

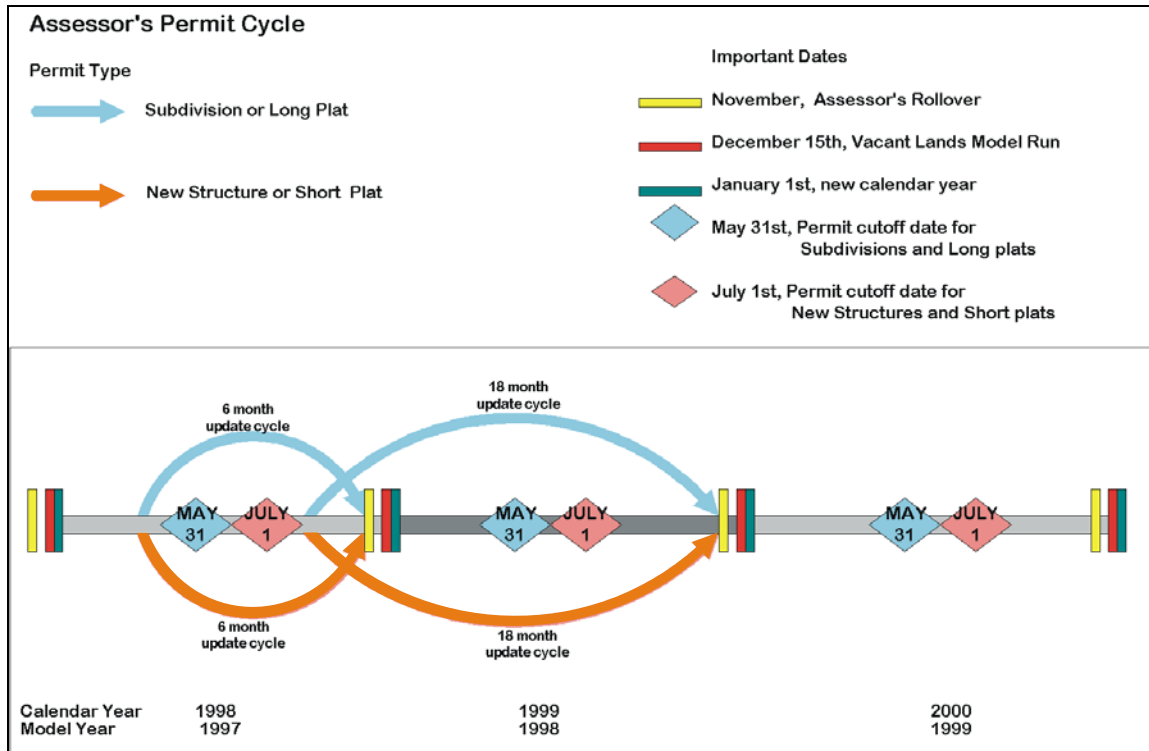
## PLAN MONITORING, 2016

The tables below provide potential population and employment capacity based on the 2015 Vacant and Buildable Lands Model (VBLM) and current urban growth areas. The capacity analysis displays residential, commercial, and industrial capacity per urban growth area based on the 2015 Assessor's rollover values. For a complete description of the VBLM, please refer to <http://gis.clark.wa.gov/vblm/assets/VBLM.pdf>  
<http://gis.clark.wa.gov/vblm/>

The Assessor's rollover, which typically occurs in November, is when the Assessor's database is synchronized to reflect current parcel characteristics that are used to determine current year assessed values. Rollover is the best time to benchmark the model since Assessor data is finalized for the current year.

The Assessor's permit cycle affects when new land divisions and building permits are updated in the rollover process. This can affect when a parcel converts from vacant or underutilized to built in the model. There are specific cutoff dates for subdivisions, short plats, and residential building permits. For subdivisions the cutoff date is May 31<sup>st</sup> and for short plats and building permits the cutoff date is July 1<sup>st</sup>. Permits issued prior to and including these dates will be appraised for new construction in the current year. Permits issued after these dates will not be updated until the following years rollover. For example, parcels with building permits issued on August 1, 2015 will not be reflected in the 2015 rollover, but will appear in the 2016 rollover. The following flow diagram illustrates the Assessor's permit cycle.

