

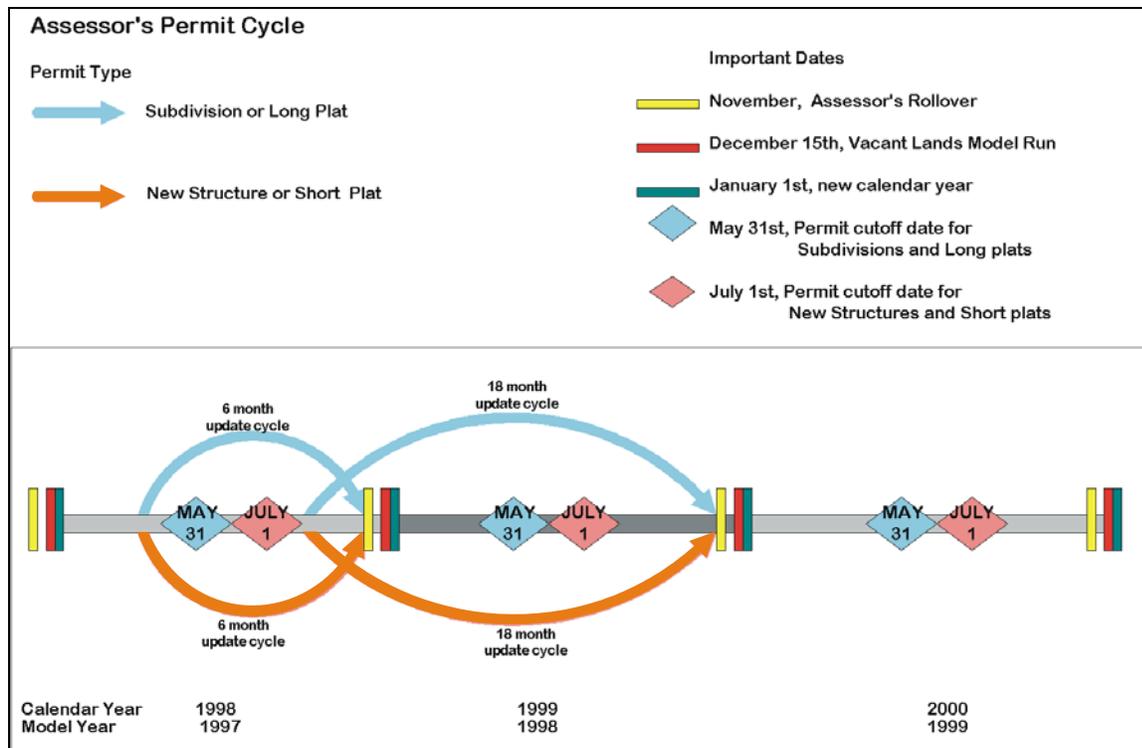
PLAN MONITORING, 2017

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 7,155 net developable (buildable) residential acres with a capacity of 129,761 residents; 2,106 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	726.7	4,360.2	11,598.2	6
UGA	737.3	284.9	123.3	329.1	1,974.6	5,252.4	6
Total	2,356.2	900.5	399.9	1,055.8	6,334.8	16,850.6	6
Camas							
City	1,483.1	545.2	259.8	678.1	4,068.9	10,823.2	6
UGA	382.9	139.3	67.5	176.1	1,056.8	2,811.0	6
Total	1,866.1	684.5	327.3	854.3	5,125.7	13,634.2	6
La Center							
City	610.3	244.8	100.7	264.8	1,059.1	2,817.1	4
UGA	266.4	126.1	38.9	101.4	405.7	1,079.2	4
Total	876.6	370.9	139.5	366.2	1,464.8	3,896.3	4
Ridgefield							
City	1,566.4	651.2	253.5	661.8	3,970.8	10,562.2	6
UGA	818.1	352.0	129.1	337.0	2,021.9	5,378.3	6
Total	2,384.5	1,003.2	382.6	998.8	5,992.7	15,940.5	6
Vancouver							
City	1,141.8	402.0	204.1	535.7	4,285.6	11,399.8	8
UGA	6,197.8	2,301.3	1,074.7	2,821.8	22,574.7	60,048.8	8
Total	7,339.6	2,703.2	1,278.8	3,357.5	26,860.4	71,448.6	8
Washougal							
City	626.2	235.4	107.4	283.4	1,700.6	4,523.5	6
UGA	407.8	169.7	66.0	172.2	1,033.0	2,747.8	6
Total	1,034.0	405.1	173.3	455.6	2,733.6	7,271.3	6
Yacolt							
City	62.6	14.0	13.5	35.1	140.6	374.0	4
UGA	16.4	6.4	2.8	7.3	29.1	77.3	4
Total	79.1	20.4	16.2	42.4	169.7	451.3	4
Woodland							
City	5.8	3.1	0.8	2.0	8.0	21.2	4
UGA	88.9	56.8	8.9	23.3	93.0	247.4	4
Total	94.8	59.8	9.7	25.2	101.0	268.5	4
RESIDENTIAL TOTAL	16,030.9	6,147.6	2,727.4	7,155.8	48,782.5	129,761.4	7

RESIDENTIAL	Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Housing Units	Persons	Units per Acre
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Battle Ground

