

PLAN MONITORING, 2011



The tables below provide potential population and employment capacity based on the 2011 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 2010 Assessor's rollover values. For a complete description of the VBLM, please refer to <http://gis.clark.wa.gov/applications/gishome/reports/?pid=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, 2010 will not be reflected in the 2010 rollover, but will appear in the 2011 rollover. The following flow diagram illustrates the Assessor's permit cycle.

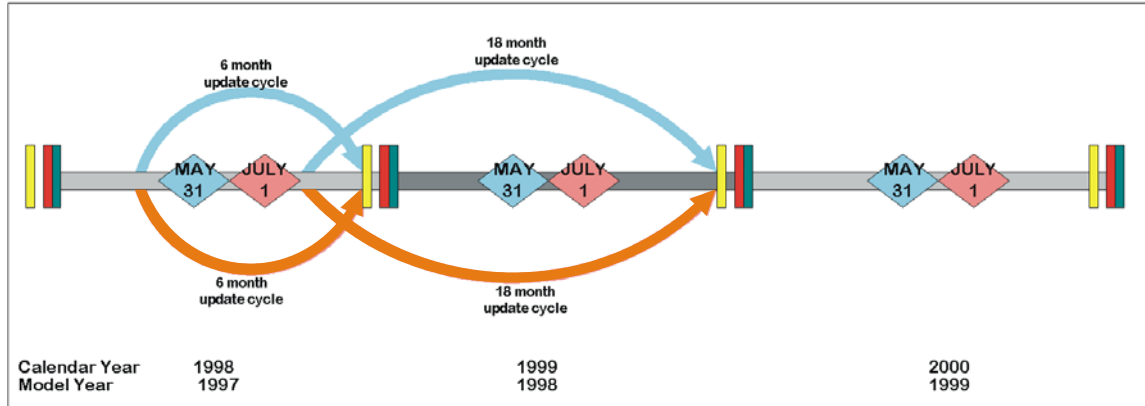
Assessor's Permit Cycle

Permit Type

-  Subdivision or Long Plat
-  New Structure or Short Plat

Important Dates

-  November, Assessor's Rollover
-  December 15th, Vacant Lands Model Run
-  January 1st, new calendar year
-  May 31st, Permit cutoff date for Subdivisions and Long plats
-  July 1st, Permit cutoff date for New Structures and Short plats



The 2011 VBLM data below indicates that countywide there are 8,412 net developable (buildable) residential acres with a capacity of 155,901 residents; 4,100 net developable (buildable) commercial acres with an employment capacity of 82,004 and 3,202 net developable (buildable) industrial acres with an employment capacity of 28,817.

Note: In 2011, the City of Battle Ground gained about 15 total gross acres of vacant and underutilized land compared to 2010. This increase is largely due to declining built property values that are below model thresholds for determining underutilized parcels in the vacant land model and were reclassified. Please see model thresholds discussion in the complete VBLM description in link on first page. Additional increases in total acreage possibly include land use changes and parcel reconfigurations.

Residential UGA Capacity Analysis, 2011 VBLM							
	VBLM	Will Not Convert	Infrastructure	Developable	Housing	Units per	Capacity
	Gross Acres	Acres	Acres	Net Acres	Units	Acre	in
							Population
Battle Ground							
City	1,467	585	243	639	5,570	8.7	14,426
UGA	1,186	430	205	551	3,847	7.0	9,962
Total	2,653	1,015	448	1,189	9,416	7.9	24,388
Camas							
City	1,533	605	257	671	3,914	5.8	10,136
UGA	522	207	87	228	1,526	6.7	3,951
Total	2,055	812	345	899	5,439	6.0	14,087
La Center							
City	297	109	52	136	572	4.2	1,483
UGA	716	294	117	305	1,645	5.4	4,262
Total	1,013	404	169	441	2,218	5.0	5,744
Ridgefield							
City	1,727	699	285	743	4,991	6.7	12,925
UGA	968	387	161	420	3,340	8.0	8,651
Total	2,695	1,087	445	1,163	8,331	7.2	21,577
Vancouver							
City	1,490	530	265	695	6,107	8.8	15,816
UGA	7,560	2,784	1,315	3,462	24,971	7.2	64,676
Total	9,051	3,314	1,580	4,157	31,078	7.5	80,492
Washougal							
City	629	245	105	278	1,668	6.0	4,320
UGA	552	207	96	250	1,903	7.6	4,928
Total	1,181	452	201	528	3,571	6.8	9,248
Yacolt							
City	52	10	12	30	121	4.0	313
UGA	10	3	2	5	20	4.0	53
Total	61	13	14	35	141	4.0	365
Grand Total	18,708	7,095	3,201	8,412	60,193	7.2	155,901

Commercial UGA Capacity Analysis, 2011 VBLM					
	VBLM	Will Not Convert	Infrastructure	Developable	Jobs
	Gross Acres	Acres	Acres	Net Acres	
Battle Ground					
City	654	99	140	416	8,317
UGA	162	21	35	106	2,124
Total	817	119	175	522	10,441
Camas					
City	1,454	165	322	967	19,338
UGA	84	12	18	54	1,076
Total	1,538	177	340	1,021	20,414
La Center					
City	12	1	3	8	154
UGA	97	4	23	70	1,390
Total	109	6	26	77	1,544
Ridgefield					
City	672	78	148	445	8,905
UGA	107	11	24	72	1,443
Total	779	89	173	517	10,348
Vancouver					
City	580	23	139	418	8,351
UGA	1,597	138	365	1,095	21,895
Total	2,177	161	504	1,512	30,246
Washougal					
City	56	5	13	39	777
UGA	568	33	134	402	8,031
Total	624	37	147	440	8,808
Yacolt					
City	14	0	3	10	204
UGA	0	0	0	0	0
Total	14	0	3	10	204
Grand Total	6,057	589	1,368	4,100	82,004

Industrial UGA Capacity Analysis, 2011 VBLM					
	VBLM	Will Not Convert	Infrastructure	Developable	Jobs
	Gross Acres	Acres	Acres	Net Acres	
Battle Ground					
City	220	94	31	94	849
UGA	0	0	0	0	0
Total	220	94	31	94	849
Camas					
City	179	73	26	79	711
UGA	0	0	0	0	0
Total	179	73	26	79	711
La Center					
City	0	0	0	0	0
UGA	531	122	102	306	2,755
Total	531	122	102	306	2,755
Ridgefield					
City	611	174	109	328	2,948
UGA	12	3	2	7	58
Total	623	177	111	334	3,007
Vancouver					
City	2,929	875	514	1,541	13,864
UGA	1,341	341	250	751	6,756
Total	4,270	1,215	764	2,291	20,620
Washougal					
City	190	82	27	81	725
UGA	27	14	3	10	91
Total	217	96	30	91	816
Yacolt					
City	0	0	0	0	0
UGA	10	1	2	7	59
Total	10	1	2	7	59
Grand Total	6,048	1,779	1,067	3,202	28,817