

CLARK COUNTY

20 YEAR  
COMPREHENSIVE  
GROWTH  
MANAGEMENT  
PLAN

*Vacant Land Analysis*

DECEMBER 1994

**CLARK COUNTY**

**20 YEAR GROWTH MANAGEMENT COMPREHENSIVE PLAN**

**ADOPTED SUPPORTING DOCUMENTATION**

**VACANT LANDS ANALYSIS BY URBAN GROWTH AREA**

**DECEMBER 1994**

## VACANT LANDS ANALYSIS

This document provides information regarding the vacant lands analysis which was completed for each of the urban growth areas within Clark County. An analysis was completed for the land use types of residential , commercial and industrial. This document is part of the supporting documentation to the *Plan* that was adopted by the Clark County Board of Commissioners on December 20, 1994 and which is reflected in Ordinance 1994-12-47. The other supporting documentation associated with the *Plan* includes (1) the capital facilities plans for the school districts, Clark County Parks and Transportation; and (2) a Capital Facilities Financial Plan.

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## VACANT BUILDABLE LANDS METHODOLOGY

### ASSUMPTIONS

1. Vacant defined as having a structural value of \$10,000 or less.
2. Underutilized defined as parcels that are 3 times allowable lot size greater than 2.5 acres (Residential category only).
3. Exclude publicly-owned land.
4. Exclude parcels with type 1 critical lands (floodways, high quality wetlands with 75 foot buffer, slopes over 40%).
5. 10% of vacant lands will not convert.
6. 30% of underutilized lands will not convert.
7. 5% deducted for errors.
8. Adjust for variable infrastructure(right-of-way, drainage, etc).
9. 60/40 split for single-family/multi-family development.
10. Density:
  - a. Non Critical Areas:
    - 6 dwelling units/acre for single-family development
    - 16 du/acre for multi-family development
    - 4.5 du/acre for pending plats (assume all single-family) development
  - b. Critical Lands 2
    - is defined as flood fringe, hydric soils with a 75 foot buffer, usgs stream coverage with 75 foot buffer and slopes 25 to 40%
    - parcel has more than 50 percent Critical 2 constraints on site
    - 4 dwelling units/acre with single family development only
11. Assume 1 unit per lot on vacant parcels 5,000 - 20,000 sf (single-family)
12. Market Factor: 25% for residential and commercial, 50% for industrial.
13. 123,000 additional population in 2012.
14. Use New Population for each Urban Growth Area, and New Employment for each UGA



***BATTLE GROUND URBAN GROWTH AREA ANALYSIS***





## BATTLE GROUND URBAN GROWTH AREA

NEW POPULATION = 9,720 AND NEW EMPLOYMENT = 4,487

### A. RESIDENTIAL LAND

60/40 single family-multifamily

2,754 units for single family @ 2.33 people per household or a population of 6,416 persons

1,836 units for multi-family @ 1.8 people per/hh or a population of 3,304 persons

#### SINGLE-FAMILY

2,754 units/6 units per acre = 459 acres

25% market factor            574 acres

#### MULTI-FAMILY

1,836 units/16 units per acre = 115 acres

25% market factor            144 acres

Total needed for residential lands = 574 + 144 = 718 acres

### B. ADJUSTMENTS TO SUPPLY OF GROSS VACANT RESIDENTIAL LANDS

Vacant, buildable land for development = 806 acres

Adjustments for variable infrastructure = 496 acres

496 x .10 (will not convert) = 447 acres

Adjust, 5% error = 425 net buildable acres

Underutilized Land = 548 acres

Adjustments for variable infrastructure = 353 acres

353 x .30 (will not convert) = 247 acres

247 x .05 ( 5% error) = 235 net buildable acres

**Net vacant and underutilized land = 425 + 235 = 660 acres**

#### **Adjustments of Residential Units based on above assumptions**

1. Plats Pending = 6 acres or 27 units @ 4.5 units per acre
2. Critical Type 2 >50% (386 acres with same variable infrastructure = 242 acres and 5% error factor = 230 acres and @ 4 du/acre is equivalent to 920 units of single family only)
3. 5,000 to 20,000 sq.ft lots = 76 acres (which equals 456 lots). Adjust 5% for error = 72 acres and 433 lots which is equivalent to 433 units @ 1 unit per lot)

Total adjusted single-family residential units = 1,380 units or 308 acres.

**Total available acres = vacant (425) + underutilized (235) + pending plats (6) + 5,000 - 20,000 lots (72) and 230 acres of critical type 2 lands = 968 acres.**

**Surplus/Deficit -/+ without adjustments = 968 - 815 = 153 (line 100-line 99), see attached report.**

With adjustments = 660 - 430 = 230 acres

## COMMERCIAL LANDS

Vacant commercial land for development = 81 acres

4,487 jobs allocated to Battle Ground Urban Area from 58,100 total new jobs in Clark County over the next 20-years

4,487 jobs breaks down as follows: Assume 23.94% commercial, 59.7% industrial and 16.36% public sector

1,074 commercial, 2,679 industrial and 734 public sector

### **Commercial Need**

1,074 commercial sector divided by 12 jobs/acre = 90 acres

90 acres x 25% market factor = 23 acres

113 acres x 25% for infrastructure = 28 acres

Need = 141 acres

**Total Supply = 81 acres**

**Surplus/Deficit -/+ = -60 acres**

## INDUSTRIAL LANDS

Vacant industrial land for development = 329 acres

2,679 industrial jobs at 9 jobs per acre = 298 acres

298 acres x 50% market factor = 149 acres

447 acres x 25% for infrastructure = 112 acres

447 + 112 equals a need of 559 acres

**Total Supply = 329 acres (of which 0 acres is classified as prime, 82 as secondary, and 248 as tertiary lands)**

**Surplus/Deficit -/+ = -230 acres**

## **SUMMARY**

|              | Need        | Supply      | Surplus/Deficit +/- |
|--------------|-------------|-------------|---------------------|
| Residential  | 815         | 968         | 153                 |
| Commercial   | 141         | 81          | -60                 |
| Industrial   | 559         | 329         | -230                |
| <b>Total</b> | <b>1515</b> | <b>1378</b> | <b>-137</b>         |

| A  | B   | C   | D     |       | E   | F   | G   | H   | I | J | K  | L   | M   | N | O | P |
|--|---|-----|-------|-------|-----|-----|-----|-----|---|---|----|-----|-----|---|---|---|
|  |   |     | Acres | Acres |     |     |     |     |   |   |    |     |     |   |   |   |
| <b>Seattle Ground Proposed Urban Growth Area</b> |   |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| <b>Alternative "D"</b>                           |   |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| Infrastructure Ded.                              |   |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| Acres  |   |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| City   |   |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| County   |   |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| Acres  |   |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| City   |   |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| County   |   |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| November 1 data                                  |   |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 1  | Base Vacant   | 6   | 25    | 25    | 1   | 6   |     |     |   |   |    |     |     |   |   |   |
| 2  | 20,000 sf - 1   | 20  | 35    | 30    | 6   | 10  |     |     |   |   |    |     |     |   |   |   |
| 3  | 1 ac- 2.5 ac  | 37  | 53    | 40    | 14  | 21  |     |     |   |   |    |     |     |   |   |   |
| 4  | 2.5 ac - 5 ac   | 220 | 410   | 40    | 88  | 164 |     |     |   |   |    |     |     |   |   |   |
| 5  | 5 ac +  | 283 | 523   |       | 174 | 201 |     |     |   |   |    |     |     |   |   |   |
| 6  | Subtotal  | 109 | 201   |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 7  | Deductions  | 174 | 322   |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 8  | Net Total   |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 9  | Underutilized   |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 10   | 0-2.5 ac  | 9   | 47    | 0     | 0   | 0   |     |     |   |   |    |     |     |   |   |   |
| 11   | 2.5 - 5 ac  | 24  | 146   | 40    | 9   | 58  |     |     |   |   |    |     |     |   |   |   |
| 12   | 5 + ac  | 52  | 270   | 40    | 20  | 108 |     |     |   |   |    |     |     |   |   |   |
| 13   | Subtotal  | 85  | 463   |       | 29  | 166 |     |     |   |   |    |     |     |   |   |   |
| 14   | Deductions  | 29  | 166   |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 15   | Net Total   | 56  | 297   |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 16   | Critical Type 2 < 50% (included in base vacant above)   |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 17   | Vacant  | 1   | 5     | 0     | 0   | 0   |     |     |   |   |    |     |     |   |   |   |
| 18   | 20,000 sf - 1   | 10  | 14    | 0     | 0   | 0   |     |     |   |   |    |     |     |   |   |   |
| 19   | 1 ac- 2.5 ac  | 5   | 12    | 0     | 0   | 0   |     |     |   |   |    |     |     |   |   |   |
| 20   | 2.5 ac - 5 ac   | 6   | 17    | 0     | 0   | 0   |     |     |   |   |    |     |     |   |   |   |
| 21   | 5 ac +  | 22  | 48    |       | 0   | 0   |     |     |   |   |    |     |     |   |   |   |
| 22   | Subtotal  | 0   | 0     |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 23   | Deductions  | 22  | 48    |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 24   | Net Total   | 22  | 48    |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 25   | Underutilized   |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 26   | 0-2.5 ac  | 6   | 28    | 0     | 0   | 0   |     |     |   |   |    |     |     |   |   |   |
| 27   | 2.5 - 5 ac  | 0   | 8     | 0     | 0   | 0   |     |     |   |   |    |     |     |   |   |   |
| 28   | 5 + ac  | 0   | 16    | 0     | 0   | 0   |     |     |   |   |    |     |     |   |   |   |
| 29   | Subtotal  | 6   | 52    |       | 0   | 0   |     |     |   |   |    |     |     |   |   |   |
| 30   | Deductions  | 0   | 0     |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 31   | Net Total   | 6   | 52    |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 32   | Critical Type 2 > 50% (excluded from base vacant above; should be included utilizing lower density) |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 33   | Vacant  | 10  | 9     | 25    | 2   | 2   |     |     |   |   |    |     |     |   |   |   |
| 34   | 20,000 sf - 1   | 28  | 17    | 30    | 8   | 5   |     |     |   |   |    |     |     |   |   |   |
| 35   | 1 ac- 2.5 ac  | 37  | 36    | 40    | 14  | 14  |     |     |   |   |    |     |     |   |   |   |
| 36   | 2.5 ac - 5 ac   | 101 | 148   | 40    | 40  | 59  |     |     |   |   |    |     |     |   |   |   |
| 37   | 5 + ac  | 176 | 210   |       | 64  | 80  |     |     |   |   |    |     |     |   |   |   |
| 38   | Subtotal  | 64  | 80    |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 39   | Deductions  | 112 | 130   |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 40   | Net Total   |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 41   | Underutilized   |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 42   | 0-2.5 ac  | 0   | 0     | 0     | 0   | 0   |     |     |   |   |    |     |     |   |   |   |
| 43   | 2.5 - 5 ac  | 0   | 0     | 0     | 0   | 0   |     |     |   |   |    |     |     |   |   |   |
| 44   | 5 + ac  | 0   | 0     | 0     | 0   | 0   |     |     |   |   |    |     |     |   |   |   |
| 45   | Subtotal  | 0   | 0     |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 46   | Deductions  | 0   | 0     |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 47   | Net Total   | 0   | 0     |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 48   | Totals  |     |       |       |     |     |     |     |   |   |    |     |     |   |   |   |
| 49   | Vacant  | 174 | 322   | 10    | 17  | 32  | 157 | 290 | 5 | 8 | 14 | 149 | 276 |   |   |   |
| 50   | Underutilized   | 56  | 297   | 30    | 17  | 89  | 39  | 208 | 5 | 2 | 10 | 37  | 198 |   |   |   |

| A  | B              | C         | D      | E    | F      | G    | H      | I    | J      | K    | L      | M    | N      | O    | P      |
|----|----------------|-----------|--------|------|--------|------|--------|------|--------|------|--------|------|--------|------|--------|
| 55 | Critical > 50  | 112       | 130    |      |        |      |        |      |        | 6    | 106    | 124  |        |      |        |
| 56 | Underuti. > 5  | 0         | 0      |      |        |      |        |      |        |      |        |      |        |      |        |
| 57 |                | 342       | 749    |      |        |      |        |      |        |      |        |      |        |      |        |
| 58 | Deductions     | 50        | 151    |      |        |      |        |      |        |      | 292    | 598  |        |      |        |
| 59 | Total net.vac  | 292       | 598    |      |        |      |        |      |        |      |        |      |        |      |        |
| 60 | Grandtotal     | 890 acres |        |      |        |      |        |      |        |      | 890    |      |        |      |        |
| 61 | Other          |           |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 62 |                |           |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 63 | Vacant         | City      | County | City | County | City | County | City | County | City | County | City | County | City | County |
| 64 | 5000 - 2000    | 33        | 204    | 5    | 30     |      |        |      |        |      |        |      |        |      |        |
| 65 |                |           |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 66 |                |           |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 67 | Critical > 50% |           |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 68 | 5000 - 2000    | 32        | 196    | 6    | 26     |      |        |      |        |      |        |      |        |      |        |
| 69 | Total          | 65        | 400    | 11   | 56     |      |        |      |        |      |        |      |        |      |        |
| 70 |                |           |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 71 | Critical > 50  | 112       | 130    |      |        |      |        |      |        |      |        |      |        |      |        |
| 72 | Critical > 50  | 0         | 0      |      |        |      |        |      |        |      |        |      |        |      |        |
| 73 |                |           |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 74 | Pending        | City      | County | City | County | City | County | City | County | City | County | City | County | City | County |
| 75 |                | 5         | 1      |      |        |      |        |      |        |      |        |      |        |      |        |

| A   | B   | C | D | E | F | G | H | I | J | K | L | M | N | O | P |
|-----|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 76  | COMPUTATION FOR NEED  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 77  | Gross units required  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 78  | Single Family Units Required = (pop./[sf persons per hh] + 9,720 / 2.33 + (.66 by 1.8) = 2754 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 79  | Multi family units required = (sf units by [%mf units/%sf units]) = 2754 by .6667 = 1836      |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 80  | check:  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 81  | SF units required   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 82  | Minus pending units (1)   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 83  | Minus Critical > 50% (  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 84  | Minus 5,000 20,000  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 85  | sf lots (3)   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 86  | Equals total units requi  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 87  | for remainder (4)   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 88  | Acres required for  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 89  | remainder (5)   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 90  | Add MF acres required   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 91  | Add 25 % Market   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 92  | Acres available (7)   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 93  | Surplus/Defect +/-  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 94  | 1. Pending plat acres at 4.5 units per acre   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 95  | 2. Critical > 50% acres at 4 units per acre   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 96  | 3. One unit per lot   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 97  | 4. Remainder is land not Pending plats, not Critical > 50% and not in 5,000 to 20,000 sf lots |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 98  | 5. # of units at 6 units per acre   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 99  | 6. # of units at 16 per acre  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 100 | 7. From Line 60   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 101 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 102 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 103 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 104 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 105 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 106 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 107 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 108 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 109 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 110 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |

| A   | B                   | C               | D      | E | F | G | H | I | J | K | L | M | N | O | P |
|-----|---------------------|-----------------|--------|---|---|---|---|---|---|---|---|---|---|---|---|
| 111 | COMMERCIAL          | Alternative "D" |        |   |   |   |   |   |   |   |   |   |   |   |   |
| 112 |                     |                 |        |   |   |   |   |   |   |   |   |   |   |   |   |
| 113 |                     |                 |        |   |   |   |   |   |   |   |   |   |   |   |   |
| 114 | Vacant Parc.        | City            | County |   |   |   |   |   |   |   |   |   |   |   |   |
| 115 | 5000sf - 2.5        | 12              | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 116 | 2.5 - 5 ac          | 11              | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 117 | 5 - 10 ac           | 5               | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 118 | 10 + ac             | 0               | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 119 | Subtotal            | 28              | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 120 |                     |                 |        |   |   |   |   |   |   |   |   |   |   |   |   |
| 121 | Underutilized       |                 |        |   |   |   |   |   |   |   |   |   |   |   |   |
| 122 | 5000sf - 2.5        | 0               | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 123 | 2.5 - 5 ac          | 3               | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 124 | 5 - 10 ac           | 0               | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 125 | 10 + AC             | 0               | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 126 | Subtotal            | 3               | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 127 |                     |                 |        |   |   |   |   |   |   |   |   |   |   |   |   |
| 128 | Pending             | 0               | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 129 |                     |                 |        |   |   |   |   |   |   |   |   |   |   |   |   |
| 130 | Vacant W/Critical 2 |                 |        |   |   |   |   |   |   |   |   |   |   |   |   |
| 131 | 5000 sf - 2.5       | 12              | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 132 | 2.5 - 5 ac          | 9               | 1      |   |   |   |   |   |   |   |   |   |   |   |   |
| 133 | 5 - 10 ac           | 9               | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 134 | 10 + ac             | 17              | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 135 | Subtotal            | 47              | 1      |   |   |   |   |   |   |   |   |   |   |   |   |
| 136 |                     |                 |        |   |   |   |   |   |   |   |   |   |   |   |   |
| 137 | Underutilized       |                 |        |   |   |   |   |   |   |   |   |   |   |   |   |
| 138 | 5000 sf - 2.5       | 2               | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 139 | 2.5 - 5 ac          | 0               | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 140 | 5 - 10 ac           | 0               | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 141 | 10 + ac             | 0               | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 142 | Subtotal            | 2               | 0      |   |   |   |   |   |   |   |   |   |   |   |   |
| 143 |                     |                 |        |   |   |   |   |   |   |   |   |   |   |   |   |
| 144 | Net total           | 80              | 1      |   |   |   |   |   |   |   |   |   |   |   |   |
| 145 | Grand Total         | 81              | Acres  |   |   |   |   |   |   |   |   |   |   |   |   |

|     | A  | B | C | D | E | F  | G | H | I | J | K | L | M | N | O | P |
|-----|--|---|---|---|---|----|---|---|---|---|---|---|---|---|---|---|
| 146 | COMPUTATION  |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |
| 147 | 4,487 jobs allocated to Battle Ground Urban Area from 58,100 total new jobs in Clark County over the next 20 - years |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |
| 148 | 4,487 jobs breaks down as follows:   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |
| 149 | Assume 59.7% industrial, 23.94% and 16.36% public sector   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |
| 150 | 2,679 industrial, 1,074 commercial, and 734 public sector  |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |
| 151 | Commercial Need  |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |
| 152 | 1,074 commercial sector divided by 12 jobs/acre = 90 acres   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |
| 153 | 90 acres by 25% market factor = 23 acres   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |
| 154 | 113 acres by 25% for infrastructure = 28 acres   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |
| 155 | Need = 141 acres   |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |
| 156 | Total supply   |   |   |   |   | 81 |   |   |   |   |   |   |   |   |   |   |
| 157 |  |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |
| 158 |  |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |
| 159 |  |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |

| A   | B  | C    | D          | E    | F | G | H     | I         | J        | K | L | M | N | O | P |
|-----|--|------|------------|------|---|---|-------|-----------|----------|---|---|---|---|---|---|
| 160 | INDUSTRIAL   |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 161 | City Parc.   | 0    |            |      |   |   | Prime | Secondary | Tertiary |   |   |   |   |   |   |
| 162 | 0-5 ac   | 49   |            |      |   |   | 0     | 8         | 41       |   |   |   |   |   |   |
| 163 | 5-10 ac  | 0    |            |      |   |   | 0     | 0         | 0        |   |   |   |   |   |   |
| 164 | 10 + ac  | 145  |            |      |   |   | 0     | 35        | 110      |   |   |   |   |   |   |
| 165 | Subtotal   | 194  |            |      |   |   | 0     | 43        | 151      |   |   |   |   |   |   |
| 166 | UNI.   |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 167 | 0-5 ac   | 17   |            |      |   |   | 0     | 11        | 6        |   |   |   |   |   |   |
| 168 | 5-10 ac  | 21   |            |      |   |   | 0     | 0         | 21       |   |   |   |   |   |   |
| 169 | 10 + ac  | 97   |            |      |   |   | 0     | 28        | 69       |   |   |   |   |   |   |
| 170 | Subtotal   | 135  |            |      |   |   | 0     | 39        | 97       |   |   |   |   |   |   |
| 171 | Total  | 329  |            |      |   |   | 0     | 82        | 248      |   |   |   |   |   |   |
| 172 | Computation for need   |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 173 | 2,679 industrial jobs at 9 jobs per acre   |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 174 | 298 acres plus 50% market factor = 149 plus 298 = 447 acres  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 175 | 447 acres plus 25% for infrastructure = 112 plus 447 equals a need of 559 acres                          |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 176 | Summary  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 177 | Residential  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 178 | Supply   | 968  |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 179 | Demand   | 815  |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 180 | surplus/defe   | 153  |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 181 | Commercial   |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 182 | Supply   | 81   |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 183 | Demand   | 141  |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 184 | surplus/defe   | -60  |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 185 | Industrial   |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 186 | Supply   | 329  |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 187 | Demand   | 559  |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 188 | surplus/defe   | -230 |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 189 | Computation for alternative assumptions of 75% sf to 45% mf  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 190 | Single family units required = (new pop./1st persons per hh + (%mf units/%sf units by mf persons per hh) |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 191 | Single family units required = (9720/(2.33 + (.25/.75)) by 1.8) = 3317                                   |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 192 | Multi family units required = (#sf units/ (%mf units/%sf units))   |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 193 | Multi family units required = (3317/(.25/.75)) = 1105  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 194 | Check: units   | pp   | population |      |   |   |       |           |          |   |   |   |   |   |   |
| 195 | SF   | 3317 | 2.33       | 7729 |   |   |       |           |          |   |   |   |   |   |   |
| 196 | MF   | 1105 | 1.8        | 1989 |   |   |       |           |          |   |   |   |   |   |   |
| 197 |  |      |            | 9718 |   |   |       |           |          |   |   |   |   |   |   |
| 198 | SF units required  |      |            | 3317 |   |   |       |           |          |   |   |   |   |   |   |
| 199 | Minus pending units (1)  |      |            | 27   |   |   |       |           |          |   |   |   |   |   |   |
| 200 |  |      |            | 6    |   |   |       |           |          |   |   |   |   |   |   |
| 201 |  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 202 |  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 203 |  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 204 |  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 205 |  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 206 |  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 207 |  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 208 |  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 209 |  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 210 |  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 211 |  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 212 |  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |
| 213 |  |      |            |      |   |   |       |           |          |   |   |   |   |   |   |



|     | A  | B        | C | D    | E   | F | G | H | I | J | K | L | M | N | O | P |
|-----|--|----------|---|------|-----|---|---|---|---|---|---|---|---|---|---|---|
| 214 | Minus Critical   | >50% (2) |   | 920  | 230 |   |   |   |   |   |   |   |   |   |   |   |
| 215 | Minus 5,000  | 20,000   |   | 433  | 72  |   |   |   |   |   |   |   |   |   |   |   |
| 216 | sf lots (3)  |          |   |      |     |   |   |   |   |   |   |   |   |   |   |   |
| 217 | Equals total units required  |          |   |      | 308 |   |   |   |   |   |   |   |   |   |   |   |
| 218 | for remainder (4)  |          |   | 1937 |     |   |   |   |   |   |   |   |   |   |   |   |
| 219 | Acres required for   |          |   |      |     |   |   |   |   |   |   |   |   |   |   |   |
| 220 | remainder (5)  |          |   | 323  | 323 |   |   |   |   |   |   |   |   |   |   |   |
| 221 | Add MF acres required (6)  |          |   | 69   | 69  |   |   |   |   |   |   |   |   |   |   |   |
| 222 | Subtotal   |          |   | 392  | 700 |   |   |   |   |   |   |   |   |   |   |   |
| 223 | Add 25% Market Factor  |          |   | 490  | 875 |   |   |   |   |   |   |   |   |   |   |   |
| 224 | Acres available (7)  |          |   | 660  | 968 |   |   |   |   |   |   |   |   |   |   |   |
| 225 | Surplus/Deficit -/+  |          |   | 170  | 93  |   |   |   |   |   |   |   |   |   |   |   |
| 226 |  |          |   |      |     |   |   |   |   |   |   |   |   |   |   |   |
| 227 | Footnotes:   |          |   |      |     |   |   |   |   |   |   |   |   |   |   |   |
| 228 | 1. Pending plat acres at 4.5 units per acre  |          |   |      |     |   |   |   |   |   |   |   |   |   |   |   |
| 229 | 2. Critical > 50% acres at 4 units per acre  |          |   |      |     |   |   |   |   |   |   |   |   |   |   |   |
| 230 | 3. One unit per lot  |          |   |      |     |   |   |   |   |   |   |   |   |   |   |   |
| 231 | 4. Remainder is land not in Pending plats, not Critical > 50% and not in 5,000 to 20,000 sf lots |          |   |      |     |   |   |   |   |   |   |   |   |   |   |   |
| 232 | 5. # of units divided by 6 units per acre  |          |   |      |     |   |   |   |   |   |   |   |   |   |   |   |
| 233 | 6. # of units divided by 16 units per acre   |          |   |      |     |   |   |   |   |   |   |   |   |   |   |   |
| 234 | 7. From line 62  |          |   |      |     |   |   |   |   |   |   |   |   |   |   |   |



***CAMAS URBAN GROWTH AREA ANALYSIS***



## CAMAS URBAN GROWTH AREA

NEW POPULATION = 13,500 AND NEW EMPLOYMENT = 6,424

### A. RESIDENTIAL LAND

60/40 single family-multifamily

3,824 units for single family @ 2.33 people per household or a population of 8,911 persons

2,550 units for multi-family @ 1.8 people per/hh or a population of 4,589 persons

#### SINGLE-FAMILY

3,824 units/6 units per acre = 637 acres

25% market factor            796 acres

#### MULTI-FAMILY

2,550 units/16 units per acre = 159 acres

25% market factor            199 acres

Total needed for residential lands = 796 + 199 = 995 acres (no infrastructure added)

### B. ADJUSTMENTS TO SUPPLY OF GROSS VACANT RESIDENTIAL LANDS

Vacant, buildable land for development = 787 acres

Adjustments for variable infrastructure = 486 acres

486 x .10 (will not convert) = 437 acres

Adjust, 5% error = 415 net buildable acres

Underutilized Land = 338 acres

Adjustments for variable infrastructure = 212 acres

212 x .30 (will not convert) = 148 acres

Adjust 5% error = 141 net buildable acres

Net vacant and underutilized land = 415 + 141 = 556 acres

#### **Adjustments of Residential Units based on above assumptions**

1. Plats Pending = 25 acres or approximately 112 units @ 4.5 units per acre.
2. Critical Type 2 >50% (569 acres with same adjustments = 335 acres @ 4 du/acre is equivalent to 1,340 units of single family only)
3. 5,000 to 20,000 sq.ft lots = 186 acres or equivalent to 911 lots @ 1 unit per lot)

Total adjusted single-family residential units = 2,363 or 546 acres.

