

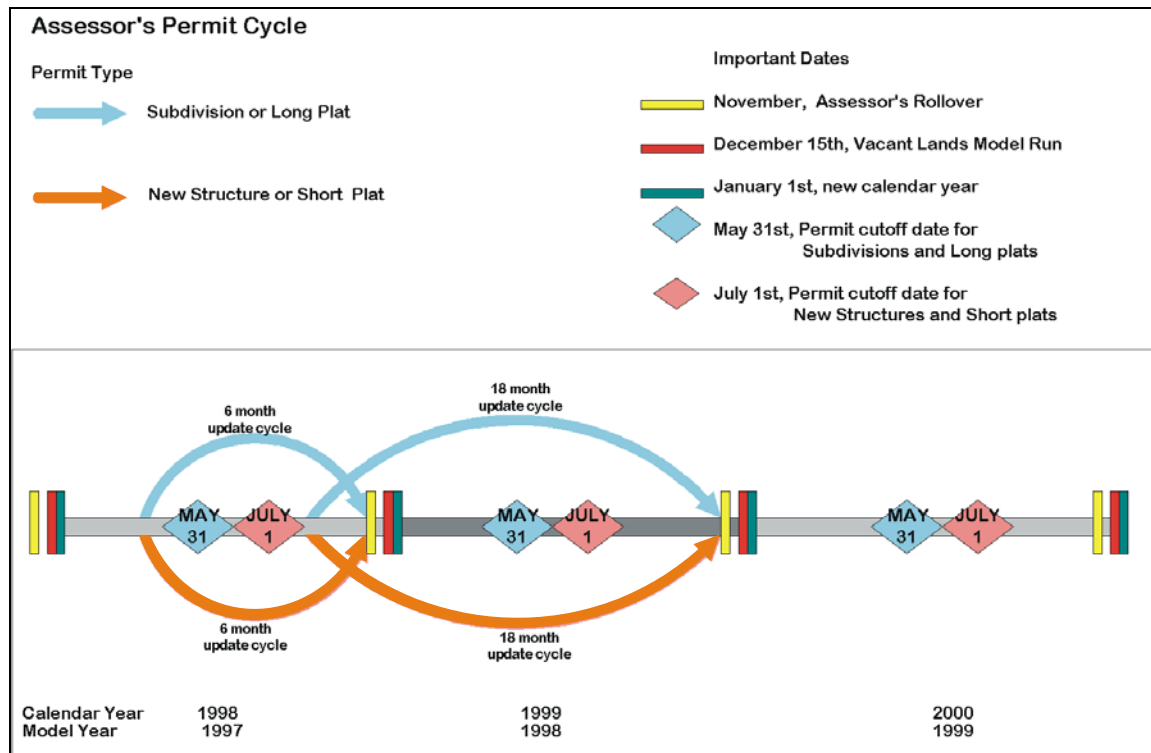
PLAN MONITORING, 2018

The tables below provide potential population and employment capacity based on the 2017 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 2017 Assessor's rollover values. For a complete description of the VBLM, please refer to <http://gis.clark.wa.gov/vblm/assets/VBLM.pdf>
<http://gis.clark.wa.gov/vblm/>

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

The Assessor's permit cycle affects when new land divisions and building permits are updated in the rollover process. This can affect when a parcel converts from vacant or underutilized to built in the model. There are specific cutoff dates for subdivisions, short plats, and residential building permits. For subdivisions the cutoff date is May 31st and for short plats and building permits the cutoff date is July 1st. Permits issued prior to and including these dates will be appraised for new construction in the current year. Permits issued after these dates will not be updated until the following years rollover. For example, parcels with building permits issued on August 1, 2017 will not be reflected in the 2017 rollover, but will appear in the 2018 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 2018 VBLM data below indicates that countywide there are 7,044 net developable (buildable) residential acres with a capacity of 127,098 residents; 2,018 net developable (buildable) commercial acres with an employment capacity of 40,358 and 3,628 net developable (buildable) industrial acres with an employment capacity of 32,652.

