

Employment Lands  
in the  
Vacant Buildable Lands Model  
(VBLM)

# Topics

- Employment Lands
  - Commercial and Industrial Model Overview
  - Model challenges
  - Parcel sizes
  - 2014 Developable lands

# Employment Land Includes Commercial and Industrial Models

Models are based on Comprehensive Plan map

- Commercial Model (20 classifications)
  - Commercial
  - Mixed Use
  - Office and Business Park
- Industrial (7 classifications)

# Comprehensive Plan Classifications

## Comprehensive Plan

### URBAN

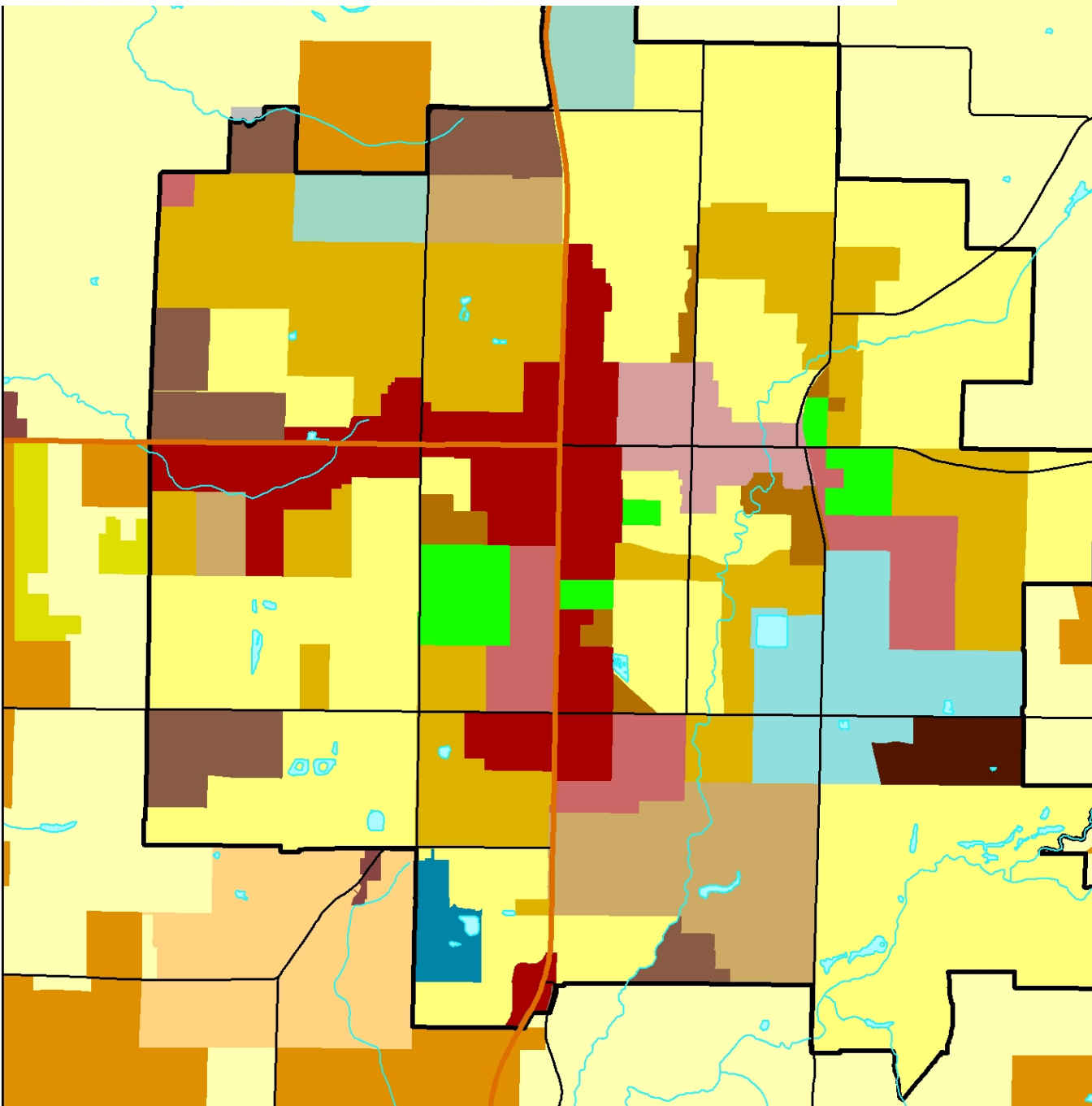
- Urban Low Density Residential
- Urban Medium Density Residential
- Urban High Density Residential
- Neighborhood Commercial
- Mixed Use
- Industrial

### CITY SPECIFIC

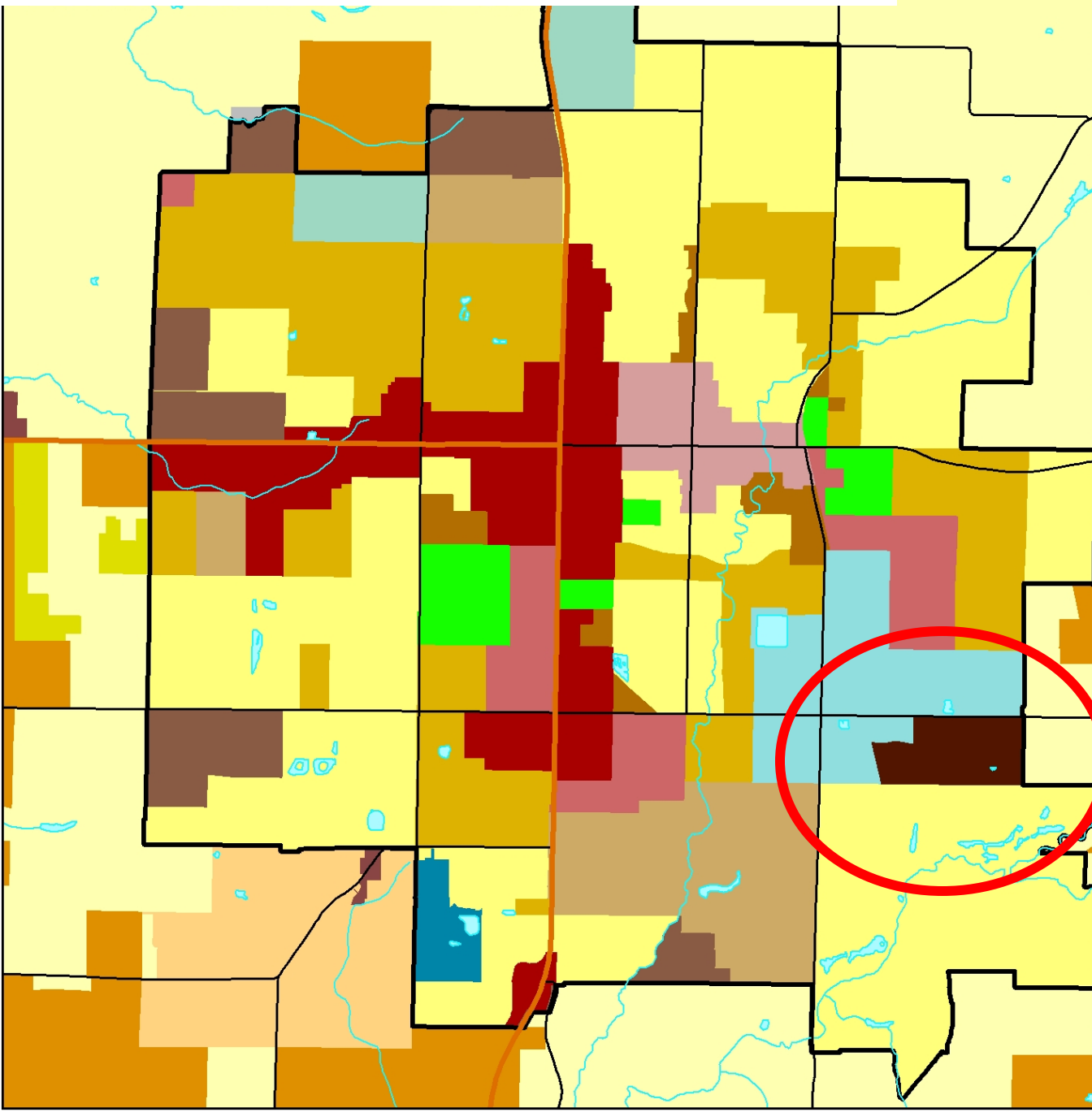
- Mixed use - Residential
- Mixed use - Employment
- Downtown
- Regional Center
- Employment Campus
- Light Industrial

### RURAL/RESOURCE

- Rural-5
- Rural-10
- Rural Center Residential
- Rural Commercial
- Agriculture
- Parks/Open Space
- Forest Tier 2
- Airport
- Urban Reserve
- Water



# Comprehensive Plan Classifications



## Comprehensive Plan

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# Model Classifications

## Commercial and Industrial

- Vacant is defined by Building Value < \$67,500
- Underutilized is defined by Building Value per Acre (BVA) less than \$50,000

Source: Assessor

# Environmental Constraints

Limit development on vacant or underutilized land.