Total available acres = vacant (415) + underutilized (141) + pending plats (25) + 5,000 - 20,000 lots (186) and 335 acres of critical type 2 >50% = 1,102 acres.

Surplus/Deficit -/+ without adjustments = 1,185- 1102 = -83 acres

**COMMERCIAL LANDS**

Vacant commercial land for development = 49 acres

6,424 jobs allocated to Camas Urban Area from 58,100 total new jobs in Clark County over the next 20-years

6,424 jobs breaks down as follows: Assume 24% commercial, 70% industrial and 6% public sector

1,542 commercial, 4,497 industrial and 385 public sector

**Commercial Need**

1,542 commercial sector divided by 12 jobs/acre = 128 acres

128 acres x 25% market factor = 32 acres

160 acres x 25% for infrastructure = 40 acres

Need = 200 acres

**Total Supply = 35 acres**

**Surplus/Deficit -/+ = -151 acres**

**INDUSTRIAL LANDS**

Vacant industrial land for development = 859 acres

4,497 industrial jobs at 9 jobs per acre = 500 acres

500 acres x 50% market factor = 750 acres

750 acres x 25% for infrastructure equals a need of 937 acres

**Total Supply = 859 acres (of which 336 acres is classified as prime, 114 as secondary, and 409 as tertiary lands)**

**Surplus/Deficit -/+ = -78 acres**

**SUMMARY OF VACANT LANDS ANALYSIS**

|              | Need        | Supply      | Surplus/Deficit +/- |
|--------------|-------------|-------------|---------------------|
| Residential  | 1185        | 1102        | -83                 |
| Commercial   | 200         | 49          | -151                |
| Industrial   | 937         | 859         | -78                 |
| <b>Total</b> | <b>2322</b> | <b>2010</b> | <b>-312</b>         |



| A  | B              | C    | D      | E      | F    | G    | H   | I | J  | K | L   | M  | N | O | P |
|----|----------------|------|--------|--------|------|------|-----|---|----|---|-----|----|---|---|---|
| 55 | Critical > 50  | 353  | 0      |        |      | 353  | 0   |   | 18 | 0 | 335 | 0  |   |   |   |
| 56 | Underuti. > 5  | 0    | 0      |        |      |      |     |   |    |   |     |    |   |   |   |
| 57 |                | 1003 | 48     |        |      |      |     |   |    |   |     |    |   |   |   |
| 58 | Deductions     | 153  | 7      |        |      |      |     |   |    |   |     |    |   |   |   |
| 59 | Total net.vac  | 850  | 41     |        |      |      |     |   |    |   | 850 | 41 |   |   |   |
| 60 | Grandtotal     | 891  | acres  |        |      |      |     |   |    |   | 891 |    |   |   |   |
| 61 | Other          |      |        |        |      |      |     |   |    |   |     |    |   |   |   |
| 62 |                |      |        |        |      |      |     |   |    |   |     |    |   |   |   |
| 63 | Vacant         | City | Lots   | County | Lots |      |     |   |    |   |     |    |   |   |   |
| 64 | 5000 - 2000    | 138  | 642    | 1      | 11   | 0.05 |     |   |    |   |     |    |   |   |   |
| 65 |                |      |        |        |      |      |     |   |    |   |     |    |   |   |   |
| 66 |                |      |        |        |      |      |     |   |    |   |     |    |   |   |   |
| 67 | Critical > 50% |      |        |        |      |      |     |   |    |   |     |    |   |   |   |
| 68 | 5000 - 2000    | 57   | 306    | 0      | 0    |      |     |   |    |   |     |    |   |   |   |
| 69 | Total          | 195  | 948    | 1      | 11   | 0.05 |     |   |    |   |     |    |   |   |   |
| 70 | City & County  |      |        | 196    | 959  | 186  | 911 |   |    |   |     |    |   |   |   |
| 71 | Critical > 50  | 335  | 0      |        |      |      |     |   |    |   |     |    |   |   |   |
| 72 | Critical > 50  | 0    | 0      |        |      |      |     |   |    |   |     |    |   |   |   |
| 73 |                |      |        |        |      |      |     |   |    |   |     |    |   |   |   |
| 74 |                | City | County |        |      |      |     |   |    |   |     |    |   |   |   |
| 75 | Pending        | 25   | 0      |        |      |      |     |   |    |   |     |    |   |   |   |



| A   | B  | C             | D    | E                                    | F | G | H | I | J | K | L | M | N | O | P |
|-----|--|---------------|------|--------------------------------------|---|---|---|---|---|---|---|---|---|---|---|
| 76  | COMPUTATION FOR NEED   |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 77  | Gross units required   |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 78  | Single Family Units Required = (pop/(sf persons per fh) = (% multifamily units/%sf units by mf persons per hh)   |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 79  | (60/40 split) + 13,500(2.33 + (.66 by 1.8)) = 3,824 Multi-family units required = (sf units/(mf units/%sf units) |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 80  | Multi-family units required = 3824 by .6667 = 2,550  |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 81  | check:   |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 82  | units  | pp            | pop  |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 83  | SF   | 3824          | 2.33 | 8911                                 |   |   |   |   |   |   |   |   |   |   |   |
| 84  | MF   | 2550          | 1.8  | 4589                                 |   |   |   |   |   |   |   |   |   |   |   |
| 85  |  |               |      | 13500                                |   |   |   |   |   |   |   |   |   |   |   |
| 86  |  | Alternative D |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 87  |  |               |      | Apply Market Factor To Total Acreage |   |   |   |   |   |   |   |   |   |   |   |
| 88  | SF units required  | 3824          |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 89  | Minus pending units (1)  | 112           |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 90  | Minus Critical > 50% (   | 1340          |      | 25                                   |   |   |   |   |   |   |   |   |   |   |   |
| 91  | Minus 5,000 - 20,000   | 911           |      | 335                                  |   |   |   |   |   |   |   |   |   |   |   |
| 92  | sf lots (3)  |               |      | 186                                  |   |   |   |   |   |   |   |   |   |   |   |
| 93  | Equals total units requi   | 1461          |      | 546                                  |   |   |   |   |   |   |   |   |   |   |   |
| 94  | for remainder (4)  |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 95  | Acre required for  |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 96  | remainder (5)  | 243           |      | 243                                  |   |   |   |   |   |   |   |   |   |   |   |
| 97  | Add MF acres required  | 159           |      | 159                                  |   |   |   |   |   |   |   |   |   |   |   |
| 98  |  | 402           |      | 948                                  |   |   |   |   |   |   |   |   |   |   |   |
| 99  | Add 25 % Market  | 502           |      | 1185                                 |   |   |   |   |   |   |   |   |   |   |   |
| 100 | Acre available (7)   | 767           |      | 1102                                 |   |   |   |   |   |   |   |   |   |   |   |
| 101 | Surplus/Defect +/-   | 265           |      | -83                                  |   |   |   |   |   |   |   |   |   |   |   |
| 102 |  |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 103 | 1. Pending plat acres at 4.5 units per acre  |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 104 | 2. Critical > 50% acres at 4 units per acre  |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 105 | 3. One unit per lot  |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 106 | 4. Remainder is land not Pending plats, not Critical > 50% and not in 5,000 to 20,000 sf lots                    |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 107 | 5. # of units at 6 units per acre  |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 108 | 6. # of units at 16 per acre   |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 109 | 7. From Line 60  |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |
| 110 |  |               |      |                                      |   |   |   |   |   |   |   |   |   |   |   |

| A   | B                   | C               | D      | E        | F | G | H | I | J | K | L | M | N | O | P |
|-----|---------------------|-----------------|--------|----------|---|---|---|---|---|---|---|---|---|---|---|
| 111 | COMMERCIAL          | Alternative "D" |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 112 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 113 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 114 | Vacant Parc.        | City            | County | Excluded |   |   |   |   |   |   |   |   |   |   |   |
| 115 | 5000sf - 2.5        | 24              | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 116 | 2.5 - 5 ac          | 0               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 117 | 5 - 10 ac           | 6               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 118 | 10 + ac             | 0               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 119 | Subtotal            | 30              | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 120 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 121 | Underutilized       |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 122 | 5000sf - 2.5        | 1               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 123 | 2.5 - 5 ac          | 3               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 124 | 5 - 10 ac           | 0               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 125 | 10 + AC             | 0               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 126 | Subtotal            | 4               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 127 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 128 | Pending             | 0               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 129 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 130 | Vacant W/Critical 2 |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 131 | 5000 sf - 2.5       | 7               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 132 | 2.5 - 5 ac          | 6               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 133 | 5 - 10 ac           | 0               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 134 | 10 + ac             | 2               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 135 | Subtotal            | 15              | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 136 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 137 | Underutilized       |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 138 | 5000 sf - 2.5       | 0               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 139 | 2.5 - 5 ac          | 0               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 140 | 5 - 10 ac           | 0               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 141 | 10 + ac             | 0               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 142 | Subtotal            | 0               | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 143 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 144 | Net total           | 49              | 0      | 0        |   |   |   |   |   |   |   |   |   |   |   |
| 145 | Grand Total         | 49              | acres  |          |   |   |   |   |   |   |   |   |   |   |   |

|     | A  | B         | C | D | E | F | G | H | I | J | K | L | M | N | O | P |
|-----|--|-----------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 146 | COMPUTATION  |           |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 147 | 6,424 jobs allocated to Ridgely Urban Area from 58,100 total new jobs in Clark County over the next 20 - years |           |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 148 | 6,424 jobs breaks down as follows:   |           |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 149 | Assume 70% industrial, 24% and 6% public sector  |           |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 150 | 4,497 industrial, 1,542 commercial and 385 public sector   |           |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 151 | Commercial Need  |           |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 152 | 1,542 commercial sector divided by 12 jobs/acre = 128 acres  |           |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 153 | 128 acres by 25% market factor = 32 acres  |           |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 154 | 160 acres by 25% for infrastructure = 40 acres   |           |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 155 | Need = 200 acres   |           |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 156 | <b>Total supply</b>  | <b>49</b> |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 157 |  |           |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 158 |  |           |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 159 |  |           |   |   |   |   |   |   |   |   |   |   |   |   |   |   |

| A   | B   | C             | D    | E                                    | F | G | H   | I   | J   | K | L | M | N | O | P |
|-----|---|---------------|------|--------------------------------------|---|---|-----|-----|-----|---|---|---|---|---|---|
| 160 | INDUSTRIAL  |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 161 | City Parc.  |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 162 | 0-5 ac  | 40            |      |                                      |   |   | 6   | 23  | 11  |   |   |   |   |   |   |
| 163 | 5-10 ac   | 50            |      |                                      |   |   | 30  | 12  | 8   |   |   |   |   |   |   |
| 164 | 10 + ac   | 769           |      |                                      |   |   | 300 | 79  | 390 |   |   |   |   |   |   |
| 165 | Subtotal  | 859           |      |                                      |   |   | 336 | 114 | 409 |   |   |   |   |   |   |
| 166 | VACANT INDUSTRIAL RESERVE OUTSIDE THE CITY LIMITS OF CAMAS = 225 ACRES  |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 167 | 0-5 ac  |               |      |                                      |   |   | 0   | 0   | 0   |   |   |   |   |   |   |
| 168 | 5-10 ac   |               |      |                                      |   |   | 0   | 0   | 0   |   |   |   |   |   |   |
| 169 | 10 + ac   |               |      |                                      |   |   | 0   | 0   | 0   |   |   |   |   |   |   |
| 170 | Subtotal  |               |      |                                      |   |   | 0   | 0   | 0   |   |   |   |   |   |   |
| 171 | Total   |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 172 | Computation for need  |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 173 | 4,497 industrial jobs at 9 jobs per acre  |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 174 | 500 acres plus 50% market factor  |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 175 | 750 acres plus 25% for infrastructure equals a need of 937 acres  |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 176 | Summary   |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 177 | D   |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 178 | Residential   |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 179 | Demand  | 1185          |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 180 | Supply  | 1102          |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 181 | surplus/defe  | -83           |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 182 | Commercial  |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 183 | Demand  | 200           |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 184 | Supply  | 49            |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 185 | surplus/defe  | -151          |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 186 | Industrial  |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 187 | Demand  | 937           |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 188 | Supply  | 859           |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 189 | surplus/defe  | -78           |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 190 | Computation for alternative assumptions of 15 units per MF acre and 4.5 units per SF acre                           |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 191 | Single family units required = [pop/(sf persons per hh + (%mf units/(%sf units) * m) persons per hh)] (75/25 split) |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 192 | Single family units required = 19,500 / (2.4 + (.33 by 1.8)) = 4,500  |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 193 | Multi-family units required = [sf units * (%mf units/(%sf units))]  |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 194 | Multi-family units required = 4,500 by .3334 = 1,500  |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 195 | Check   |               |      |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 196 | units   | pp            | pop  |                                      |   |   |     |     |     |   |   |   |   |   |   |
| 197 | SF  | 4500          | 2.4  | 10800                                |   |   |     |     |     |   |   |   |   |   |   |
| 198 | MF  | 1500          | 1.8  | 2700                                 |   |   |     |     |     |   |   |   |   |   |   |
| 199 |   |               |      | 13500                                |   |   |     |     |     |   |   |   |   |   |   |
| 200 | SF units required   | Alternative D | 4500 | Apply Market Factor to total acreage |   |   |     |     |     |   |   |   |   |   |   |

| A   | B                        | C    | D | E    | F | G | H | I | J | K | L | M | N | O | P |
|-----|--------------------------|------|---|------|---|---|---|---|---|---|---|---|---|---|---|
| 214 | Minus pending plats (1)  | 112  |   | 25   |   |   |   |   |   |   |   |   |   |   |   |
| 215 | Minus Critical > 50% (   | 1340 |   | 335  |   |   |   |   |   |   |   |   |   |   |   |
| 216 | Minus 5,000-20,000       | 911  |   | 186  |   |   |   |   |   |   |   |   |   |   |   |
| 217 | sf lots (3)              |      |   | 546  |   |   |   |   |   |   |   |   |   |   |   |
| 218 | Equals total units requi | 2137 |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 219 | for remainder (4)        |      |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 220 | Acres required for       |      |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 221 | remainder (5)            | 475  |   | 475  |   |   |   |   |   |   |   |   |   |   |   |
| 222 | Add MF acres required    | 100  |   | 100  |   |   |   |   |   |   |   |   |   |   |   |
| 223 |                          | 575  |   | 1121 |   |   |   |   |   |   |   |   |   |   |   |
| 224 | Add 25% Market F.        | 719  |   | 1401 |   |   |   |   |   |   |   |   |   |   |   |
| 225 | Acres Available          | 767  |   | 1102 |   |   |   |   |   |   |   |   |   |   |   |
| 226 | Surplu/Deficit +/-       | 48   |   | -299 |   |   |   |   |   |   |   |   |   |   |   |
| 227 |                          |      |   |      |   |   |   |   |   |   |   |   |   |   |   |



***LA CENTER URBAN GROWTH AREA ANALYSIS***





## LA CENTER URBAN GROWTH AREA

NEW POPULATION = 1,950 AND NEW EMPLOYMENT = 472

### RESIDENTIAL LAND

60/40 single family-multifamily

552 units for single family @ 2.33 people per household or a population of 1,287 persons

368 units for multi-family @ 1.8 people per/hh or a population of 663 persons

### SINGLE-FAMILY

552 units/6 units per acre = 92 acres

25% market factor 115 acres

### MULTI-FAMILY

368 units/16 units per acre = 23 acres

25% market factor 29 acres

Total needed for residential lands = 144 acres (no infrastructure added)

### VACANT RESIDENTIAL LANDS

Vacant, buildable land for development = 139 acres

Adjustments for variable infrastructure = 89 acres

89 x .10 (will not convert) = 80 acres

Adjust, 5% error = 76 net buildable acres

Underutilized Land = 280 acres

Adjustments for variable infrastructure = 180 acres

180 x .30 (will not convert) = 126 acres

Adjust 5% error = 120 net buildable acres

Plats Pending = 0

Critical Type 2 >50% (46 acres with same adjustments = 31 acres @ 4 du/acre is equivalent to 124 units of single family only)

5,000 to 20,000 sq.ft lots = 23 acres or equivalent to 129 lots @ 1 unit per lot)

Total Available Net Buildable Residential Acres = vacant (76) + underutilized (120) + 31 acres critical type 2 and 23 acres 5,000 - 20,000 sq.ft. = 250 acres

Surplus/Deficit -/+ = approximately 91 acres (250-159) line 100 -line 99 (see attached report)

**COMMERCIAL LANDS**

Vacant commercial land for development = 32 acres

472 jobs allocated to La Center Urban Area from 58,100 total new jobs in Clark County over the next 20-years

472 jobs breaks down as follows: Assume 25% commercial, 70% industrial and 5% public sector

118 commercial, 330 industrial and 24 public sector

**Commercial Need**

118 commercial sector divided by 12 jobs/acre = 10 acres

10 acres x 25% market factor = 3 acres

13 acres x 25% for infrastructure = 3 acres

Need = 16 acres

**Total Supply = 8 acres**

**Surplus/Deficit -/+ = -8 acres**

**INDUSTRIAL LANDS**

Vacant industrial land for development = 352 acres

330 industrial jobs at 9 jobs per acre = 37 acres

37 acres x 50% market factor = 56 acres

56 acres x 25% for infrastructure equals a need of 70 acres

**Total Supply = 352 acres (of which 216 acres is classified as secondary land, 136 as tertiary, no prime lands)**

**Surplus/Deficit -/+ = 352-70 = 282 acres**

**SUMMARY OF VACANT LANDS ANALYSIS**

|              | <b>Need</b> | <b>Supply</b> | <b>Surplus/Deficit +/-</b> |
|--------------|-------------|---------------|----------------------------|
| Residential  | 159         | 250           | 91                         |
| Commercial   | 16          | 8             | -8                         |
| Industrial   | 70          | 352           | 282                        |
| <b>Total</b> | <b>245</b>  | <b>610</b>    | <b>365</b>                 |

| A               | B   | C     | D      | E                   | F      | G      | H    | I      | J    | K      | L      | M      | N    | O      | P      |
|-----------------|---|-------|--------|---------------------|--------|--------|------|--------|------|--------|--------|--------|------|--------|--------|
|                 |   |       |        |                     |        |        |      |        |      |        |        |        |      |        |        |
| Alternative "D" |   |       |        |                     |        |        |      |        |      |        |        |        |      |        |        |
| Base Vacant     |   | Acres |        | Infrastructure Ded. |        | Acres  |      | Acres  |      | Acres  |        | Acres  |      | Acres  |        |
|                 |   | City  | County | %                   | City   | County | City | County | City | County | City   | County | City | County | County |
| 1               | 20,000 sf -1  | 6     | 2      | 25                  | 1      | 0      |      |        |      |        |        |        |      |        |        |
| 2               | 1 ac - 2.5 ac   | 4     | 20     | 30                  | 1      | 6      |      |        |      |        |        |        |      |        |        |
| 3               | 2.5 ac - 5 ac   | 0     | 21     | 40                  | 0      | 8      |      |        |      |        |        |        |      |        |        |
| 4               | 5 ac +  | 36    | 50     | 40                  | 14     | 20     |      |        |      |        |        |        |      |        |        |
| 5               | Subtotal  | 46    | 93     |                     | 16     | 34     |      |        |      |        |        |        |      |        |        |
| 6               | Deductions  | 16    | 34     |                     |        |        |      |        |      |        |        |        |      |        |        |
| 7               | Net Total   | 30    | 59     |                     |        |        |      |        |      |        |        |        |      |        |        |
| 8               | Underutilized   | City  | County | %                   | Deduct | Deduct |      |        |      |        |        |        |      |        |        |
| 9               | 0-2.5 ac  | 10    | 20     | 0                   | 0      | 0      |      |        |      |        |        |        |      |        |        |
| 10              | 2.5-5 ac  | 0     | 33     | 40                  | 0      | 13     |      |        |      |        |        |        |      |        |        |
| 11              | 5 + ac  | 153   | 64     | 40                  | 61     | 26     |      |        |      |        |        |        |      |        |        |
| 12              | Subtotal  | 163   | 117    |                     | 61     | 39     |      |        |      |        |        |        |      |        |        |
| 13              | Deductions  | 61    | 39     |                     |        |        |      |        |      |        |        |        |      |        |        |
| 14              | Net Total   | 102   | 78     |                     |        |        |      |        |      |        |        |        |      |        |        |
| 15              | <b>Critical Type 2 &lt; 50% (included in base vacant above)</b>   |       |        |                     |        |        |      |        |      |        |        |        |      |        |        |
| 16              | Vacant  | City  | County | %                   | Deduct | Deduct |      |        |      |        |        |        |      |        |        |
| 17              | 20,000 sf -1  | 0     | 2      | 0                   | 0      | 0      |      |        |      |        |        |        |      |        |        |
| 18              | 1 ac - 2.5 ac   | 2     | 12     | 0                   | 0      | 0      |      |        |      |        |        |        |      |        |        |
| 19              | 2.5 ac - 5 ac   | 0     | 8      | 0                   | 0      | 0      |      |        |      |        |        |        |      |        |        |
| 20              | 5 ac +  | 0     | 0      | 0                   | 0      | 0      |      |        |      |        |        |        |      |        |        |
| 21              | Subtotal  | 2     | 22     |                     | 0      | 0      |      |        |      |        |        |        |      |        |        |
| 22              | Deductions  | 0     | 0      |                     |        |        |      |        |      |        |        |        |      |        |        |
| 23              | Net Total   | 2     | 22     |                     |        |        |      |        |      |        |        |        |      |        |        |
| 24              | Underutilized   | City  | County | %                   | Deduct | Deduct |      |        |      |        |        |        |      |        |        |
| 25              | 0-2.5 ac  | 3     | 16     | 0                   | 0      | 0      |      |        |      |        |        |        |      |        |        |
| 26              | 2.5-5 ac  | 0     | 6      | 0                   | 0      | 0      |      |        |      |        |        |        |      |        |        |
| 27              | 5 + ac  | 22    | 5      | 0                   | 0      | 0      |      |        |      |        |        |        |      |        |        |
| 28              | Subtotal  | 25    | 27     |                     | 0      | 0      |      |        |      |        |        |        |      |        |        |
| 29              | Deductions  | 0     | 0      |                     |        |        |      |        |      |        |        |        |      |        |        |
| 30              | Net Total   | 25    | 27     |                     |        |        |      |        |      |        |        |        |      |        |        |
| 31              | <b>Critical Type 2 &gt; 50% (excluded from base vacant above; should be included utilizing lower density)</b> |       |        |                     |        |        |      |        |      |        |        |        |      |        |        |
| 32              | Vacant  | City  | County | %                   | Deduct | Deduct |      |        |      |        |        |        |      |        |        |
| 33              | 20,000 sf -1  | 5     | 0      | 25                  | 1      | 0      |      |        |      |        |        |        |      |        |        |
| 34              | 1 ac - 2.5 ac   | 8     | 3      | 30                  | 2      | 1      |      |        |      |        |        |        |      |        |        |
| 35              | 2.5 ac - 5 ac   | 6     | 6      | 40                  | 2      | 2      |      |        |      |        |        |        |      |        |        |
| 36              | 5 + ac  | 18    | 0      | 40                  | 7      | 0      |      |        |      |        |        |        |      |        |        |
| 37              | Subtotal  | 37    | 9      |                     | 12     | 3      |      |        |      |        |        |        |      |        |        |
| 38              | Deductions  | 12    | 3      |                     |        |        |      |        |      |        |        |        |      |        |        |
| 39              | Net Total   | 25    | 6      |                     |        |        |      |        |      |        |        |        |      |        |        |
| 40              | Underutilized   | City  | County | %                   | Deduct | Deduct |      |        |      |        |        |        |      |        |        |
| 41              | 0-2.5 ac  | 0     | 0      | 0                   | 0      | 0      |      |        |      |        |        |        |      |        |        |
| 42              | 2.5-5 ac  | 30    | 59     | 10                  | 3      | 6      |      |        |      |        |        |        |      |        |        |
| 43              | 5 + ac  | 102   | 78     | 30                  | 31     | 23     |      |        |      |        |        |        |      |        |        |
| 44              | Subtotal  | 102   | 78     |                     | 31     | 23     |      |        |      |        |        |        |      |        |        |
| 45              | Deductions  | 30    | 59     |                     | 10     | 3      |      |        |      |        |        |        |      |        |        |
| 46              | Net Total   | 72    | 19     |                     | 21     | 20     |      |        |      |        |        |        |      |        |        |
| 47              | Totals  | City  | County | %                   | Deduct | County | City | County | %    | City   | County | %      | City | County | %      |
| 48              | Vacant  | 30    | 59     | 10                  | 3      | 6      | 27   | 53     | 26   | 50     | 76     | 26     | 50   | 76     |        |
| 49              | Underutilized   | 102   | 78     | 30                  | 31     | 23     | 71   | 55     | 67   | 53     | 120    | 67     | 53   | 120    |        |