RESIDENTIAL	Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Housing Units	Persons
Battle Ground						
City	1,729.1	651.4	297.3	780.5	4,683	12,457
UGA	678.9	272.0	111.3	295.7	1,774	4,719
Total	2,408.1	923.3	408.6	1,076.1	6,457	17,175
Camas						
City	1,503.4	556.7	262.3	684.5	4,107	10,925
UGA	375.6	137.9	65.8	171.9	1,031	2,743
Total	1,879.1	694.6	328.1	856.4	5,138	13,668
La Center						
City	696.1	266.7	117.6	311.8	1,247	3,317
UGA	175.2	90.0	23.6	61.6	246	655
Total	871.3	356.7	141.2	373.4	1,494	3,973
Ridgefield						
City	1,549.0	640.3	251.7	657.0	3,942	10,486
UGA	815.7	352.9	128.2	334.7	2,008	5,341
Total	2,364.7	993.2	379.9	991.7	5,950	15,827
Vancouver						
City	1,168.8	401.4	211.8	555.7	4,445	11,825
UGA	5,816.0	2,168.3	1,005.8	2,641.8	21,135	56,218
Total	6,984.8	2,569.7	1,217.6	3,197.5	25,580	68,043
Washougal						
City	671.5	240.4	118.5	312.5	1,875	4,987
UGA	407.4	171.4	65.4	170.7	1,024	2,724
Total	1,078.9	411.8	183.9	483.2	2,899	7,711
Yacolt						
City	67.3	15.9	14.2	37.1	149	395
UGA	7.7	2.8	1.3	3.5	14	37
Total	75.0	18.8	15.6	40.6	163	432
Woodland						
City	5.8	3.1	0.8	2.0	8	21
UGA	88.9	56.8	8.9	23.3	93	247
Total	94.8	59.8	9.7	25.2	101	269
RESIDENTIAL TOTAL	15,756.6	6,028.0	2,684.5	7,044.1	47,781	127,098

COMMERCIAL	Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Jobs
Battle Ground					
City	560.0	90.8	119.0	350	7,004
UGA	49.0	5.4	10.9	33	655
Total	609.0	96.2	129.9	383	7,659
Camas					
City	524.1	64.7	114.8	345	6,890
UGA	0.0	0.0	0.0	0	0
Total	524.1	64.7	114.8	345	6,890
La Center					
City	109.8	8.3	25.4	76	1,524
UGA	0.0	0.0	0.0	0	0
Total	109.8	8.3	25.4	76	1,524
Ridgefield					
City	419.8	46.7	93.3	280	5,596
UGA	10.4	1.0	2.3	7	140
Total	430.2	47.7	95.6	287	5,737
Vancouver					
City	500.1	29.8	117.6	353	7,055
UGA	706.7	49.7	164.2	493	9,854
Total	1,206.8	79.6	281.8	845	16,908
Washougal					
City	66.1	6.3	14.9	45	896
UGA	40.6	3.2	9.3	28	561
Total	106.7	9.5	24.3	73	1,457
Yacolt					
City	12.2	0.0	3.0	9	183
UGA	0.0	0.0	0.0	0	0
Total	12.2	0.0	3.0	9	183
Woodland					
City	0.0	0.0	0.0	0	0
UGA	0.0	0.0	0.0	0	0
Total	0.0	0.0	0.0	0	0
COMMERCIAL TOTA	2,998.8	306.0	674.9	2,018	40,358

INDUSTRIAL	Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Jobs
Battle Ground					
City	194.1	69.3	31.2	94	842
UGA	0.0	0.0	0.0	0	0
Total	194.1	69.3	31.2	94	842
Camas					
City	1,187.1	420.5	191.7	575	5,175
UGA	69.8	24.3	11.4	34	307
Total	1,256.9	444.8	203.0	609	5,482
La Center					
City	64.8	15.7	12.3	37	331
UGA	0.0	0.0	0.0	0	0
Total	64.8	15.7	12.3	37	331
Ridgefield					
City	795.0	233.2	140.4	421	3,792
UGA	64.9	17.7	11.8	35	318
Total	859.8	250.9	152.2	457	4,110
Vancouver					
City	2,573.9	826.3	436.9	1,311	11,796
UGA	1,603.6	437.0	291.6	875	7,874
Total	4,177.5	1,263.3	728.5	2,186	19,671
Washougal					
City	146.9	73.4	18.4	55	496
UGA	280.7	64.0	54.2	163	1,463
Total	427.6	137.4	72.5	218	1,959
Yacolt					
City	9.6	0.9	2.2	7	59
UGA	39.6	10.3	7.3	22	198
Total	49.2	11.2	9.5	28	256
Woodland					
City	0.0	0.0	0.0	0	0
UGA	0.0	0.0	0.0	0	0
Total	0.0	0.0	0.0	0	0
INDUSTRIAL TOTAL	7,030.0	2,192.7	1,209.3	3,628	32,652