Steep Slopes

Landslide Areas

Riparian Areas

Flood plains

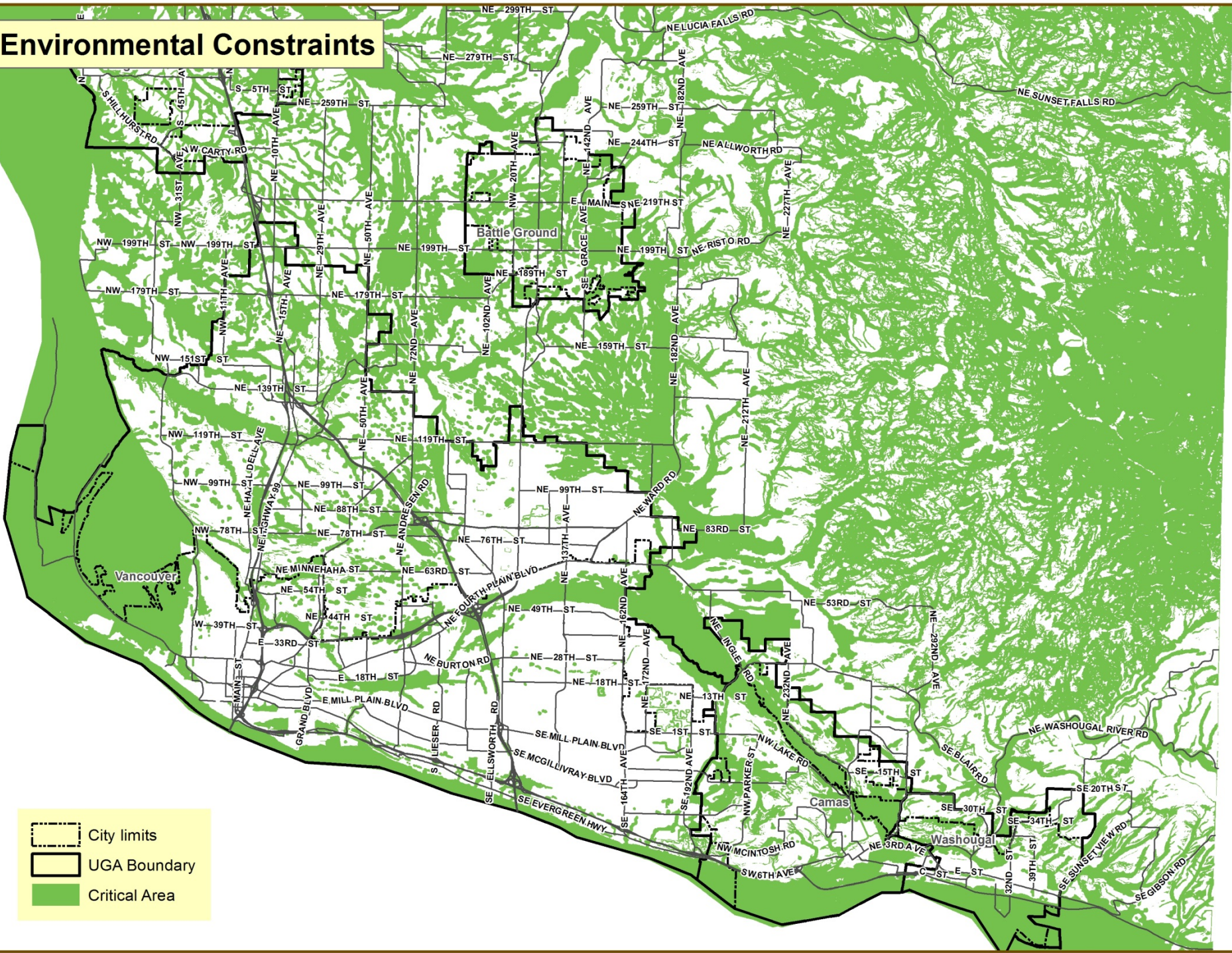
Shorelines

Wetlands

Habitat and Species

Source: GIS Layers

# Environmental Constraints





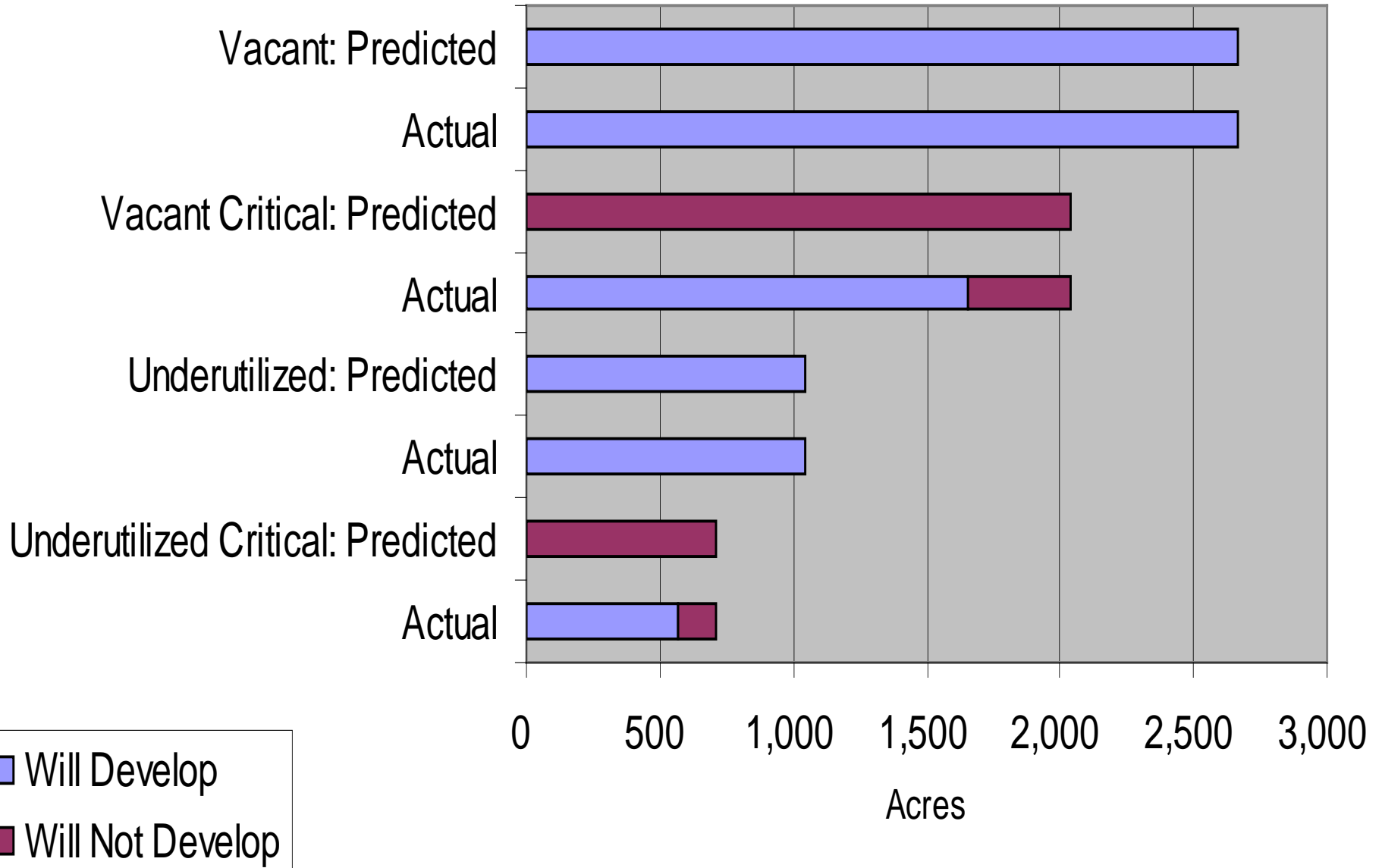
# Commercial and Industrial Model Challenges

- What effect has environmental constrained lands had on employment lands?
- Employment lands are more challenging to model than residential