| A  | B              | C         | D      | E    | F   | G | H | I | J   | K   | L  | M | N   | O | P |
|----|----------------|-----------|--------|------|-----|---|---|---|-----|-----|----|---|-----|---|---|
| 55 | Critical > 50  | 26        | 5      | 1.3  | 0.3 |   |   |   | 1.3 | 0.3 | 25 | 6 | 31  |   |   |
| 56 | Underuti. > 5  | 0         | 0      |      |     |   |   |   |     |     |    |   |     |   |   |
| 57 | Deductions     |           |        |      |     |   |   |   |     |     |    |   |     |   |   |
| 58 | Total net.vac  |           |        |      |     |   |   |   |     |     |    |   |     |   |   |
| 59 | Grandtotal     | 227 acres |        |      |     |   |   |   |     |     |    |   | 227 |   |   |
| 60 | Other          |           |        |      |     |   |   |   |     |     |    |   |     |   |   |
| 61 | Vacant         | City      | County | Lots |     |   |   |   |     |     |    |   |     |   |   |
| 62 | 5000 - 2000    | 11        | 64     | 0.1  | 4   |   |   |   |     |     |    |   |     |   |   |
| 63 |                |           |        |      |     |   |   |   |     |     |    |   |     |   |   |
| 64 | Critical > 50% |           |        |      |     |   |   |   |     |     |    |   |     |   |   |
| 65 | 5000 - 2000    | 12        | 59     | 1    | 9   |   |   |   |     |     |    |   |     |   |   |
| 66 | Total          | 23        | 123    | 1    | 13  |   |   |   |     |     |    |   |     |   |   |
| 67 | City&County    | 25        | 6      |      |     |   |   |   |     |     |    |   |     |   |   |
| 68 | Critical > 50  | 0         | 0      |      |     |   |   |   |     |     |    |   |     |   |   |
| 69 | Critical > 50  |           |        |      |     |   |   |   |     |     |    |   |     |   |   |
| 70 |                |           |        |      |     |   |   |   |     |     |    |   |     |   |   |
| 71 |                |           |        |      |     |   |   |   |     |     |    |   |     |   |   |
| 72 |                |           |        |      |     |   |   |   |     |     |    |   |     |   |   |
| 73 |                |           |        |      |     |   |   |   |     |     |    |   |     |   |   |
| 74 | Pending        | City      | County |      |     |   |   |   |     |     |    |   |     |   |   |
| 75 |                | 0         | 0      |      |     |   |   |   |     |     |    |   |     |   |   |

Acres Lots 5% error  
 24 136 5 23 129

| A   | B  | C                                    | D    | E    | F | G | H  | I           | J    | K    | L | M | N | O | P |
|-----|--|--------------------------------------|------|------|---|---|----|-------------|------|------|---|---|---|---|---|
| 76  | COMPUTATION FOR NEED   |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 77  | Gross units required   |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 78  | Single Family Units Required = (pop/[sf persons per hh = (% multifamily units/%sf units by mf persons per hh) (60/40 split)] = [1,950/(2.33) + (.66 by 1.8)] = 552 |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 79  | Multi-family units required = [sf units.(%mf/%sf units)] = 552 by .6667 = 368  |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 80  | check:   |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 81  | units  | pp                                   | pop  |      |   |   |    | units/75/25 | pp   | pop  |   |   |   |   |   |
| 82  | SF   | 552                                  | 2.33 | 1287 |   |   | SF | 833         | 2.33 | 1940 |   |   |   |   |   |
| 83  | MF   | 368                                  | 1.8  | 663  |   |   | MF | 278         | 1.8  | 500  |   |   |   |   |   |
| 84  |  |                                      |      | 1950 |   |   |    |             |      | 2440 |   |   |   |   |   |
| 85  |  | Alternative D                        |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 86  | SF units required  | Apply Market Factor To Total Acreage |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 87  | Minus pending units (1   | 552                                  |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 88  | Minus Critical >50% (  | 0                                    |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 89  | Minus 5,000 20,000   | 124                                  |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 90  | sf lots (3)  | 129                                  |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 91  | Equals total units requi   | 299                                  |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 92  | for remainder (4)  |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 93  | Acre required for  |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 94  | remainder (5)  | 50                                   |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 95  | Add MF acres required  | 23                                   |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 96  |  | 73                                   |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 97  | Add 25 % Market  | 91                                   |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 98  | Acre available (7)   | 196                                  |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 99  | Surplus/Defect +/-   | 105                                  |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 100 |  | 91                                   |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 101 | 1. Pending plat acres at 4.5 units per acre  |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 102 | 2. Critical > 50% acres at 4 units per acre  |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 103 | 3. One unit per lot  |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 104 | 4. Remainder is land not Pending plats, not Critical > 50% and npt in 5,000 to 20,000 sf lots  |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 105 | 5. # of units at 6 units per acre  |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 106 | 6. # of units at 16 per acre   |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 107 | 7. From Line 60  |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 108 |  |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 109 |  |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |
| 110 |  |                                      |      |      |   |   |    |             |      |      |   |   |   |   |   |

| A   | B                   | C               | D      | E        | F | G | H | I | J | K | L | M | N | O | P |
|-----|---------------------|-----------------|--------|----------|---|---|---|---|---|---|---|---|---|---|---|
| 111 | COMMERCIAL          | Alternative "D" |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 112 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 113 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 114 | Vacant Parc.        | City            | County | Excluded |   |   |   |   |   |   |   |   |   |   |   |
| 115 | 5000sf - 2.5        | 7               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 116 | 2.5 - 5 ac          | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 117 | 5 - 10 ac           | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 118 | 10 + ac             | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 119 | Subtotal            | 7               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 120 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 121 | Underutilized       |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 122 | 5000sf - 2.5        | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 123 | 2.5 - 5 ac          | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 124 | 5 - 10 ac           | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 125 | 10 + AC             | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 126 | Subtotal            | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 127 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 128 | Pending             | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 129 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 130 | Vacant W/Critical 2 |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 131 | 5000 sf - 2.5       | 1               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 132 | 2.5 - 5 ac          | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 133 | 5 - 10 ac           | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 134 | 10 + ac             | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 135 | Subtotal            | 1               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 136 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 137 | Underutilized       |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 138 | 5000 sf - 2.5       | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 139 | 2.5 - 5 ac          | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 140 | 5 - 10 ac           | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 141 | 10 + ac             | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 142 | Subtotal            | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 143 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 144 | Net total           | 8               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 145 | Grand Total         | 8               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
|     |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |



|     | A  | B             | C | D | E | F | G | H     | I         | J        | K | L | M | N | O | P |
|-----|--|---------------|---|---|---|---|---|-------|-----------|----------|---|---|---|---|---|---|
| 160 | INDUSTRIAL   |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 161 |  |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 162 |  |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 163 | City Parc.   | Alternative D |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 164 | 0-5 ac   | 0             |   |   |   |   |   | Prime | Secondary | Tertiary |   |   |   |   |   |   |
| 165 | 5-10 ac  | 0             |   |   |   |   |   | 0     | 0         | 0        |   |   |   |   |   |   |
| 166 | 10 + ac  | 0             |   |   |   |   |   | 0     | 0         | 0        |   |   |   |   |   |   |
| 167 | Subtotal   | 0             |   |   |   |   |   | 0     | 0         | 0        |   |   |   |   |   |   |
| 168 |  |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 169 | PL. AREA   |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 170 | 0-5 ac   | 37            |   |   |   |   |   | 0     | 23        | 14       |   |   |   |   |   |   |
| 171 | 5-10 ac  | 73            |   |   |   |   |   | 0     | 13        | 60       |   |   |   |   |   |   |
| 172 | 10 + ac  | 242           |   |   |   |   |   | 0     | 180       | 62       |   |   |   |   |   |   |
| 173 | Subtotal   | 352           |   |   |   |   |   | 0     | 216       | 136      |   |   |   |   |   |   |
| 174 |  |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 175 | Total  | 352           |   |   |   |   |   | 0     | 216       | 136      |   |   |   |   |   |   |
| 176 |  |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 177 | Computation for need   |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 178 | 330 industrial jobs at 9 jobs per acre                         |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 179 | 37 acres plus 50% market factor                                |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 180 | 56 acres plus 25% for infrastructure equals a need of 70 acres |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 181 |  |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 182 | Summary  |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 183 |  | D             |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 184 | Residential  |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 185 | Supply   | 250           |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 186 | Demand   | 159           |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 187 | surplus/defe   | 91            |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 188 |  |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 189 | Commercial   |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 190 | Supply   | 8             |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 191 | Demand   | 16            |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 192 | surplus/defe   | -8            |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 193 |  |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 194 | Industrial   |               |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 195 | Supply   | 352           |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 196 | Demand   | 70            |   |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 197 | surplus/defe   | 282           |   |   |   |   |   |       |           |          |   |   |   |   |   |   |



***RIDGEFIELD URBAN GROWTH AREA ANALYSIS***



**RIDGEFIELD URBAN GROWTH AREA  
NEW POPULATION = 4,320 AND NEW EMPLOYMENT = 2,078**

Residential Land

60/40 single family-multifamily

1224 units for single family @ 2.33 people per household or a population of 2,851 persons

816 units for multi-family @ 1.8 people per/hh or a population of 1,469 persons

SINGLE-FAMILY

1,224 units/6 units per acre = 204 acres

25% market factor      255 acres

MULTI-FAMILY

816 units/16 units per acre = 51 acres

25% market factor      64 acres

Total needed for residential lands = 319 acres (does not include infrastructure)

VACANT RESIDENTIAL LANDS

Vacant, buildable land for development = 492 acres

Adjustments for variable infrastructure = 314 acres

314 x .10 (will not convert) = 283 acres

Adjust, 5% error = 269 net buildable acres

Underutilized Land = 414 acres

Adjustments for variable infrastructure = 268 acres

268 x .30 (will not convert) = 188 acres

Adjust 5% error = 179 net buildable acres

Plats Pending = 0

Critical Type 2 >50% (195 acres with same adjustments = 116 acres @ 4 du/acre is equivalent to 464 units of single family only)

5,000 to 20, 000 sq.ft lots = 28 acres or equivalent to 135 lots @ 1 unit per lot)

Total Available Net Buildable Residential Acres = 592 acres

Surplus/Deficit -/+ 592-374 = 218 (line 100 - line 99), see attached report.

**COMMERCIAL LANDS**

Vacant commercial land for development = 77 acres

2,078 jobs allocated to Ridgefield Urban Area from 58,100 total new jobs in Clark County over the next 20-years

2,078 jobs breaks down as follows: Assume 25% commercial, 70% industrial and 5% public sector

520 commercial, 1,454 industrial and 104 public sector

**Commercial Need**

520 commercial sector divided by 12 jobs/acre = 43 acres

43 acres x 25% market factor = 11 acres

54 acres x 25% for infrastructure = 13 acres

Need = 67 acres

**Total Supply = 77 acres**

**Surplus/Deficit -/+ = 10 acres**

**INDUSTRIAL LANDS**

Vacant industrial land for development = 553 acres

1,454 industrial jobs at 9 jobs per acre = 162 acres

162 acres x 50% market factor = 243 acres

243 acres x 25% for infrastructure equals a need of 304 acres

**Total Supply = 553 acres (of which 97 acres is classified as prime, 360 as secondary, and 96 as tertiary lands)**

**Surplus/Deficit -/+ = 249 acres**

**SUMMARY**

|              | Need       | Supply      | Surplus/Deficit +/- |
|--------------|------------|-------------|---------------------|
| Residential  | 374        | 592         | 218                 |
| Commercial   | 67         | 77          | 10                  |
| Industrial   | 304        | 553         | 249                 |
| <b>Total</b> | <b>745</b> | <b>1222</b> | <b>477</b>          |

| A   | B    | C      | D                   | E      | F      | G      | H      | I      | J    | K      | L    | M      | N    | O      | P    |
|---|------|--------|---------------------|--------|--------|--------|--------|--------|------|--------|------|--------|------|--------|------|
|   |      |        |                     |        |        |        |        |        |      |        |      |        |      |        |      |
| <b>Ridgefield Proposed Urban Growth Area</b>  |      |        |                     |        |        |        |        |        |      |        |      |        |      |        |      |
| <b>Alternative "D"</b>  |      |        |                     |        |        |        |        |        |      |        |      |        |      |        |      |
|   |      |        |                     |        |        |        |        |        |      |        |      |        |      |        |      |
| Base Vacant   | City | County | Infrastructure Ded. | %      | City   | County | City   | County | City | County | City | County | City | County | City |
| 20,000 sf -1  | 37   | 62     | 25                  | 9      | 15     |        |        |        |      |        |      |        |      |        |      |
| 1 ac- 2.5 ac  | 26   | 16     | 30                  | 8      | 5      |        |        |        |      |        |      |        |      |        |      |
| 2.5 ac - 5 ac   | 53   | 14     | 40                  | 21     | 6      |        |        |        |      |        |      |        |      |        |      |
| 5 ac +  | 272  | 12     | 40                  | 109    | 5      |        |        |        |      |        |      |        |      |        |      |
| Subtotal  | 388  | 104    |                     | 147    | 31     |        |        |        |      |        |      |        |      |        |      |
| Deductions  | 147  | 31     |                     |        |        |        |        |        |      |        |      |        |      |        |      |
| Net Total   | 241  | 73     |                     |        |        |        |        |        |      |        |      |        |      |        |      |
| Underutilized   | City | County | %                   | Deduct | Deduct |        |        |        |      |        |      |        |      |        |      |
| 0-2.5 ac  | 12   | 35     | 0                   | 0      | 0      |        |        |        |      |        |      |        |      |        |      |
| 2.5-5 ac  | 26   | 105    | 40                  | 10     | 42     |        |        |        |      |        |      |        |      |        |      |
| 5 + ac  | 46   | 190    | 40                  | 18     | 76     |        |        |        |      |        |      |        |      |        |      |
| Subtotal  | 84   | 330    |                     | 28     | 118    |        |        |        |      |        |      |        |      |        |      |
| Deductions  | 28   | 118    |                     |        |        |        |        |        |      |        |      |        |      |        |      |
| Net Total   | 56   | 212    |                     |        |        |        |        |        |      |        |      |        |      |        |      |
| <b>Critical Type 2 &lt; 50% (included in base vacant above)</b>   |      |        |                     |        |        |        |        |        |      |        |      |        |      |        |      |
| Vacant  | City | County | %                   | Deduct | Deduct |        |        |        |      |        |      |        |      |        |      |
| 20,000 sf -1  | 4    | 6      | 0                   | 0      | 0      |        |        |        |      |        |      |        |      |        |      |
| 1 ac- 2.5 ac  | 3    | 21     | 0                   | 0      | 0      |        |        |        |      |        |      |        |      |        |      |
| 2.5 ac - 5 ac   | 6    | 27     | 0                   | 0      | 0      |        |        |        |      |        |      |        |      |        |      |
| 5 ac +  | 64   | 6      | 0                   | 0      | 0      |        |        |        |      |        |      |        |      |        |      |
| Subtotal  | 77   | 60     |                     | 0      | 0      |        |        |        |      |        |      |        |      |        |      |
| Deductions  | 0    | 0      |                     |        |        |        |        |        |      |        |      |        |      |        |      |
| Net Total   | 77   | 60     |                     |        |        |        |        |        |      |        |      |        |      |        |      |
| Underutilized   | City | County | %                   | Deduct | Deduct |        |        |        |      |        |      |        |      |        |      |
| 0-2.5 ac  | 8    | 27     | 0                   | 0      | 0      |        |        |        |      |        |      |        |      |        |      |
| 2.5 -5 ac   | 5    | 29     | 0                   | 0      | 0      |        |        |        |      |        |      |        |      |        |      |
| 5 + ac  | 6    | 0      | 0                   | 0      | 0      |        |        |        |      |        |      |        |      |        |      |
| Subtotal  | 19   | 56     |                     | 0      | 0      |        |        |        |      |        |      |        |      |        |      |
| Deductions  | 0    | 0      |                     |        |        |        |        |        |      |        |      |        |      |        |      |
| Net Total   | 19   | 56     |                     |        |        |        |        |        |      |        |      |        |      |        |      |
| <b>Critical Type 2 &gt; 50% (excluded from base vacant above; should be included utilizing lower density)</b> |      |        |                     |        |        |        |        |        |      |        |      |        |      |        |      |
| Vacant  | City | County | %                   | Deduct | Deduct |        |        |        |      |        |      |        |      |        |      |
| 20,000 sf -1  | 4    | 1      | 25                  | 1      | 0      |        |        |        |      |        |      |        |      |        |      |
| 1 ac- 2.5 ac  | 18   | 20     | 30                  | 5      | 6      |        |        |        |      |        |      |        |      |        |      |
| 2.5 ac - 5 ac   | 37   | 18     | 40                  | 15     | 7      |        |        |        |      |        |      |        |      |        |      |
| 5 + ac  | 44   | 53     | 40                  | 18     | 21     |        |        |        |      |        |      |        |      |        |      |
| Subtotal  | 103  | 92     |                     | 39     | 34     |        |        |        |      |        |      |        |      |        |      |
| Deductions  | 39   | 34     |                     |        |        |        |        |        |      |        |      |        |      |        |      |
| Net Total   | 64   | 58     |                     |        |        |        |        |        |      |        |      |        |      |        |      |
| Underutilized   | City | County | %                   | Deduct | Deduct |        |        |        |      |        |      |        |      |        |      |
|   | 0    | 0      | 0                   | 0      | 0      |        |        |        |      |        |      |        |      |        |      |
| Totals  | City | County | %                   | Deduct | Deduct | city   | county | %      | city | county | city | county | city | county | city |
| Vacant  | 241  | 73     | 10                  | 24     | 7      | 217    | 66     | 66     | 5    | 11     | 3    | 206    | 63   | 3      | 63   |
| Underutilized   | 56   | 212    | 30                  | 16     | 64     | 40     | 148    | 148    | 5    | 2      | 7    | 38     | 141  | 2      | 141  |

| A  | B              | C         | D   | E | F  | G | H  | I  | J | K | L   | M   | N | O | P |
|----|----------------|-----------|-----|---|----|---|----|----|---|---|-----|-----|---|---|---|
| 55 | Critical > 50  | 64        | 58  | 5 | 3  | 3 | 61 | 55 |   |   | 61  | 55  |   |   |   |
| 56 | Underuti. > 5  | 0         | 0   |   |    |   |    |    |   |   |     |     |   |   |   |
| 57 | Deductions     |           |     |   |    |   |    |    |   |   |     |     |   |   |   |
| 58 | Total net.vac  |           |     |   |    |   |    |    |   |   | 305 | 259 |   |   |   |
| 59 | Grandtotal     | 564 acres |     |   |    |   |    |    |   |   | 564 |     |   |   |   |
| 60 | Other          |           |     |   |    |   |    |    |   |   |     |     |   |   |   |
| 61 | Vacant         |           |     |   |    |   |    |    |   |   |     |     |   |   |   |
| 62 |                |           |     |   |    |   |    |    |   |   |     |     |   |   |   |
| 63 |                |           |     |   |    |   |    |    |   |   |     |     |   |   |   |
| 64 | 5000 - 2000    | 19        | 85  | 4 | 27 |   |    |    |   |   |     |     |   |   |   |
| 65 |                |           |     |   |    |   |    |    |   |   |     |     |   |   |   |
| 66 |                |           |     |   |    |   |    |    |   |   |     |     |   |   |   |
| 67 | Critical > 50% |           |     |   |    |   |    |    |   |   |     |     |   |   |   |
| 68 | 5000 - 2000    | 4         | 25  | 2 | 5  |   |    |    |   |   |     |     |   |   |   |
| 69 | Total          | 23        | 110 | 6 | 32 |   |    |    |   |   |     |     |   |   |   |
| 70 |                |           |     |   |    |   |    |    |   |   |     |     |   |   |   |
| 71 | Critical > 50  | 64        | 58  |   |    |   |    |    |   |   |     |     |   |   |   |
| 72 | Critical > 50  | 0         | 0   |   |    |   |    |    |   |   |     |     |   |   |   |
| 73 |                |           |     |   |    |   |    |    |   |   |     |     |   |   |   |
| 74 |                |           |     |   |    |   |    |    |   |   |     |     |   |   |   |
| 75 | Pending        | 0         | 0   |   |    |   |    |    |   |   |     |     |   |   |   |

