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CLARK COUNTY
WASHINGTON



**2007
VACANT AND BUILDABLE
LANDS MODEL**

The Vacant and Buildable Lands Model

This appendix describes the process that classifies parcels as either vacant or underutilized under various categories, and gives the gross and net results for each UGA by residential, commercial and industrial land use types. In addition it presents information on the assumptions that are applied as part of the planning process, but that are not analyzed here as part of the monitoring document.

Introduction

In 1992, Clark County began the Vacant Lands analysis to determine the potential capacity of urban growth areas to accommodate projected growth for the next 20 years. County staff met with interested parties from the development and environmental community to examine criteria to compute the supply of land available for development within each urban growth boundary. From the process, a methodology was developed using the Clark County Assessors database and Geographic Information Systems (GIS) as the primary data sources.

Another comprehensive review of the VBLM was undertaken in 2006. This review compared the 1996 prediction to the 2006 model. The review demonstrated that for the most part the model was a good predictor of what land would develop. Major changes to the model were:

- underutilized land determination for all models was changed to a building value per acre criteria
- environmental constraints methodology was changed from a percentage of the parcel based exclusionary criteria to simply aggregating constrained land and applying higher deductions
- Industrial model was abandoned in favor of the improved commercial model. The resulting model is easier to monitor, and the calculation of underutilized is easier to understand.

In the spring of 2000, a Board of Clark County Commissioners appointed technical advisory committee (Responsible Growth Forum and Friends of Clark County) revisited this process. They reviewed the definitions for each classification of land and the assumptions.

The Vacant Buildable Lands Model consists of three parts--residential, commercial, and industrial. Below are definitions, criteria and assumptions used for the current land inventory information for this report.

Residential Model

The residential model for determining gross vacant and underutilized land classifies residentially designated parcels as follows:

- Residential Vacant
 - ◆ Building value less than 13,000
 - ◆ Not tax exempt
 - ◆ Not an easement or right of way
 - ◆ Not a state assessed or institutional parcel
 - ◆ Not a mobile home park
 - ◆ Parcel greater than 5,000 square feet

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- Underutilized
 - ◆ Same as Vacant except building value criteria is replaced with a building value per acre criteria
 - ◆ Building value per acre of land is below the 20th percentile of building value per acre for all residential parcels within all UGAs. The 20th percentile is determined each year and for each UGA alternative.
 - ◆ Parcel size greater than 1 acre.
- Mansions and Condos
 - ◆ Parcel size greater than 1 acre
 - ◆ Building value per acre greater than the 20th percentile
- Residential Exempt
- Easements
- Constrained (Critical lands). All classifications maybe subdivided into constrained vs. not constrained. A 50% deduction is applied to constrained vacant and underutilized land in the gross to net calculation.
 - ◆ 100 year floodplain or flood fringe
 - ◆ wetlands inventory (NWI, high quality, permitted, modeled) with 100 foot buffer
 - ◆ slopes greater than 15 percent (> 25% for City of Vancouver)
 - ◆ land slide area that has active or historically unstable slopes
 - ◆ 200 foot shoreline buffers
 - ◆ hydric soils with 50 foot buffer
 - ◆ Habitat areas with 100 foot buffer
 - ◆ species area with 300 foot buffer
 - ◆ stream buffers by DNR class:
 - Type S (Shoreline): 250 feet
 - Type F (Fish bearing): 200 feet
 - Type NP (Non-fish bearing, perennial): 100 feet
 - Type NS (Non-fish bearing, seasonal): 75 feet

Commercial and Industrial Models

The commercial and industrial models classify vacant and underutilized lands as follows:

- Vacant land
 - ◆ Building value less than \$67,500
 - ◆ Not “Assess With” – Some parcels are accessed with other parcels. These parcels are often parking lots, or multiple parcels comprising a single development. All assessed with parcels are considered built.
 - ◆ Not Exempt.
 - ◆ Port property is exempt, and is included as a separate classification in the Industrial land model.
 - ◆ Not an Easement or right of way.
 - ◆ Parcel greater than 5,000 square feet.
- Underutilized Lands
 - ◆ Same as Vacant except building value criteria is replaced with a building value per acre criteria of less than \$50,000.
- Constrained (Critical lands). All classifications maybe subdivided into constrained vs. not constrained. A deduction is applied to constrained vacant and underutilized land in the gross to net calculation. The constrained land deduction is 20% for commercial and 50% for industrial land.
 - ◆ 100 year floodplain or flood fringe.
 - ◆ wetlands inventory (NWI, high quality, permitted, modeled) with 100 foot buffer.

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- ◆ slopes greater than 15 percent (> 25% for City of Vancouver)
- ◆ land slide area that has active or historically unstable slopes
- ◆ 200 foot shoreline buffers
- ◆ hydric soils with 50 foot buffer
- ◆ Habitat areas with 100 foot buffer
- ◆ species area with 300 foot buffer
- ◆ stream buffers by DNR class:
 - Type S (Shoreline): 250 feet
 - Type F (Fish bearing): 200 feet
 - Type NP (Non-fish bearing, perennial): 100 feet
 - Type NS (Non-fish bearing, seasonal): 75 feet

Planning Assumptions

In addition to the model definitions and criteria presented above, certain planning assumptions to account for infrastructure and market factors are applied to the calculated gross inventory in order to arrive at a net available land supply. Some factors are applied to the land supply while others are applied to the demand side in the planning process. Those factors applied to the supply side are included in the results tables that follow. The demand side factors—market factors and commercial and industrial infrastructure-- will be applied in the planning process. These assumptions are outlined below:

Residential Model Planning Assumptions:

- 27.5% deduction from gross inventory (**supply**) to account for both on and off-site infrastructure needs.
- 10% deduction applied to gross vacant land **supply**, a never-to-convert factor.
- 30% deduction applied to gross underutilized land **supply**, a never-to-convert factor.

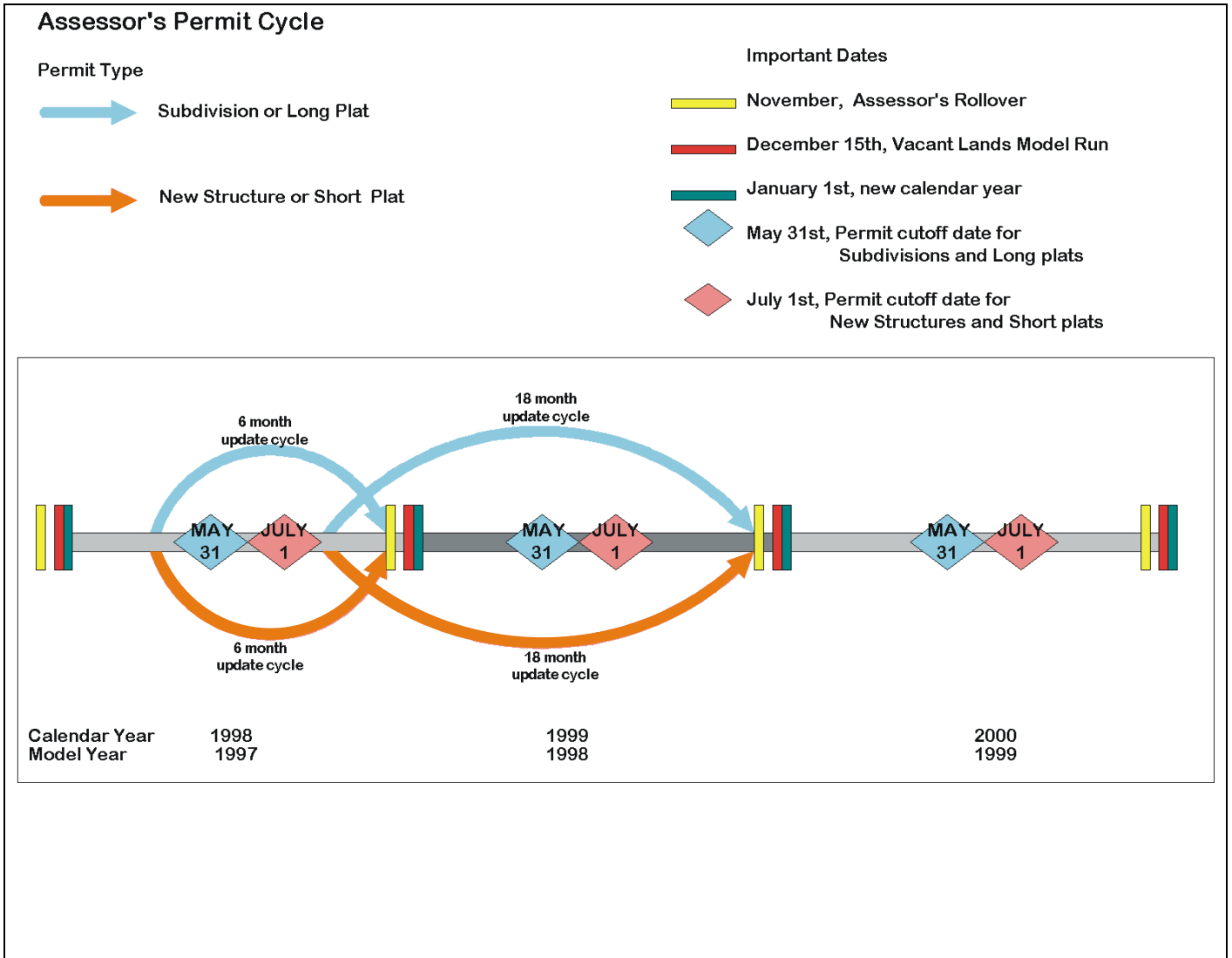
Commercial and Industrial Land Planning Assumptions

- 25% infrastructure factor applied to calculated need (**demand**) for both commercial and industrial lands.
- No market factor applied to calculated need (**demand**) for commercial land.
- No market factor applied to calculated need (**demand**) for industrial land.