# Environmental Constraints

Parcels with Environment Constraints do develop

# Commercial Percent Developed

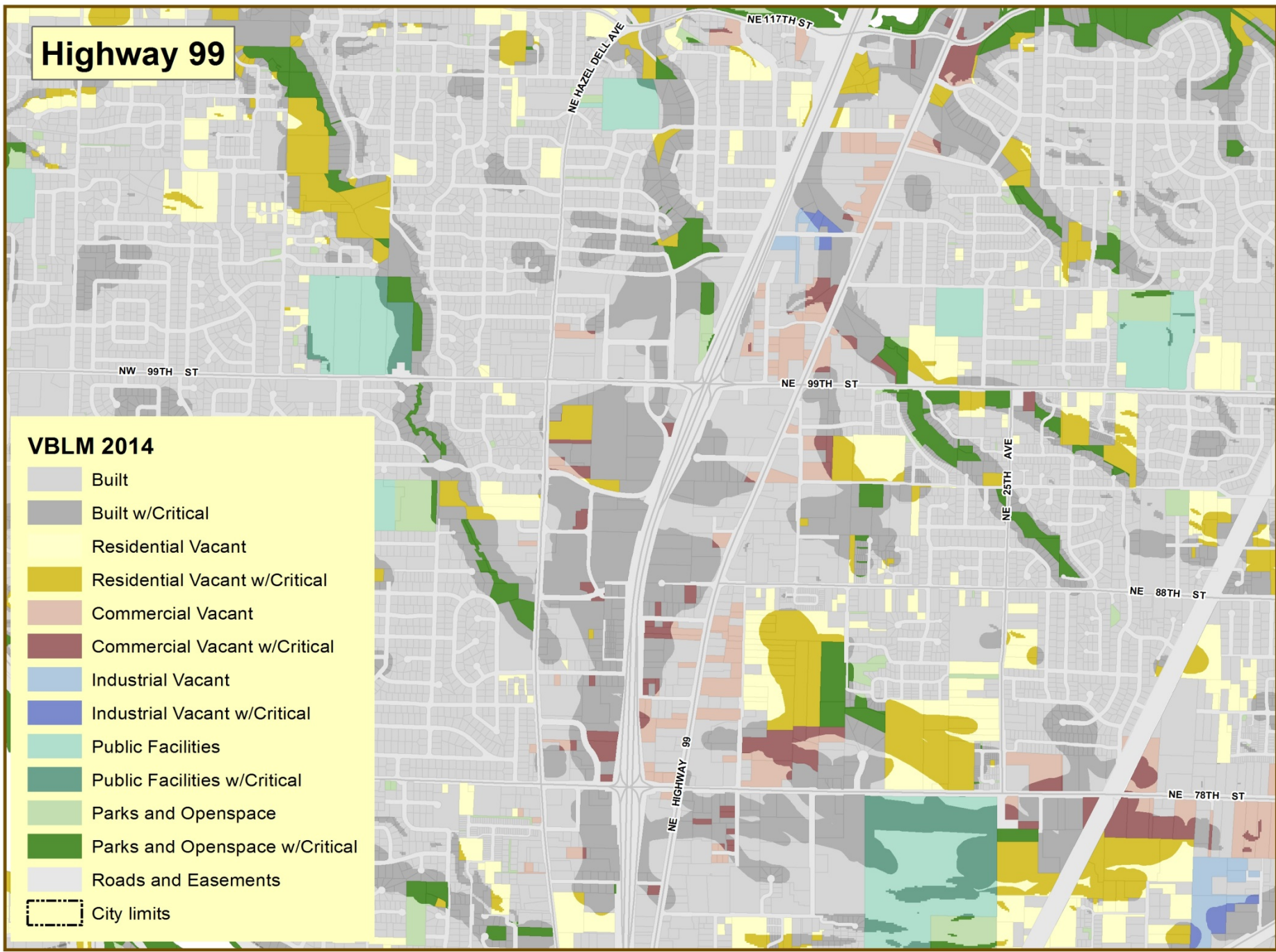


# Commercial and Industrial Model Challenges

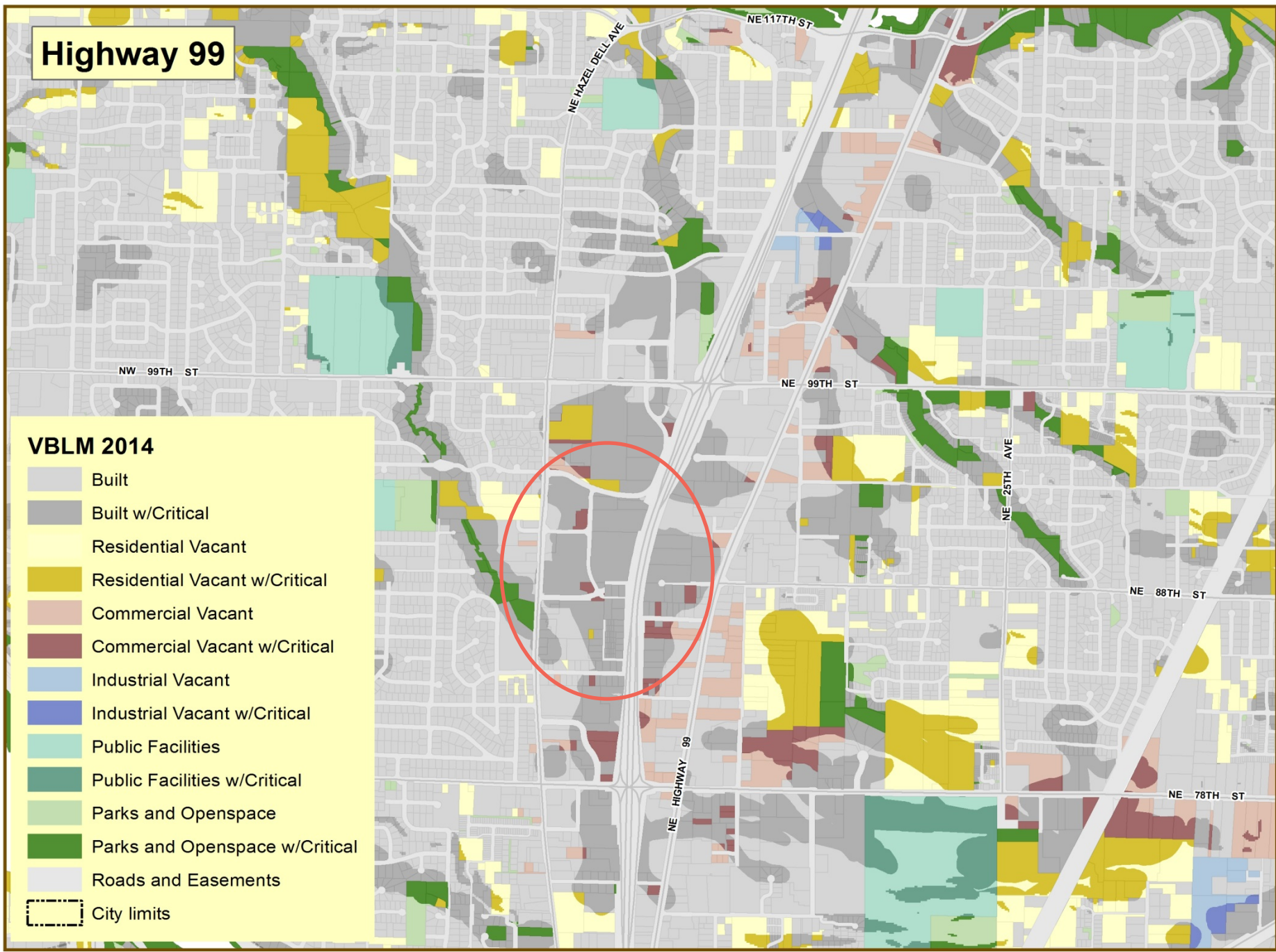
- Employment lands are more challenging to model than residential
  - Properties are more unique
  - Developments often span over multiple parcels
    - We continue to work with the Assessor's office to improve how these property associations are accounted for in the model
  - More than one method for appraising commercial properties
  - Commercial and Industrial redevelopment occurs in unpredictable areas

# Examples of constrained lands and challenges

# Highway 99



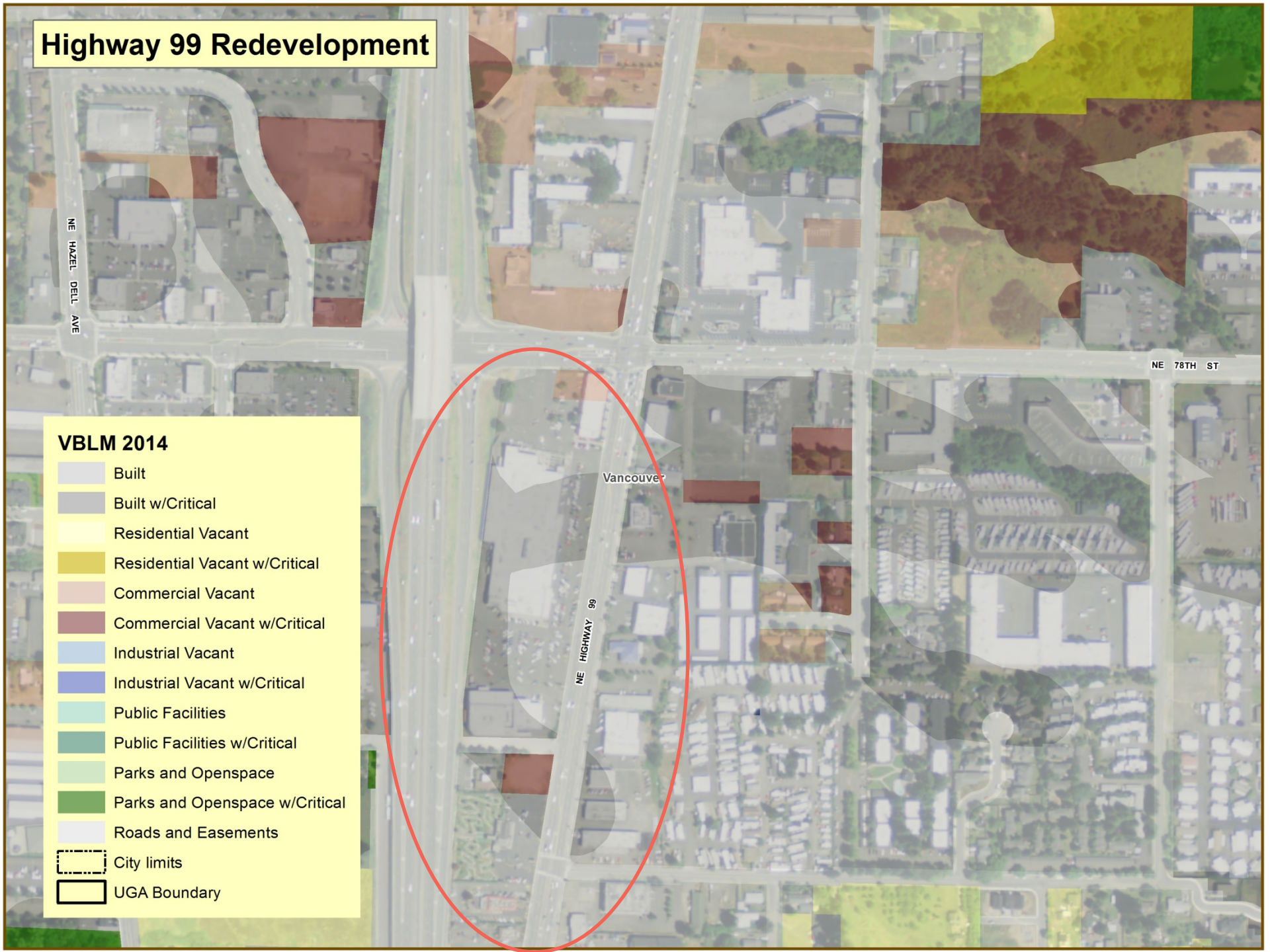
# Highway 99



# Highway 99 Redevelopment

## VBLM 2014

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-  Built w/Critical
-  Residential Vacant
-  Residential Vacant w/Critical
-  Commercial Vacant
-  Commercial Vacant w/Critical
-  Industrial Vacant
-  Industrial Vacant w/Critical
-  Public Facilities
-  Public Facilities w/Critical
-  Parks and Openspace
-  Parks and Openspace w/Critical
-  Roads and Easements
-  City limits
-  UGA Boundary