| A   | B   | C    | D   | E    | F | G | H | I | J | K | L | M | N | O | P |
|-----|---|------|---|------|---|---|---|---|---|---|---|---|---|---|---|
| 76  | COMPUTATION FOR NEED  |      |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 77  | Gross units required  |      |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 78  | Single Family Units Required = (pop/{sf persons per hh = (% multifamily units/%sf units by mf persons per hh) |      |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 79  | (60/40 split)) + 4320(2.33 + (66 by 1.8) = 1224   |      |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 80  | check:  |      |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 81  | units   | pp   | pop   |      |   |   |   |   |   |   |   |   |   |   |   |
| 82  | SF  | 1224 | 2.33  | 2851 |   |   |   |   |   |   |   |   |   |   |   |
| 83  | MF  | 816  | 1.8   | 1469 |   |   |   |   |   |   |   |   |   |   |   |
| 84  |   |      |   | 4320 |   |   |   |   |   |   |   |   |   |   |   |
| 85  |   |      | Alternative D   |      |   |   |   |   |   |   |   |   |   |   |   |
| 86  | SF units required   |      | 1224  |      |   |   |   |   |   |   |   |   |   |   |   |
| 87  | Minus pending units (1  |      | 0   |      |   |   |   |   |   |   |   |   |   |   |   |
| 88  | Minus Critical >50% (   |      | 464   | 116  |   |   |   |   |   |   |   |   |   |   |   |
| 89  | Minus 5,000 - 20,000  |      | 135   | 28   |   |   |   |   |   |   |   |   |   |   |   |
| 90  | sf lots (3)   |      |   | 144  |   |   |   |   |   |   |   |   |   |   |   |
| 91  | Equals total units requi  |      | 625   |      |   |   |   |   |   |   |   |   |   |   |   |
| 92  | for remainder (4)   |      |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 93  | Acres required for  |      |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 94  | remainder (5)   |      | 104   | 104  |   |   |   |   |   |   |   |   |   |   |   |
| 95  | Add MF acres required   |      | 51  | 51   |   |   |   |   |   |   |   |   |   |   |   |
| 96  |   |      | 155   | 299  |   |   |   |   |   |   |   |   |   |   |   |
| 97  | Add 25 % Market   |      | 194   | 374  |   |   |   |   |   |   |   |   |   |   |   |
| 98  | Acres available (7)   |      | 448   | 592  |   |   |   |   |   |   |   |   |   |   |   |
| 99  | Surplus/Defect +/-  |      | 239   | 218  |   |   |   |   |   |   |   |   |   |   |   |
| 100 |   |      |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 101 | 1. Pending plat acres at  |      | 4.5 units per acre  |      |   |   |   |   |   |   |   |   |   |   |   |
| 102 | 2. Critical >50% acres at   |      | 4 units per acre  |      |   |   |   |   |   |   |   |   |   |   |   |
| 103 | 3. One unit per lot   |      |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 104 | 4. Remainder is land not  |      | Pending plats, not Critical >50% and not in 5,000 to 20,000 sf lots |      |   |   |   |   |   |   |   |   |   |   |   |
| 105 | 5. # of units at 6 units per  |      | acre  |      |   |   |   |   |   |   |   |   |   |   |   |
| 106 | 6. # of units at 16 per   |      | acre  |      |   |   |   |   |   |   |   |   |   |   |   |
| 107 | 7. From Line 60   |      |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 108 |   |      |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 109 |   |      |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 110 |   |      |   |      |   |   |   |   |   |   |   |   |   |   |   |

| A   | B                   | C               | D        | E | F | G | H | I | J | K | L | M | N | O | P |
|-----|---------------------|-----------------|----------|---|---|---|---|---|---|---|---|---|---|---|---|
| 111 | COMMERCIAL          | Alternative "D" |          |   |   |   |   |   |   |   |   |   |   |   |   |
| 112 |                     |                 | County   |   |   |   |   |   |   |   |   |   |   |   |   |
| 113 |                     |                 | Excluded |   |   |   |   |   |   |   |   |   |   |   |   |
| 114 | Vacant Parc.        | City            | County   |   |   |   |   |   |   |   |   |   |   |   |   |
| 115 | 5000sf - 2.5        | 8               | 1        |   |   |   |   |   |   |   |   |   |   |   |   |
| 116 | 2.5 - 5 ac          | 0               | 0        |   |   |   |   |   |   |   |   |   |   |   |   |
| 117 | 5 - 10 ac           | 3               | 0        |   |   |   |   |   |   |   |   |   |   |   |   |
| 118 | 10 + ac             | 0               | 0        |   |   |   |   |   |   |   |   |   |   |   |   |
| 119 | Subtotal            | 11              | 1        |   |   |   |   |   |   |   |   |   |   |   |   |
| 120 | Underutilized       |                 |          |   |   |   |   |   |   |   |   |   |   |   |   |
| 121 | 5000sf - 2.5        | 0               | 0        |   |   |   |   |   |   |   |   |   |   |   |   |
| 122 | 2.5 - 5 ac          | 0               | 0        |   |   |   |   |   |   |   |   |   |   |   |   |
| 123 | 5 - 10 ac           | 0               | 0        |   |   |   |   |   |   |   |   |   |   |   |   |
| 124 | 10 + AC             | 0               | 0        |   |   |   |   |   |   |   |   |   |   |   |   |
| 125 | Subtotal            | 0               | 0        |   |   |   |   |   |   |   |   |   |   |   |   |
| 126 | Pending             | 0               | 0        |   |   |   |   |   |   |   |   |   |   |   |   |
| 127 |                     |                 |          |   |   |   |   |   |   |   |   |   |   |   |   |
| 128 |                     |                 |          |   |   |   |   |   |   |   |   |   |   |   |   |
| 129 |                     |                 |          |   |   |   |   |   |   |   |   |   |   |   |   |
| 130 | Vacant W/Critical 2 |                 |          |   |   |   |   |   |   |   |   |   |   |   |   |
| 131 | 5000 sf - 2.5       | 2               | 8        |   |   |   |   |   |   |   |   |   |   |   |   |
| 132 | 2.5 - 5 ac          | 0               | 4        |   |   |   |   |   |   |   |   |   |   |   |   |
| 133 | 5 - 10 ac           | 0               | 0        |   |   |   |   |   |   |   |   |   |   |   |   |
| 134 | 10 + ac             | 21              | 29       |   |   |   |   |   |   |   |   |   |   |   |   |
| 135 | Subtotal            | 23              | 41       |   |   |   |   |   |   |   |   |   |   |   |   |
| 136 | Underutilized       |                 |          |   |   |   |   |   |   |   |   |   |   |   |   |
| 137 | 5000 sf - 2.5       | 1               | 0        |   |   |   |   |   |   |   |   |   |   |   |   |
| 138 | 2.5 - 5 ac          | 0               | 0        |   |   |   |   |   |   |   |   |   |   |   |   |
| 139 | 5 - 10 ac           | 0               | 0        |   |   |   |   |   |   |   |   |   |   |   |   |
| 140 | 10 + ac             | 0               | 0        |   |   |   |   |   |   |   |   |   |   |   |   |
| 141 | Subtotal            | 1               | 0        |   |   |   |   |   |   |   |   |   |   |   |   |
| 142 | Net total           | 35              | 42       |   |   |   |   |   |   |   |   |   |   |   |   |
| 143 | Grand Total         | 77              | acres    |   |   |   |   |   |   |   |   |   |   |   |   |
| 144 |                     |                 |          |   |   |   |   |   |   |   |   |   |   |   |   |
| 145 |                     |                 |          |   |   |   |   |   |   |   |   |   |   |   |   |



| A   | B   | C | D | E | F | G | H | I | J | K | L | M | N | O | P |
|-----|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 146 | COMPUTATION   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 147 | 2,078 jobs allocated to Ridgefield Urban Area from 58,100 total new jobs in Clark County over the next 20 - years |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 148 | 2,078 jobs breaks down as follows:  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 149 | Assume 70% industrial, 25% and 5% public sector   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 150 | 1,454 industrial, 520 commercial and 104 public sector  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 151 | Commercial Need   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 152 | 520 commercial sector divided by 12 jobs/acre = 43 acres  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 153 | 43 acres by 25% market factor = 11 acres  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 154 | 54 acres by 25% for infrastructure = 13 acres   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 155 | Need = 67 acres   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 156 | Total supply  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 157 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 158 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 159 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |



***WASHOUGAL URBAN GROWTH AREA ANALYSIS***



## WASHOUGAL URBAN GROWTH AREA

**NEW POPULATION = 8,642 AND NEW EMPLOYMENT = 4,251**

### Residential Land

60/40 single family-multifamily

2448 units for single family @ 2.33 people per household or a population of 5,704 persons

1,632 units for multi-family @ 1.8 people per/hh or a population of 2,938 persons

### SINGLE-FAMILY

2,448 units/6 units per acre = 408 acres

25% market factor      510 acres

### MULTI-FAMILY

1,632 units/16 units per acre = 102 acres

25% market factor      128 acres

Total needed for residential lands = 638 acres (does not include infrastructure)

### VACANT RESIDENTIAL LANDS

Vacant, buildable land for development = 673 acres

Adjustments for variable infrastructure = 426 acres

426 x .10 (will not convert) = 383 acres

Adjust, 5% error = 364 net buildable acres

Underutilized Land = 478 acres

Adjustments for variable infrastructure = 300 acres

300 x .30 (will not convert) = 210 acres

Adjust 5% error = 199 net buildable acres

Plats Pending = 12 acres

Critical Type 2 >50% (132 acres with same adjustments = 81 acres @ 4 du/acre is equivalent to 324 units of single family only)

5,000 to 20,000 sq.ft lots = 123 acres or equivalent to 600 lots @ 1 unit per lot)

Total Available Net Buildable Residential Acres = 778 acres

**Surplus/Deficit -/+ = 778(line 100) - 704(line99) = 74 acres**

## COMMERCIAL LANDS

Vacant commercial land for development = 89 acres

4,251 jobs allocated to Ridgefield Urban Area from 58,100 total new jobs in Clark County over the next 20-years

4,251 jobs breaks down as follows: Assume 23.94% commercial, 59.7% industrial and 16.36% public sector

1,018 commercial, 2,538 industrial and 695 public sector

### **Commercial Need**

1,018 commercial sector divided by 12 jobs/acre = 85 acres

85 acres x 25% market factor = 21 acres

106 acres x 25% for infrastructure = 26 acres

Need = 132 acres

**Total Supply = 89 acres**

**Surplus/Deficit -/+ = -43 acres**

## INDUSTRIAL LANDS

Vacant industrial land for development = 349 acres

2,538 industrial jobs at 9 jobs per acre = 282 acres

282 acres x 50% market factor = 423 acres

423 acres x 25% for infrastructure equals a need of 529 acres

**Total Supply = 349 acres (of which 120 acres is classified as prime, 161 as secondary, and 68 as tertiary lands)**

**Surplus/Deficit -/+ = - 180 acres**

## **SUMMARY**

|              | Need        | Supply      | Surplus/Deficit +/- |
|--------------|-------------|-------------|---------------------|
| Residential  | 704         | 778         | 74                  |
| Commercial   | 132         | 89          | -43                 |
| Industrial   | 529         | 349         | -180                |
| <b>Total</b> | <b>1365</b> | <b>1216</b> | <b>-149</b>         |

| A  | B   | C      | D                   | E     | F      | G      | H    | I      | J | K    | L      | M    | N      | O    | P      |
|----|---|--------|---------------------|-------|--------|--------|------|--------|---|------|--------|------|--------|------|--------|
|    |   |        |                     |       |        |        |      |        |   |      |        |      |        |      |        |
|    | Acres   | Acres  | Infrastructure Ded. | Acres | Acres  |        |      |        |   |      |        |      |        |      |        |
|    | City  | County | %                   | City  | County |        |      |        |   |      |        |      |        |      |        |
| 1  | Base Vacant   | 10     | 43                  | 25    | 2      | 11     |      |        |   |      |        |      |        |      |        |
| 2  | 20,000 sf - 1   | 11     | 103                 | 30    | 3      | 31     |      |        |   |      |        |      |        |      |        |
| 3  | 1 ac - 2.5 ac   | 15     | 104                 | 40    | 6      | 41     |      |        |   |      |        |      |        |      |        |
| 4  | 2.5 ac - 5 ac   | 3      | 384                 | 40    | 1      | 153    |      |        |   |      |        |      |        |      |        |
| 5  | 5 ac +  | 39     | 634                 |       | 11     | 236    |      |        |   |      |        |      |        |      |        |
| 6  | Subtotal  | 11     | 236                 |       |        |        |      |        |   |      |        |      |        |      |        |
| 7  | Deductions  | 28     | 398                 |       |        |        |      |        |   |      |        |      |        |      |        |
| 8  | Net Total   |        |                     |       |        |        |      |        |   |      |        |      |        |      |        |
| 9  | Underutilized   | City   | County              | %     | Deduct | Deduct |      |        |   |      |        |      |        |      |        |
| 10 | 0-2.5 ac  | 0      | 30                  | 0     | 0      | 0      |      |        |   |      |        |      |        |      |        |
| 11 | 2.5-.5 ac   | 0      | 114                 | 40    | 0      | 45     |      |        |   |      |        |      |        |      |        |
| 12 | 5 + ac  | 0      | 334                 | 40    | 0      | 133    |      |        |   |      |        |      |        |      |        |
| 13 | Subtotal  | 0      | 478                 |       | 0      | 178    |      |        |   |      |        |      |        |      |        |
| 14 | Deductions  | 0      | 178                 |       |        |        |      |        |   |      |        |      |        |      |        |
| 15 | Net Total   | 0      | 300                 |       |        |        |      |        |   |      |        |      |        |      |        |
| 16 | Critical Type 2 < 50% (included in base vacant above)   |        |                     |       |        |        |      |        |   |      |        |      |        |      |        |
| 17 | Vacant  | City   | County              | %     | Deduct | Deduct |      |        |   |      |        |      |        |      |        |
| 18 | 20,000 sf - 1   | 1      | 9                   | 0     | 0      | 0      |      |        |   |      |        |      |        |      |        |
| 19 | 1 ac - 2.5 ac   | 1      | 14                  | 0     | 0      | 0      |      |        |   |      |        |      |        |      |        |
| 20 | 2.5 ac - 5 ac   | 0      | 3                   | 0     | 0      | 0      |      |        |   |      |        |      |        |      |        |
| 21 | 5 ac +  | 0      | 31                  | 0     | 0      | 0      |      |        |   |      |        |      |        |      |        |
| 22 | Subtotal  | 2      | 57                  |       | 0      | 0      |      |        |   |      |        |      |        |      |        |
| 23 | Deductions  | 0      | 0                   |       |        |        |      |        |   |      |        |      |        |      |        |
| 24 | Net Total   | 2      | 57                  |       |        |        |      |        |   |      |        |      |        |      |        |
| 25 | Underutilized   | City   | County              | %     | Deduct | Deduct |      |        |   |      |        |      |        |      |        |
| 26 | 0-2.5 ac  | 0      | 14                  | 0     | 0      | 0      |      |        |   |      |        |      |        |      |        |
| 27 | 2.5-.5 ac   | 0      | 4                   | 0     | 0      | 0      |      |        |   |      |        |      |        |      |        |
| 28 | 5 + ac  | 0      | 25                  | 0     | 0      | 0      |      |        |   |      |        |      |        |      |        |
| 29 | Subtotal  | 0      | 43                  |       | 0      | 0      |      |        |   |      |        |      |        |      |        |
| 30 | Deductions  | 0      | 0                   |       |        |        |      |        |   |      |        |      |        |      |        |
| 31 | Net Total   | 0      | 43                  |       |        |        |      |        |   |      |        |      |        |      |        |
| 32 | Critical Type 2 > 50% (excluded from base vacant above; should be included utilizing lower density) |        |                     |       |        |        |      |        |   |      |        |      |        |      |        |
| 33 | Vacant  | City   | County              | %     | Deduct | Deduct |      |        |   |      |        |      |        |      |        |
| 34 | 20,000 sf - 1   | 1      | 8                   | 25    | 0      | 2      |      |        |   |      |        |      |        |      |        |
| 35 | 1 ac - 2.5 ac   | 0      | 19                  | 30    | 0      | 5      |      |        |   |      |        |      |        |      |        |
| 36 | 2.5 ac - 5 ac   | 7      | 31                  | 40    | 2      | 12     |      |        |   |      |        |      |        |      |        |
| 37 | 5 + ac  | 0      | 66                  | 40    | 0      | 26     |      |        |   |      |        |      |        |      |        |
| 38 | Subtotal  | 8      | 124                 |       | 2      | 45     |      |        |   |      |        |      |        |      |        |
| 39 | Deductions  | 2      | 45                  |       |        |        |      |        |   |      |        |      |        |      |        |
| 40 | Net Total   | 6      | 79                  |       |        |        |      |        |   |      |        |      |        |      |        |
| 41 | Underutilized   | City   | County              | %     | Deduct | Deduct |      |        |   |      |        |      |        |      |        |
| 42 | 0-2.5 ac  | 0      | 0                   | 0     | 0      | 0      |      |        |   |      |        |      |        |      |        |
| 43 | 2.5-.5 ac   | 0      | 10                  | 40    | 3      | 40     |      |        |   |      |        |      |        |      |        |
| 44 | 5 + ac  | 0      | 398                 | 30    | 0      | 90     |      |        |   |      |        |      |        |      |        |
| 45 | Subtotal  | 0      | 300                 |       | 0      | 0      |      |        |   |      |        |      |        |      |        |
| 46 | Deductions  | 0      | 0                   |       |        |        |      |        |   |      |        |      |        |      |        |
| 47 | Net Total   | 0      | 0                   |       |        |        |      |        |   |      |        |      |        |      |        |
| 48 | Totals  | City   | County              | %     | Deduct | Deduct | City | County | % | City | County | City | County | City | County |
| 49 | Vacant  | 28     | 398                 | 10    | 3      | 40     | 25   | 358    | 5 | 1    | 18     | 24   | 340    | 5    | 199    |
| 50 | Underutilized   | 0      | 300                 | 30    | 0      | 90     | 0    | 210    | 5 | 0    | 11     | 0    | 199    | 5    | 199    |

| A  | B              | C    | D      | E      | F    | G | H | I | J | K | L   | M   | N | O | P |
|----|----------------|------|--------|--------|------|---|---|---|---|---|-----|-----|---|---|---|
| 55 | Critical > 50  | 6    | 79     | 5      |      | 0 | 4 |   |   |   | 6   | 74  |   |   |   |
| 56 | Underuti. > 5  | 0    | 0      |        |      |   |   |   |   |   |     |     |   |   |   |
| 57 |                |      |        |        |      |   |   |   |   |   |     |     |   |   |   |
| 58 | Deductions     | 4    | 164    |        |      |   |   |   |   |   |     |     |   |   |   |
| 59 | Total net.vac  | 30   | 613    |        |      |   |   |   |   |   | 30  | 613 |   |   |   |
| 60 | Grandtotal     | 643  | acres  |        |      |   |   |   |   |   | 643 |     |   |   |   |
| 61 | Other          |      |        |        |      |   |   |   |   |   |     |     |   |   |   |
| 62 |                |      |        |        |      |   |   |   |   |   |     |     |   |   |   |
| 63 | Vacant         | City | Lots   | County | Lots |   |   |   |   |   |     |     |   |   |   |
| 64 | 5000 - 2000    | 20   | 102    | 85     | 393  |   |   |   |   |   |     |     |   |   |   |
| 65 |                |      |        |        |      |   |   |   |   |   |     |     |   |   |   |
| 66 |                |      |        |        |      |   |   |   |   |   |     |     |   |   |   |
| 67 | Critical > 50% |      |        |        |      |   |   |   |   |   |     |     |   |   |   |
| 68 | 5000 - 2000    | 6    | 36     | 19     | 101  |   |   |   |   |   |     |     |   |   |   |
| 69 | Total          | 26   | 138    | 104    | 494  |   |   |   |   |   |     |     |   |   |   |
| 70 |                |      |        |        |      |   |   |   |   |   |     |     |   |   |   |
| 71 | Critical > 50  | 6    | 79     |        |      |   |   |   |   |   |     |     |   |   |   |
| 72 | Critical > 50  | 0    | 0      |        |      |   |   |   |   |   |     |     |   |   |   |
| 73 |                |      |        |        |      |   |   |   |   |   |     |     |   |   |   |
| 74 | Pending        | City | County |        |      |   |   |   |   |   |     |     |   |   |   |
| 75 |                | 0    | 12     |        |      |   |   |   |   |   |     |     |   |   |   |



| A   | B   | C             | D    | E    | F | G | H | I | J | K | L | M | N | O | P |
|-----|---|---------------|------|------|---|---|---|---|---|---|---|---|---|---|---|
| 76  | COMPUTATION FOR NEED  |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 77  | Gross units required  |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 78  | Single Family Units Required = (pop/(sf persons per hh  |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 79  | (60/40 split)) = 8,640(2.33 + (40/.60 by 1.8) = 244   |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 80  | Multi-family units = (# of sf units by (%mf units/%sf units)                                  |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 81  | Multi-family units required = (2448 by (.40/.60)) = 1632                                      |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 82  | check:  |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 83  | units   | pp            | pop. |      |   |   |   |   |   |   |   |   |   |   |   |
| 84  | SF  | 2448          | 2.33 | 5704 |   |   |   |   |   |   |   |   |   |   |   |
| 85  | MF  | 1632          | 1.8  | 2938 |   |   |   |   |   |   |   |   |   |   |   |
| 86  |   |               |      | 8642 |   |   |   |   |   |   |   |   |   |   |   |
| 87  |   | Alternative D |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 88  | SF units required   | 2448          |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 89  | Minus pending units (1)   | 54            |      | 12   |   |   |   |   |   |   |   |   |   |   |   |
| 90  | Minus Critical > 50% (  | 324           |      | 81   |   |   |   |   |   |   |   |   |   |   |   |
| 91  | Minus 5,000 - 20,000  | 600           |      | 123  |   |   |   |   |   |   |   |   |   |   |   |
| 92  | sf lots (3)   |               |      | 216  |   |   |   |   |   |   |   |   |   |   |   |
| 93  | Equals total units requi  | 1470          |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 94  | for remainder (4)   |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 95  | Acres required for  |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 96  | remainder (5)   | 245           |      | 245  |   |   |   |   |   |   |   |   |   |   |   |
| 97  | Add MF acres required   | 102           |      | 102  |   |   |   |   |   |   |   |   |   |   |   |
| 98  |   | 347           |      | 563  |   |   |   |   |   |   |   |   |   |   |   |
| 99  | Add 25 % Market   | 434           |      | 704  |   |   |   |   |   |   |   |   |   |   |   |
| 100 | Acres available (7)   | 562           |      | 778  |   |   |   |   |   |   |   |   |   |   |   |
| 101 | Surplus/Defect +/-  | 130           |      | 74   |   |   |   |   |   |   |   |   |   |   |   |
| 102 |   |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 103 | 1. Pending plat acres at 4.5 units per acre   |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 104 | 2. Critical > 50% acres at 4 units per acre   |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 105 | 3. One unit per lot   |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 106 | 4. Remainder is land ngt Pending plats, not Critical > 50% and nbt in 5,000 to 20,000 sf lots |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 107 | 5. # of units at 6 units per acre   |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 108 | 6. # of units at 16 per acre  |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 109 | 7. From Line 60   |               |      |      |   |   |   |   |   |   |   |   |   |   |   |
| 110 |   |               |      |      |   |   |   |   |   |   |   |   |   |   |   |