On the following page is the Clark County Assessor database update cycle. Following that are combined city and uga Vacant and Buildable Lands Model (VBLM) gross and net results for residential, commercial and industrial lands. The assumptions applied in the current analysis are at the end of this appendix.

For more information on the model inputs, structure and outputs, please contact Clark County Community Planning or Clark County Department of Assessment and GIS.

2007 Vacant and Buildable Lands Model



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RESIDENTIAL MODEL

Battle Ground Combined UGA & City, 2007					
	VBLM Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Housing Units
Vacant		(0% + 10%)	27.7%		
Low (5 units)	256.2	25.6	63.9	166.7	834
High (9 units)	220.7	22.1	55.0	143.6	1,292
Vacant Constrained		(50% + 10%)	27.7%		
Low (5 units)	348.3	191.5	43.4	113.3	567
High (9 units)	394.9	217.2	49.2	128.5	1,156
Underutilized		(0% + 30%)	27.7%		
Low (5 units)	382.2	114.7	74.1	193.4	967
High (9 units)	300.5	90.2	58.3	152.1	1,369
Underutilized Constrained		(50% + 30%)	27.7%		
Low (5 units)	290.4	188.8	28.2	73.5	368
High (9 units)	221.0	143.6	21.4	55.9	503
MU-R Vacant		(0% + 10%)	27.70%		
85% (12 units)	48.5	4.8	12.1	31.5	378
MU-R Constrained		(10% + 50%)	27.7%		
85% (12 units)	26.0	14.3	3.2	8.5	102
MU-R Underutilized		(0% + 30%)	27.7%		
85% (12 units)	150.2	45.1	29.1	76.0	912
MU-R Constrained		(30% + 50%)	27.7%		
85% (12 units)	85.8	55.8	8.3	21.7	261
MU-E Vacant		(0% + 0%)	25.0%		
25% (12 units)	19.0	0.0	4.7	14.2	171
MU-E Constrained		(0% + 20%)	25.0%		
25% (12 units)	37.6	7.5	7.5	22.6	271
MU-E Underutilized		(0% + 30%)	25.0%		
25% (12 units)	11.4	0.0	2.8	8.5	102
MU-E Constrained		(0% + 20%)	25.0%		
25% (12 units)	17.5	3.5	3.5	10.5	126
Totals:	2,810.1	1,124.7	464.8	1,220.6	9,378

2007 Vacant and Buildable Lands Model

Camas Combined UGA & City, 2007					
	VBLM Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Housing Units
Vacant		(0% + 10%)	27.7%		
Low (5 units)	426.1	42.6	106.2	277.3	1,387
High (16 units)	47.5	4.7	11.8	30.9	494
Vacant Constrained		(50% + 10%)	27.7%		
Low (5 units)	551.5	303.3	68.7	179.4	897
High (16 units)	82.9	45.6	10.3	27.0	432
Underutilized		(0% + 30%)	27.7%		
Low (5 units)	474.6	142.4	92.0	240.2	1,201
High (16 units)	101.2	30.3	19.6	51.2	819
Underutilized Constrained		(50% + 30%)	27.7%		
Low (5 units)	333.2	216.6	32.3	84.3	422
High (16 units)	96.8	62.9	9.4	24.5	392
Mixed Use Vacant		(0% + 0%)	25.0%		
60% (8 units)	32.3	0.0	8.1	24.2	194
Mixed Use Constrained		(20% + 0%)	25.0%		
60% (8 units)	21.9	4.4	4.4	13.1	105
Mixed Use Underutilized		(0% + 0%)	25.0%		
60% (8 units)	30.5	0.0	7.6	22.9	183
Mixed Use Constrained		(20% + 0%)	25.0%		
60% (8 units)	52.8	10.6	10.6	31.7	253
Totals:	2,251.2	863.4	381.1	1,006.7	6,778

2007 Vacant and Buildable Lands Model

La Center Combined UGA & City, 2007					
	VBLM Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Housing Units
Vacant		(0% + 10%)	27.7%		
Low (4 units)	131.3	13.1	32.7	85.5	342
High (10 units)	34.0	3.4	8.5	22.1	221
Vacant Constrained		(50% + 10%)	27.7%		
Low (4 units)	126.6	69.6	15.8	41.2	165
High (10 units)	36.0	19.8	4.5	11.7	117
Underutilized		(0% + 30%)	27.7%		
Low (4 units)	343.8	103.2	66.7	174.0	696
High (10 units)	68.9	20.7	13.4	34.9	349
Underutilized Constrained		(50% + 30%)	27.7%		
Low (4 units)	223.5	145.3	21.7	56.6	226
High (10 units)	38.8	25.2	3.8	9.8	98
Mixed Use Vacant		(0% + 0%)	25.0%		
60% (4 units)	2.8	0.0	0.7	2.1	9
Mixed Use Constrained		(20% + 0%)	25.0%		
60% (4 units)	2.6	0.5	0.5	1.5	6
Mixed Use Underutilized		(0% + 0%)	25.0%		
60% (4 units)	0.0	0.0	0.0	0.0	0
Totals:	1,008.4	400.8	168.2	439.4	2,229

Ridgefield Combined UGA & City, 2007					
	VBLM Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Housing Units
Vacant		(0% + 10%)	27.7%		
Low (5 units)	537.3	53.7	133.9	349.6	1,748
High (16 units)	164.1	16.4	40.9	106.8	1,709
Vacant Constrained		(50% + 10%)	27.7%		
Low (5 units)	610.3	335.7	76.1	198.6	993
High (16 units)	97.8	53.8	12.2	31.8	509
Underutilized		(0% + 30%)	27.7%		
Low (5 units)	604.6	181.4	117.2	306.0	1,530
High (16 units)	80.1	24.0	15.5	40.6	649
Underutilized Constrained		(50% + 30%)	27.7%		
Low (5 units)	613.2	398.5	59.4	155.2	776
High (16 units)	69.4	45.1	6.7	17.6	281
Mixed Use Constrained		(20% + 0%)	25.0%		
60% (8 units)	2.0	0.4	0.4	1.2	9
Totals:	2,778.7	1,109.0	462.5	1,207.2	8,204

2007 Vacant and Buildable Lands Model

Three Creeks Combined UGA & City, 2007					
	VBLM Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Housing Units
Vacant		(0% + 10%)	27.7%		
Low (5 units)	856.3	85.6	213.5	557.2	2,786
High (16 units)	207.6	20.8	51.8	135.1	2,161
Vacant Constrained		(50% + 10%)	27.7%		
Low (5 units)	763.2	419.8	95.1	248.3	1,242
High (16 units)	190.3	104.6	23.7	61.9	991
Underutilized		(0% + 30%)	27.7%		
Low (5 units)	1,353.7	406.1	262.5	685.1	3,426
High (16 units)	145.8	43.7	28.3	73.8	1,181
Underutilized Constrained		(50% + 30%)	27.7%		
Low (5 units)	1,029.1	668.9	99.8	260.4	1,302
High (16 units)	53.7	34.9	5.2	13.6	217
Mixed Use Vacant		(0% + 0%)	25.0%		
60% (18 units)	44.2	0.0	11.0	33.1	596
Mixed Use Constrained		(20% + 0%)	25.0%		
60% (18 units)	34.5	6.9	6.9	20.7	372
Mixed Use Underutilized		(0% + 0%)	25.0%		
60% (18 units)	57.2	0.0	14.3	42.9	772
Mixed Use Constrained		(20% + 0%)	25.0%		
60% (18 units)	34.2	6.8	6.8	20.5	369
Totals:	4,769.6	1,798.2	818.9	2,152.5	15,414