**Note: This capacity analysis is based on a snapshot of the Vacant Buildable Lands Model run. It does not represent total capacity as it does not include redevelopment potential.**



The 2016 VBLM data below indicates that countywide there are 7,375 net developable (buildable) residential acres with a capacity of 134,246 residents; 2,109 net developable (buildable) commercial acres with an employment capacity of 42,186 and 3,849 net developable (buildable) industrial acres with an employment capacity of 34,639.

<b>RESIDENTIAL</b>	<b>Gross Acres</b>	<b>Will Not Convert Acres</b>	<b>Infrastructure Acres</b>	<b>Developable Net Acres</b>	<b>Housing Units</b>	<b>Persons</b>	<b>Units per Acre</b>
<b>Battle Ground</b>							
City	1,636.2	613.7	281.8	741	4,445	11,823	6
UGA	720.8	279.7	120.4	321	1,924	5,119	6
<b>Total</b>	<b>2,357.1</b>	<b>893.3</b>	<b>402.2</b>	<b>1,062</b>	<b>6,369</b>	<b>16,942</b>	<b>6</b>
<b>Camas</b>							
City	1,509.6	557.4	263.8	689	4,131	10,989	6
UGA	384.0	141.1	67.3	176	1,054	2,802	6
<b>Total</b>	<b>1,893.6</b>	<b>698.5</b>	<b>331.1</b>	<b>864</b>	<b>5,185</b>	<b>13,791</b>	<b>6</b>
<b>La Center</b>							
City	570.6	227.5	94.5	249	994	2,645	4
UGA	314.2	145.8	46.6	122	487	1,296	4
<b>Total</b>	<b>884.8</b>	<b>373.2</b>	<b>141.2</b>	<b>370</b>	<b>1,481</b>	<b>3,941</b>	<b>4</b>
<b>Ridgefield</b>							
City	1,539.3	639.0	249.4	651	3,906	10,389	6
UGA	818.6	349.3	130.0	339	2,036	5,416	6
<b>Total</b>	<b>2,358.0</b>	<b>988.3</b>	<b>379.4</b>	<b>990</b>	<b>5,942</b>	<b>15,805</b>	<b>6</b>
<b>Vancouver</b>							
City	1,202.4	411.9	218.2	572	4,579	12,181	8
UGA	6,515.1	2,407.3	1,131.1	2,977	23,814	63,346	8
<b>Total</b>	<b>7,717.6</b>	<b>2,819.1</b>	<b>1,349.2</b>	<b>3,549</b>	<b>28,394</b>	<b>75,527</b>	<b>8</b>
<b>Washougal</b>							
City	659.4	247.5	113.2	299	1,792	4,767	6
UGA	404.1	166.9	65.7	171	1,029	2,736	6
<b>Total</b>	<b>1,063.5</b>	<b>414.4</b>	<b>178.9</b>	<b>470</b>	<b>2,821</b>	<b>7,504</b>	<b>6</b>
<b>Yacolt</b>							
City	65.6	14.8	14.1	37	147	391	4
UGA	16.4	6.4	2.8	7	29	77	4
<b>Total</b>	<b>82.0</b>	<b>21.1</b>	<b>16.9</b>	<b>44</b>	<b>176</b>	<b>468</b>	<b>4</b>
<b>Woodland</b>							
City	5.8	3.1	0.8	2	8	21	4
UGA	88.9	56.8	8.9	23	93	247	4
<b>Total</b>	<b>94.8</b>	<b>59.9</b>	<b>9.7</b>	<b>25</b>	<b>101</b>	<b>269</b>	<b>4</b>
<b>RESIDENTIAL TOTAL</b>	<b>16,451.2</b>	<b>6,267.8</b>	<b>2,808.5</b>	<b>7,375</b>	<b>50,468</b>	<b>134,246</b>	<b>7</b>