# Challenging Parcels to Classify

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NW

NE HIGHWAY 99

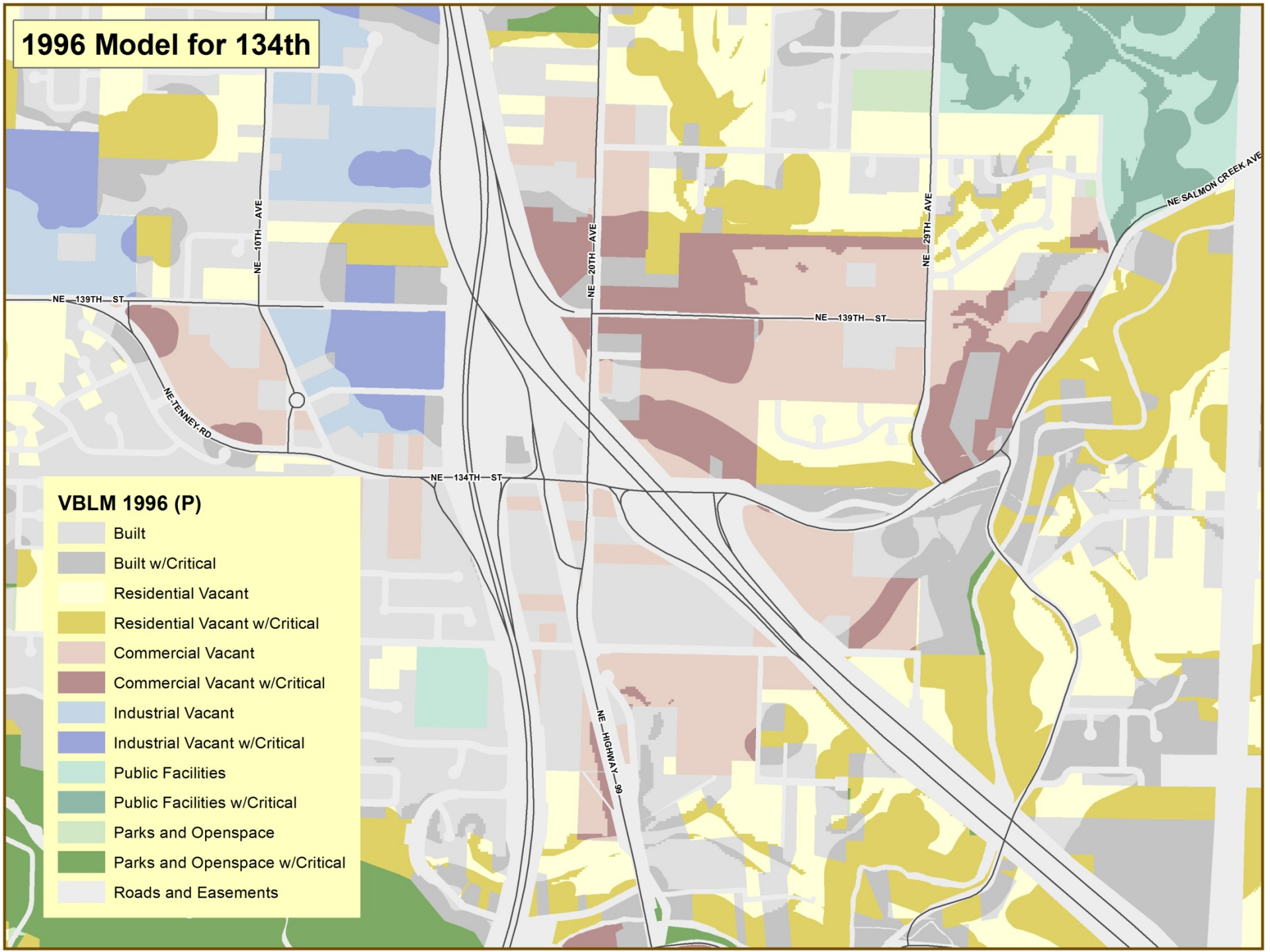
NE 78TH ST



# 1996 Model for 134th

## VBLM 1996 (P)

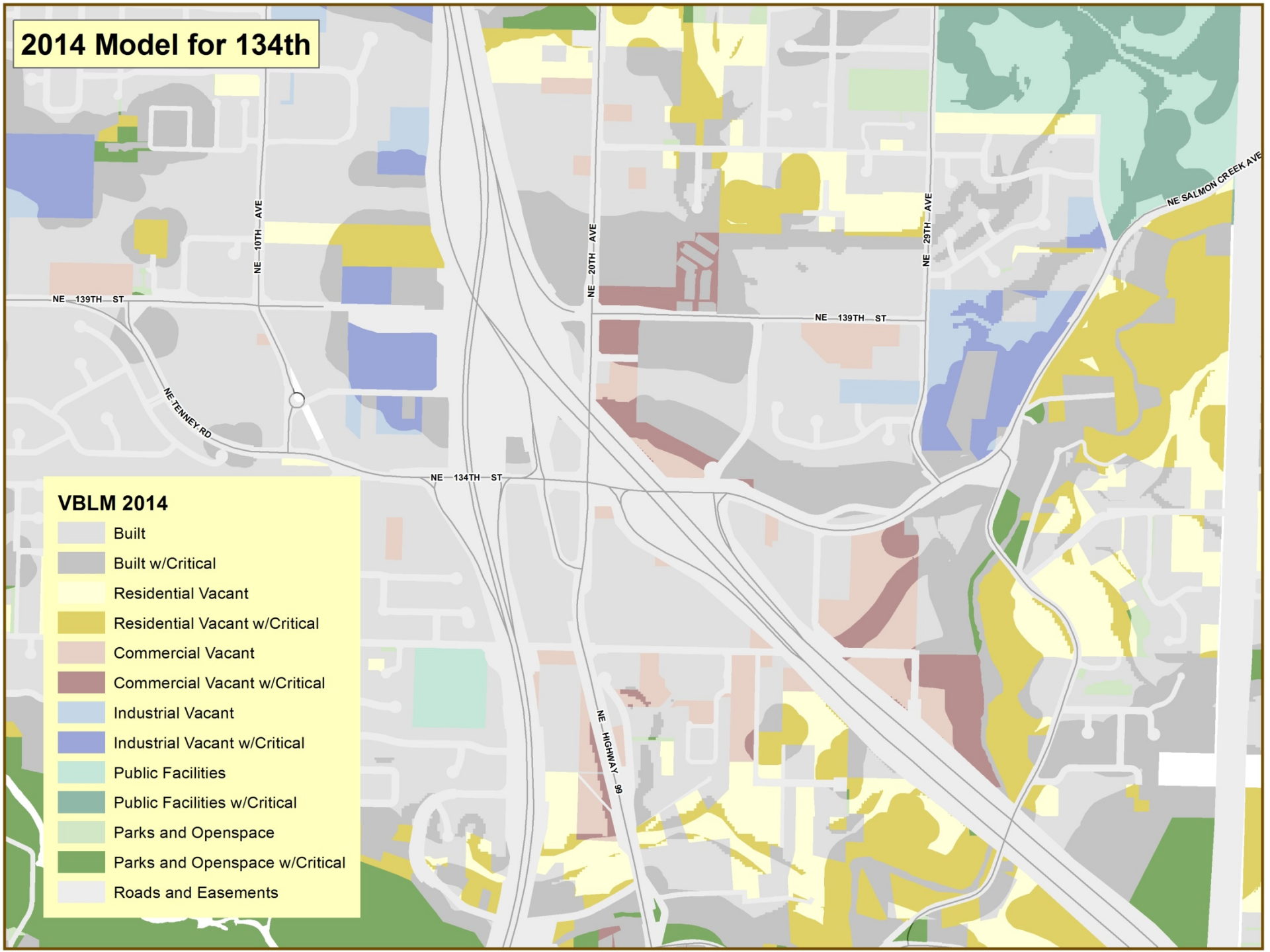
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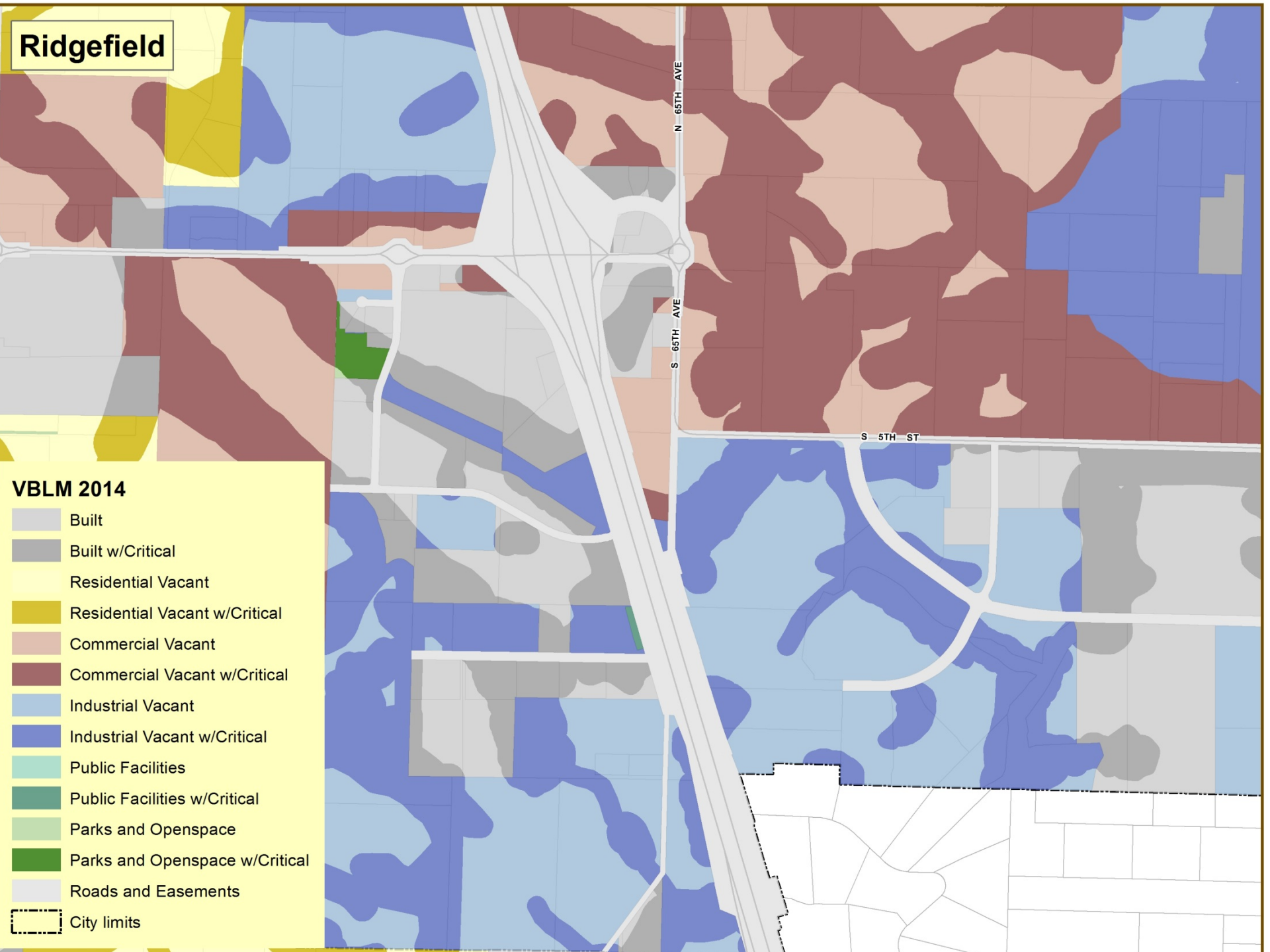
# 2014 Model for 134th

