

PLAN MONITORING, 2010



The tables below provide potential population and employment capacity based on the 2010 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 2009 Assessor's rollover values. For a complete description of the VBLM, please refer to <http://gis.clark.wa.gov/applications/gishome/reports/?pid=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, 2009 will not be reflected in the 2009 rollover, but will appear in the 2010 rollover. The following flow diagram illustrates the Assessor's permit cycle.

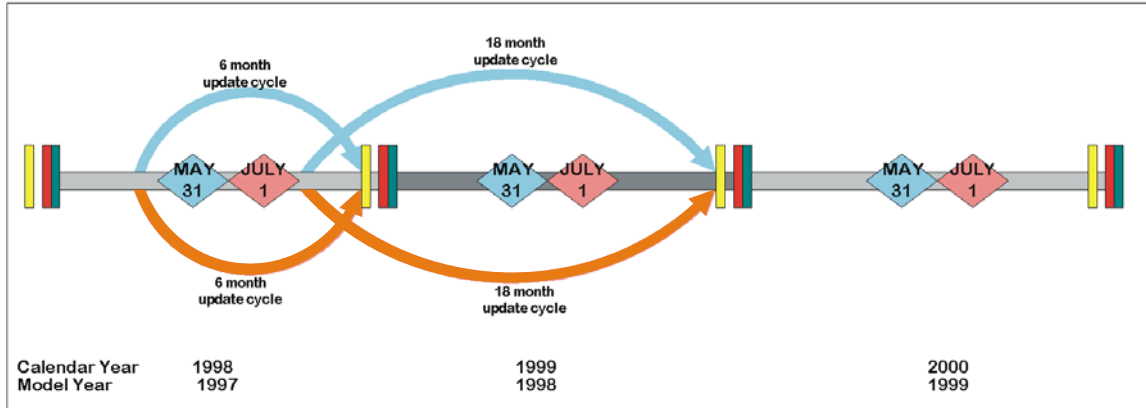
Assessor's Permit Cycle

Permit Type

-  Subdivision or Long Plat
-  New Structure or Short Plat

Important Dates

-  November, Assessor's Rollover
-  December 15th, Vacant Lands Model Run
-  January 1st, new calendar year
-  May 31st, Permit cutoff date for Subdivisions and Long plats
-  July 1st, Permit cutoff date for New Structures and Short plats



The 2010 VBLM data below indicates that countywide there are 8,662 net developable (buildable) residential acres with a capacity of 160,447 residents; 4,268 net developable (buildable) commercial acres with an employment capacity of 85,356 and 2,989 net developable (buildable) industrial acres with an employment capacity of 26,905.

Residential UGA Capacity Analysis, 2010 VBLM							
	VBLM	Will Not Convert	Infrastructure	Developable	Housing	Units per	Capacity in
	Gross Acres	Acres	Acres	Net Acres	Units	Acre	Population
Battle Ground							
City	1,399	556	232	611	5,422	8.9	14,044
UGA	1,253	459	216	578	4,077	7.1	10,560
Total	2,652	1,015	449	1,189	9,500	8.0	24,604
Camas							
City	1,635	636	277	722	4,188	5.8	10,847
UGA	531	209	89	233	1,562	6.7	4,046
Total	2,166	845	366	956	5,750	6.0	14,893
La Center							
City	240	92	41	107	456	4.3	1,181
UGA	779	313	129	337	1,768	5.3	4,580
Total	1,019	406	170	444	2,224	5.0	5,761
Ridgefield							
City	1,796	714	300	782	5,352	6.8	13,862
UGA	959	386	159	414	3,312	8.0	8,579
Total	2,755	1,100	458	1,197	8,664	7.2	22,441
Three Creeks							
City	0	0	0	0	0	0.0	0
UGA	4,682	1,767	803	2,112	15,319	7.3	39,675
Total	4,682	1,767	803	2,112	15,319	7.3	39,675
Vancouver							
City	1,485	514	268	702	6,096	8.7	15,788
UGA	3,070	1,017	565	1,488	10,611	7.1	27,483
Total	4,555	1,531	833	2,191	16,707	7.6	43,271
Washougal							
City	652	254	110	289	1,735	6.0	4,494
UGA	551	206	96	249	1,903	7.6	4,929
Total	1,203	460	205	538	3,638	6.8	9,423
Yacolt							
City	54	10	12	31	126	4.0	326
UGA	10	3	2	5	20	4.0	53
Total	63	13	14	37	146	4.0	378
Grand Total	19,094	7,136	3,297	8,662	61,949	7.2	160,447

Commercial UGA Capacity Analysis, 2010 VBLM					
	VBLM	Will Not Convert	Infrastructure	Developable	Jobs
	Gross Acres	Acres	Acres	Net Acres	
Battle Ground					
City	645	97	138	410	8,199
UGA	160	21	35	105	2,092
Total	806	118	173	515	10,290
Camas					
City	1,510	175	334	1,001	20,022
UGA	86	13	18	54	1,089
Total	1,595	188	352	1,056	21,111
La Center					
City	10	1	2	6	128
UGA	97	4	23	70	1,390
Total	107	6	25	76	1,518
Ridgefield					
City	842	106	184	552	11,042
UGA	105	11	23	70	1,405
Total	947	117	207	622	12,446
Three Creeks					
City	0	0	0	0	0
UGA	1,001	97	226	677	13,547
Total	1,001	97	226	677	13,547
Vancouver					
City	566	18	137	411	8,216
UGA	682	53	157	472	9,447
Total	1,248	71	294	883	17,663
Washougal					
City	52	4	12	36	710
UGA	557	32	131	393	7,862
Total	608	37	143	429	8,572
Yacolt					
City	14	0	4	11	209
UGA	0	0	0	0	0
Total	14	0	4	11	209
Grand Total	6,325	633	1,424	4,268	85,356

Industrial UGA Capacity Analysis, 2010 VBLM					
	VBLM	Will Not Convert	Infrastructure	Developable	Jobs
	Gross Acres	Acres	Acres	Net Acres	
Battle Ground					
City	217	94	31	92	830
UGA	0	0	0	0	0
Total	217	94	31	92	830
Camas					
City	116	48	17	52	464
UGA	0	0	0	0	0
Total	116	48	17	52	464
La Center					
City	0	0	0	0	0
UGA	528	122	101	304	2,739
Total	528	122	101	304	2,739
Ridgefield					
City	469	108	90	271	2,439
UGA	13	4	2	7	62
Total	482	111	93	278	2,501
Three Creeks					
City	0	0	0	0	0
UGA	331	73	65	194	1,742
Total	331	73	65	194	1,742
Vancouver					
City	2,777	847	483	1,448	13,029
UGA	955	255	175	525	4,728
Total	3,733	1,102	658	1,973	17,758
Washougal					
City	191	83	27	80	723
UGA	27	13	3	10	90
Total	217	97	30	90	813
Yacolt					
City	0	0	0	0	0
UGA	10	1	2	7	59
Total	10	1	2	7	59
Grand Total	5,633	1,647	997	2,989	26,905