<b>COMMERCIAL</b>	<b>Gross Acres</b>	<b>Will Not Convert Acres</b>	<b>Infrastructure Acres</b>	<b>Developable Net Acres</b>	<b>Jobs</b>
<b>Battle Ground</b>					
City	583.8	91.5	124.7	368	7,352
UGA	59.0	6.4	13.2	39	790
<b>Total</b>	<b>642.8</b>	<b>97.9</b>	<b>137.9</b>	<b>407</b>	<b>8,141</b>
<b>Camas</b>					
City	537.8	69.7	117.0	351	7,021
UGA	0.0	0.0	0.0	0	0
<b>Total</b>	<b>537.8</b>	<b>69.7</b>	<b>117.0</b>	<b>351</b>	<b>7,021</b>
<b>La Center</b>					
City	61.3	4.4	14.2	43	854
UGA	0.0	0.0	0.0	0	0
<b>Total</b>	<b>61.3</b>	<b>4.4</b>	<b>14.2</b>	<b>43</b>	<b>854</b>
<b>Ridgefield</b>					
City	427.7	47.5	95.0	285	5,702
UGA	10.4	1.0	2.3	7	140
<b>Total</b>	<b>438.0</b>	<b>48.5</b>	<b>97.4</b>	<b>292</b>	<b>5,842</b>
<b>Vancouver</b>					
City	490.1	25.8	116.1	348	6,964
UGA	827.4	59.9	191.9	576	11,512
<b>Total</b>	<b>1,317.4</b>	<b>85.7</b>	<b>307.9</b>	<b>924</b>	<b>18,476</b>
<b>Washougal</b>					
City	74.2	7.3	16.7	50	1,003
UGA	45.5	3.2	10.6	32	635
<b>Total</b>	<b>119.7</b>	<b>10.5</b>	<b>27.3</b>	<b>82</b>	<b>1,638</b>
<b>Yacolt</b>					
City	14.3	0.0	3.6	11	214
UGA	0.0	0.0	0.0	0	0
<b>Total</b>	<b>14.3</b>	<b>0.0</b>	<b>3.6</b>	<b>11</b>	<b>214</b>
<b>Woodland</b>					
City	0.0	0.0	0.0	0	0
UGA	0.0	0.0	0.0	0	0
<b>Total</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0</b>	<b>0</b>
<b>COMMERCIAL TOTAL</b>	<b>3,131.3</b>	<b>316.7</b>	<b>705.3</b>	<b>2,109</b>	<b>42,186</b>

<b>INDUSTRIAL</b>	<b>Gross Acres</b>	<b>Will Not Convert Acres</b>	<b>Infrastructure Acres</b>	<b>Developable Net Acres</b>	<b>Jobs</b>
<b>Battle Ground</b>					
City	307.3	91.9	53.9	162	1,454
UGA	26.5	13.1	3.3	10	90
<b>Total</b>	<b>333.8</b>	<b>105.0</b>	<b>57.2</b>	<b>172</b>	<b>1,545</b>
<b>Camas</b>					
City	880.0	248.8	157.8	473	4,260
UGA	72.6	26.4	11.5	35	312
<b>Total</b>	<b>952.5</b>	<b>275.2</b>	<b>169.3</b>	<b>508</b>	<b>4,572</b>
<b>La Center</b>					
City	83.3	19.1	16.1	48	433
UGA	1.1	0.2	0.2	1	6
<b>Total</b>	<b>84.4</b>	<b>19.3</b>	<b>16.3</b>	<b>49</b>	<b>440</b>
<b>Ridgefield</b>					
City	866.5	254.6	153.0	459	4,131
UGA	65.3	17.7	11.9	36	321
<b>Total</b>	<b>931.9</b>	<b>272.3</b>	<b>164.9</b>	<b>495</b>	<b>4,452</b>
<b>Vancouver</b>					
City	2,609.5	842.5	441.8	1,325	11,927
UGA	1,822.8	480.6	335.5	1,007	9,060
<b>Total</b>	<b>4,432.3</b>	<b>1,323.1</b>	<b>777.3</b>	<b>2,332</b>	<b>20,987</b>
<b>Washougal</b>					
City	218.4	87.7	32.7	98	882
UGA	286.9	63.8	55.8	167	1,506
<b>Total</b>	<b>505.3</b>	<b>151.6</b>	<b>88.4</b>	<b>265</b>	<b>2,388</b>
<b>Yacolt</b>					
City	9.7	0.9	2.2	7	59
UGA	39.6	10.3	7.3	22	198
<b>Total</b>	<b>49.2</b>	<b>11.3</b>	<b>9.5</b>	<b>28</b>	<b>256</b>
<b>Woodland</b>					
City	0.0	0.0	0.0	0	0
UGA	0.0	0.0	0.0	0	0
<b>Total</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0</b>	<b>0</b>
<b>INDUSTRIAL TOTAL</b>	<b>7,289.5</b>	<b>2,157.7</b>	<b>1,282.9</b>	<b>3,849</b>	<b>34,639</b>