**VBLM 2014**

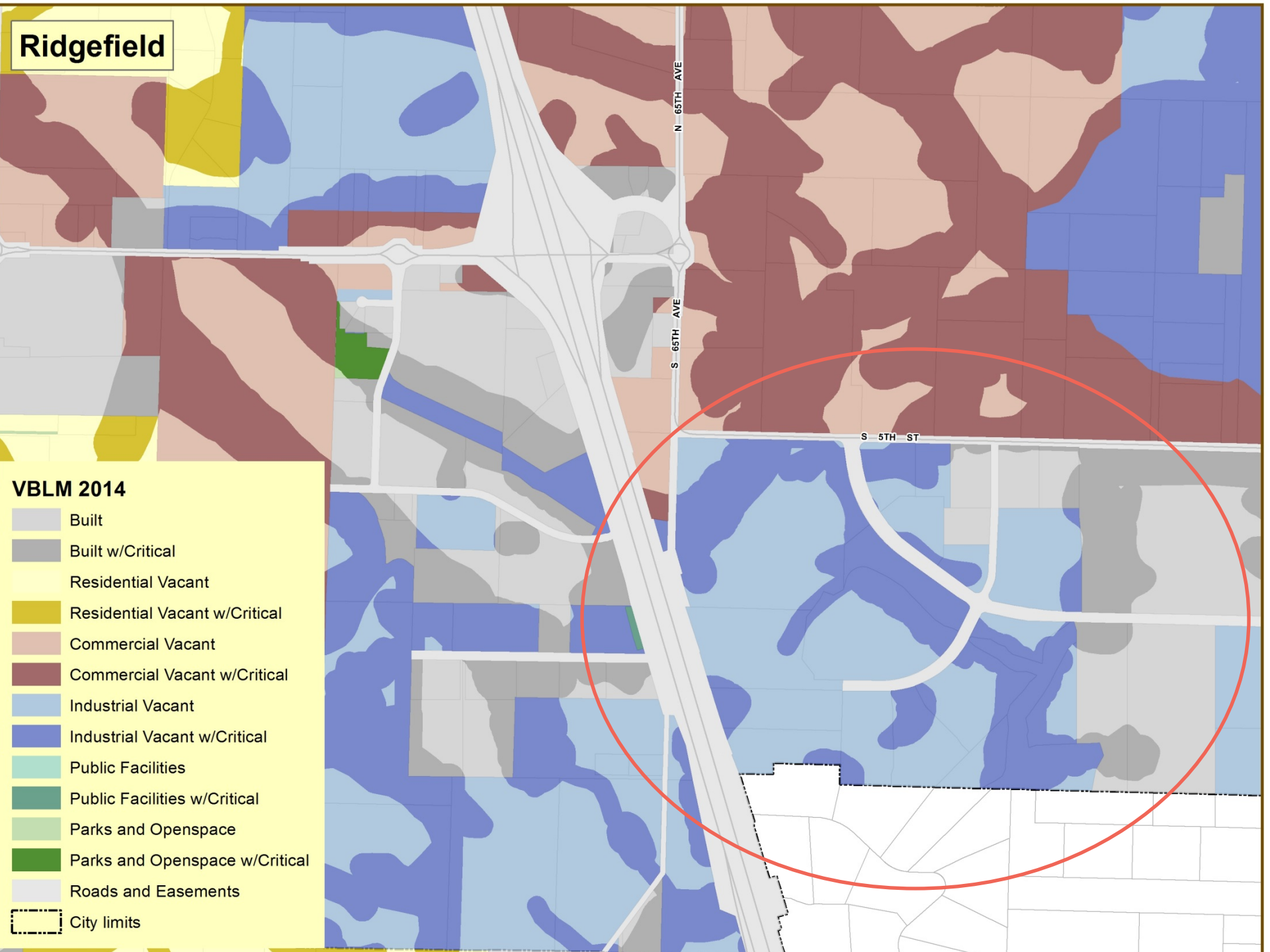
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# Ridgefield



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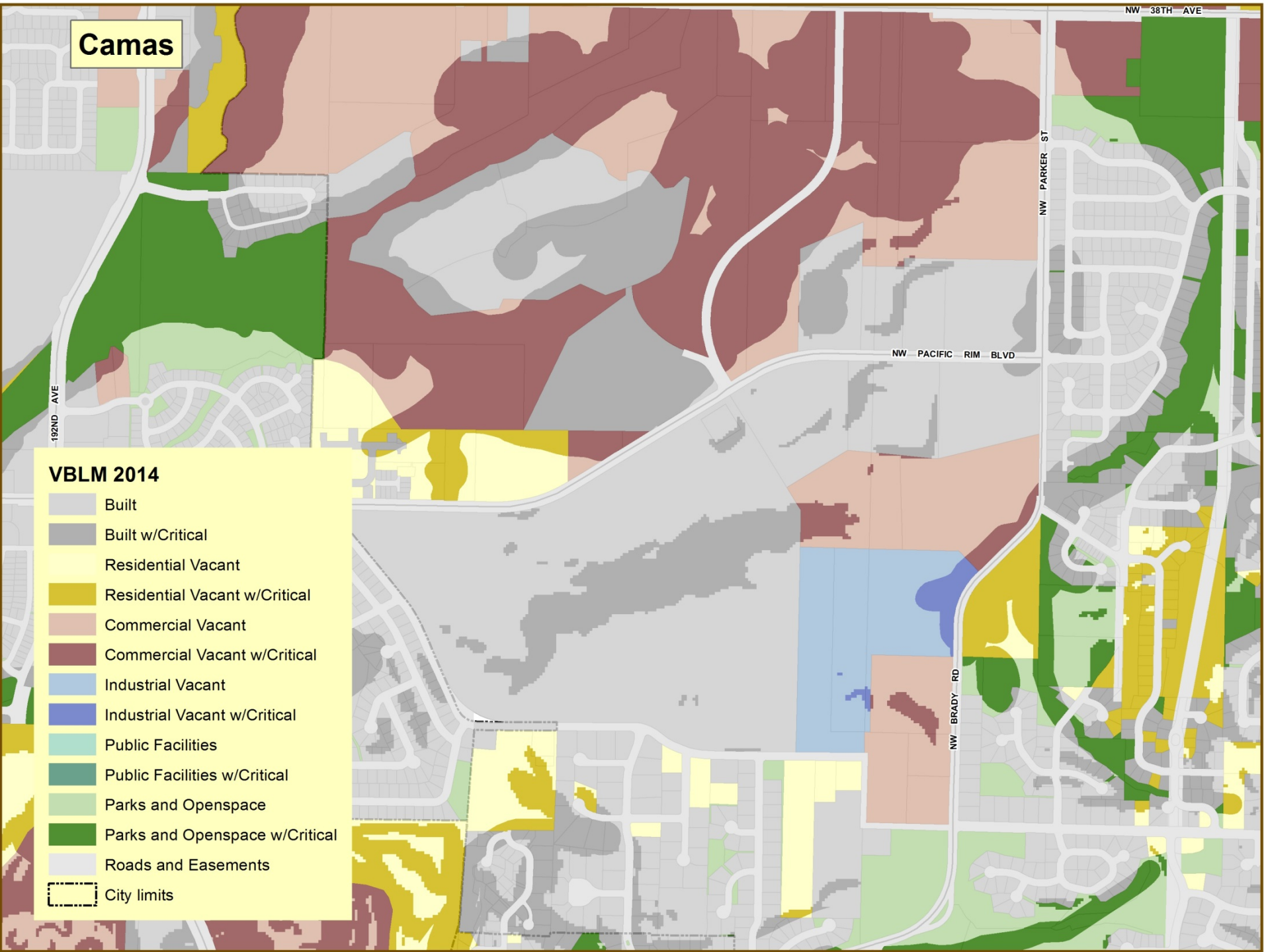