2007 Vacant and Buildable Lands Model

Vancouver Combined UGA & City, 2007					
	VBLM Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Housing Units
Vacant		(0% + 10%)	27.7%		
Low (5 units)	969.0	96.9	241.6	630.5	3,153
High (16 units)	335.3	33.5	83.6	218.2	3,491
Vacant Constrained		(50% + 10%)	27.7%		
Low (5 units)	742.9	408.6	92.6	241.7	1,209
High (16 units)	173.1	95.2	21.6	56.3	901
Underutilized		(0% + 30%)	27.7%		
Low (5 units)	1,392.4	417.7	270.0	704.7	3,524
High (16 units)	181.7	54.5	35.2	91.9	1,471
Underutilized Constrained		(50% + 30%)	27.7%		
Low (5 units)	638.7	415.1	61.9	161.6	808
High (16 units)	85.4	55.5	8.3	21.6	346
Mixed Use Vacant		(0% + 0%)	25.0%		
60% (18 units)	87.1	0.0	21.8	65.3	1,176
Mixed Use Constrained		(20% + 0%)	25.0%		
60% (18 units)	42.3	8.5	8.5	25.4	457
Mixed Use Underutilized		(0% + 0%)	25.0%		
60% (18 units)	61.8	0.0	15.5	46.4	835
Mixed Use Constrained		(20% + 0%)	25.0%		
60% (18 units)	26.1	5.2	5.2	15.7	282
Totals:	4,735.8	1,590.8	865.7	2,279.4	17,651

Washougal Combined UGA & City, 2007					
	VBLM Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Housing Units
Vacant		(0% + 10%)	27.7%		
Low (5 units)	276.3	27.6	68.9	179.8	899
High (16 units)	38.7	3.9	9.7	25.2	403
Vacant Constrained		(50% + 10%)	27.7%		
Low (5 units)	304.9	167.7	38.0	99.2	496
High (16 units)	45.8	25.2	5.7	14.9	238
Underutilized		(0% + 30%)	27.7%		
Low (5 units)	235.4	70.6	45.7	119.2	596
High (16 units)	69.4	20.8	13.5	35.1	562
Underutilized Constrained		(50% + 30%)	27.7%		
Low (5 units)	234.4	152.4	22.7	59.3	297
High (16 units)	15.0	9.7	1.5	3.8	61
Totals:	1,219.9	477.9	205.5	536.5	3,552

2007 Vacant and Buildable Lands Model

Yacolt Combined UGA & City, 2007					
	VBLM	Will Not Convert	Infrastructure	Developable	Housing
	Gross Acres	Acres	Acres	Net Acres	Units
Vacant		(0% + 10%)	27.7%		
Low (4 units)	51.2	5.1	12.8	33.3	133
High (10 units)	0.0	0.0	0.0	0.0	0
Vacant Constrained		(50% + 10%)	27.7%		
Low (4 units)	17.9	9.9	2.2	5.8	23
High (10 units)	0.0	0.0	0.0	0.0	0
Underutilized		(0% + 30%)	27.7%		
Low (4 units)	2.8	0.8	0.5	1.4	6
High (10 units)	0.0	0.0	0.0	0.0	0
Underutilized Constrained		(50% + 30%)	27.7%		
Low (4 units)	0.8	0.5	0.1	0.2	1
High (10 units)	0.0	0.0	0.0	0.0	0
Totals:	72.8	16.4	15.6	40.8	163

COMMERCIAL MODEL

Battle Ground Commercial Property, 2007			
	UGA	City	
	Acres	Acres	Total
Commercial			
Vacant			
Vacant	24.6	76.7	101.3
Vacant Constrained	3	188.2	191.2
Vacant Subtotal	27.5	264.9	292.5
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	12.6	12.6
1.0 Acres - 2.5 Acres	0	16.6	16.6
2.5 Acres - 5 Acres	0	21.8	21.8
5 acre - 10 acres	0	14.5	14.5
10 Plus Acres	24.6	11.3	35.8
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	13.3	13.3
1.0 Acres - 2.5 Acres	0	46.6	46.6
2.5 Acres - 5 Acres	0	31.4	31.4
5 acre - 10 acres	0	35.3	35.3
10 Plus Acres	3	61.6	64.6
Underutilized			
Underutilized	42.1	13.4	55.5
Underutilized Constrained	94.4	20.2	114.7
Underutilized Subtotal	136.5	33.6	170.1
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0.7	0.7
2.5 Acres - 5 Acres	0	6.6	6.6
5 acre - 10 acres	8.5	3.6	12.1
10 Plus Acres	33.5	2.5	36
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	3.5	3.5
2.5 Acres - 5 Acres	0	4.1	4.1
5 acre - 10 acres	5.6	5	10.6
10 Plus Acres	88.9	7.7	96.5
Total Vacant and Underutilized			
	164	298.6	462.6
Exclusions			
Not Vacant	2.4	321.4	323.8
Lots Less than 5000 sq. ft.	0	2.3	2.3
Tax Exempt Property	0	33.8	33.8

2007 Vacant and Buildable Lands Model

Mixed Use Employment - Battle Ground			
Vacant			
Vacant	41.5	34.4	75.9
Vacant Constrained	76.4	74	150.4
Vacant Subtotal	118	108.3	226.3
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	1.1	0	1.1
1.0 Acres - 2.5 Acres	0.8	2.8	3.6
2.5 Acres - 5 Acres	9.4	6.8	16.1
5 acre - 10 acres	8.4	8	16.5
10 Plus Acres	21.8	16.8	38.6
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	2.5	4.2	6.7
1.0 Acres - 2.5 Acres	3	0.9	3.9
2.5 Acres - 5 Acres	18.2	16.9	35.1
5 acre - 10 acres	6.4	8.1	14.5
10 Plus Acres	46.2	43.9	90.2
Underutilized			
Underutilized	39.1	6.4	45.5
Underutilized Constrained	38.7	31.4	70.1
Underutilized Subtotal	77.8	37.8	115.6
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	1.9	0	1.9
2.5 Acres - 5 Acres	9.3	1	10.3
5 acre - 10 acres	3.1	0	3.1
10 Plus Acres	24.8	5.3	30.2
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0.5	0	0.5
2.5 Acres - 5 Acres	6.3	3.5	9.8
5 acre - 10 acres	14.2	0	14.2
10 Plus Acres	17.7	27.9	45.6
Total Vacant and Underutilized	195.8	146.1	341.9
Exclusions			
Not Vacant	74.1	15	89
Lots Less than 5000 sq. ft.	0	8.5	8.6
Tax Exempt Property	0	3.6	3.6

2007 Vacant and Buildable Lands Model

Office/Business Park - Battle Ground			
Vacant			
Vacant	41.1	58.9	99.9
Vacant Constrained	3.4	35.7	39
Vacant Subtotal	44.4	94.5	138.9
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	3.9	3.9
2.5 Acres - 5 Acres	4.8	0	4.8
5 acre - 10 acres	0	0	0
10 Plus Acres	36.2	54.9	91.2
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0.3	0.3
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	3.4	35.4	38.7
Underutilized			
Underutilized	13	6.9	20
Underutilized Constrained	6.4	0	6.4
Underutilized Subtotal	19.4	6.9	26.3
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	6.9	6.9
10 Plus Acres	13	0	13
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	6.4	0	6.4
Total Vacant and Underutilized			
63.8 101.4 165.3			
Exclusions			
Not Vacant	0	15.1	15.1
Lots Less than 5000 sq. ft.	0	0	0
Tax Exempt Property	4.3	18.3	22.7

2007 Vacant and Buildable Lands Model

Mixed Use - Camas			
Vacant			
Vacant	53.8	0	53.8
Vacant Constrained	36.5	0	36.5
Vacant Subtotal	90.3	0	90.3
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	2.2	0	2.2
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	51.7	0	51.7
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.6	0	0.6
1.0 Acres - 2.5 Acres	3.6	0	3.6
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	32.3	0	32.3
Underutilized			
Underutilized	50.9	0	50.9
Underutilized Constrained	88	0	88
Underutilized Subtotal	138.9	0	138.9
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	1.5	0	1.5
5 acre - 10 acres	0	0	0
10 Plus Acres	49.3	0	49.3
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	2.3	0	2.3
5 acre - 10 acres	0	0	0
10 Plus Acres	85.6	0	85.6
Total Vacant and Underutilized			
229.2	0	229.2	
Exclusions			
Not Vacant	26.7	0	26.7
Lots Less than 5000 sq. ft.	0	0	0
Tax Exempt Property	0	0	0

2007 Vacant and Buildable Lands Model

Camas Commercial Property, 2007			
	UGA Acres	City Acres	Total
Commercial			
Vacant			
Vacant	0	65.7	65.7
Vacant Constrained	0	79.2	79.2
Vacant Subtotal	0	144.9	144.9
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	8.6	8.6
1.0 Acres - 2.5 Acres	0	9.7	9.7
2.5 Acres - 5 Acres	0	11.1	11.1
5 acre - 10 acres	0	22.6	22.6
10 Plus Acres	0	13.8	13.8
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	3.6	3.6
1.0 Acres - 2.5 Acres	0	3.2	3.2
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	7.9	7.9
10 Plus Acres	0	64.4	64.4
Underutilized			
Underutilized	4.8	11.2	16
Underutilized Constrained	5.5	7.8	13.3
Underutilized Subtotal	10.3	19	29.3
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0.2	0.2
1.0 Acres - 2.5 Acres	0	2.1	2.1
2.5 Acres - 5 Acres	0	7.7	7.7
5 acre - 10 acres	0	0.9	0.9
10 Plus Acres	4.8	0	4.8
Underutilized Constrained Acreage Breakdown			
	0	0	0
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	7.8	7.8
5 acre - 10 acres	5.5	0	5.5
10 Plus Acres	0	0	0
Total Vacant and Underutilized	10.3	163.9	174.2
Exclusions			
Not Vacant	0	96.7	96.7
Lots Less than 5000 sq. ft.	0	2.1	2.1
Tax Exempt Property	0	33	33