| A   | B                   | C    | D               | E        | F | G | H | I | J | K | L | M | N | O | P |
|-----|---------------------|------|-----------------|----------|---|---|---|---|---|---|---|---|---|---|---|
| 111 | COMMERCIAL          |      | Alternative "D" |          |   |   |   |   |   |   |   |   |   |   |   |
| 112 |                     |      |                 |          |   |   |   |   |   |   |   |   |   |   |   |
| 113 |                     |      |                 |          |   |   |   |   |   |   |   |   |   |   |   |
| 114 | Vacant Parc.        | City | County          | Excluded |   |   |   |   |   |   |   |   |   |   |   |
| 115 | 5000sf - 2.5        | 45   | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 116 | 2.5 - 5 ac          | 6    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 117 | 5 - 10 ac           | 6    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 118 | 10 + ac             | 22   | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 119 | Subtotal            | 80   | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 120 |                     |      |                 |          |   |   |   |   |   |   |   |   |   |   |   |
| 121 | Underutilized       |      |                 |          |   |   |   |   |   |   |   |   |   |   |   |
| 122 | 5000sf - 2.5        | 3    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 123 | 2.5 - 5 ac          | 0    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 124 | 5 - 10 ac           | 0    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 125 | 10 + AC             | 2    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 126 | Subtotal            | 5    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 127 |                     |      |                 |          |   |   |   |   |   |   |   |   |   |   |   |
| 128 | Pending             |      |                 |          |   |   |   |   |   |   |   |   |   |   |   |
| 129 |                     |      |                 |          |   |   |   |   |   |   |   |   |   |   |   |
| 130 | Vacant W/Critical 2 |      |                 |          |   |   |   |   |   |   |   |   |   |   |   |
| 131 | 5000 sf - 2.5       | 1    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 132 | 2.5 - 5 ac          | 0    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 133 | 5 - 10 ac           | 3    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 134 | 10 + ac             | 0    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 135 | Subtotal            | 4    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 136 |                     |      |                 |          |   |   |   |   |   |   |   |   |   |   |   |
| 137 | Underutilized       |      |                 |          |   |   |   |   |   |   |   |   |   |   |   |
| 138 | 5000 sf - 2.5       | 0    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 139 | 2.5 - 5 ac          | 0    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 140 | 5 - 10 ac           | 0    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 141 | 10 + ac             | 0    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 142 | Subtotal            | 0    | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 143 |                     |      |                 |          |   |   |   |   |   |   |   |   |   |   |   |
| 144 | Net total           | 89   | 0               |          |   |   |   |   |   |   |   |   |   |   |   |
| 145 | Grand Total         | 89   | acres           |          |   |   |   |   |   |   |   |   |   |   |   |

| A   | B  | C | D  | E | F | G | H | I | J | K | L | M | N | O | P |
|-----|--|---|----|---|---|---|---|---|---|---|---|---|---|---|---|
| 146 | COMPUTATION  |   |    |   |   |   |   |   |   |   |   |   |   |   |   |
| 147 | 4,251 jobs allocated to Washougal Urban Area from 58,100 total new jobs in Clark County over the next 20 - years |   |    |   |   |   |   |   |   |   |   |   |   |   |   |
| 148 | 4,251 jobs breaks down as follows:   |   |    |   |   |   |   |   |   |   |   |   |   |   |   |
| 149 | Assume 59.7% industrial, 23.94% and 16.36% public sector   |   |    |   |   |   |   |   |   |   |   |   |   |   |   |
| 150 | 2,538 industrial, 1,018 commercial and 695 public sector   |   |    |   |   |   |   |   |   |   |   |   |   |   |   |
| 151 | Commercial Need  |   |    |   |   |   |   |   |   |   |   |   |   |   |   |
| 152 | 1,018 commercial sector divided by 12 jobs/acre = 85 acres   |   |    |   |   |   |   |   |   |   |   |   |   |   |   |
| 153 | 85 acres by 25% market factor = 21 acres   |   |    |   |   |   |   |   |   |   |   |   |   |   |   |
| 154 | 106 acres by 25% for infrastructure = 26 acres   |   |    |   |   |   |   |   |   |   |   |   |   |   |   |
| 155 | Need = 132 acres   |   |    |   |   |   |   |   |   |   |   |   |   |   |   |
| 156 |  |   |    |   |   |   |   |   |   |   |   |   |   |   |   |
| 157 |  |   |    |   |   |   |   |   |   |   |   |   |   |   |   |
| 158 |  |   |    |   |   |   |   |   |   |   |   |   |   |   |   |
| 159 | Total supply   |   | 89 |   |   |   |   |   |   |   |   |   |   |   |   |

|     | A   | B             | C    | D          | E | F | G | H   | I   | J  | K | L | M | N | O | P |
|-----|---|---------------|------|------------|---|---|---|-----|-----|----|---|---|---|---|---|---|
| 160 | INDUSTRIAL  |               |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 161 | City Parc.  | Alternative D |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 162 | 0-5 ac  | 0             |      |            |   |   |   | 0   | 0   | 0  |   |   |   |   |   |   |
| 163 | 5-10 ac   | 0             |      |            |   |   |   | 0   | 0   | 0  |   |   |   |   |   |   |
| 164 | 10 + ac   | 0             |      |            |   |   |   | 0   | 0   | 0  |   |   |   |   |   |   |
| 165 | Subtotal  | 0             |      |            |   |   |   | 0   | 0   | 0  |   |   |   |   |   |   |
| 166 | UNI.  |               |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 167 | 0-5 ac  | 71            |      |            |   |   |   | 5   | 53  | 13 |   |   |   |   |   |   |
| 168 | 5-10 ac   | 43            |      |            |   |   |   | 0   | 29  | 14 |   |   |   |   |   |   |
| 169 | 10 + ac   | 235           |      |            |   |   |   | 115 | 79  | 41 |   |   |   |   |   |   |
| 170 | Subtotal  | 349           |      |            |   |   |   | 120 | 161 | 68 |   |   |   |   |   |   |
| 171 | Total   | 349           |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 172 | Computation for need  |               |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 173 | 2,538 industrial jobs at 9 jobs per acre  |               |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 174 | 282 acres plus 50% market factor  |               |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 175 | 423 acres plus 25% for infrastructure equals a need of 529 acres  |               |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 176 | Summary   |               |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 177 | D   |               |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 178 | Residential   |               |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 179 | Supply  | 778           |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 180 | Demand  | 704           |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 181 | surplus/defe  | 74            |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 182 | Commercial  |               |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 183 | Supply  | 89            |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 184 | Demand  | 132           |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 185 | surplus/defe  | -43           |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 186 | Industrial  |               |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 187 | Supply  | 349           |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 188 | Demand  | 529           |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 189 | surplus/defe  | -180          |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 190 | Computation for alternative assumptions of 75% sf to 25% mf   |               |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 191 | Single family units required = (new pop./sf persons per hh + (%mf units/%sf units by mf perspns per hh) |               |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 192 | Single family units required = (8640/(2.33 + (.25/.75)) by 1.8) = 2949                                  |               |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 193 | Multi family units required = (# 1224 units   |               |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 194 | Multi family units required = 29 = 22 units(5 by 4.5)   |               |      |            |   |   |   |     |     |    |   |   |   |   |   |   |
| 195 | Check   | units         | pp   | population |   |   |   |     |     |    |   |   |   |   |   |   |
| 196 | SF  | 2949          | 2.33 | 6871       |   |   |   |     |     |    |   |   |   |   |   |   |
| 197 | MF  | 983           | 1.8  | 1769       |   |   |   |     |     |    |   |   |   |   |   |   |
| 198 |   |               |      | 8640       |   |   |   |     |     |    |   |   |   |   |   |   |
| 199 | SF units required   |               |      | 2949       |   |   |   |     |     |    |   |   |   |   |   |   |
| 200 | Minus pending units   |               |      | 54         |   |   |   |     |     |    |   |   |   |   |   |   |
| 201 | Minus Critical >50%   |               |      | 324        |   |   |   |     |     |    |   |   |   |   |   |   |
| 202 | Minus 5,000-20,000  |               |      | 600        |   |   |   |     |     |    |   |   |   |   |   |   |

| A   | B                           | C | D | E    | F | G | H | I | J | K | L | M | N | O | P |
|-----|-----------------------------|---|---|------|---|---|---|---|---|---|---|---|---|---|---|
| 214 | Equals total units required |   |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 215 | for remainder               |   |   | 1971 |   |   |   |   |   |   |   |   |   |   |   |
| 216 | Acres required              |   |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 217 | for remainder               |   |   | 329  |   |   |   |   |   |   |   |   |   |   |   |
| 218 | Add MF acres required       |   |   | 61   |   |   |   |   |   |   |   |   |   |   |   |
| 219 |                             |   |   | 390  |   |   |   |   |   |   |   |   |   |   |   |
| 220 | Add 25% Market F.           |   |   | 488  |   |   |   |   |   |   |   |   |   |   |   |
| 221 | Acres Available             |   |   | 562  |   |   |   |   |   |   |   |   |   |   |   |
| 222 | Surplus/Deficit - / +       |   |   | 74   |   |   |   |   |   |   |   |   |   |   |   |
| 223 |                             |   |   |      |   |   |   |   |   |   |   |   |   |   |   |

***VANCOUVER URBAN GROWTH AREA ANALYSIS***

**VANCOUVER URBAN GROWTH AREA  
NEW POPULATION = 70,200 AND NEW EMPLOYMENT = 33,000**

**A. RESIDENTIAL LAND**

60/40 single family-multifamily

19,887 units for single family @ 2.33 people per household or a population of 46,336 persons

13,258 units for multi-family @ 1.8 people per/hh or a population of 23,864 persons

**SINGLE-FAMILY**

19,887 units/6 units per acre = 3,315 acres

25% market factor      829 + 3,315 = 4,144 acres

**MULTI-FAMILY**

13,258 units/16 units per acre = 829 acres

25% market factor      207 + 829 = 1036 acres

Total needed for residential lands = 4,144 + 1,036 = 5,180 acres (does not include infrastructure)

**B. ADJUSTMENTS TO SUPPLY OF GROSS VACANT RESIDENTIAL LANDS**

Vacant, buildable land for development = 3,459 acres

Adjustments for variable infrastructure = 2,188 acres

2,188 x .10 (will not convert) = 1,969 acres

Adjust, 5% error = **1,870** net buildable acres

Underutilized Land = 2,358 acres

Adjustments for variable infrastructure = 1,500 acres

1,500 x .30 (will not convert) = 1,050 acres

1,050 x .05 ( 5% error) = **998** net buildable acres

**Net vacant and underutilized land(1,870 + 998) = 2,868 acres**

**Adjustments of Residential Units based on above assumptions**

1. Plats Pending = 870 acres or **3,915** units @ 4.5 units per acre

2. Critical Type 2 >50% (741 acres with same variable infrastructure = 470 acres and 5% error factor = 446 acres and @ 4 du/acre is equivalent to **1,784** units of single family only)

3. 5,000 to 20, 000 sq.ft lots = 778 acres (which equals 3989 lots). Adjust 5% for error = 739 acres and 3,790 lots which is equivalent to **3,790** units @ 1 unit per lot)

Total adjusted single-family residential units(3,915 + 1,784 + 3,790) = 9,489 units or 2,055 acres.

Total available acres = vacant (1,870) + underutilized (998) + pending plats (870) + 5,000 - 20,000 lots (739) and 446 acres of critical type 2 lands = **4,923** acres.

**Surplus/Deficit -/+ without adjustments = 5,771 (demand acres) - 4,923 (supply acres) = -848 (line 105-line 106), see attached report.**

**COMMERCIAL LANDS**

Total vacant commercial land for development = 2,329 acres

33,000 jobs allocated to Vancouver Urban Area from 58,100 total new jobs in Clark County over the next 20-years

33,000 jobs breaks down as follows: Assume 59.7% commercial, 23.94% industrial and 16.36% public sector

19,700 commercial, 7,900 industrial and 5,400 public sector

**Commercial Need**

19,700 commercial sector divided by 12 jobs/acre = 1,642 acres

1,642 acres x 25% market factor = 410 acres

2,052 acres x 25% for infrastructure = 513 acres

Need = 2,565 acres

**Total Supply = 2,329 acres**

**Surplus/Deficit -/+ = -236 acres**

**INDUSTRIAL LANDS**

Total vacant industrial land for development = 5,472 acres

7,900 industrial jobs at 9 jobs per acre = 878 acres

878 acres x 25% infrastructure = 220 + 878 = 1,098 acres

1,098 acres x 50% for market factor = 549 + 1,098 = a demand of 1,647 acres

Need of 1,647 acres

**Total Supply = 5,338 acres (of which 505 acres is classified as prime, 3,179 as secondary, and 1,125 as tertiary lands)**

**Surplus/Deficit -/+ = 3,691 acres (of which includes 1,125 tertiary lands and some impacted secondary lands that may not develop)**

**SUMMARY**

|              | Need         | Supply        | Surplus/Deficit +/- |
|--------------|--------------|---------------|---------------------|
| Residential  | 5771         | 4923          | -848                |
| Commercial   | 2565         | 2329          | -236                |
| Industrial   | 1647         | 5338          | 3691                |
| <b>Total</b> | <b>9,983</b> | <b>12,590</b> | <b>2,607</b>        |





| A  | B   | C         | D      | E            | F       | G       | H      | I        | J    | K      | L    | M      | N    | O      | P |
|----|---|-----------|--------|--------------|---------|---------|--------|----------|------|--------|------|--------|------|--------|---|
|    | City  | County    | %      | Deduct       | Deduct  | County  | County | 5% Error | City | County | City | County | City | County |   |
| 38 | <b>Critical Type 2 &gt; 50% (excluded from base vacant above; should be included utilizing lower density)</b> |           |        |              |         |         |        |          |      |        |      |        |      |        |   |
| 39 | Vacant  | 22        | 60     | 25           | 5       | 15      |        |          |      |        |      |        |      |        |   |
| 40 | 20,000 sf - 1 ac  | 19        | 104    | 30           | 6       | 31      |        |          |      |        |      |        |      |        |   |
| 41 | 1 ac - 2.5 ac   | 31        | 142    | 40           | 12      | 57      |        |          |      |        |      |        |      |        |   |
| 42 | 2.5 ac - 5 ac   | 37        | 326    | 40           | 15      | 130     |        |          |      |        |      |        |      |        |   |
| 43 | 5 ac +  | 109       | 632    |              | 38      | 233     |        |          |      |        |      |        |      |        |   |
| 44 | Subtotal  | 38        | 233    |              |         |         |        |          |      |        |      |        |      |        |   |
| 45 | Deductions  | 71        | 399    |              |         |         |        |          |      |        |      |        |      |        |   |
| 46 | Net Total   | City      | County | %            | Deducte | Deducte |        |          |      |        |      |        |      |        |   |
| 47 | Underutilized   | 0         | 0      | 0            | 0       | 0       |        |          |      |        |      |        |      |        |   |
| 48 |   |           |        |              |         |         |        |          |      |        |      |        |      |        |   |
| 49 |   |           |        |              |         |         |        |          |      |        |      |        |      |        |   |
| 50 |   |           |        |              |         |         |        |          |      |        |      |        |      |        |   |
| 51 |   |           |        |              |         |         |        |          |      |        |      |        |      |        |   |
| 52 | <b>Totals</b>   | City      | County | % deductions | Deduct  | Deduct  | County | 5% Error | City | County | City | County | City | County |   |
| 53 | Vacant  | 215       | 1973   | 10           | 22      | 197     | 193    | 1776     | 5    | 10     | 89   | 183    | 1687 |        |   |
| 54 | Underutilized   | 62        | 1438   | 30           | 19      | 431     | 43     | 1007     | 5    | 2      | 50   | 41     | 957  |        |   |
| 55 | Crit > 50% vac  | 71        | 399    |              |         |         |        |          | 5    | 4      | 20   | 67     | 379  |        |   |
| 56 | Crit > 50% und  | 0         | 0      |              |         |         |        |          |      |        |      |        |      |        |   |
| 57 | <b>TOTAL</b>  | 348       | 3810   |              |         |         |        |          |      |        |      |        |      |        |   |
| 58 | Total deductions  |           |        |              | 57      | 787     |        |          |      |        |      |        |      |        |   |
| 59 | Total net Vac.  | 291       | 3023   |              |         |         |        |          |      |        |      | 291    | 3023 |        |   |
| 60 | Grand Total   | 3314      | acres  |              |         |         |        |          |      |        |      | 3314   |      |        |   |
| 61 | (CITY + COUNTY)   |           |        |              |         |         |        |          |      |        |      |        |      |        |   |
| 62 | Other   |           |        |              |         |         |        |          |      |        |      |        |      |        |   |
| 63 | Base Vacant   | City acre | Lots   | County acres | Lots    |         |        |          |      |        |      |        |      |        |   |
| 64 | 5,000- 20,000   | 105       | 572    | 574          | 2864    |         |        |          |      |        |      |        |      |        |   |
| 65 |   |           |        |              |         |         |        |          |      |        |      |        |      |        |   |
| 66 |   |           |        |              |         |         |        |          |      |        |      |        |      |        |   |
| 67 |   |           |        |              |         |         |        |          |      |        |      |        |      |        |   |
| 68 | Crit > 50%  |           |        |              |         |         |        |          |      |        |      |        |      |        |   |
| 69 | 5,000- 20,000   | 26        | 155    | 73           | 398     |         |        |          |      |        |      |        |      |        |   |
| 70 | Total   | 131       | 727    | 647          | 3262    |         |        |          |      |        |      |        |      |        |   |
| 71 | Total (city + co  | 778       | 3989   |              |         |         | Acres  | Lots     |      |        |      | 739    | 3790 |        |   |
| 72 |   | City      | County |              |         |         |        |          |      |        |      |        |      |        |   |
| 73 | Crit > 50% vaca   | 67        | 379    |              |         |         |        |          |      |        |      |        |      |        |   |
| 74 | Crit > 50% und  | 0         | 0      |              |         |         |        |          |      |        |      |        |      |        |   |
| 75 |   |           |        |              |         |         |        |          |      |        |      |        |      |        |   |
| 76 | Pending Plats   | City      | County |              |         |         |        |          |      |        |      |        |      |        |   |
| 77 |   | 15        | 855    | 870 acres    |         |         |        |          |      |        |      |        |      |        |   |
| 78 |   |           |        |              |         |         |        |          |      |        |      |        |      |        |   |
| 79 |   |           |        |              |         |         |        |          |      |        |      |        |      |        |   |

| A   | B  | C  | D    | E     | F                                    | G | H | I | J | K | L | M | N | O | P |
|-----|--|--|------|-------|--------------------------------------|---|---|---|---|---|---|---|---|---|---|
| 80  | COMPUTATION FOR NEED   |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 81  | Gross units required   |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 82  | Single family units required   | = [pop/sf persons per hh + (%multi family units/%sf units)] by mf persons per hh [60/40 split] |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 83  | Single family units required   | = 70200 / (2.33 + (.66 by 1.8)) = 19887  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 84  |  |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 85  | Multi-family units required  | = [sf units x (%mf units/% sf units)]  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 86  | Multi family units required  | = 19887 x .6667 = 13258  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 87  |  |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 88  | Check:   |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 89  | units  | pp   | pop  |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 90  | SF   | 19887  | 2.33 | 46336 |                                      |   |   |   |   |   |   |   |   |   |   |
| 91  | MF   | 13258  | 1.8  | 23864 |                                      |   |   |   |   |   |   |   |   |   |   |
| 92  |  |  |      | 70200 |                                      |   |   |   |   |   |   |   |   |   |   |
| 93  |  |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 94  |  | Alternative D  |      |       | Apply Market Factor to total acreage |   |   |   |   |   |   |   |   |   |   |
| 95  | SF units required  | 19887  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 96  | Minus pending units(1)   | 3915   |      |       | 870                                  |   |   |   |   |   |   |   |   |   |   |
| 97  | Minus Critical > 50% (2)   | 1784   |      |       | 446                                  |   |   |   |   |   |   |   |   |   |   |
| 98  | Minus 5,000 - 20,000 sf l  | 3790   |      |       | 739                                  |   |   |   |   |   |   |   |   |   |   |
| 99  | Equals Total units required  |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 100 | for remainder of land (4)  | 10398  |      |       | 2055 acres                           |   |   |   |   |   |   |   |   |   |   |
| 101 | Acre required for  |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 102 | remainder (5)  | 1733   |      |       | 1733                                 |   |   |   |   |   |   |   |   |   |   |
| 103 | add MF acre required (6)   | 829  |      |       | 829                                  |   |   |   |   |   |   |   |   |   |   |
| 104 | Sub total  | 2562   |      |       | 4617                                 |   |   |   |   |   |   |   |   |   |   |
| 105 | Add 25 % Market  | 3203   |      |       | 5771                                 |   |   |   |   |   |   |   |   |   |   |
| 106 | Acre Available(7)  | 2868   |      |       | 4923                                 |   |   |   |   |   |   |   |   |   |   |
| 107 | Surplus/Deficit +/-  | -335   |      |       | -848                                 |   |   |   |   |   |   |   |   |   |   |
| 108 | Footnotes:   |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 109 | 1. Pending plat acres by 4.5 units per acre  |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 110 | 2. Critical > 50% acres by 4 units per acre  |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 111 | 3. One unit per lot  |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 112 | 4. Remainder is land not in Pending plats, not Critical > 50% and not in 5,000 to 20,000 sf lots |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 113 | 5. Units divided by 6 per acre   |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 114 | 6. 13,528 units divided by 16 units per acre   |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 115 | 7. From Line 62 minus critical 2 > 50% that will develop at lower density)                       |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 116 |  |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |
| 117 |  |  |      |       |                                      |   |   |   |   |   |   |   |   |   |   |

| A   | B                | C               | D      | E            | F | G | H | I | J | K | L | M | N | O | P |
|-----|------------------|-----------------|--------|--------------|---|---|---|---|---|---|---|---|---|---|---|
| 118 | Commercial       | Alternative "D" |        |              |   |   |   |   |   |   |   |   |   |   |   |
| 119 | Vacant           | City            | County |              |   |   |   |   |   |   |   |   |   |   |   |
| 120 | 5000sf - 2.5 Ac  | 195             | 291    |              |   |   |   |   |   |   |   |   |   |   |   |
| 121 | 2.5 - 5 Acres    | 29              | 153    |              |   |   |   |   |   |   |   |   |   |   |   |
| 122 | 5 - 10 Acres     | 28              | 122    |              |   |   |   |   |   |   |   |   |   |   |   |
| 123 | 10 + Acres       | 8               | 84     |              |   |   |   |   |   |   |   |   |   |   |   |
| 124 | Subtotal         | 260             | 650    |              |   |   |   |   |   |   |   |   |   |   |   |
| 125 |                  |                 |        |              |   |   |   |   |   |   |   |   |   |   |   |
| 126 |                  |                 |        |              |   |   |   |   |   |   |   |   |   |   |   |
| 127 | Vacant C. Parcel | City            | County | W/Critical 2 |   |   |   |   |   |   |   |   |   |   |   |
| 128 | 5000sf - 2.5 Ac  | 23              | 42     |              |   |   |   |   |   |   |   |   |   |   |   |
| 129 | 2.5 - 5 Acres    | 22              | 47     |              |   |   |   |   |   |   |   |   |   |   |   |
| 130 | 5 - 10 Acres     | 0               | 52     |              |   |   |   |   |   |   |   |   |   |   |   |
| 131 | 10 + Acres       | 0               | 22     |              |   |   |   |   |   |   |   |   |   |   |   |
| 132 | Subtotal         | 45              | 163    |              |   |   |   |   |   |   |   |   |   |   |   |
| 133 |                  |                 |        |              |   |   |   |   |   |   |   |   |   |   |   |
| 134 | Underutilized    | City            | County |              |   |   |   |   |   |   |   |   |   |   |   |
| 135 | 5000sf - 2.5 Ac  | 28              | 62     |              |   |   |   |   |   |   |   |   |   |   |   |
| 136 | 2.5 - 5 Acres    | 13              | 24     |              |   |   |   |   |   |   |   |   |   |   |   |
| 137 | 5 - 10 Acres     | 18              | 14     |              |   |   |   |   |   |   |   |   |   |   |   |
| 138 | 10 + Acres       | 0               | 0      |              |   |   |   |   |   |   |   |   |   |   |   |
| 139 | Subtotal         | 59              | 100    |              |   |   |   |   |   |   |   |   |   |   |   |
| 140 |                  |                 |        |              |   |   |   |   |   |   |   |   |   |   |   |
| 141 | Vacant U. Parcel | City            | County | W/Critical 2 |   |   |   |   |   |   |   |   |   |   |   |
| 142 | 5000sf - 2.5 Ac  | 10              | 7      |              |   |   |   |   |   |   |   |   |   |   |   |
| 143 | 2.5 - 5 Acres    | 0               | 8      |              |   |   |   |   |   |   |   |   |   |   |   |
| 144 | 5 - 10 Acres     | 0               | 12     |              |   |   |   |   |   |   |   |   |   |   |   |
| 145 | 10 + Acres       | 0               | 13     |              |   |   |   |   |   |   |   |   |   |   |   |
| 146 | Subtotal         | 10              | 40     |              |   |   |   |   |   |   |   |   |   |   |   |
| 147 |                  |                 |        |              |   |   |   |   |   |   |   |   |   |   |   |
| 148 | Mixed Use        | City            | County |              |   |   |   |   |   |   |   |   |   |   |   |
| 149 | 5000sf - 2.5 Ac  | 49              | 231    |              |   |   |   |   |   |   |   |   |   |   |   |
| 150 | 2.5 - 5 Acres    | 41              | 113    |              |   |   |   |   |   |   |   |   |   |   |   |
| 151 | 5 - 10 Acres     | 17              | 101    |              |   |   |   |   |   |   |   |   |   |   |   |
| 152 | 10 + Acres       | 35              | 199    |              |   |   |   |   |   |   |   |   |   |   |   |
| 153 | Subtotal         | 142             | 644    |              |   |   |   |   |   |   |   |   |   |   |   |
| 154 |                  |                 |        |              |   |   |   |   |   |   |   |   |   |   |   |
| 155 |                  |                 |        |              |   |   |   |   |   |   |   |   |   |   |   |
| 156 |                  |                 |        |              |   |   |   |   |   |   |   |   |   |   |   |