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  - Roads and Easements
  - City limits

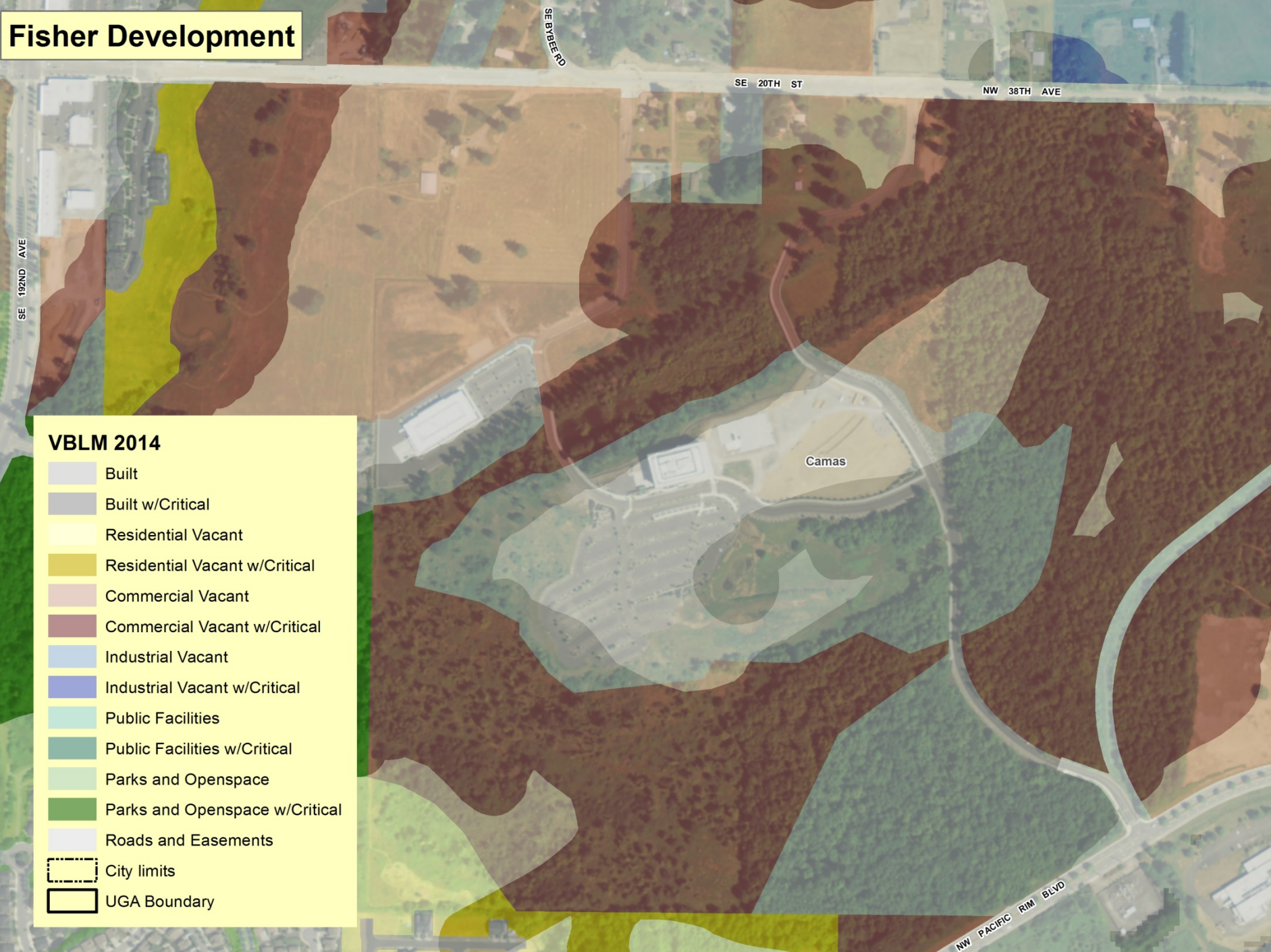
# Camas

## VBLM 2014

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- Roads and Easements
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# Fisher Development



SE BYBEE RD

SE 20TH ST

NW 38TH AVE

SE 192ND AVE

Camas

NW PACIFIC RIM BLVD

## VBLM 2014

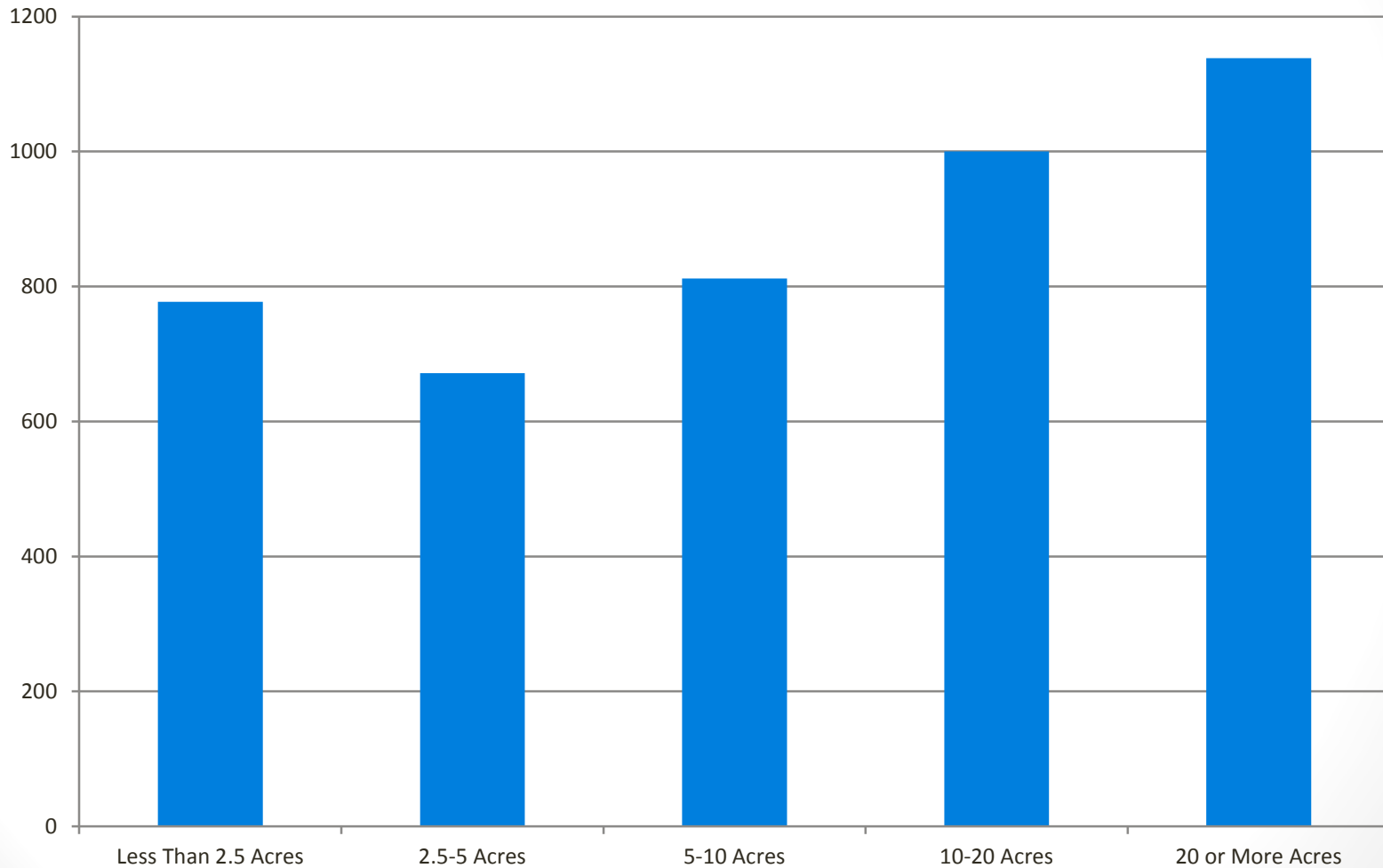
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# Employment Lands Parcel Sizes