2007 Vacant and Buildable Lands Model

Mixed Use - Camas			
Vacant			
Vacant	53.8	0	53.8
Vacant Constrained	36.5	0	36.5
Vacant Subtotal	90.3	0	90.3
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	2.2	0	2.2
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	51.7	0	51.7
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.6	0	0.6
1.0 Acres - 2.5 Acres	3.6	0	3.6
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	32.3	0	32.3
Underutilized			
Underutilized	50.9	0	50.9
Underutilized Constrained	88	0	88
Underutilized Subtotal	138.9	0	138.9
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	1.5	0	1.5
5 acre - 10 acres	0	0	0
10 Plus Acres	49.3	0	49.3
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	2.3	0	2.3
5 acre - 10 acres	0	0	0
10 Plus Acres	85.6	0	85.6
Total Vacant and Underutilized			
229.2	0	229.2	
Exclusions			
Not Vacant	26.7	0	26.7
Lots Less than 5000 sq. ft.	0	0	0
Tax Exempt Property	0	0	0

2007 Vacant and Buildable Lands Model

Office/Business Park - Camas			
Vacant			
Vacant	130.4	235.2	365.6
Vacant Constrained	287.2	305.9	593.1
Vacant Subtotal	417.7	541.1	958.8
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	1.3	1.3
1.0 Acres - 2.5 Acres	0	5.3	5.3
2.5 Acres - 5 Acres	0	20.9	20.9
5 acre - 10 acres	5.3	44.2	49.5
10 Plus Acres	125.1	163.5	288.5
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0.5	0.5
1.0 Acres - 2.5 Acres	1.2	3.3	4.5
2.5 Acres - 5 Acres	4.7	15.3	20.1
5 acre - 10 acres	20.6	14.4	35
10 Plus Acres	260.7	272.4	533.2
Underutilized			
Underutilized	53.1	15.5	68.6
Underutilized Constrained	91.9	32.4	124.2
Underutilized Subtotal	145	47.9	192.9
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	6.4	4.1	10.5
5 acre - 10 acres	12.7	11.4	24.1
10 Plus Acres	34	0	34
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	2.4	2.8	5.2
5 acre - 10 acres	5.2	10.1	15.3
10 Plus Acres	84.3	19.5	103.8
Total Vacant and Underutilized			
	562.7	589	1151.6
Exclusions			
Not Vacant	50.5	719.6	770
Lots Less than 5000 sq. ft.	0.1	0.1	0.2
Tax Exempt Property	0	114.6	114.6

2007 Vacant and Buildable Lands Model

LaCenter Commercial Property, 2006			
	UGA	City	
	Acres	Acres	Total
Commercial			
Vacant			
Vacant	54.9	1.3	56.2
Vacant Constrained	11.7	3	14.7
Vacant Subtotal	66.6	4.3	70.9
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.6	1	1.6
1.0 Acres - 2.5 Acres	6.9	0.3	7.2
2.5 Acres - 5 Acres	19.5	0	19.5
5 acre - 10 acres	0	0	0
10 Plus Acres	27.9	0	27.9
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0.9	0.9
1.0 Acres - 2.5 Acres	2.5	2.2	4.7
2.5 Acres - 5 Acres	6.4	0	6.4
5 acre - 10 acres	0	0	0
10 Plus Acres	2.7	0	2.7
Underutilized			
Underutilized	16.1	0	16.1
Underutilized Constrained	8.2	0	8.2
Underutilized Subtotal	24.3	0	24.3
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0.2	0	0.2
2.5 Acres - 5 Acres	2	0	2
5 acre - 10 acres	2.2	0	2.2
10 Plus Acres	11.8	0	11.8
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	1.6	0	1.6
2.5 Acres - 5 Acres	2.3	0	2.3
5 acre - 10 acres	2.8	0	2.8
10 Plus Acres	1.5	0	1.5
Total Vacant and Underutilized	90.9	4.3	95.2
Exclusions			
Not Vacant	9.6	13.4	23
Lots Less than 5000 sq. ft.	0	0.5	0.5
Tax Exempt Property	0.4	7	7

2007 Vacant and Buildable Lands Model

Mixed Use - La Center			
Vacant			
Vacant	0	4.7	4.7
Vacant Constrained	0	4.3	4.3
Vacant Subtotal	0	9	9
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	3	3
1.0 Acres - 2.5 Acres	0	1.8	1.8
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	3.2	3.2
1.0 Acres - 2.5 Acres	0	1	1
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Underutilized			
Underutilized	0	0	0
Underutilized Constrained	0	0	0
Underutilized Subtotal	0	0	0
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Total Vacant and Underutilized	0	9	9
Exclusions			
Not Vacant	2.6	28.5	31.1
Lots Less than 5000 sq. ft.	0	0.4	0.4
Tax Exempt Property	0	0.5	0.5

2007 Vacant and Buildable Lands Model

Office/Business Park - La Center			
Vacant			
Vacant	138.7	0	138.7
Vacant Constrained	113.1	0	113.1
Vacant Subtotal	251.7	0	251.7
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	2.1	0	2.1
1.0 Acres - 2.5 Acres	3.3	0	3.3
2.5 Acres - 5 Acres	4	0	4
5 acre - 10 acres	24.7	0	24.7
10 Plus Acres	104.6	0	104.6
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	1.1	0	1.1
1.0 Acres - 2.5 Acres	5.9	0	5.9
2.5 Acres - 5 Acres	12.4	0	12.4
5 acre - 10 acres	32.8	0	32.8
10 Plus Acres	60.9	0	60.9
Underutilized			
Underutilized	139.9	0	139.9
Underutilized Constrained	110.7	0	110.7
Underutilized Subtotal	250.5	0	250.5
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	7.1	0	7.1
5 acre - 10 acres	12.5	0	12.5
10 Plus Acres	120.3	0	120.3
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	5.7	0	5.7
5 acre - 10 acres	24.1	0	24.1
10 Plus Acres	80.9	0	80.9
Total Vacant and Underutilized	502.3	0	502.3
Exclusions			
Not Vacant	23.5	0	23.5
Lots Less than 5000 sq. ft.	0.1	0	0.1
Tax Exempt Property	0	0	0

2007 Vacant and Buildable Lands Model

Ridgefield Commercial Property, 2007			
	UGA	City	
	Acres	Acres	Total
Commercial			
Vacant			
Vacant	3.4	44.7	48.1
Vacant Constrained	2.5	57.5	60
Vacant Subtotal	5.9	102.2	108.2
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.3	4.4	4.7
1.0 Acres - 2.5 Acres	1.3	6.3	7.5
2.5 Acres - 5 Acres	1.8	2.2	4.1
5 acre - 10 acres	0	3	3
10 Plus Acres	0	28.9	28.9
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.8	3.2	3.9
1.0 Acres - 2.5 Acres	0	5.3	5.3
2.5 Acres - 5 Acres	1.8	0	1.8
5 acre - 10 acres	0	0	0
10 Plus Acres	0	49	49
Underutilized			
Underutilized	9.8	8.8	18.6
Underutilized Constrained	14.2	14	28.3
Underutilized Subtotal	24	22.8	46.9
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	1.8	0	1.8
2.5 Acres - 5 Acres	2.2	2	4.2
5 acre - 10 acres	5.1	6.4	11.5
10 Plus Acres	0.7	0.4	1.1
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0.6	0	0.6
2.5 Acres - 5 Acres	2.5	2.1	4.6
5 acre - 10 acres	2.3	10.7	13
10 Plus Acres	8.8	1.3	10.1
Total Vacant and Underutilized			
	30	125.1	155.1
Exclusions			
Not Vacant	6	34.4	40.4
Lots Less than 5000 sq. ft.	0	1	1
Tax Exempt Property	0	1	1

2007 Vacant and Buildable Lands Model

Mixed Use - Ridgefield			
Vacant			
Vacant	0	0	0
Vacant Constrained	0	3.3	3.3
Vacant Subtotal	0	3.3	3.3
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	3.3	3.3
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Underutilized			
Underutilized	0	0	0
Underutilized Constrained	0	0	0
Underutilized Subtotal	0	0	0
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Total Vacant and Underutilized			
Exclusions	0	3.3	3.3
Not Vacant	0	4	4
Lots Less than 5000 sq. ft.	0	0	0
Tax Exempt Property	4	37.1	41