| A   | B               | C    | D      | E            | F | G | H | I | J | K   | L    | M  | N   | O | P |
|-----|-----------------|------|--------|--------------|---|---|---|---|---|-----|------|----|-----|---|---|
|     | Vacant Parcels  | City | County | W/Critical 2 |   |   |   |   |   |     |      |    |     |   |   |
| 157 | Vacant Parcels  | City | County |              |   |   |   |   |   |     |      |    |     |   |   |
| 158 | 5000sf - 2.5 Ac | 3    | 25     |              |   |   |   |   |   |     |      |    |     |   |   |
| 159 | 2.5 - 5 Acres   | 5    | 23     |              |   |   |   |   |   |     |      |    |     |   |   |
| 160 | 5 - 10 Acres    | 27   | 13     |              |   |   |   |   |   |     |      |    |     |   |   |
| 161 | 10 + Acres      | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 162 | Subtotal        | 35   | 61     |              |   |   |   |   |   |     |      |    |     |   |   |
| 163 |                 |      |        |              |   |   |   |   |   |     |      |    |     |   |   |
| 164 | Underutilized   | City | County |              |   |   |   |   |   |     |      |    |     |   |   |
| 165 | 5000sf - 2.5 Ac | 3    | 8      |              |   |   |   |   |   |     |      |    |     |   |   |
| 166 | 2.5 - 5 Acres   | 0    | 17     |              |   |   |   |   |   |     |      |    |     |   |   |
| 167 | 5 - 10 Acres    | 0    | 10     |              |   |   |   |   |   |     |      |    |     |   |   |
| 168 | 10 + Acres      | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 169 | Subtotal        | 3    | 35     |              |   |   |   |   |   |     |      |    |     |   |   |
| 170 |                 |      |        |              |   |   |   |   |   |     |      |    |     |   |   |
| 171 | Vacant Parcels  | City | County | W/Critical 2 |   |   |   |   |   |     |      |    |     |   |   |
| 172 | 5000sf - 2.5 Ac | 0    | 3      |              |   |   |   |   |   |     |      |    |     |   |   |
| 173 | 2.5 - 5 Acres   | 0    | 3      |              |   |   |   |   |   |     |      |    |     |   |   |
| 174 | 5 - 10 Acres    | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 175 | 10 + Acres      | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 176 | Subtotal        | 0    | 6      |              |   |   |   |   |   |     |      |    |     |   |   |
| 177 |                 |      |        |              |   |   |   |   |   |     |      |    |     |   |   |
| 178 | Office Park     | City | County |              |   |   |   |   |   |     |      |    |     |   |   |
| 179 | 5000sf - 2.5 Ac | 0    | 15     |              |   |   |   |   |   |     |      |    |     |   |   |
| 180 | 2.5 - 5 Acres   | 0    | 16     |              |   |   |   |   |   |     |      |    |     |   |   |
| 181 | 5 - 10 Acres    | 0    | 6      |              |   |   |   |   |   |     |      |    |     |   |   |
| 182 | 10 + Acres      | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 183 | Subtotal        | 0    | 37     |              |   |   |   |   |   |     |      |    |     |   |   |
| 184 |                 |      |        |              |   |   |   |   |   |     |      |    |     |   |   |
| 185 | V/Office Park   | City | County | W/Critical 2 |   |   |   |   |   |     |      |    |     |   |   |
| 186 | 5000sf - 2.5 Ac | 0    | 2      |              |   |   |   |   |   |     |      |    |     |   |   |
| 187 | 2.5 - 5 Acres   | 0    | 16     |              |   |   |   |   |   |     |      |    |     |   |   |
| 188 | 5 - 10 Acres    | 0    | 14     |              |   |   |   |   |   |     |      |    |     |   |   |
| 189 | 10 + Acres      | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 190 | Subtotal        | 0    | 32     |              |   |   |   |   |   |     |      |    |     |   |   |
| 191 |                 |      |        |              |   |   |   |   |   |     |      |    |     |   |   |
| 192 | Underutilized   | City | County |              |   |   |   |   |   |     |      |    |     |   |   |
| 193 | 5000sf - 2.5 Ac | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 194 | 2.5 - 5 Acres   | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 195 | 5 - 10 Acres    | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 196 | 10 - Acres      | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 197 | Subtotal        | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 198 |                 |      |        |              |   |   |   |   |   |     |      |    |     |   |   |
| 199 | V/Underutilized | City | County | W/Critical 2 |   |   |   |   |   |     |      |    |     |   |   |
| 200 | 5000sf - 2.5 Ac | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 201 | 2.5 - 5 Acres   | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 202 | 5 - 10 Acres    | 0    | 7      |              |   |   |   |   |   |     |      |    |     |   |   |
| 203 | 10 - Acres      | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 204 | Subtotal        | 0    | 7      |              |   |   |   |   |   |     |      |    |     |   |   |
| 205 |                 |      |        |              |   |   |   |   |   |     |      |    |     |   |   |
| 206 |                 |      |        |              |   |   |   |   |   |     |      |    |     |   |   |
| 207 | TOTAL           | 464  | 1466   |              |   |   |   |   |   |     |      |    |     |   |   |
| 208 | (City + County  | 90   | 309    | W/Critical 2 |   |   |   |   |   |     |      |    |     |   |   |
| 209 | Critical 2)     | 554  | 1775   |              |   |   |   |   |   |     |      |    |     |   |   |
| 210 | GRAND TOTAL     | 2329 |        |              |   |   |   |   |   | 464 | 1466 | 90 | 309 |   |   |

| A   | B  | C             | D | E | F | G | H   | I    | J                      | K | L | M | N | O | P |
|-----|--|---------------|---|---|---|---|-----|------|------------------------|---|---|---|---|---|---|
| 212 | COMPUTATION  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 213 | 33,000 jobs allocated to Vancouver Urban Area from 58,100 new jobs in Clark County |               |   |   |   |   |     |      | over the next 20-years |   |   |   |   |   |   |
| 214 | 33,000 breaks down as follows:   |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 215 | Assume 59.7% commercial, 23.94% industrial and 16.36% for public sector            |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 216 | 19,700 commercial, 7,900 industrial and 5,400 public sector                        |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 217 |  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 218 | COMMERCIAL NEED  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 219 |  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 220 | 19,700 commercial jobs divided by 12 jobs/acre = 1,642 acres                       |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 221 | 1,642 acres by 25% market factor = 410 acres                                       |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 222 | 2052 acres by 25% for infrastructure = 513 acres                                   |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 223 | Need = 2,565 acres   |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 224 |  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 225 |  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 226 | INDUSTRIAL   |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 227 |  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 228 | City Parc.   | Alternative D |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 229 | 0-5 ac   | 429           |   |   |   |   | 41  | 260  | 128                    |   |   |   |   |   |   |
| 230 | 5-10 ac  | 286           |   |   |   |   | 11  | 134  | 141                    |   |   |   |   |   |   |
| 231 | 10 + ac  | 465           |   |   |   |   | 43  | 162  | 260                    |   |   |   |   |   |   |
| 232 | Subtotal   | 1180          |   |   |   |   | 95  | 556  | 529                    |   |   |   |   |   |   |
| 233 |  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 234 | UNI.   |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 235 | 0-5 ac   | 596           |   |   |   |   | 35  | 406  | 155                    |   |   |   |   |   |   |
| 236 | 5-10 ac  | 528           |   |   |   |   | 90  | 228  | 210                    |   |   |   |   |   |   |
| 237 | 10 + ac  | 3034          |   |   |   |   | 285 | 1989 | 760                    |   |   |   |   |   |   |
| 238 | Subtotal   | 4158          |   |   |   |   | 410 | 2623 | 1125                   |   |   |   |   |   |   |
| 239 |  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 240 | TOTAL ACRES  | 5338          |   |   |   |   | 505 | 3179 | 1654                   |   |   |   |   |   |   |
| 241 | (CITY + COUNTY)  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 242 |  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 243 | Computation for need   |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 244 | 7900 industrial jobs at 9 jobs per acre  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 245 | 878 acres plus 25% for infrastructure = 220 + 878 or 1098 acres                    |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 246 | 1098 acres plus 50 % for market factor equals a demand 1647 acres                  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 247 |  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 248 | Need = 1647  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 249 |  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 250 | Summary  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 251 | Alternative D  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 252 | Residential  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 253 | Demand   | 5771          |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 254 | Supply   | 4923          |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 255 | Surplus/Deficit  | -848          |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 256 |  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 257 | Commercial   |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 258 | Demand   | 2565          |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 259 | Supply   | 2329          |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 260 | Surplus/Deficit  | -236          |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 261 |  |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 262 | Industrial   |               |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 263 | Demand   | 1647          |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 264 | Supply   | 5338          |   |   |   |   |     |      |                        |   |   |   |   |   |   |
| 265 | Surplus/Deficit  | 3691          |   |   |   |   |     |      |                        |   |   |   |   |   |   |

***YACOLT URBAN GROWTH AREA ANALYSIS***

## YACOLT URBAN GROWTH AREA

**NEW POPULATION = 540 AND NEW EMPLOYMENT = 236**

### **A. RESIDENTIAL LAND**

60/40 single family-multifamily

153 units for single family @ 2.33 people per household or a population of 356 persons

102 units for multi-family @ 1.8 people per/hh or a population of 184 persons

#### **SINGLE-FAMILY**

153 units/6 units per acre = 26 acres

25% market factor 32 acres

#### **MULTI-FAMILY**

102 units/16 units per acre = 6 acres

25% market factor 8 acres

Total acres needed for residential lands = 32 + 8 = 40 acres

### **B. ADJUSTMENTS TO SUPPLY OF GROSS VACANT RESIDENTIAL LAND**

Vacant, buildable land for development = 66 acres

Adjustments for variable infrastructure = 42 acres

42 x .10 (will not convert) = 38 acres

Adjust, 5% error = 36 net buildable acres

Underutilized Land = 8 acres

Adjustments for variable infrastructure = 7 acres

7 x .30 (will not convert) = 2 acres

Adjust 5% error = 2 net buildable acres

**Net vacant and underutilized land = 36 + 2 = 38 acres**

#### **Adjustments of Residential Units based on above assumptions**

1. Plats Pending = 0

2. Critical Type 2 >50% (4 acres with same variable infrastructure adjustments = 3 acres with 5% error is approximately 3 acres and @ 4 du/acre is equivalent to 12 units of single family only)

3. 5,000 to 20, 000 sq.ft lots = 25 acres or equivalent to 122units @ 1 unit per lot)

Total adjusted single-family residential units or acres = 134 units or 28 acres.

**Total available acres = vacant (36) + underutilized(2) + pending plats(0) + 5,000 - 20,000 square foot lots (25) and (3 acres) of critical type 2 > 50% = 66acres.**

**Surplus/Deficit -/+ without adjustments = 66 - 40 = 26 acres surplus**

With adjustments = 38 acres - 12 acres = a surplus of 26 acres.



## **COMMERCIAL LANDS**

Vacant commercial land for development = 23 acres

236 jobs allocated to Yacolt Urban Area from 58,100 total new jobs in Clark County over the next 20-years

236 jobs breaks down as follows: Assume 59.7% commercial, 23.94% industrial and 16.36 public sector

141 commercial, 56 industrial and 39 public sector

### **Commercial Need**

141 commercial sector divided by 12 jobs/acre = 12 acres

12 acres x 25% market factor = 3 acres

15 acres x 25% for infrastructure = 4 acres

Need = 19 acres

**Total Supply = 23 acres**

**Surplus/Deficit -/+ = 4 acres**

## **INDUSTRIAL LANDS**

Vacant industrial land for development = 9.5 acres

56 industrial jobs at 9 jobs per acre = 6 acres

6 acres x 50% market factor = 3 acres

9 acres x 25% for infrastructure equals a need of 11 acres

**Total Supply = 9.5 acres (of which 9.5 acres is classified as secondary land, no prime or tertiary lands)**

**Surplus/Deficit -/+ = -2 acres**

## **SUMMARY**

|              | Need      | Supply    | Surplus/Deficit +/- |
|--------------|-----------|-----------|---------------------|
| Residential  | 40        | 66        | 26                  |
| Commercial   | 19        | 23        | 4                   |
| Industrial   | 11        | 9         | -2                  |
| <b>Total</b> | <b>70</b> | <b>98</b> | <b>28</b>           |



| A  | B              | C        | D      | E    | F | G | H | I | J | K | L  | M | N | O | P |
|----|----------------|----------|--------|------|---|---|---|---|---|---|----|---|---|---|---|
| 55 | Critical > 50  | 3        | 0      | 5    | 0 | 3 | 0 |   |   |   | 3  | 0 |   |   |   |
| 56 | Underuti. > 5  | 0        | 0      |      |   |   |   |   |   |   |    |   |   |   |   |
| 57 |                |          |        |      |   |   |   |   |   |   |    |   |   |   |   |
| 58 | Deductions     |          |        |      |   |   |   |   |   |   |    |   |   |   |   |
| 59 | Total net.vac  |          |        |      |   |   |   |   |   |   | 38 | 3 |   |   |   |
| 60 | Grandtotal     | 41 acres |        |      |   |   |   |   |   |   | 41 |   |   |   |   |
| 61 | Other          |          |        |      |   |   |   |   |   |   |    |   |   |   |   |
| 62 |                |          |        |      |   |   |   |   |   |   |    |   |   |   |   |
| 63 | Vacant         | City     | County | Lots |   |   |   |   |   |   |    |   |   |   |   |
| 64 | 5000 - 2000    | 24       | 111    | 0.1  | 2 |   |   |   |   |   |    |   |   |   |   |
| 65 |                |          |        |      |   |   |   |   |   |   |    |   |   |   |   |
| 66 |                |          |        |      |   |   |   |   |   |   |    |   |   |   |   |
| 67 | Critical > 50% |          |        |      |   |   |   |   |   |   |    |   |   |   |   |
| 68 | 5000 - 2000    | 2        | 15     | 0    | 0 |   |   |   |   |   |    |   |   |   |   |
| 69 | Total          | 26       | 126    | 0.1  | 2 |   |   |   |   |   |    |   |   |   |   |
| 70 |                |          |        |      |   |   |   |   |   |   |    |   |   |   |   |
| 71 | Critical > 50  | 3        | 0      |      |   |   |   |   |   |   |    |   |   |   |   |
| 72 | Critical > 50  | 0        | 0      |      |   |   |   |   |   |   |    |   |   |   |   |
| 73 |                |          |        |      |   |   |   |   |   |   |    |   |   |   |   |
| 74 |                | City     | County |      |   |   |   |   |   |   |    |   |   |   |   |
| 75 | Pending        | 0        | 0      |      |   |   |   |   |   |   |    |   |   |   |   |

| A   | B  | C   | D             | E   | F | G | H | I | J | K | L | M | N | O | P |
|-----|--|-----|---------------|-----|---|---|---|---|---|---|---|---|---|---|---|
| 76  | COMPUTATION FOR NEED   |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 77  | Gross units required   |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 78  | Single Family Units Required = (pop/(sf persons per hh) + (mf by 1.8)) = 153                 |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 79  | (60/40 split) = 1540/(2.33) + (1.66 by 1.8)) = 153   |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 80  | Multi-family units required = (sf units.(%mf/%sf units)) = 153 by .6667 = 102                |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 81  | check:   |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 82  | units  | pp  | pop           |     |   |   |   |   |   |   |   |   |   |   |   |
| 83  | SF   | 153 | 2.33          | 356 |   |   |   |   |   |   |   |   |   |   |   |
| 84  | MF   | 102 | 1.8           | 184 |   |   |   |   |   |   |   |   |   |   |   |
| 85  |  |     |               | 540 |   |   |   |   |   |   |   |   |   |   |   |
| 86  |  |     | Alternative D |     |   |   |   |   |   |   |   |   |   |   |   |
| 87  | SF units required  |     | 153           |     |   |   |   |   |   |   |   |   |   |   |   |
| 88  | Minus pending units (1)  |     | 0             | 0   |   |   |   |   |   |   |   |   |   |   |   |
| 89  | Minus Critical >50% (  |     | 12            | 3   |   |   |   |   |   |   |   |   |   |   |   |
| 90  | Minus 5,000 - 20,000   |     | 122           | 25  |   |   |   |   |   |   |   |   |   |   |   |
| 91  | sf lots (3)  |     |               | 28  |   |   |   |   |   |   |   |   |   |   |   |
| 92  | Equals total units requi   |     | 19            |     |   |   |   |   |   |   |   |   |   |   |   |
| 93  | for remainder (4)  |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 94  | Acres required for   |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 95  | remainder (5)  |     | 3             | 3   |   |   |   |   |   |   |   |   |   |   |   |
| 96  | Add MF acres required  |     | 6             | 6   |   |   |   |   |   |   |   |   |   |   |   |
| 97  |  |     | 10            | 37  |   |   |   |   |   |   |   |   |   |   |   |
| 98  | Add 25 % Market  |     | 12            | 46  |   |   |   |   |   |   |   |   |   |   |   |
| 99  | Acres available (7)  |     | 38            | 66  |   |   |   |   |   |   |   |   |   |   |   |
| 100 | Surplus/Defect +/-   |     | 26            | 20  |   |   |   |   |   |   |   |   |   |   |   |
| 101 |  |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 102 |  |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 103 | 1. Pending plat acres at 4.5 units per acre  |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 104 | 2. Critical >50% acres at 4 units per acre   |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 105 | 3. One unit per lot  |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 106 | 4. Remainder is land not Pending plats, not Critical >50% and not in 5,000 to 20,000 sf lots |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 107 | 5. # of units at 6 units per acre  |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 108 | 6. # of units at 16 per acre   |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 109 | 7. From Line 60  |     |               |     |   |   |   |   |   |   |   |   |   |   |   |
| 110 |  |     |               |     |   |   |   |   |   |   |   |   |   |   |   |

| A   | B             | C               | D      | E        | F | G | H | I | J | K | L | M | N | O | P |
|-----|---------------|-----------------|--------|----------|---|---|---|---|---|---|---|---|---|---|---|
| 111 | COMMERCIAL    | Alternative "D" |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 112 |               |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 113 |               |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 114 | Vacant Parc.  | City            | County | Excluded |   |   |   |   |   |   |   |   |   |   |   |
| 115 | 5000sf - 2.5  | 11              | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 116 | 2.5 - 5 acr   | 3               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 117 | 5 - 10 ac     | 9               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 118 | 10 + ac       | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 119 | Subtotal      | 23              | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 120 |               |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 121 | Underutilized |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 122 | 5000sf - 2.5  | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 123 | 2.5 - 5 ac    | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 124 | 5 - 10 ac     | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 125 | 10 + AC       | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 126 | Subtotal      | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 127 |               |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 128 | Pending       | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 129 | Mixed-Use     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 130 | Vacant        |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 131 | 5000 sf - 2.5 | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 132 | 2.5 - 5 ac    | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 133 | 5 - 10 ac     | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 134 | 10 + ac       | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 135 | Subtotal      | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 136 |               |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 137 | Underutilized |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 138 | 5000 sf - 2.5 | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 139 | 2.5 - 5 ac    | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 140 | 5 - 10 ac     | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 141 | 10 + ac       | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 142 | Subtotal      | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 143 |               |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 144 | Net total     | 23              | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 145 | Grand Total   | 23 acres        |        |          |   |   |   |   |   |   |   |   |   |   |   |

|     | A   | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P |
|-----|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 146 | COMPUTATION   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 147 | 236 jobs allocated to Yacolt Urban Area from                        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 148 | 236 jobs breaks down as follows:                                    |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 149 | Assume 59.7% commercial, 23.94% industrial and 16.36% public sector |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 150 | 141 commercial, 56 industrial and 39 public sector                  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 151 | Commercial Need   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 152 | 141 commercial sector divided by 12 jobs/acre = 12 acres            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 153 | 12 acres by 25% market factor = 3 acres                             |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 154 | 15 acres by 25% for infrastructure = 4 acres                        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 155 | Need = 19 acres   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 156 | Total supply  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 157 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 158 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 159 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |

| A   | B   | C             | D | E | F | G | H | I   | J | K | L | M | N | O | P |
|-----|---|---------------|---|---|---|---|---|-----|---|---|---|---|---|---|---|
| 160 | INDUSTRIAL  |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 161 |   |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 162 |   |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 163 | City Parc.  | Alternative D |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 164 | 0-5 ac  | 0             |   |   |   |   | 0 | 0   | 0 |   |   |   |   |   |   |
| 165 | 5-10 ac   | 0             |   |   |   |   | 0 | 0   | 0 |   |   |   |   |   |   |
| 166 | 10 + ac   | 0             |   |   |   |   | 0 | 0   | 0 |   |   |   |   |   |   |
| 167 | Subtotal  | 0             |   |   |   |   | 0 | 0   | 0 |   |   |   |   |   |   |
| 168 | UNI.  |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 169 | 0-5 ac  | 0             |   |   |   |   | 0 | 0   | 0 |   |   |   |   |   |   |
| 170 | 5-10 ac   | 0             |   |   |   |   | 0 | 0   | 0 |   |   |   |   |   |   |
| 171 | 10 + ac   | 9.5           |   |   |   |   | 0 | 9.5 | 0 |   |   |   |   |   |   |
| 172 | Subtotal  | 9.5           |   |   |   |   | 0 | 0   | 0 |   |   |   |   |   |   |
| 173 | Total   | 9.5           |   |   |   |   | 0 | 9.5 | 0 |   |   |   |   |   |   |
| 174 |   |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 175 |   |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 176 | Computation for need  |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 177 | 56 industrial jobs at 9 jobs per acre = 6 acres               |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 178 | 6 acres plus 50% market factor = 3 acres                      |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 179 | 9 acres plus 25% for infrastructure equals a need of 11 acres |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 180 |   |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 181 | Summary   |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 182 |   |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 183 | Residential   |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 184 | Supply  | 66            |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 185 | Demand  | 40            |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 186 | surplus/defe  | 26            |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 187 |   |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 188 | Commercial  |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 189 | Supply  | 23            |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 190 | Demand  | 19            |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 191 | surplus/defe  | 4             |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 192 |   |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 193 | Industrial  |               |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 194 | Supply  | 9.5           |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 195 | Demand  | 11            |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 196 | surplus/defe  | -2            |   |   |   |   |   |     |   |   |   |   |   |   |   |
| 197 |   |               |   |   |   |   |   |     |   |   |   |   |   |   |   |


***APPENDIX A***





MEMORANDUM

TO: Clark County Board of Commissioners

FROM: Craig Greenleaf, Planning Director 

DATE: February 22, 1995

SUBJECT: Summary of Vacant Land Analysis of Camas, Ridgefield and Vancouver Urban Growth Areas based on Adopted Plan

This is to transmit to the Board of County Commissioners the key highlights of the completed vacant land analysis of the Camas, Ridgefield and Vancouver Urban Growth Areas and Boundaries based on the adopted plan.

The following are the summary of differences between Planning Commission recommended urban growth areas for these cities and the boundary adopted by the Board.

A. CAMAS UGA

1. The urban growth area and boundary recommended for approval by PC has a deficit of approximately 83 acres of residential lands, 151 acres of commercial and 78 acres of industrial lands.
2. PC did recommended removal of the area between Camas and Vancouver becoming urban reserve, the area south of SE Payne Road and the Camas Meadows area.
3. The inclusion of these areas in Camas UGA and the vacant land analysis of the final plan adopted by the Board indicates a surplus of approximately 84 acres of residential lands, 121 acres of industrial lands and a deficit of 165 acres of commercial land.