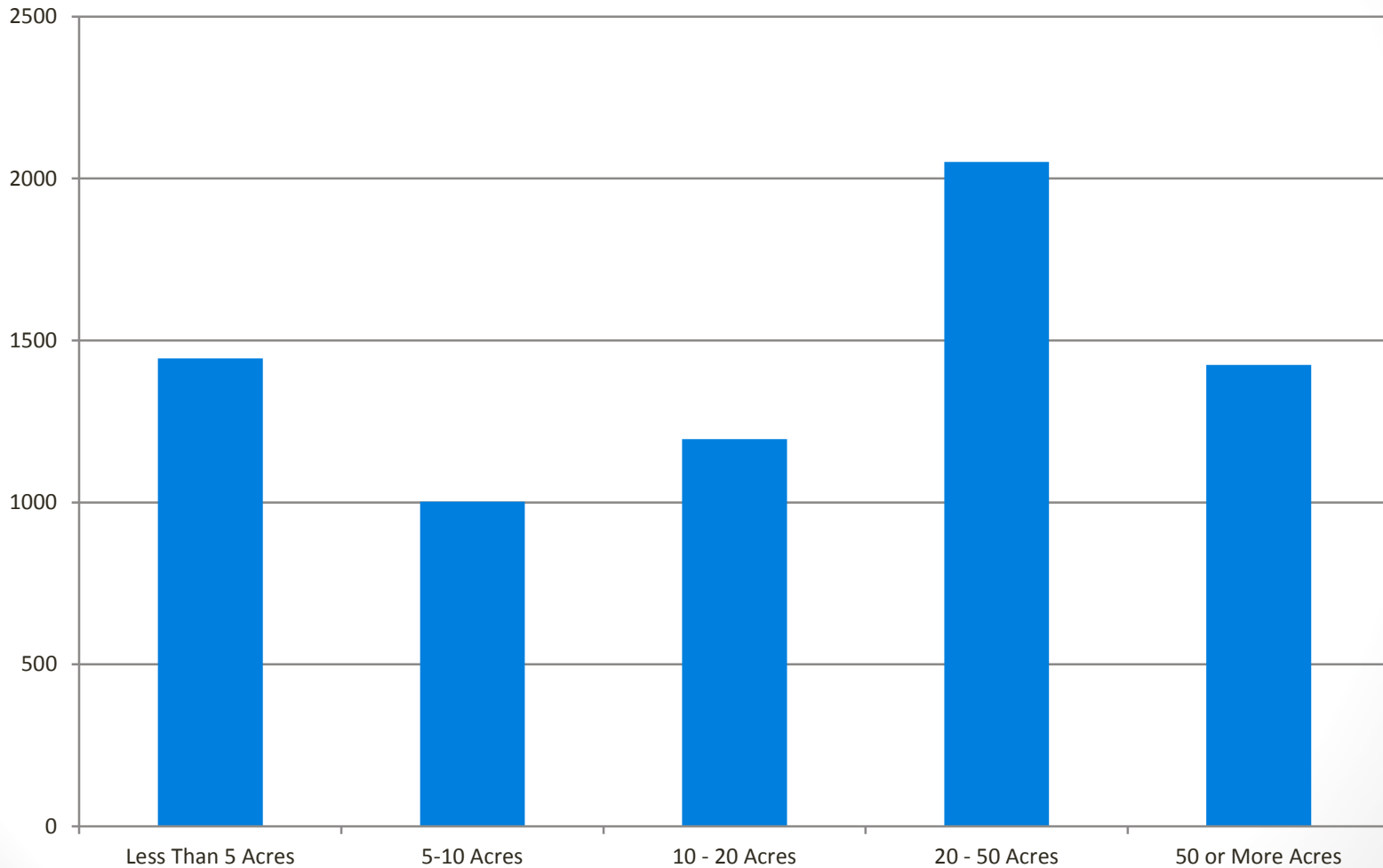
- Much of the property in the County has been divided into smaller parcel sizes



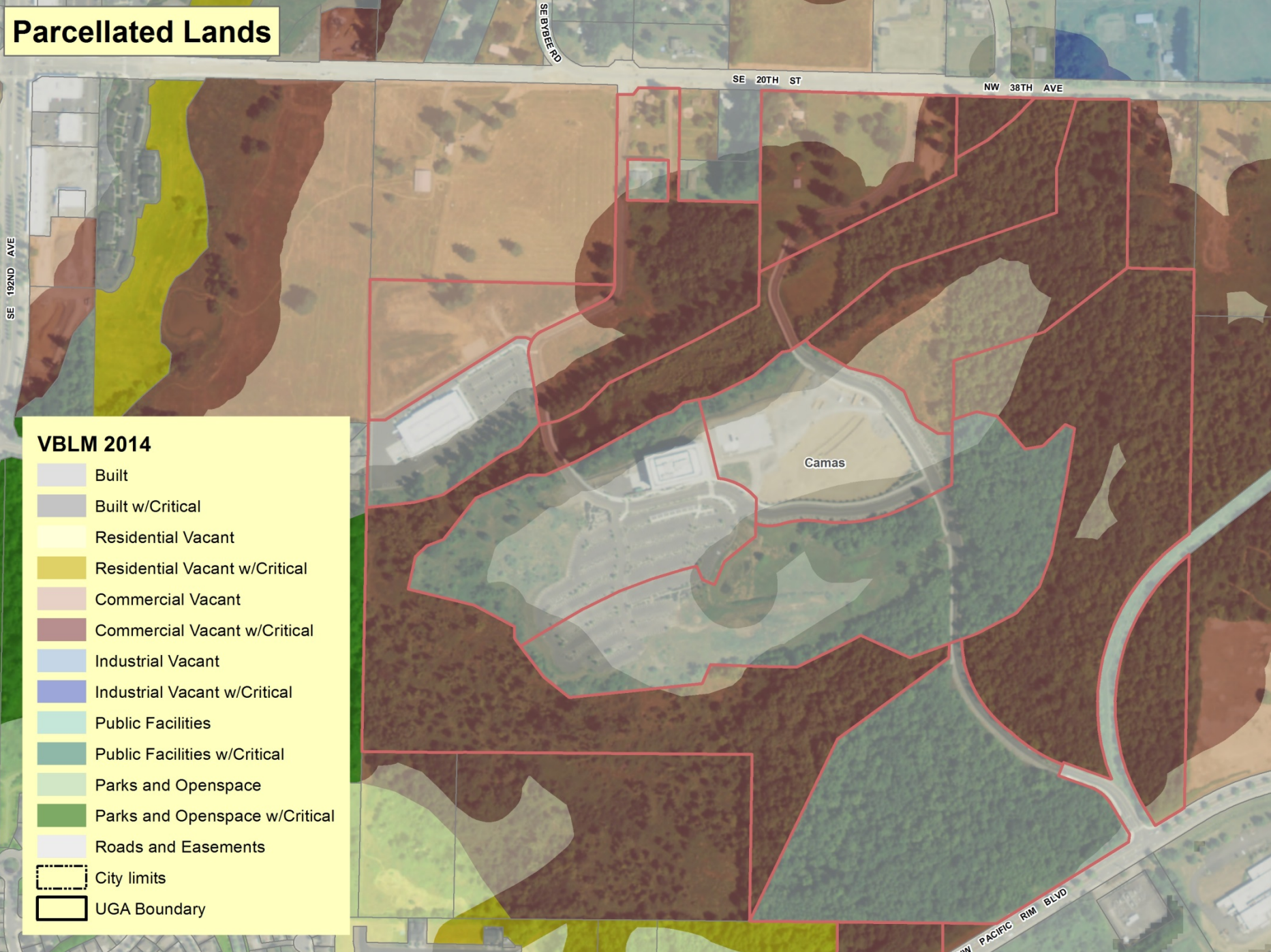
# Commercial Acres by Parcel Size



# Industrial Acres by Parcel Size



# Parcellated Lands



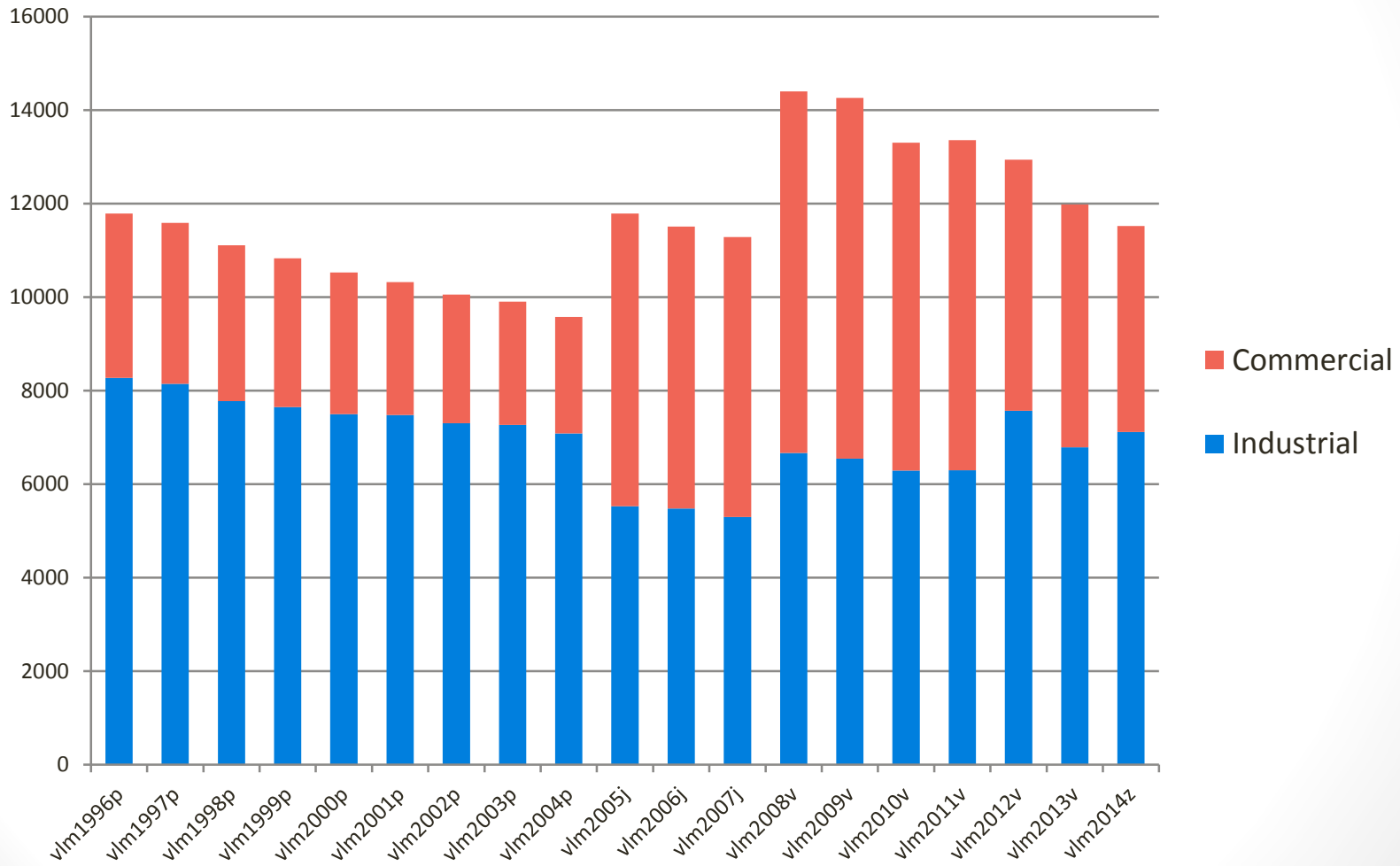
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# Developable lands