2007 Vacant and Buildable Lands Model

Office/Business Park - Ridgefield			
Vacant			
Vacant	98.5	115.1	213.7
Vacant Constrained	244.3	76.7	321
Vacant Subtotal	342.8	191.8	534.6
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.9	0.9	1.9
1.0 Acres - 2.5 Acres	2.6	3	5.6
2.5 Acres - 5 Acres	7	5.4	12.4
5 acre - 10 acres	9.9	3.1	13.1
10 Plus Acres	78.1	102.7	180.8
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	2.4	1.5	3.8
1.0 Acres - 2.5 Acres	5.3	2.2	7.5
2.5 Acres - 5 Acres	36.2	8.3	44.5
5 acre - 10 acres	22.2	7.1	29.3
10 Plus Acres	178.2	57.6	235.8
Underutilized			
Underutilized			
Underutilized Constrained	33.8	104.7	138.5
Underutilized Subtotal	115.6	77.8	193.5
	149.4	182.5	331.9
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	4.2	2	6.2
5 acre - 10 acres	13.1	9.4	22.5
10 Plus Acres	16.5	93.3	109.8
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	10	1.1	11.1
5 acre - 10 acres	43.6	4.4	48
10 Plus Acres	62	72.3	134.4
Total Vacant and Underutilized			
Exclusions	492.2	374.3	866.6
Not Vacant	45.9	6.7	52.7
Lots Less than 5000 sq. ft.	0.1	0	0.1
Tax Exempt Property	14.5	1.8	16.2

2007 Vacant and Buildable Lands Model

Vancouver Commercial Property, 2007			
	UGA Acres	City Acres	Total
Commercial			
Vacant			
Vacant	169.7	0.0	169.7
Vacant Constrained	118.7	0.0	118.7
Vacant Subtotal	288.3	0.0	288.3
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	48.3	0.0	48.3
1.0 Acres - 2.5 Acres	37.9	0.0	37.9
2.5 Acres - 5 Acres	53.3	0.0	53.3
5 acre - 10 acres	8.5	0.0	8.5
10 Plus Acres	21.7	0.0	21.7
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	32.8	0.0	32.8
1.0 Acres - 2.5 Acres	26.5	0.0	26.5
2.5 Acres - 5 Acres	35.5	0.0	35.5
5 acre - 10 acres	9.6	0.0	9.6
10 Plus Acres	14.3	0.0	14.3
Underutilized			
Underutilized	24.4	0.0	24.4
Underutilized Constrained	7.5	0.0	7.5
Underutilized Subtotal	31.8	0.0	31.8
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.5	0.0	0.5
1.0 Acres - 2.5 Acres	6.6	0.0	6.6
2.5 Acres - 5 Acres	14.2	0.0	14.2
5 acre - 10 acres	3.1	0.0	3.1
10 Plus Acres	0.0	0.0	0.0
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	0.0	0.0	0.0
2.5 Acres - 5 Acres	5.5	0.0	5.5
5 acre - 10 acres	1.9	0.0	1.9
10 Plus Acres	0.0	0.0	0.0
Total Vacant and Underutilized	320.1	0.0	320.1
Exclusions			
Not Vacant	551.2	0.0	551.2
Lots Less than 5000 sq. ft.	0.5	0.0	0.5
Tax Exempt Property	34.9	0.0	34.9

2007 Vacant and Buildable Lands Model

Mixed Use - Vancouver			
Vacant			
Vacant	73.6	0.0	73.6
Vacant Constrained	57.4	0.0	57.4
Vacant Subtotal	131.1	0.0	131.1
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	13.3	0.0	13.3
1.0 Acres - 2.5 Acres	13.7	0.0	13.7
2.5 Acres - 5 Acres	19.7	0.0	19.7
5 acre - 10 acres	10.3	0.0	10.3
10 Plus Acres	16.7	0.0	16.7
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	5.6	0.0	5.6
1.0 Acres - 2.5 Acres	9.4	0.0	9.4
2.5 Acres - 5 Acres	27.5	0.0	27.5
5 acre - 10 acres	14.9	0.0	14.9
10 Plus Acres	0.1	0.0	0.1
Underutilized			
Underutilized	95.3	0.0	95.3
Underutilized Constrained	57.0	0.0	57.0
Underutilized Subtotal	152.3	0.0	152.3
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	4.2	0.0	4.2
2.5 Acres - 5 Acres	15.6	0.0	15.6
5 acre - 10 acres	42.6	0.0	42.6
10 Plus Acres	32.9	0.0	32.9
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	0.4	0.0	0.4
2.5 Acres - 5 Acres	23.8	0.0	23.8
5 acre - 10 acres	13.1	0.0	13.1
10 Plus Acres	19.7	0.0	19.7
Total Vacant and Underutilized			
283.3	0.0	283.3	
Exclusions			
Not Vacant	146.0	0.0	146.0
Lots Less than 5000 sq. ft.	8.8	0.0	8.8
Tax Exempt Property	17.5	0.0	17.5

2007 Vacant and Buildable Lands Model

Office/Business Park - Vancouver			
Vacant			
Vacant	114.2	0.0	114.2
Vacant Constrained	142.8	0.0	142.8
Vacant Subtotal	257.0	0.0	257.0
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	3.6	0.0	3.6
1.0 Acres - 2.5 Acres	25.6	0.0	25.6
2.5 Acres - 5 Acres	41.0	0.0	41.0
5 acre - 10 acres	26.4	0.0	26.4
10 Plus Acres	17.5	0.0	17.5
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	5.1	0.0	5.1
1.0 Acres - 2.5 Acres	10.3	0.0	10.3
2.5 Acres - 5 Acres	29.9	0.0	29.9
5 acre - 10 acres	13.4	0.0	13.4
10 Plus Acres	84.2	0.0	84.2
Underutilized			
Underutilized	180.3	0.0	180.3
Underutilized Constrained	181.7	0.0	181.7
Underutilized Subtotal	362.0	0.0	362.0
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	1.2	0.0	1.2
2.5 Acres - 5 Acres	27.5	0.0	27.5
5 acre - 10 acres	41.5	0.0	41.5
10 Plus Acres	110.0	0.0	110.0
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	3.6	0.0	3.6
2.5 Acres - 5 Acres	22.6	0.0	22.6
5 acre - 10 acres	19.4	0.0	19.4
10 Plus Acres	136.0	0.0	136.0
Total Vacant and Underutilized			
	619.0	0.0	619.0
Exclusions			
Not Vacant	72	0	72
Lots Less than 5000 sq. ft.	0.1	0	0.1
Tax Exempt Property	4.2	0	4.2

2007 Vacant and Buildable Lands Model

Vancouver Commercial Property, 2007			
	UGA Acres	City Acres	Total
Commercial			
Vacant			
Vacant	132.8	416.1	548.9
Vacant Constrained	58.1	68.8	126.9
Vacant Subtotal	190.9	484.9	675.8
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	26.9	95.1	122.0
1.0 Acres - 2.5 Acres	22.2	121.5	143.7
2.5 Acres - 5 Acres	8.9	57.2	66.0
5 acre - 10 acres	60.1	57.9	117.9
10 Plus Acres	14.8	84.5	99.3
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	6.7	13.2	20.0
1.0 Acres - 2.5 Acres	16.2	28.4	44.6
2.5 Acres - 5 Acres	13.4	8.8	22.3
5 acre - 10 acres	13.1	1.3	14.4
10 Plus Acres	8.6	17.0	25.6
Underutilized			
Underutilized	48.5	8.5	56.9
Underutilized Constrained	39.6	1.0	40.6
Underutilized Subtotal	88.1	9.5	97.5
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	1.7	1.7
1.0 Acres - 2.5 Acres	0.0	5.8	5.8
2.5 Acres - 5 Acres	8.2	0.0	8.2
5 acre - 10 acres	5.1	0.0	5.1
10 Plus Acres	35.1	0.0	35.1
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.9	0.9
1.0 Acres - 2.5 Acres	0.0	0.1	0.1
2.5 Acres - 5 Acres	5.8	0.0	5.8
5 acre - 10 acres	16.4	0.0	16.4
10 Plus Acres	17.4	0.0	17.4
Total Vacant and Underutilized			
	278.9	494.3	773.3
Exclusions			
Not Vacant	214.4	1,550.8	1,765.2
Lots Less than 5000 sq. ft.	1.9	9.4	11.3
Tax Exempt Property	75.7	65.9	141.7