B. RIDGEFIELD UGA

1. No differences between PC recommended urban growth area in terms of residential and commercial vacant lands and Board adopted plan except a slight increase in industrial lands from 553 acres to 781 acres.
2. The inclusion of industrial area east of I-5 interstate to the plan adopted by the Board added approximately 228 acres of industrial land to the boundary recommended for approval by PC.



**C. VANCOUVER UGA**

1. No change in the analysis of commercial vacant lands which continued to show a deficit of approximately 236 acres.
2. The analysis of residential vacant lands of the final plan adopted by the Board showed a deficit of approximately 464 acres from a previous 50 acres. The difference is primarily due to construction circle and timing.
3. The industrial vacant lands analysis showed that there was a slight increase from 5338 acres to approximately 5562 acres of available industrial land based on inclusion of additional industrial area to the final boundary adopted by the Board.

cc: Rich Lowry, Prosecuting Attorney

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**MEMORANDUM**

**TO:** Clark County Board of Commissioners

**FROM:** Craig Greenleaf, Planning Director *[Signature]*

**DATE:** February 13, 1995

**SUBJECT:** Vacant Land Analysis of Camas, Ridgefield and Vancouver Urban Growth Areas based on Adopted Plan

This is to transmit to the Board that County staff has completed a vacant land analysis on the Camas, Ridgefield and Vancouver Urban Growth Areas and Boundaries based on the adopted plan by the Board of County Commissioners.

Attached to this memorandum is a tabular information regarding the vacant lands analysis for your information. In summary, the vacant lands analysis indicated:

**CAMAS UGA:**

|              | NEED*             | SUPPLY            | SURPLUS/DEFICIT |
|--------------|-------------------|-------------------|-----------------|
| RESIDENTIAL  | 1241 acres        | 1325 acres        | 84 acres        |
| COMMERCIAL   | 200 acres         | 35 acres          | -165 acres      |
| INDUSTRIAL   | 937 acres         | 1058 acres        | 121 acres       |
| <b>TOTAL</b> | <b>2378 acres</b> | <b>2418 acres</b> | <b>40 acres</b> |

**RIDGEFIELD UGA:**

|              | NEED*            | SUPPLY            | SURPLUS/DEFICIT  |
|--------------|------------------|-------------------|------------------|
| RESIDENTIAL  | 374 acres        | 592 acres         | 218 acres        |
| COMMERCIAL   | 67 acres         | 77 acres          | 10 acres         |
| INDUSTRIAL   | 304 acres        | 781 acres         | 477 acres        |
| <b>TOTAL</b> | <b>745 acres</b> | <b>1450 acres</b> | <b>705 acres</b> |



**VANCOUVER UGA:**

|                    | <b>NEED *</b> | <b>SUPPLY</b> | <b>SURPLUS/DEFICIT</b> |
|--------------------|---------------|---------------|------------------------|
| <b>RESIDENTIAL</b> | 5749 acres    | 5235 acres    | -514 acres             |
| <b>COMMERCIAL</b>  | 2565 acres    | 2329 acres    | -236 acres             |
| <b>INDUSTRIAL</b>  | 1674 acres    | 5562 acres    | 3915 acres             |
| <b>TOTAL</b>       | 9988 acres    | 13126 acres   | 3138 acres             |

\* The need is based on the population and employment projections unique to each UGA.

In the vacant lands analysis of Camas Urban Growth Area and Boundary, there is sufficient land for residential and industrial development. In the analysis of commercial vacant lands there is an indication of a deficit of commercial lands. This analysis also recognized that commercial activity would be taking place in Mixed Use land use designation. Although, there is still a deficit, increased utilization of commercial lands identified as underutilized and the continued monitoring of commercial vacant lands will minimize the impact.

In Ridgefield, there were no changes in residential and commercial vacant lands from previous analysis except a slight increase in industrial lands from 553 acres to 781 acres. This increase results in approximately 228 acres of additional industrial lands based on the final plan adopted by the Board.

In the Vancouver Urban Growth Area, the analysis of residential vacant lands on the final plan adopted by the Board showed a deficit of approximately 464 acres from a previous 50 acres. It should be noted that the difference is primarily due to construction circle and timing.

There is no change in the analysis of commercial vacant lands which showed a deficit of approximately 236 acres of commercial lands. This analysis also recognized that commercial activity would be taking place in Mixed Use and Office Park land use designations. Although, there is still a deficit, increased utilization of commercial lands identified as underutilized and the continued monitoring of commercial vacant lands will minimize the impact. In addition, approximately 200 acres adjacent to the WSU campus was included in the boundary as an Office/Research Park to provide additional employment opportunities.

The industrial vacant lands analysis showed that there was a slight increase from 5338 acres to approximately 5562 acres of available industrial land. The available 5562 acres of industrial lands, composed of 529 acres categorized as prime, 3209 as secondary and 1824 as tertiary. If the secondary lands were improved to prime, 3000 acres target would have been met. However, if the tertiary lands are significantly impacted and some of the secondary lands are somewhat affected, it is unlikely that all these land would be available for industrial development.

cc: Rich Lowry, Prosecuting Attorney

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| A  | B              | C    | D      | E | F  | G    | H    | I | J | K  | L | M    | N   | O | P |
|----|----------------|------|--------|---|----|------|------|---|---|----|---|------|-----|---|---|
| 55 | Critical > 50  | 356  | 127    |   |    |      |      |   | 5 | 18 | 6 | 338  | 121 |   |   |
| 56 | Underuti. > 5  | 0    | 0      |   |    |      |      |   |   |    |   |      |     |   |   |
| 57 |                | 966  | 319    |   |    |      |      |   |   |    |   |      |     |   |   |
| 58 | Deductions     | 146  | 47     |   |    |      |      |   |   |    |   |      |     |   |   |
| 59 | Total net.vac  | 820  | 272    |   |    |      |      |   |   |    |   | 820  | 272 |   |   |
| 60 | Grandtotal     | 1092 | acres  |   |    |      |      |   |   |    |   | 1092 |     |   |   |
| 61 | Other          |      |        |   |    |      |      |   |   |    |   |      |     |   |   |
| 62 |                |      |        |   |    |      |      |   |   |    |   |      |     |   |   |
| 63 | Vacant         |      |        |   |    |      |      |   |   |    |   |      |     |   |   |
| 64 | 5000 - 2000    | 151  | 714    | 4 | 24 | 0.05 |      |   |   |    |   |      |     |   |   |
| 65 |                |      |        |   |    |      |      |   |   |    |   |      |     |   |   |
| 66 |                |      |        |   |    |      |      |   |   |    |   |      |     |   |   |
| 67 | Critical > 50% |      |        |   |    |      |      |   |   |    |   |      |     |   |   |
| 68 | 5000 - 2000    | 59   | 314    | 3 | 16 |      |      |   |   |    |   |      |     |   |   |
| 69 | Total          | 210  | 1028   | 7 | 40 | 0.05 |      |   |   |    |   |      |     |   |   |
| 70 |                |      |        |   |    | 206  | 1015 |   |   |    |   |      |     |   |   |
| 71 | Critical > 50  | 338  | 121    |   |    |      |      |   |   |    |   |      |     |   |   |
| 72 | Critical > 50  | 0    | 0      |   |    |      |      |   |   |    |   |      |     |   |   |
| 73 |                |      |        |   |    |      |      |   |   |    |   |      |     |   |   |
| 74 |                | City | County |   |    |      |      |   |   |    |   |      |     |   |   |
| 75 | Pending        | 18   | 9      |   |    |      |      |   |   |    |   |      |     |   |   |

| A   | B   | C            | D    | E     | F | G | H | I | J | K | L | M | N | O | P |
|-----|---|--------------|------|-------|---|---|---|---|---|---|---|---|---|---|---|
| 76  | COMPUTATION FOR NEED  |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 77  | Gross units required  |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 78  | Single Family Units Required = (pop/(sf persons per hh = (% multifamily units/%sf units by mf persons per hh) (60/40 split)) + 13,500(2.33 + (.66 by 1.8)) = 3,824 Multi-family units required = [sf units/(%mf units/%sf units)] |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 79  | Multi-family units required = 3824 by .6667 = 2,550   |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 80  | check:  |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 81  | units   | pp           | pop  |       |   |   |   |   |   |   |   |   |   |   |   |
| 82  | SF  | 3824         | 2.33 | 8911  |   |   |   |   |   |   |   |   |   |   |   |
| 83  | MF  | 2550         | 1.8  | 4589  |   |   |   |   |   |   |   |   |   |   |   |
| 84  |   |              |      | 13500 |   |   |   |   |   |   |   |   |   |   |   |
| 85  |   | Adopted Plan |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 86  | SF units required   | 3824         |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 87  | Minus pending units (1)   | 122          |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 88  | Minus Critical > 50% (  | 1836         |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 89  | Minus 5,000 - 20,000  | 1015         |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 90  | of lots (3)   |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 91  | Equals total units requi  | 851          |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 92  | for remainder (4)   |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 93  | Acres required for  |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 94  | remainder (5)   | 142          |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 95  | Add MF acres required   | 159          |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 96  |   | 301          |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 97  | Add 25 % Market   | 376          |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 98  | Acres available (7)   | 633          |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 99  | Surplus/Defect +/-  | 257          |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 100 |   |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 101 | 1. Pending plat acres at 4.5 units per acre   |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 102 | 2. Critical > 50% acres at 4 units per acre   |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 103 | 3. One unit per lot   |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 104 | 4. Remainder is land not Pending plats, not Critical > 50% and not in 5,000 to 20,000 sf lots   |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 105 | 5. # of units at 6 units per acre   |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 106 | 6. # of units at 16 per acre  |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 107 | 7. From Line 60   |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 108 |   |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 109 |   |              |      |       |   |   |   |   |   |   |   |   |   |   |   |
| 110 |   |              |      |       |   |   |   |   |   |   |   |   |   |   |   |

| A   | B                   | C            | D      | E        | F | G | H | I | J | K | L | M | N | O | P |
|-----|---------------------|--------------|--------|----------|---|---|---|---|---|---|---|---|---|---|---|
| 111 | COMMERCIAL          | Adopted Plan |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 112 |                     |              |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 113 |                     |              |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 114 | Vacant Parc.        | City         | County | Excluded |   |   |   |   |   |   |   |   |   |   |   |
| 115 | 5000sf - 2.5        | 20           | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 116 | 2.5 - 5 ac          | 0            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 117 | 5 - 10 ac           | 6            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 118 | 10 + ac             | 0            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 119 | Subtotal            | 27           | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 120 |                     |              |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 121 | Underutilized       |              |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 122 | 5000sf - 2.5        | 1            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 123 | 2.5 - 5 ac          | 2            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 124 | 5 - 10 ac           | 0            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 125 | 10 + AC             | 0            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 126 | Subtotal            | 3            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 127 |                     |              |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 128 | Pending             | 0            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 129 |                     |              |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 130 | Vacant W/Critical 2 |              |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 131 | 5000 sf - 2.5       | 2            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 132 | 2.5 - 5 ac          | 3            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 133 | 5 - 10 ac           | 0            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 134 | 10 + ac             | 0            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 135 | Subtotal            | 5            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 136 |                     |              |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 137 | Underutilized       |              |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 138 | 5000 sf - 2.5       | 0            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 139 | 2.5 - 5 ac          | 0            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 140 | 5 - 10 ac           | 0            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 141 | 10 + ac             | 0            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 142 | Subtotal            | 0            | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 143 |                     |              |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 144 | Net total           | 35           | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 145 | Grand Total         | 35           | acres  |          |   |   |   |   |   |   |   |   |   |   |   |



|     | A  | B  | C | D | E | F | G | H | I | J | K | L | M | N | O | P |
|-----|--|----|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 146 | COMPUTATION  |    |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 147 | 6,424 jobs allocated to Camas Urban Area from 58,100 total new jobs in Clark County over the next 20 years |    |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 148 | 6,424 jobs breaks down as follows:   |    |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 149 | Assume 70% industrial, 24% and 6% public sector  |    |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 150 | 4,497 industrial, 1,542 commercial and 385 public sector   |    |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 151 | Commercial Need  |    |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 152 | 1,542 commercial sector divided by 12 jobs/acre = 128 acres  |    |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 153 | 128 acres by 25% market factor = 32 acres  |    |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 154 | 160 acres by 25% for infrastructure = 40 acres   |    |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 155 | Need = 200 acres   |    |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 156 | Total supply   | 35 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 157 |  |    |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 158 |  |    |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 159 |  |    |   |   |   |   |   |   |   |   |   |   |   |   |   |   |

|     | A   | B    | C            | D     | E | F | G | H   | I   | J   | K | L | M | N | O | P |
|-----|---|------|--------------|-------|---|---|---|-----|-----|-----|---|---|---|---|---|---|
| 160 | INDUSTRIAL  |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 161 | City Parc.  |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 162 | 0-5 ac  | 41   |              |       |   |   |   | 6   | 24  | 11  |   |   |   |   |   |   |
| 163 | 5-10 ac   | 49   |              |       |   |   |   | 30  | 12  | 7   |   |   |   |   |   |   |
| 164 | 10 + ac   | 769  |              |       |   |   |   | 300 | 79  | 390 |   |   |   |   |   |   |
| 165 | Subtotal  | 859  |              |       |   |   |   | 336 | 115 | 408 |   |   |   |   |   |   |
| 166 | UNI.  |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 167 | 0-5 ac  | 14   |              |       |   |   |   | 0   | 14  | 0   |   |   |   |   |   |   |
| 168 | 5-10 ac   | 12   |              |       |   |   |   | 0   | 12  | 0   |   |   |   |   |   |   |
| 169 | 10 + ac   | 173  |              |       |   |   |   | 0   | 173 | 0   |   |   |   |   |   |   |
| 170 | Subtotal  | 199  |              |       |   |   |   | 0   | 199 | 0   |   |   |   |   |   |   |
| 171 | Total   | 1058 |              |       |   |   |   | 336 | 314 | 408 |   |   |   |   |   |   |
| 172 | Computation for need  |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 173 | 4,497 industrial jobs at 9 jobs per acre  |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 174 | 500 acres plus 50% market factor  |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 175 | 750 acres plus 25% for infrastructure equals a need of 937 acres  |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 176 | Summary   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 177 | D   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 178 | Residential   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 179 | Supply  | 1325 |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 180 | Demand  | 1241 |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 181 | surplus/defe  | 84   |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 182 | Commercial  |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 183 | Supply  | 35   |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 184 | Demand  | 200  |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 185 | surplus/defe  | -165 |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 186 | Industrial  |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 187 | Supply  | 1058 |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 188 | Demand  | 937  |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 189 | surplus/defe  | 121  |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 190 | Computation for alternative assumptions of 15 units per MF acre and 4.5 units per SF acre                         |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 191 | Single family units required = [pop]/(sf persons per hh + (%mf units/%sf units). mf persons per hh) (75/25 split) |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 192 | Single family units required = 10,500 / (2.4 + (.33 by 1.8)) = 4,500  |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 193 | Multi-family units required = [sf units . (%mf units/%sf units)]  |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 194 | Multi-family units required = 4,500 by .3334 = 1,500  |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 195 | Check   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 196 | units   | 4500 | pp           | 10800 |   |   |   |     |     |     |   |   |   |   |   |   |
| 197 | SF  | 1500 | 1.8          | 2700  |   |   |   |     |     |     |   |   |   |   |   |   |
| 198 | MF  |      |              | 13500 |   |   |   |     |     |     |   |   |   |   |   |   |
| 199 | SF units required   |      | Adopted Plan | 4500  |   |   |   |     |     |     |   |   |   |   |   |   |
| 200 |   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 201 |   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 202 |   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 203 |   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 204 |   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 205 |   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 206 |   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 207 |   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 208 |   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 209 |   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 210 |   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 211 |   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 212 |   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |
| 213 |   |      |              |       |   |   |   |     |     |     |   |   |   |   |   |   |

| A   | B                        | C    | D | E    | F | G | H | I | J | K | L | M | N | O | P |
|-----|--------------------------|------|---|------|---|---|---|---|---|---|---|---|---|---|---|
| 214 | Minus pending plats (1)  | 122  |   | 27   |   |   |   |   |   |   |   |   |   |   |   |
| 215 | Minus Critical > 50% (1) | 1836 |   | 459  |   |   |   |   |   |   |   |   |   |   |   |
| 216 | Minus 5,000-20,000       | 1015 |   | 206  |   |   |   |   |   |   |   |   |   |   |   |
| 217 | sf lots (3)              |      |   | 692  |   |   |   |   |   |   |   |   |   |   |   |
| 218 | Equals total units requi | 1527 |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 219 | for remainder (4)        |      |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 220 | Acres required for       |      |   |      |   |   |   |   |   |   |   |   |   |   |   |
| 221 | remainder (5)            | 339  |   | 339  |   |   |   |   |   |   |   |   |   |   |   |
| 222 | Add MF acres required    | 100  |   | 100  |   |   |   |   |   |   |   |   |   |   |   |
| 223 |                          | 439  |   | 1131 |   |   |   |   |   |   |   |   |   |   |   |
| 224 | Add 25% Market F.        | 549  |   | 1414 |   |   |   |   |   |   |   |   |   |   |   |
| 225 | Acres Available          | 633  |   | 1325 |   |   |   |   |   |   |   |   |   |   |   |
| 226 | Surplu/Deficit +/-       | 84   |   | -89  |   |   |   |   |   |   |   |   |   |   |   |
| 227 |                          |      |   |      |   |   |   |   |   |   |   |   |   |   |   |



| A  | B              | C         | D      | E    | F      | G    | H      | I    | J      | K    | L      | M    | N      | O    | P      |
|----|----------------|-----------|--------|------|--------|------|--------|------|--------|------|--------|------|--------|------|--------|
| 55 | Critical > 50  | 64        | 58     | 5    | 3      | 61   | 55     |      |        |      | 61     | 55   |        |      |        |
| 56 | Underuti. > 5  | 0         | 0      |      |        |      |        |      |        |      |        |      |        |      |        |
| 57 | Deductions     |           |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 58 | Total net.vac  |           |        |      |        |      |        |      |        |      | 305    | 259  |        |      |        |
| 59 | Grandtotal     | 564 acres |        |      |        |      |        |      |        |      | 564    |      |        |      |        |
| 60 |                |           |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 61 | Other          |           |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 62 | Vacant         |           |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 63 |                | City      | County | City | County | City | County | City | County | City | County | City | County | City | County |
| 64 | 5000 - 2000    | 19        | 85     | 4    | 27     |      |        |      |        |      |        |      |        |      |        |
| 65 |                |           |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 66 |                |           |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 67 | Critical > 50% |           |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 68 | 5000 - 2000    | 4         | 25     | 2    | 5      |      |        |      |        |      |        |      |        |      |        |
| 69 | Total          | 23        | 110    | 6    | 32     |      |        |      |        |      |        |      |        |      |        |
| 70 |                |           |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 71 | Critical > 50  | 64        | 58     |      |        |      |        |      |        |      |        |      |        |      |        |
| 72 | Critical > 50  | 0         | 0      |      |        |      |        |      |        |      |        |      |        |      |        |
| 73 |                |           |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 74 |                | City      | County | City | County | City | County | City | County | City | County | City | County | City | County |
| 75 | Pending        | 0         | 0      |      |        |      |        |      |        |      |        |      |        |      |        |

|     | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P |
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| 76  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 77  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 78  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 79  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 80  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 81  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 82  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 83  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 84  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 85  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 86  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 87  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 88  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 89  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 90  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 91  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 92  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 93  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 94  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 95  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 96  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 97  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 98  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 99  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 100 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 101 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 102 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 103 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 104 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 105 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 106 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 107 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 108 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 109 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 110 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |

| A   | B                   | C               | D      | E        | F | G | H | I | J | K | L | M | N | O | P |
|-----|---------------------|-----------------|--------|----------|---|---|---|---|---|---|---|---|---|---|---|
| 111 | COMMERCIAL          | Alternative "D" |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 112 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 113 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 114 | Vacant Parc.        | City            | County | Excluded |   |   |   |   |   |   |   |   |   |   |   |
| 115 | 5000sf - 2.5        | 8               | 1      |          |   |   |   |   |   |   |   |   |   |   |   |
| 116 | 2.5 - 5 ac          | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 117 | 5 - 10 ac           | 3               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 118 | 10 + ac             | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 119 | Subtotal            | 11              | 1      |          |   |   |   |   |   |   |   |   |   |   |   |
| 120 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 121 | Underutilized       |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 122 | 5000sf - 2.5        | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 123 | 2.5 - 5 ac          | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 124 | 5 - 10 ac           | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 125 | 10 + AC             | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 126 | Subtotal            | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 127 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 128 | Pending             | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 129 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 130 | Vacant W/Critical 2 |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 131 | 5000 sf - 2.5       | 2               | 8      |          |   |   |   |   |   |   |   |   |   |   |   |
| 132 | 2.5 - 5 ac          | 0               | 4      |          |   |   |   |   |   |   |   |   |   |   |   |
| 133 | 5 - 10 ac           | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 134 | 10 + ac             | 21              | 29     |          |   |   |   |   |   |   |   |   |   |   |   |
| 135 | Subtotal            | 23              | 41     |          |   |   |   |   |   |   |   |   |   |   |   |
| 136 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 137 | Underutilized       |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 138 | 5000 sf - 2.5       | 1               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 139 | 2.5 - 5 ac          | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 140 | 5 - 10 ac           | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 141 | 10 + ac             | 0               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 142 | Subtotal            | 1               | 0      |          |   |   |   |   |   |   |   |   |   |   |   |
| 143 |                     |                 |        |          |   |   |   |   |   |   |   |   |   |   |   |
| 144 | Net total           | 35              | 42     |          |   |   |   |   |   |   |   |   |   |   |   |
| 145 | Grand Total         | 77              | acres  |          |   |   |   |   |   |   |   |   |   |   |   |

|     | A   | B | C | D | E  | F | G | H | I | J | K | L | M | N | O | P |
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| 146 | COMPUTATION   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |   |
| 147 | 2,078 jobs allocated to Ridgefield Urban Area from 58,000 total new jobs in Clark County over the next 20 - years |   |   |   |    |   |   |   |   |   |   |   |   |   |   |   |
| 148 | 2,078 jobs breaks down as follows:  |   |   |   |    |   |   |   |   |   |   |   |   |   |   |   |
| 149 | Assume 70% industrial, 25% and 5% public sector   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |   |
| 150 | 1,454 industrial, 520 commercial and 104 public sector  |   |   |   |    |   |   |   |   |   |   |   |   |   |   |   |
| 151 | Commercial Need   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |   |
| 152 | 520 commercial sector divided by 12 jobs/acre = 43 acres  |   |   |   |    |   |   |   |   |   |   |   |   |   |   |   |
| 153 | 43 acres by 25% market factor = 11 acres  |   |   |   |    |   |   |   |   |   |   |   |   |   |   |   |
| 154 | 54 acres by 25% for infrastructure = 13 acres   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |   |
| 155 | Need = 67 acres   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |   |
| 156 | Total supply  |   |   |   | 77 |   |   |   |   |   |   |   |   |   |   |   |
| 157 |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |   |
| 158 |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |   |
| 159 |   |   |   |   |    |   |   |   |   |   |   |   |   |   |   |   |



| A   | B  | C             | D | E | F | G | H     | I         | J        | K | L | M | N | O | P |
|-----|--|---------------|---|---|---|---|-------|-----------|----------|---|---|---|---|---|---|
| 160 | INDUSTRIAL   |               |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 161 | City Parc.   | Alternative D |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 162 | 0-5 ac   | 0             |   |   |   |   | Prime | Secondary | Tertiary |   |   |   |   |   |   |
| 163 | 5-10 ac  | 0             |   |   |   |   | 0     | 0         | 0        |   |   |   |   |   |   |
| 164 | 10 + ac  | 0             |   |   |   |   | 0     | 0         | 0        |   |   |   |   |   |   |
| 165 | Subtotal   | 0             |   |   |   |   | 0     | 0         | 0        |   |   |   |   |   |   |
| 166 | UNI.   |               |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 167 | 0-5 ac   | 51            |   |   |   |   | 0     | 27        | 24       |   |   |   |   |   |   |
| 168 | 5-10 ac  | 27            |   |   |   |   | 0     | 17        | 10       |   |   |   |   |   |   |
| 169 | 10 + ac  | 703           |   |   |   |   | 98    | 503       | 102      |   |   |   |   |   |   |
| 170 | Subtotal   | 781           |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 171 | Total  | 781           |   |   |   |   | 98    | 547       | 136      |   |   |   |   |   |   |
| 172 | Computation for need   |               |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 173 | 1454 industrial jobs at 9 jobs per acre                          |               |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 174 | 162 acres plus 50% market factor                                 |               |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 175 | 243 acres plus 25% for infrastructure equals a need of 304 acres |               |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 176 | Summary  |               |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 177 | D  |               |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 178 | Residential  |               |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 179 | Supply   | 592           |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 180 | Demand   | 374           |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 181 | surplus/defe   | 218           |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 182 | Commercial   |               |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 183 | Supply   | 77            |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 184 | Demand   | 67            |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 185 | surplus/defe   | 10            |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 186 | Industrial   |               |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 187 | Supply   | 781           |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 188 | Demand   | 304           |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 189 | surplus/defe   | 477           |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 190 | Residential Urban Reserve =                                      |               |   |   |   |   |       |           |          |   |   |   |   |   |   |
| 191 | Industrial Urban Reserve =                                       |               |   |   |   |   |       |           |          |   |   |   |   |   |   |

