3,124.7	313.6	704.5	2,107	42,132

INDUSTRIAL	Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Jobs
Battle Ground					
City	294.4	89.1	51.3	154	1,386
UGA	0.0	0.0	0.0	0	0
Total	294.4	89.1	51.3	154	1,386
Camas					
City	1,188.1	420.7	191.9	576	5,180
UGA	69.6	24.2	11.4	34	307
Total	1,257.7	444.9	203.2	610	5,487
La Center					
City	84.4	19.7	16.2	49	437
UGA	0.0	0.0	0.0	0	0
Total	84.4	19.7	16.2	49	437
Ridgefield					
City	789.5	231.3	139.5	419	3,768
UGA	63.6	17.2	11.6	35	314
Total	853.1	248.5	151.2	453	4,081
Vancouver					
City	2,551.9	808.1	435.9	1,308	11,771
UGA	1,704.9	469.0	309.0	927	8,342
Total	4,256.8	1,277.1	744.9	2,235	20,113
Washougal					
City	216.6	86.8	32.4	97	876
UGA	286.9	64.0	55.7	167	1,504
Total	503.5	150.9	88.2	264	2,380
Yacolt					
City	9.6	0.9	2.2	7	59
UGA	39.6	10.3	7.3	22	198
Total	49.2	11.2	9.5	28	256
Woodland					
City	0.0	0.0	0.0	0	0
UGA	0.0	0.0	0.0	0	0
Total	0.0	0.0	0.0	0	0
INDUSTRIAL TOTAL	7,299.1	2,241.4	1,264.4	3,793	34,140