2007 Vacant and Buildable Lands Model

Mixed Use - Vancouver			
Vacant			
Vacant	135.3	9.9	145.2
Vacant Constrained	43.7	26.7	70.5
Vacant Subtotal	179.0	36.6	215.6
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	9.8	0.4	10.2
1.0 Acres - 2.5 Acres	14.2	0.0	14.2
2.5 Acres - 5 Acres	18.5	0.0	18.5
5 acre - 10 acres	38.0	5.7	43.7
10 Plus Acres	54.8	3.8	58.6
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	1.0	0.4	1.4
1.0 Acres - 2.5 Acres	0.7	0.0	0.7
2.5 Acres - 5 Acres	4.8	0.0	4.8
5 acre - 10 acres	11.5	8.3	19.8
10 Plus Acres	25.7	18.0	43.7
Underutilized			
Underutilized	98.4	4.6	103.0
Underutilized Constrained	24.5	19.1	43.6
Underutilized Subtotal	122.9	23.7	146.6
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	0.0	0.0	0.0
2.5 Acres - 5 Acres	9.2	1.7	10.9
5 acre - 10 acres	5.2	2.9	8.1
10 Plus Acres	84.0	0.0	84.0
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	0.0	0.0	0.0
2.5 Acres - 5 Acres	0.0	1.5	1.5
5 acre - 10 acres	2.2	17.6	19.7
10 Plus Acres	22.3	0.0	22.3
Total Vacant and Underutilized			
	301.9	60.3	362.2
Exclusions			
Not Vacant	99.5	6.0	105.5
Lots Less than 5000 sq. ft.	12.9	0.0	12.9
Tax Exempt Property	56.0	0.0	56.0

2007 Vacant and Buildable Lands Model

Office/Business Park - Vancouver			
Vacant			
Vacant	454.8	0.0	454.8
Vacant Constrained	500.5	0.0	500.5
Vacant Subtotal	955.3	0.0	955.3
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	7.5	0.0	7.5
1.0 Acres - 2.5 Acres	26.4	0.0	26.4
2.5 Acres - 5 Acres	43.2	0.0	43.2
5 acre - 10 acres	42.1	0.0	42.1
10 Plus Acres	335.5	0.0	335.5
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	7.3	0.0	7.3
1.0 Acres - 2.5 Acres	22.8	0.0	22.8
2.5 Acres - 5 Acres	47.4	0.0	47.4
5 acre - 10 acres	40.2	0.0	40.2
10 Plus Acres	382.9	0.0	382.9
Underutilized			
Underutilized	380.7	0.0	380.7
Underutilized Constrained	582.2	0.0	582.2
Underutilized Subtotal	962.9	0.0	962.9
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	3.9	0.0	3.9
2.5 Acres - 5 Acres	12.1	0.0	12.1
5 acre - 10 acres	13.1	0.0	13.1
10 Plus Acres	351.6	0.0	351.6
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	2.7	0.0	2.7
2.5 Acres - 5 Acres	10.8	0.0	10.8
5 acre - 10 acres	31.5	0.0	31.5
10 Plus Acres	537.2	0.0	537.2
Total Vacant and Underutilized	1,918.2	0.0	1,918.2
Exclusions			
Not Vacant	115.3	0	115.3
Lots Less than 5000 sq. ft.	0.1	0	0.1
Tax Exempt Property	39.4	0	39.4

2007 Vacant and Buildable Lands Model

Washougal Commercial Property, 2007			
	UGA Acres	City Acres	Total
Commercial			
Vacant			
Vacant	13	27.7	40.6
Vacant Constrained	7.1	14.8	21.9
Vacant Subtotal	20.1	42.5	62.6
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.4	19.2	19.7
1.0 Acres - 2.5 Acres	1	7.4	8.4
2.5 Acres - 5 Acres	3.2	1	4.2
5 acre - 10 acres	8.3	0	8.3
10 Plus Acres	0	0	0
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	7.7	7.7
1.0 Acres - 2.5 Acres	0.5	4.9	5.4
2.5 Acres - 5 Acres	6.6	2.2	8.9
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Underutilized			
Underutilized	4.7	0	4.7
Underutilized Constrained	7.7	0	7.7
Underutilized Subtotal	12.4	0	12.4
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	4.7	0	4.7
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	7.7	0	7.7
Total Vacant and Underutilized			
	32.5	42.5	75
Exclusions			
Not Vacant	38.5	86.5	125
Lots Less than 5000 sq. ft.	0	3.4	3.4
Tax Exempt Property	0	34	34

2007 Vacant and Buildable Lands Model

Mixed Use - Washougal			
Vacant			
Vacant	0	0	0
Vacant Constrained	0	0	0
Vacant Subtotal	0	0	0
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Underutilized			
Underutilized	0	0	0
Underutilized Constrained	0	0	0
Underutilized Subtotal	0	0	0
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Total Vacant and Underutilized			
0 0 0			
Exclusions			
Not Vacant	0	0	0
Lots Less than 5000 sq. ft.	0	0	0
Tax Exempt Property	0	0	0

2007 Vacant and Buildable Lands Model

Office/Business Park - Washougal				
Vacant				
Vacant	260	0	260	
Vacant Constrained	100.3	0	100.3	
Vacant Subtotal	360.3	0	360.3	
Vacant Acreage Breakdown				
5,000 sqft - 1.0 Acres	1	0	1	
1.0 Acres - 2.5 Acres	0.4	0	0.4	
2.5 Acres - 5 Acres	2	0	2	
5 acre - 10 acres	1.8	0	1.8	
10 Plus Acres	254.8	0	254.8	
Vacant Constrained Acreage Breakdown				
5,000 sqft - 1.0 Acres	0.1	0	0.1	
1.0 Acres - 2.5 Acres	1.4	0	1.4	
2.5 Acres - 5 Acres	1.8	0	1.8	
5 acre - 10 acres	3.7	0	3.7	
10 Plus Acres	93.2	0	93.2	
Underutilized				
Underutilized	98.9	0	98.9	
Underutilized Constrained	44.5	0	44.5	
Underutilized Subtotal	143.5	0	143.5	
Underutilized Acreage Breakdown				
5,000 sqft - 1.0 Acres	0	0	0	
1.0 Acres - 2.5 Acres	0	0	0	
2.5 Acres - 5 Acres	0.8	0	0.8	
5 acre - 10 acres	21.3	0	21.3	
10 Plus Acres	76.8	0	76.8	
Underutilized Constrained Acreage Breakdown				
5,000 sqft - 1.0 Acres	0	0	0	
1.0 Acres - 2.5 Acres	0	0	0	
2.5 Acres - 5 Acres	6.8	0	6.8	
5 acre - 10 acres	0.8	0	0.8	
10 Plus Acres	36.9	0	36.9	
Total Vacant and Underutilized		503.8	0	503.8
Exclusions				
Not Vacant	22.6	0	22.6	
Lots Less than 5000 sq. ft.	0	0	0	
Tax Exempt Property	23.5	0	23.5	

2007 Vacant and Buildable Lands Model

Yacolt Commercial Property, 2007			
	UGA Acres	City Acres	Total
Commercial			
Vacant			
Vacant	0	14.4	14.4
Vacant Constrained	0	0	0
Vacant Subtotal	0	14.4	14.4
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	5	5
1.0 Acres - 2.5 Acres	0	1.6	1.6
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	7.8	7.8
10 Plus Acres	0	0	0
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Underutilized			
Underutilized	0	0	0
Underutilized Constrained	0	0	0
Underutilized Subtotal	0	0	0
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Total Vacant and Underutilized	0	14.4	14.4
Exclusions			
Not Vacant	0	5.6	5.6
Lots Less than 5000 sq. ft.	0	0.6	0.6
Tax Exempt Property	0.5	13	13

INDUSTRIAL MODEL

Battle Ground Industrial Property, 2007			
	UGA	City	
	Acres	Acres	Total
Vacant			
Vacant Land	17.6	7.6	25.2
Vacant Constrained Land	15.8	156.5	172.4
Vacant Port Land	0	0	0
Vacant Port Constrained Land	0	0	0
Vacant Subtotal	17.6	7.6	25.2
Vacant Constrained Subtotal	15.8	156.5	172.4
Vacant Acreage Breakdown			
0 - 5 Acres	7.5	2	9.5
5 - 10 Acres	10.1	2.5	12.7
10 - 20 Acres	0	3	3
20 + Acres	0	0	0
Vacant Constrained Acreage Breakdown			
0 - 5 Acres	7.3	45.7	53
5 - 10 Acres	8.5	46.3	54.9
10 - 20 Acres	0	64.5	64.5
20 + Acres	0	0	0
Underutilized			
Underutilized Land	1	4.5	5.5
Underutilized Constrained Land	13	17.6	30.7
Underutilized Port Land	0	0	0
Underutilized Constrained Port Land	0	0	0
Underutilized Subtotal	1	4.5	5.5
Underutilized Acreage Breakdown			
0 - 5 Acres	1	1.7	2.7
5 - 10 Acres	0	0	0
10 - 20 Acres	0	2.8	2.8
20 + Acres	0	0	0
Underutilized Constrained Acreage Breakdown			
0 - 5 Acres	7.8	5.9	13.7
5 - 10 Acres	5.2	0	5.2
10 - 20 Acres	0	11.7	11.7
20 + Acres	0	0	0
Total Vacant and Underutilized	18.6	12.1	30.7
Exclusions			
Built	0	54.3	54.3
Vacant Tax Exempt non Port Property	0	0	0