- The amount of developable land is calculated by converting Gross acres to net acres

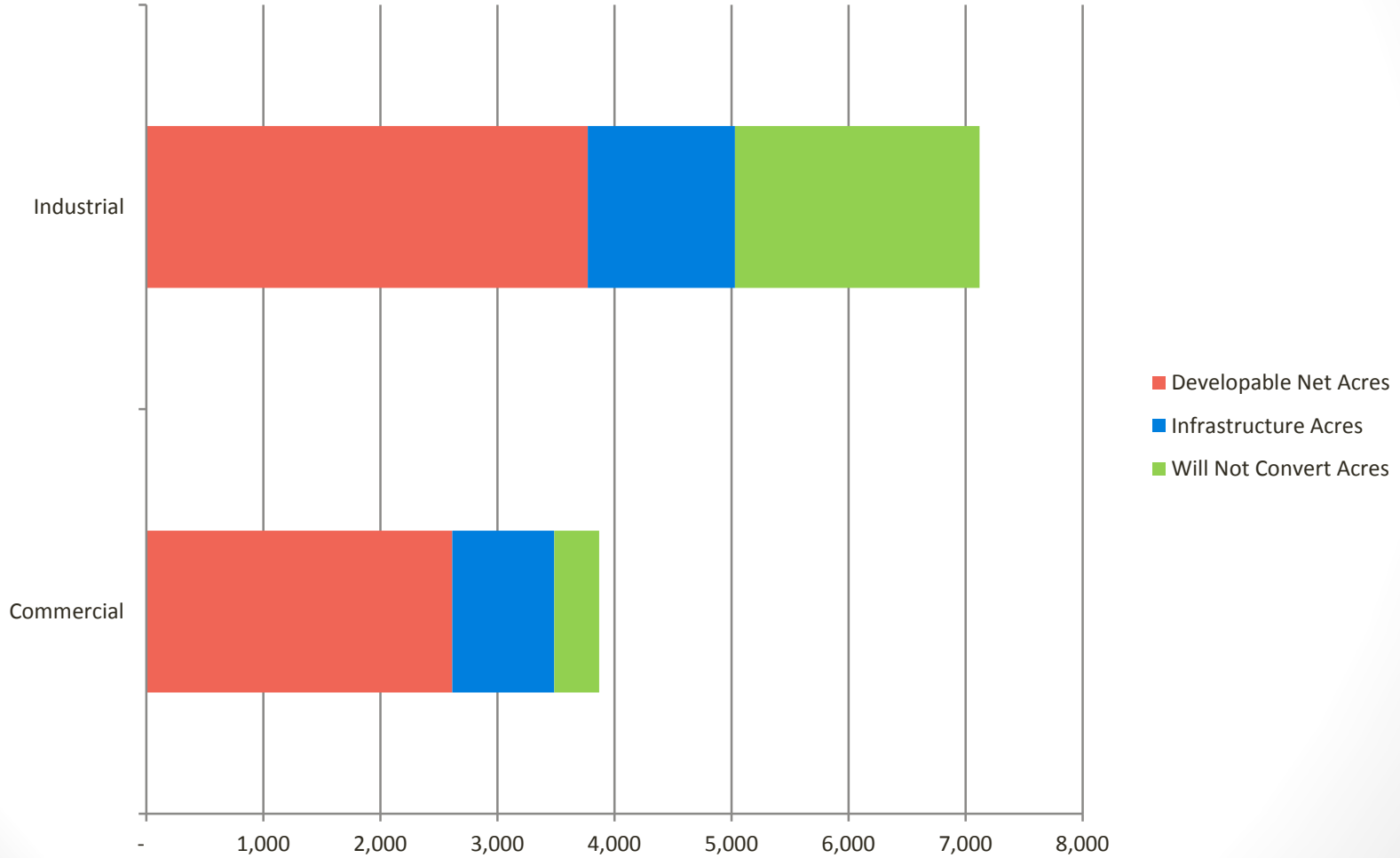
# Total Gross Acres for Employment Lands



# Gross Acres to Net Acres

1. Environmental Constraints  
0% - 50% depending on VBLM class
2. Infrastructure (right of way, storm water facilities)  
25%
3. Mixed Use split
  - Gross acres split into commercial and residential
  - Depending on Comprehensive Plan designation
    - Mixed Use: 60% Residential - 40% Commercial
    - MU – Residential: 85% Residential - 15% Commercial
    - MU – Employment: 25% Residential - 75% Commercial

# Gross Acres to Net Acres



# 2014 Commercial

COMMERCIAL	Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Jobs
<b>Battle Ground</b>					
City	750.7	112.4	161.0	477.3	9,546.0
UGA	87.4	9.0	19.6	58.8	1,176.0
Total	838.1	121.5	180.6	536.1	10,722.0
<b>Camas</b>					
City	720.1	85.1	158.7	476.2	9,524.3
UGA	0.0	0.0	0.0	0.0	0.0
Total	720.1	85.1	158.7	476.2	9,524.3
<b>La Center</b>					
City	66.5	4.7	15.4	46.3	926.7
UGA	0.0	0.0	0.0	0.0	0.0
Total	66.5	4.7	15.4	46.3	926.7
<b>Ridgefield</b>					
City	636.1	73.2	140.7	422.2	8,444.3
UGA	17.8	1.5	4.1	12.2	244.5
Total	653.9	74.7	144.8	434.4	8,688.8
<b>Vancouver</b>					
City	554.5	23.4	132.8	398.4	7,967.2
UGA	885.8	63.9	205.5	616.5	12,329.2
Total	1,440.4	87.3	338.3	1,014.8	20,296.4
<b>Washougal</b>					
City	75.7	5.3	17.6	52.8	1,055.3
UGA	60.1	3.6	14.1	42.4	847.4
Total	135.8	8.9	31.7	95.1	1,902.6
<b>Yacolt</b>					
City	13.6	0.0	3.4	10.2	204.4
UGA	0.0	0.0	0.0	0.0	0.0
Total	13.6	0.0	3.4	10.2	204.4
<b>COMMERCIAL TOTAL</b>	<b>3,868.3</b>	<b>382.1</b>	<b>873.0</b>	<b>2,613.3</b>	<b>52,265.2</b>



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# 2014 Industrial

INDUSTRIAL	Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Jobs
<b>Battle Ground</b>					
City	209.6	90.7	29.7	89.2	802.6
UGA	32.3	15.9	4.1	12.3	110.4
Total	241.9	106.6	33.8	101.4	913.0
<b>Camas</b>					
City	559.0	169.0	97.5	292.5	2,632.6
UGA	81.7	30.4	12.8	38.4	345.9
Total	640.7	199.4	110.3	330.9	2,978.5
<b>La Center</b>					
City	83.3	19.1	16.1	48.2	433.7
UGA	1.1	0.2	0.2	0.7	6.1
Total	84.4	19.3	16.3	48.9	439.8
<b>Ridgefield</b>					
City	597.5	171.0	106.6	319.9	2,878.8
UGA	67.0	18.5	12.1	36.4	327.2
Total	664.5	189.5	118.7	356.2	3,206.0
<b>Vancouver</b>					
City	2,784.8	877.9	476.7	1,430.2	12,871.4
UGA	1,933.3	510.1	355.8	1,067.4	9,606.7
Total	4,718.1	1,388.0	832.5	2,497.6	22,478.1
<b>Washougal</b>					
City	176.4	88.2	22.0	66.1	595.3
UGA	534.8	85.9	112.2	336.6	3,029.7
Total	711.1	174.1	134.3	402.8	3,625.0
<b>Yacolt</b>					
City	9.5	0.9	2.2	6.5	58.1
UGA	48.4	11.4	9.3	27.8	250.1
Total	58.0	12.3	11.4	34.2	308.2
<b>INDUSTRIAL TOTAL</b>	<b>7,118.7</b>	<b>2,089.2</b>	<b>1,257.4</b>	<b>3,772.1</b>	<b>33,948.6</b>

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# In Conclusion

- Modeling employment lands can be challenging
  - More variables to consider than residential
  - Unpredictable redevelopment
  - Lands with environmental constraints do develop.
- That being said...the model does a good job of indicating where employment lands are available for development and tracking them over time.

# Model Results

- Comprehensive Plan Web Site
  - Better/faster access to information