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|---|--|-------|------|--------|-----|---------------------|--|----------------|--|-------|--|----------|--|-------|--|----------|--|-------|--|----------|--|-------|--|----------|--|-------|--|----------|--|---|--|
| Adopted Vancouver Urban Growth Area Plan              |  | Acres |      | County |     | Infrastructure Ded. |  | Adopted Plan % |  | Acres |  | Deducted |  | Acres |  | Deducted |  | Acres |  | Deducted |  | Acres |  | Deducted |  | Acres |  | Deducted |  |   |  |
| Base Vacant   |  | 68    | 333  | 25     | 17  | 83                  |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| 20,000 sf - 1 ac                                      |  | 81    | 514  | 30     | 24  | 154                 |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| 1 ac - 2.5 ac   |  | 112   | 735  | 40     | 45  | 294                 |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| 2.5 ac - 5 ac   |  | 153   | 1788 | 40     | 61  | 715                 |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| 5 ac +  |  | 414   | 3370 |        | 147 | 1246                |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| Subtotal  |  | 147   | 1246 |        |     |                     |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| Deductions  |  | 267   | 2124 |        |     |                     |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| Net Total   |  |       |      |        |     |                     |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| Underutilized   |  |       |      |        |     |                     |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| 0-2.5 ac  |  | 17    | 212  | 0      | 0   | 0                   |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| 2.5 - 5 ac  |  | 51    | 1253 | 40     | 20  | 501                 |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| 5 + ac  |  | 30    | 1079 | 40     | 12  | 432                 |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| Subtotal  |  | 98    | 2544 |        | 32  | 933                 |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| Deductions  |  | 32    | 933  |        |     |                     |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| Net Total   |  | 66    | 1611 |        |     |                     |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| Critical Type 2 < 50% (included in base vacant above) |  |       |      |        |     |                     |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| Vacant  |  |       |      |        |     |                     |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| 20,000 sf - 1 ac                                      |  | 4     | 25   | 0      | 0   | 0                   |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| 1 ac - 2.5 ac   |  | 5     | 70   | 0      | 0   | 0                   |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| 2.5 ac - 5 ac   |  | 8     | 22   | 0      | 0   | 0                   |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| 5 ac +  |  | 0     | 78   | 0      | 0   | 0                   |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| Subtotal  |  | 17    | 195  |        | 0   | 0                   |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| Deductions  |  | 0     | 0    |        |     |                     |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| Net Total   |  | 17    | 195  |        |     |                     |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| Underutilized   |  |       |      |        |     |                     |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| 0-2.5 ac  |  | 7     | 110  | 0      | 0   | 0                   |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| 2.5 - 5 ac  |  | 0     | 63   | 0      | 0   | 0                   |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| 5 + ac  |  | 0     | 17   | 0      | 0   | 0                   |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| Subtotal  |  | 7     | 190  |        | 0   | 0                   |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| Deductions  |  | 0     | 0    |        |     |                     |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |
| Net Total   |  | 7     | 190  |        |     |                     |  |                |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |       |  |          |  |   |  |

A B C D E F G H I J K L M N O P

| A                 | B   |        | C            |         | D        |        | E    |        | F    |        | G    |        | H    |        | I    |        | J    |        | K    |        | L    |        | M    |        | N    |        | O    |        | P    |        |      |        |
|-------------------|---|--------|--------------|---------|----------|--------|------|--------|------|--------|------|--------|------|--------|------|--------|------|--------|------|--------|------|--------|------|--------|------|--------|------|--------|------|--------|------|--------|
|                   | City  | County | %            | Deduct  | %        | Deduct | City | County | City | County | City | County | City | County | City | County | City | County | City | County | City | County | City | County | City | County | City | County | City | County |      |        |
| Critical Type 2 > | 50% (excluded from base vacant above; should be included utilizing lower density) |        |              | Deduct  |          | Deduct |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Vacant            | 22  | 68     | 25           | 5       | 17       |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 20,000 sf - 1 ac  | 23  | 113    | 30           | 7       | 34       |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 1 ac - 2.5 ac     | 37  | 151    | 40           | 15      | 60       |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 2.5 ac - 5 ac     | 37  | 320    | 40           | 15      | 128      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 5 ac +            | 119   | 652    | 40           | 42      | 239      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Subtotal          | 42  | 239    |              |         |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Deductions        | 77  | 413    |              |         |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Net Total         | City  | County | %            | Deducte | Deducted |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Underutilized     | 0   | 0      | 0            | 0       | 0        |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Totals            | City  | County | % deductions | Deduct  | City     | Deduct | City | County | City | County | City | County | City | County | City | County | City | County | City | County | City | County | City | County | City | County | City | County | City | County | City | County |
| Vacant            | 267   | 2124   | 10           | 27      | 212      | 240    | 1912 | 5      | 12   | 96     | 228  | 1816   |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Underutilized     | 66  | 1611   | 30           | 20      | 483      | 46     | 1128 | 5      | 2    | 56     | 44   | 1072   |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Crit > 50% vac    | 77  | 413    |              |         |          |        |      | 5      | 4    | 21     | 73   | 392    |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Crit > 50% und    | 0   | 0      |              |         |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| TOTAL             | 410   | 4148   |              | 65      | 868      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Total deduction   |   |        |              |         |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Total net Vac.    | 345   | 3280   |              |         |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Grand Total       | 3625  | 3625   |              |         |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| (CITY + COUNTY)   |   |        |              |         |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Other             |   |        |              |         |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Base Vacant       | City acre   | County | acres        | Lots    | 5% error |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 5,000- 20,000     | 111   | 608    | 646          | 3335    |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Crit > 50%        |   |        |              |         |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| 5,000- 20,000     | 27  | 159    | 77           | 419     |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Total             | 138   | 787    | 723          | 3754    |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Total (city + co  | 861   | 4521   | Acres        | 818     | 4295     |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Crit > 50% vaca   | City  | County |              |         |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Crit > 50% und    | 73  | 392    |              |         |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
| Pending Plats     | 0   | 0      |              |         |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
|                   | City  | County |              |         |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |
|                   | 31  | 761    | 792 acres    |         |          |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |      |        |

| A   | B  | C   | D    | E          | F                                    | G | H | I | J | K | L | M | N | O | P |
|-----|--|---|------|------------|--------------------------------------|---|---|---|---|---|---|---|---|---|---|
| 80  | COMPUTATION FOR NEED   |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 81  | Gross units required   |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 82  | Single family units required   | = (pop./sf persons per hh + (%multi family units/%sf units) by mf persons per hh) (60/40 split) |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 83  | Single family units required   | = 70200 / (2.33 + (1.66 by 1.8)) = 19887  |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 84  |  |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 85  | Multi-family units required  | = (sf units x (%mf units/% sf units))   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 86  | Multi-family units required  | = 19887 x .6667 = 13258   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 87  | Check:   |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 88  |  |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 89  | units  | pp  | pop  |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 90  | SF   | 19887   | 2.33 | 46336      |                                      |   |   |   |   |   |   |   |   |   |   |
| 91  | MF   | 13258   | 1.8  | 23864      |                                      |   |   |   |   |   |   |   |   |   |   |
| 92  |  |   |      | 70200      |                                      |   |   |   |   |   |   |   |   |   |   |
| 93  |  |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 94  |  | Adopted Plan  |      |            | Apply Market Factor to total acreage |   |   |   |   |   |   |   |   |   |   |
| 95  | SF units required  | 19887   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 96  | Minus pending units(1)   | 3564  |      | 792        |                                      |   |   |   |   |   |   |   |   |   |   |
| 97  | Minus Critical > 50% (2)   | 1880  |      | 465        |                                      |   |   |   |   |   |   |   |   |   |   |
| 98  | Minus 5,000 - 20,000 sf (3)  | 4292  |      | 818        |                                      |   |   |   |   |   |   |   |   |   |   |
| 99  | Equals Total units required  |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 100 | for remainder of land (4)  | 10171   |      | 2075 acres |                                      |   |   |   |   |   |   |   |   |   |   |
| 101 | Acres required for remainder (5)   | 1695  |      | 1695       |                                      |   |   |   |   |   |   |   |   |   |   |
| 102 | add MF acre required (6)   | 829   |      | 829        |                                      |   |   |   |   |   |   |   |   |   |   |
| 103 | Sub total  | 2524  |      | 4599       |                                      |   |   |   |   |   |   |   |   |   |   |
| 104 | Add 25 % Market  | 3155  |      | 5749       |                                      |   |   |   |   |   |   |   |   |   |   |
| 105 | Acres Available(7)   | 3160  |      | 5235       |                                      |   |   |   |   |   |   |   |   |   |   |
| 106 | Surplus/Deficit +/-  | 5   |      | -514       |                                      |   |   |   |   |   |   |   |   |   |   |
| 107 | Footnotes:   |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 108 | 1. Pending plat acres by 4.5 units per acre  |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 109 | 2. Critical > 50% acres by 4 units per acre  |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 110 | 3. One unit per lot  |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 111 | 4. Remainder is land not in Pending plats, not Critical > 50% and not in 5,000 to 20,000 sf lots |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 112 | 5. Units divided by 6 per acre   |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 113 | 6. 13,528 units divided by 16 units per acre   |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 114 | 7. From Line 62 (minus critical 2 > 50% that will develop at lower density)                      |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 115 |  |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 116 |  |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |
| 117 |  |   |      |            |                                      |   |   |   |   |   |   |   |   |   |   |

| A   | B                | C            | D      | E            | F | G | H | I | J | K | L | M | N | O | P |
|-----|------------------|--------------|--------|--------------|---|---|---|---|---|---|---|---|---|---|---|
| 118 | Commercial       | Adopted Plan |        |              |   |   |   |   |   |   |   |   |   |   |   |
| 119 | Vacant           | City         | County |              |   |   |   |   |   |   |   |   |   |   |   |
| 120 | 5000sf - 2.5 Ac  | 195          | 291    |              |   |   |   |   |   |   |   |   |   |   |   |
| 121 | 2.5 - 5 Acres    | 29           | 153    |              |   |   |   |   |   |   |   |   |   |   |   |
| 122 | 5 - 10 Acres     | 28           | 122    |              |   |   |   |   |   |   |   |   |   |   |   |
| 123 | 10 + Acres       | 8            | 84     |              |   |   |   |   |   |   |   |   |   |   |   |
| 124 | Subtotal         | 280          | 650    |              |   |   |   |   |   |   |   |   |   |   |   |
| 125 |                  |              |        |              |   |   |   |   |   |   |   |   |   |   |   |
| 126 |                  |              |        |              |   |   |   |   |   |   |   |   |   |   |   |
| 127 | Vacant C. Parcel | City         | County | W/Critical 2 |   |   |   |   |   |   |   |   |   |   |   |
| 128 | 5000sf - 2.5 Ac  | 23           | 42     |              |   |   |   |   |   |   |   |   |   |   |   |
| 129 | 2.5 - 5 Acres    | 22           | 47     |              |   |   |   |   |   |   |   |   |   |   |   |
| 130 | 5 - 10 Acres     | 0            | 52     |              |   |   |   |   |   |   |   |   |   |   |   |
| 131 | 10 + Acres       | 0            | 22     |              |   |   |   |   |   |   |   |   |   |   |   |
| 132 | Subtotal         | 45           | 163    |              |   |   |   |   |   |   |   |   |   |   |   |
| 133 |                  |              |        |              |   |   |   |   |   |   |   |   |   |   |   |
| 134 | Underutilized    | City         | County |              |   |   |   |   |   |   |   |   |   |   |   |
| 135 | 5000sf - 2.5 Ac  | 28           | 62     |              |   |   |   |   |   |   |   |   |   |   |   |
| 136 | 2.5 - 5 Acres    | 13           | 24     |              |   |   |   |   |   |   |   |   |   |   |   |
| 137 | 5 - 10 Acres     | 18           | 14     |              |   |   |   |   |   |   |   |   |   |   |   |
| 138 | 10 + Acres       | 0            | 0      |              |   |   |   |   |   |   |   |   |   |   |   |
| 139 | Subtotal         | 59           | 100    |              |   |   |   |   |   |   |   |   |   |   |   |
| 140 |                  |              |        |              |   |   |   |   |   |   |   |   |   |   |   |
| 141 | Vacant U. Parcel | City         | County | W/Critical 2 |   |   |   |   |   |   |   |   |   |   |   |
| 142 | 5000sf - 2.5 Ac  | 10           | 7      |              |   |   |   |   |   |   |   |   |   |   |   |
| 143 | 2.5 - 5 Acres    | 0            | 8      |              |   |   |   |   |   |   |   |   |   |   |   |
| 144 | 5 - 10 Acres     | 0            | 12     |              |   |   |   |   |   |   |   |   |   |   |   |
| 145 | 10 + Acres       | 0            | 13     |              |   |   |   |   |   |   |   |   |   |   |   |
| 146 | Subtotal         | 10           | 40     |              |   |   |   |   |   |   |   |   |   |   |   |
| 147 |                  |              |        |              |   |   |   |   |   |   |   |   |   |   |   |
| 148 | Mixed Use        | City         | County |              |   |   |   |   |   |   |   |   |   |   |   |
| 149 | 5000sf - 2.5 Ac  | 49           | 231    |              |   |   |   |   |   |   |   |   |   |   |   |
| 150 | 2.5 - 5 Acres    | 41           | 113    |              |   |   |   |   |   |   |   |   |   |   |   |
| 151 | 5 - 10 Acres     | 17           | 101    |              |   |   |   |   |   |   |   |   |   |   |   |
| 152 | 10 + Acres       | 35           | 199    |              |   |   |   |   |   |   |   |   |   |   |   |
| 153 | Subtotal         | 142          | 644    |              |   |   |   |   |   |   |   |   |   |   |   |
| 154 |                  |              |        |              |   |   |   |   |   |   |   |   |   |   |   |
| 155 |                  |              |        |              |   |   |   |   |   |   |   |   |   |   |   |
| 156 |                  |              |        |              |   |   |   |   |   |   |   |   |   |   |   |

| A   | B               | C    | D      | E            | F | G | H | I | J | K   | L    | M  | N   | O | P |
|-----|-----------------|------|--------|--------------|---|---|---|---|---|-----|------|----|-----|---|---|
| 157 | Vacant Parcels  | City | County | W/Critical 2 |   |   |   |   |   |     |      |    |     |   |   |
| 158 | 5000sf - 2.5 Ac | 3    | 25     |              |   |   |   |   |   |     |      |    |     |   |   |
| 159 | 2.5 - 5 Acres   | 5    | 23     |              |   |   |   |   |   |     |      |    |     |   |   |
| 160 | 5 - 10 Acres    | 27   | 13     |              |   |   |   |   |   |     |      |    |     |   |   |
| 161 | 10 + Acres      | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 162 | Subtotal        | 35   | 61     |              |   |   |   |   |   |     |      |    |     |   |   |
| 163 |                 |      |        |              |   |   |   |   |   |     |      |    |     |   |   |
| 164 | Underutilized   | City | County |              |   |   |   |   |   |     |      |    |     |   |   |
| 165 | 5000sf - 2.5 Ac | 3    | 8      |              |   |   |   |   |   |     |      |    |     |   |   |
| 166 | 2.5 - 5 Acres   | 0    | 17     |              |   |   |   |   |   |     |      |    |     |   |   |
| 167 | 5 - 10 Acres    | 0    | 10     |              |   |   |   |   |   |     |      |    |     |   |   |
| 168 | 10 + Acres      | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 169 | Subtotal        | 3    | 35     |              |   |   |   |   |   |     |      |    |     |   |   |
| 170 |                 |      |        |              |   |   |   |   |   |     |      |    |     |   |   |
| 171 | Vacant Parcels  | City | County | W/Critical 2 |   |   |   |   |   |     |      |    |     |   |   |
| 172 | 5000sf - 2.5 Ac | 0    | 3      |              |   |   |   |   |   |     |      |    |     |   |   |
| 173 | 2.5 - 5 Acres   | 0    | 3      |              |   |   |   |   |   |     |      |    |     |   |   |
| 174 | 5 - 10 Acres    | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 175 | 10 + Acres      | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 176 | Subtotal        | 0    | 6      |              |   |   |   |   |   |     |      |    |     |   |   |
| 177 |                 |      |        |              |   |   |   |   |   |     |      |    |     |   |   |
| 178 | Office Park     | City | County |              |   |   |   |   |   |     |      |    |     |   |   |
| 179 | 5000sf - 2.5 Ac | 0    | 15     |              |   |   |   |   |   |     |      |    |     |   |   |
| 180 | 2.5 - 5 Acres   | 0    | 16     |              |   |   |   |   |   |     |      |    |     |   |   |
| 181 | 5 - 10 Acres    | 0    | 6      |              |   |   |   |   |   |     |      |    |     |   |   |
| 182 | 10 + Acres      | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 183 | Subtotal        | 0    | 37     |              |   |   |   |   |   |     |      |    |     |   |   |
| 184 |                 |      |        |              |   |   |   |   |   |     |      |    |     |   |   |
| 185 | V/Office Park   | City | County | W/Critical 2 |   |   |   |   |   |     |      |    |     |   |   |
| 186 | 5000sf - 2.5 Ac | 0    | 2      |              |   |   |   |   |   |     |      |    |     |   |   |
| 187 | 2.5 - 5 Acres   | 0    | 16     |              |   |   |   |   |   |     |      |    |     |   |   |
| 188 | 5 - 10 Acres    | 0    | 14     |              |   |   |   |   |   |     |      |    |     |   |   |
| 189 | 10 + Acres      | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 190 | Subtotal        | 0    | 32     |              |   |   |   |   |   |     |      |    |     |   |   |
| 191 |                 |      |        |              |   |   |   |   |   |     |      |    |     |   |   |
| 192 | Underutilized   | City | County |              |   |   |   |   |   |     |      |    |     |   |   |
| 193 | 5000sf - 2.5 Ac | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 194 | 2.5 - 5 Acres   | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 195 | 5 - 10 Acres    | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 196 | 10 - Acres      | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 197 | Subtotal        | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 198 |                 |      |        |              |   |   |   |   |   |     |      |    |     |   |   |
| 199 | V/Underutilized | City | County | W/Critical 2 |   |   |   |   |   |     |      |    |     |   |   |
| 200 | 5000sf - 2.5 Ac | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 201 | 2.5 - 5 Acres   | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 202 | 5 - 10 Acres    | 0    | 7      |              |   |   |   |   |   |     |      |    |     |   |   |
| 203 | 10 - Acres      | 0    | 0      |              |   |   |   |   |   |     |      |    |     |   |   |
| 204 | Subtotal        | 0    | 7      |              |   |   |   |   |   |     |      |    |     |   |   |
| 205 |                 |      |        |              |   |   |   |   |   |     |      |    |     |   |   |
| 206 | TOTAL           | City | County |              |   |   |   |   |   |     |      |    |     |   |   |
| 207 | (City + County  | 464  | 1466   |              |   |   |   |   |   |     |      |    |     |   |   |
| 208 | Critical 2)     | 90   | 309    | W/Critical 2 |   |   |   |   |   |     |      |    |     |   |   |
| 209 | GRAND TOTAL     | 554  | 1775   |              |   |   |   |   |   |     |      |    |     |   |   |
| 210 |                 | 2329 |        |              |   |   |   |   |   | 484 | 1466 | 90 | 309 |   |   |

| A   | B   | C               | D   | E | F | G | H     | I         | J                      | K | L | M | N | O | P |
|-----|---|-----------------|---|---|---|---|-------|-----------|------------------------|---|---|---|---|---|---|
| 212 | COMPUTATION   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 213 | 33,000 jobs allocated to Vancouver                                      |                 | Urban Area from 58,100 new jobs in Clark County |   |   |   |       |           | over the next 20-years |   |   |   |   |   |   |
| 214 | 33,000 breaks down as follows:  |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 215 | Assume 59.7% commercial, 23.94% industrial and 16.36% for public sector |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 216 | 19,700 commercial, 7,900 industrial and 5,400 public sector             |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 217 |   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 218 | COMMERCIAL NEED   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 219 |   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 220 | 19,700 commercial jobs divided by 12 jobs/acre = 1,642 acres            |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 221 | 1,642 acres by 25% market factor = 410 acres                            |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 222 | 2052 acres by 25% for infrastructure = 513 acres                        |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 223 | Need = 2,565 acres  |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 224 |   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 225 |   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 226 | INDUSTRIAL  |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 227 |   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 228 | City Parc.  | Adopted Plan    |   |   |   |   | Prime | Secondary | Tertiary               |   |   |   |   |   |   |
| 229 | 0-5 ac  | 413             |   |   |   |   | 41    | 249       | 123                    |   |   |   |   |   |   |
| 230 | 5-10 ac   | 290             |   |   |   |   | 11    | 143       | 136                    |   |   |   |   |   |   |
| 231 | 10 + ac   | 1765            |   |   |   |   | 43    | 1437      | 285                    |   |   |   |   |   |   |
| 232 | Subtotal  | 2468            |   |   |   |   | 95    | 1829      | 544                    |   |   |   |   |   |   |
| 233 |   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 234 | UNI.  |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 235 | 0-5 ac  | 611             |   |   |   |   | 35    | 412       | 164                    |   |   |   |   |   |   |
| 236 | 5-10 ac   | 600             |   |   |   |   | 90    | 265       | 245                    |   |   |   |   |   |   |
| 237 | 10 + ac   | 1883            |   |   |   |   | 309   | 703       | 871                    |   |   |   |   |   |   |
| 238 | Subtotal  | 3094            |   |   |   |   | 434   | 1380      | 1280                   |   |   |   |   |   |   |
| 239 |   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 240 | TOTAL ACRES (CITY + COUNTY)   | 5562            |   |   |   |   | 529   | 3209      | 1824                   |   |   |   |   |   |   |
| 241 |   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 242 |   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 243 | Computation for need  |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 244 | 7900 industrial jobs at 9 jobs per acre                                 |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 245 | 878 acres plus 25% for infrastructure = 220 + 878 or 1098 acres         |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 246 | 1098 acres plus 50% for market factor equals a demand of 1647 acres     |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 247 |   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 248 | Need = 1647   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 249 |   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 250 | Summary   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 251 | Adopted Plan  |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 252 | Residential   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 253 | Demand  | 5749            |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 254 | Supply  | 5235            |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 255 | Surplus/Deficit   | -514 (see note) |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 256 |   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 257 | Commercial  |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 258 | Demand  | 2565            |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 259 | Supply  | 2329            |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 260 | Surplus/Deficit   | -236            |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 261 |   |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 262 | Industrial  |                 |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 263 | Demand  | 1647            |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 264 | Supply  | 5562            |   |   |   |   |       |           |                        |   |   |   |   |   |   |
| 265 | Surplus/Deficit   | 3915            |   |   |   |   |       |           |                        |   |   |   |   |   |   |