2007 Vacant and Buildable Lands Model

Camas Industrial Property, 2007			
	UGA Acres	City Acres	Total
Vacant			
Vacant Land	0	14.9	14.9
Vacant Constrained Land	0	118.7	118.7
Vacant Port Land	0	0	0
Vacant Port Constrained Land	0	0	0
Vacant Subtotal	0	14.9	14.9
Vacant Constrained Subtotal	0	118.7	118.7
Vacant Acreage Breakdown			
0 - 5 Acres	0	7.1	7.1
5 - 10 Acres	0	3.7	3.7
10 - 20 Acres	0	1.1	1.1
20 + Acres	0	3	3
Vacant Constrained Acreage Breakdown			
0 - 5 Acres	0	6.3	6.3
5 - 10 Acres	0	7.6	7.6
10 - 20 Acres	0	11.9	11.9
20 + Acres	0	40.3	40.3
Underutilized			
Underutilized Land	0	6.1	6.1
Underutilized Constrained Land	0	24.4	24.4
Underutilized Port Land	0	0	0
Underutilized Constrained Port Land	0	0	0
Underutilized Subtotal	0	6.1	6.1
Underutilized Acreage Breakdown			
0 - 5 Acres	0	0	0
5 - 10 Acres	0	0.1	0.1
10 - 20 Acres	0	0	0
20 + Acres	0	6.1	6.1
Underutilized Constrained Acreage Breakdown			
0 - 5 Acres	0	0	0
5 - 10 Acres	0	5.2	5.2
10 - 20 Acres	0	0	0
20 + Acres	0	19.2	19.2
Total Vacant and Underutilized	0	21.1	21.1
Exclusions			
Built	0	661.7	661.7
Vacant Tax Exempt non Port Proper	0	0	0

2007 Vacant and Buildable Lands Model

La Center Industrial Property, 2007			
	UGA Acres	City Acres	Total
Vacant			
Vacant Land	0	0	0
Vacant Constrained Land	0	0	0
Vacant Port Land	0	0	0
Vacant Port Constrained Land	0	0	0
Vacant Subtotal	0	0	0
Vacant Constrained Subtotal	0	0	0
Vacant Acreage Breakdown			
0 - 5 Acres	0	0	0
5 - 10 Acres	0	0	0
10 - 20 Acres	0	0	0
20 + Acres	0	0	0
Vacant Constrained Acreage Breakdown			
0 - 5 Acres	0	0	0
5 - 10 Acres	0	0	0
10 - 20 Acres	0	0	0
20 + Acres	0	0	0
Underutilized			
Underutilized Land	0	0	0
Underutilized Constrained Land	0	0	0
Underutilized Port Land	0	0	0
Underutilized Constrained Port Land	0	0	0
Underutilized Subtotal	0	0	0
Underutilized Acreage Breakdown			
0 - 5 Acres	0	0	0
5 - 10 Acres	0	0	0
10 - 20 Acres	0	0	0
20 + Acres	0	0	0
Underutilized Constrained Acreage Breakdown			
0 - 5 Acres	0	0	0
5 - 10 Acres	0	0	0
10 - 20 Acres	0	0	0
20 + Acres	0	0	0
Total Vacant and Underutilized			
0	0	0	0
Exclusions			
Built	0	0	0
Vacant Tax Exempt non Port Property	0	0	0

2007 Vacant and Buildable Lands Model

Ridgefield Industrial Property, 2007			
	UGA Acres	City Acres	Total
Vacant			
Vacant Land	0	211.7	211.7
Vacant Constrained Land	0.5	149.9	150.4
Vacant Port Land	0	1.4	1.4
Vacant Port Constrained Land	0	14.7	14.7
Vacant Subtotal	0	213.1	213.1
Vacant Constrained Subtotal	0.5	164.7	165.2
Vacant Acreage Breakdown			
0 - 5 Acres	0	38	38
5 - 10 Acres	0	38.9	38.9
10 - 20 Acres	0	61.5	61.5
20 + Acres	0	73.3	73.3
Vacant Constrained Acreage Breakdown			
0 - 5 Acres	0.4	41.9	42.3
5 - 10 Acres	0.1	43.7	43.7
10 - 20 Acres	0	31.6	31.6
20 + Acres	0	32.8	32.8
Underutilized			
Underutilized Land	0	117.2	117.3
Underutilized Constrained Land	0	93.8	93.8
Underutilized Port Land	0	0	0
Underutilized Constrained Port Land	0	0	0
Underutilized Subtotal	0	117.2	117.3
Underutilized Acreage Breakdown			
0 - 5 Acres	0	0.3	0.3
5 - 10 Acres	0	15	15
10 - 20 Acres	0	7.8	7.8
20 + Acres	0	94.2	94.2
Underutilized Constrained Acreage Breakdown			
0 - 5 Acres	0	3.1	3.1
5 - 10 Acres	0	8.3	8.3
10 - 20 Acres	0	6.2	6.2
20 + Acres	0	76.1	76.1
Total Vacant and Underutilized			
	0	330.3	330.4
Exclusions			
Built	1.1	138.7	139.8
Vacant Tax Exempt non Port Property	0	0	0

2007 Vacant and Buildable Lands Model

Three Creeks Industrial Property, 2007			
	UGA Acres	City Acres	Total
Vacant			
Vacant Land	91.4	0	91.4
Vacant Constrained Land	91.9	0	91.9
Vacant Port Land	0	0	0
Vacant Port Constrained Land	0	0	0
Vacant Subtotal	91.4	0	91.4
Vacant Constrained Subtotal	91.9	0	91.9
Vacant Acreage Breakdown			
0 - 5 Acres	67.4	0	67.4
5 - 10 Acres	23.9	0	23.9
10 - 20 Acres	0.1	0	0.1
20 + Acres	0	0	0
Vacant Constrained Acreage Breakdown			
0 - 5 Acres	77.8	0	77.8
5 - 10 Acres	9.2	0	9.2
10 - 20 Acres	4.9	0	4.9
20 + Acres	0	0	0
Underutilized			
Underutilized Land	79.5	0	79.5
Underutilized Constrained Land	45	0	45
Underutilized Port Land	0	0	0
Underutilized Constrained Port Land	0	0	0
Underutilized Subtotal	79.5	0	79.5
Underutilized Acreage Breakdown			
0 - 5 Acres	23.5	0	23.5
5 - 10 Acres	18.4	0	18.4
10 - 20 Acres	37.5	0	37.5
20 + Acres	0	0	0
Underutilized Constrained Acreage Breakdown			
0 - 5 Acres	21.5	0	21.5
5 - 10 Acres	11.8	0	11.8
10 - 20 Acres	11.7	0	11.7
20 + Acres	0	0	0
Total Vacant and Underutilized	170.9	0	170.9
Exclusions			
Built	292.3	0	292.3
Vacant Tax Exempt non Port Property	0	0	0

2007 Vacant and Buildable Lands Model

Vancouver Industrial Property, 2007			
	UGA	City	
	Acres	Acres	Total
Vacant			
Vacant Land	155.5	484.9	640.4
Vacant Constrained Land	182.6	611.9	794.5
Vacant Port Land	0	42.7	42.8
Vacant Port Constrained Land	0	667.5	667.6
Vacant Subtotal	155.5	527.6	683.1
Vacant Constrained Subtotal	182.6	1,279.5	1,462.1
Vacant Acreage Breakdown			
0 - 5 Acres	68.8	213.4	282.2
5 - 10 Acres	49	94	143
10 - 20 Acres	11.2	68.3	79.4
20 + Acres	26.6	109.2	135.8
Vacant Constrained Acreage Breakdown			
0 - 5 Acres	45.9	104.9	150.9
5 - 10 Acres	61.3	93.3	154.7
10 - 20 Acres	41.2	169.8	211
20 + Acres	34.1	243.9	278
Underutilized			
Underutilized Land	135.2	137.6	272.8
Underutilized Constrained Land	136.6	319.9	456.5
Underutilized Port Land	0	51	51
Underutilized Constrained Port Land	0	119.5	119.5
Underutilized Subtotal	135.2	188.6	323.8
Underutilized Acreage Breakdown			
0 - 5 Acres	29.4	10.2	39.6
5 - 10 Acres	19	13.2	32.2
10 - 20 Acres	9.4	1.8	11.2
20 + Acres	77.3	112.4	189.8
Underutilized Constrained Acreage Breakdown			
0 - 5 Acres	31.5	6.4	37.9
5 - 10 Acres	50.7	26.9	77.5
10 - 20 Acres	18.8	15.4	34.2
20 + Acres	35.7	271.2	306.9
Total Vacant and Underutilized	290.7	716.2	1,006.9
Exclusions			
Built	365.4	1,938.8	2,304.1
Vacant Tax Exempt non Port Property	0	0	0