City	1,636.2	613.7	281.8	741	4,445	11,823	6
UGA	720.8	279.7	120.4	321	1,924	5,119	6
Total	2,357.1	893.3	402.2	1,062	6,369	16,942	6
Camas							
City	1,509.6	557.4	263.8	689	4,131	10,989	6
UGA	384.0	141.1	67.3	176	1,054	2,802	6
Total	1,893.6	698.5	331.1	864	5,185	13,791	6
La Center							
City	570.6	227.5	94.5	249	994	2,645	4
UGA	314.2	145.8	46.6	122	487	1,296	4
Total	884.8	373.2	141.2	370	1,481	3,941	4
Ridgefield							
City	1,539.3	639.0	249.4	651	3,906	10,389	6
UGA	818.6	349.3	130.0	339	2,036	5,416	6
Total	2,358.0	988.3	379.4	990	5,942	15,805	6
Vancouver							
City	1,202.4	411.9	218.2	572	4,579	12,181	8
UGA	6,515.1	2,407.3	1,131.1	2,977	23,814	63,346	8
Total	7,717.6	2,819.1	1,349.2	3,549	28,394	75,527	8
Washougal							
City	659.4	247.5	113.2	299	1,792	4,767	6
UGA	404.1	166.9	65.7	171	1,029	2,736	6
Total	1,063.5	414.4	178.9	470	2,821	7,504	6
Yacolt							
City	65.6	14.8	14.1	37	147	391	4
UGA	16.4	6.4	2.8	7	29	77	4
Total	82.0	21.1	16.9	44	176	468	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	59.9	9.7	25	101	269	4
RESIDENTIAL TOTAL	16,451.2	6,267.8	2,808.5	7,375	50,468	134,246	7

COMMERCIAL	Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Jobs
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Battle Ground

City	566.4	91.4	120.4	354.6	7,091.3
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UGA	66.5	7.9	14.7	44.0	879.7
Total	632.9	99.3	135.1	398.5	7,971.0
Camas					
City	527.7	64.8	115.7	347.2	6,943.5
UGA	0.0	0.0	0.0	0.0	0.0
Total	527.7	64.8	115.7	347.2	6,943.5
La Center					
City	113.5	8.1	26.3	79.0	1,580.6
UGA	0.0	0.0	0.0	0.0	0.0
Total	113.5	8.1	26.3	79.0	1,580.6
Ridgefield					
City	423.9	47.3	94.2	282.5	5,649.3
UGA	10.4	1.0	2.3	7.0	140.3
Total	434.3	48.3	96.5	289.5	5,789.6
Vancouver					
City	495.0	25.9	117.3	351.8	7,035.9
UGA	786.0	56.7	182.3	547.0	10,939.1
Total	1,281.0	82.6	299.6	898.8	17,975.1
Washougal					
City	75.9	7.3	17.1	51.4	1,029.0
UGA	45.5	3.2	10.6	31.7	634.8
Total	121.4	10.5	27.7	83.2	1,663.8
Yacolt					
City	13.9	0.0	3.5	10.4	208.7
UGA	0.0	0.0	0.0	0.0	0.0
Total	13.9	0.0	3.5	10.4	208.7
Woodland					
City	0.0	0.0	0.0	0.0	0.0
UGA	0.0	0.0	0.0	0.0	0.0
Total	0.0	0.0	0.0	0.0	0.0
COMMERCIAL TOTAL	3,124.7	313.6	704.5	2,106.6	42,132.2

INDUSTRIAL	Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Jobs
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Battle Ground					
City	294.4	89.1	51.3	154.0	1,385.7
UGA	0.0	0.0	0.0	0.0	0.0
Total	294.4	89.1	51.3	154.0	1,385.7
Camas					
City	1,188.1	420.7	191.9	575.6	5,180.4
UGA	69.6	24.2	11.4	34.1	306.5
Total	1,257.7	444.9	203.2	609.7	5,486.9
La Center					
City	84.4	19.7	16.2	48.6	437.1
UGA	0.0	0.0	0.0	0.0	0.0
Total	84.4	19.7	16.2	48.6	437.1
Ridgefield					
City	789.5	231.3	139.5	418.6	3,767.6
UGA	63.6	17.2	11.6	34.8	313.5
Total	853.1	248.5	151.2	453.5	4,081.1
Vancouver					
City	2,551.9	808.1	435.9	1,307.8	11,770.6
UGA	1,704.9	469.0	309.0	926.9	8,342.3
Total	4,256.8	1,277.1	744.9	2,234.8	20,112.9
Washougal					
City	216.6	86.8	32.4	97.3	875.8
UGA	286.9	64.0	55.7	167.1	1,504.3
Total	503.5	150.9	88.2	264.5	2,380.1
Yacolt					
City	9.6	0.9	2.2	6.5	58.9
UGA	39.6	10.3	7.3	21.9	197.5
Total	49.2	11.2	9.5	28.5	256.4
Woodland					
City	0.0	0.0	0.0	0.0	0.0
UGA	0.0	0.0	0.0	0.0	0.0
Total	0.0	0.0	0.0	0.0	0.0
INDUSTRIAL TOTAL	7,299.1	2,241.4	1,264.4	3,793.3	34,140.1