2007 Vacant and Buildable Lands Model

Washougal Industrial Property, 2007			
	UGA Acres	City Acres	Total
Vacant			
Vacant Land	0	14.1	14.1
Vacant Constrained Land	0	67.3	67.3
Vacant Port Land	0	0.4	0.4
Vacant Port Constrained Land	5.5	20.4	25.9
Vacant Subtotal	0	14.5	14.5
Vacant Constrained Subtotal	5.5	87.7	93.2
Vacant Acreage Breakdown			
0 - 5 Acres	0	8.8	8.8
5 - 10 Acres	0	0	0
10 - 20 Acres	0	0	0
20 + Acres	0	5.3	5.3
Vacant Constrained Acreage Breakdown			
0 - 5 Acres	0	18.8	18.8
5 - 10 Acres	0	12.6	12.6
10 - 20 Acres	0	12.1	12.1
20 + Acres	0	20.3	20.3
Underutilized			
Underutilized Land	0	11.7	11.7
Underutilized Constrained Land	0	35.6	35.6
Underutilized Port Land	0	0.3	0.3
Underutilized Constrained Port Land	0	81.9	81.9
Underutilized Subtotal	0	12	12
Underutilized Acreage Breakdown			
0 - 5 Acres	0	4.7	4.7
5 - 10 Acres	0	0	0
10 - 20 Acres	0	0	0
20 + Acres	0	7	7
Underutilized Constrained Acreage Breakdown			
0 - 5 Acres	0	4.7	4.7
5 - 10 Acres	0	0	0
10 - 20 Acres	0	14.8	14.8
20 + Acres	0	16.1	16.1
Total Vacant and Underutilized	0	26.5	26.5
Exclusions			
Built	0	212.7	212.7
Vacant Tax Exempt non Port Property	0	0	0

2007 Vacant and Buildable Lands Model

Yacolt Industrial Property, 2007			
	UGA Acres	City Acres	Total
Vacant			
Vacant Land	7.8	0	7.8
Vacant Constrained Land	1.9	0	1.9
Vacant Port Land	0	0	0
Vacant Port Constrained Land	0	0	0
Vacant Subtotal	7.8	0	7.8
Vacant Constrained Subtotal	1.9	0	1.9
Vacant Acreage Breakdown			
0 - 5 Acres	0	0	0
5 - 10 Acres	0	0	0
10 - 20 Acres	7.8	0	7.8
20 + Acres	0	0	0
Vacant Constrained Acreage Breakdown			
0 - 5 Acres	0	0	0
5 - 10 Acres	0	0	0
10 - 20 Acres	1.9	0	1.9
20 + Acres	0	0	0
Underutilized			
Underutilized Land	0	0	0
Underutilized Constrained Land	0	0	0
Underutilized Port Land	0	0	0
Underutilized Constrained Port Land	0	0	0
Underutilized Subtotal	0	0	0
Underutilized Acreage Breakdown			
0 - 5 Acres	0	0	0
5 - 10 Acres	0	0	0
10 - 20 Acres	0	0	0
20 + Acres	0	0	0
Underutilized Constrained Acreage Breakdown			
0 - 5 Acres	0	0	0
5 - 10 Acres	0	0	0
10 - 20 Acres	0	0	0
20 + Acres	0	0	0
Total Vacant and Underutilized	7.8	0	7.8
Exclusions			
Built	0	0	0
Vacant Tax Exempt non Port Property	0	0	0

2007 Vacant and Buildable Lands Model

Capacity Analysis

The tables below provide the vacant and buildable lands per urban growth area in the residential, commercial and industrial areas based on the year 2007 Vacant Buildable Lands Model. Based on the assumptions below the data indicates that countywide there are 8,883 net buildable residential acres with a capacity of 173,186 residents; 5,699 net buildable commercial acres with an employment capacity of 113,982 and 2,318 net buildable industrial acres with an employment capacity of 20,861.

Residential Capacity Analysis, 2007

	VBLM Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Housing Units	Units per Acre	Capacity in Population
Battle Ground							
City	864	351	142	372	3,404	9.1	8,816
UGA	1,946	774	323	848	5,974	7.0	15,473
Total	2,810	1,125	465	1,221	9,378	7.7	24,289
Camas							
City	1,229	485	206	538	3,897	7.2	10,093
UGA	1,022	379	175	468	3,726	8.0	9,650
Total	2,251	863	381	1,007	7,623	7.6	19,744
La Center							
City	110	39	20	52	206	4.0	534
UGA	898	362	149	388	1,936	5.0	5,014
Total	1,008	401	168	439	2,143	4.9	5,550
Ridgefield							
City	1,329	505	228	596	3,848	6.5	9,967
UGA	1,450	605	234	611	4,355	7.1	11,279
Total	2,779	1,109	463	1,207	8,203	6.8	21,247
Three Creeks							
City	0	0	0	0	0	0.0	0
UGA	4,770	1,798	819	2,153	15,564	7.2	40,311
Total	4,770	1,798	819	2,153	15,564	7.2	40,311
Vancouver							
City	1,577	523	291	763	9,022	11.8	23,367
UGA	3,159	1,068	574	1,516	11,074	7.3	28,682
Total	4,736	1,591	866	2,279	20,096	8.8	52,049
Washougal							
City	666	268	110	288	1,800	6.2	4,662
UGA	554	210	95	248	1,897	7.6	4,913
Total	1,220	478	206	537	3,697	6.9	9,575
Yacolt							
City	63	14	14	36	143	4.0	370
UGA	10	3	2	5	21	4.0	53
Total	73	16	16	41	163	4.0	422
Grand Total	19,646	7,381	3,382	8,883	66,867	7.5	173,186

Note: Residential, commercial and industrial use VBLM 2007V model run. Additional households not captured by the VBLM is 3,499, which increases the total population to 173,186.

2007 Vacant and Buildable Lands Model

Commercial UGA Capacity Analysis, 2007 VBLM					
	VBLM	Will Not Convert	Infrastructure	Developable	Jobs
	Gross Acres	Acres	Acres	Net Acres	
Battle Ground					
City	533	73	115	344	6,889
UGA	407	54	89	264	5,277
Total	939	127	204	608	12,165
Camas					
City	753	85	167	501	10,017
UGA	665	87	144	433	8,667
Total	1,418	172	311	934	18,684
La Center					
City	8	1	2	5	105
UGA	593	49	136	408	8,167
Total	601	50	138	414	8,271
Ridgefield					
City	501	46	114	341	6,829
UGA	522	75	112	335	6,703
Total	1,023	121	226	677	13,532
Three Creeks					
City	0	0	0	0	0
UGA	1,053	99	238	715	14,298
Total	1,053	99	238	715	14,298
Vancouver					
City	519	18	125	376	7,513
UGA	2,318	242	519	1,557	31,145
Total	2,836	259	644	1,933	38,658
Washougal					
City	43	3	10	30	593
UGA	536	32	126	378	7,565
Total	579	35	136	408	8,158
Yacolt					
City	14	0	4	11	216
UGA	0	0	0	0	0
Total	14	0	4	11	216
Grand Total	8,463	863	1,901	5,699	113,982

Note: Additional jobs not captured by the VBLM is 18,929. By adding these jobs to 153,794

Industrial UGA Capacity Analysis, 2007 VBLM					
	VBLM	Will Not Convert	Infrastructure	Developable	Jobs
	Gross Acres	Acres	Acres	Net Acres	
Battle Ground					
City	186	87	25	74	669
UGA	48	14	8	25	223
Total	234	102	33	99	893
Camas					
City	164	72	23	70	625
UGA	0	0	0	0	0
Total	164	72	23	70	625
La Center					
City	0	0	0	0	0
UGA	0	0	0	0	0
Total	0	0	0	0	0
Ridgefield					
City	589	129	115	345	3,102
UGA	1	0	0	0	2
Total	589	130	115	345	3,104
Three Creeks					
City	0	0	0	0	0
UGA	308	69	60	180	1,616
Total	308	69	60	180	1,616
Vancouver					
City	2,435	860	394	1,182	10,636
UGA	610	160	113	338	3,039
Total	3,045	1,019	507	1,520	13,675
Washougal					
City	232	103	32	97	871
UGA	6	3	1	2	19
Total	237	105	33	99	890
Yacolt					
City	0	0	0	0	0
UGA	10	1	2	7	59
Total	10	1	2	7	59
Grand Total	4,587	1,496	773	2,318	20,861

the total commercial and industrial jobs the total number of jobs increases to

2007 Vacant and Buildable Lands Model

Board of County Commissioners direction to staff on October 2005

BASE RESIDENTIAL ASSUMPTIONS	
2005 Total Population	391,675
Annual Growth Rate	2.00%
2024 Total Population	584,310
URBAN ALLOCATION (Based on 75%/25% housing split)	
Urban Split	90%
Urban Population Growth	192,635
Persons per household	2.59
Redevelopment Factor	5%
Infrastructure	27.50%
Market Factor	10%
EMPLOYMENT ALLOCATION	
Jobs/Population Ratio	1.75
Total Job Growth	138,312
RETAIL ALLOCATION	
Redevelopment Factor	5%
Employees per Acre	20
Infrastructure	25%
Market Factor	0%
INDUSTRIAL ALLOCATION	
Redevelopment Factor	5%
Employees per Acre	9
Infrastructure	25%
Market Factor	0%
BUSINESS PARK ALLOCATION	
Redevelopment Factor	0%
Employees per Acre	20%
Infrastructure	25%
Market Factor	0%