

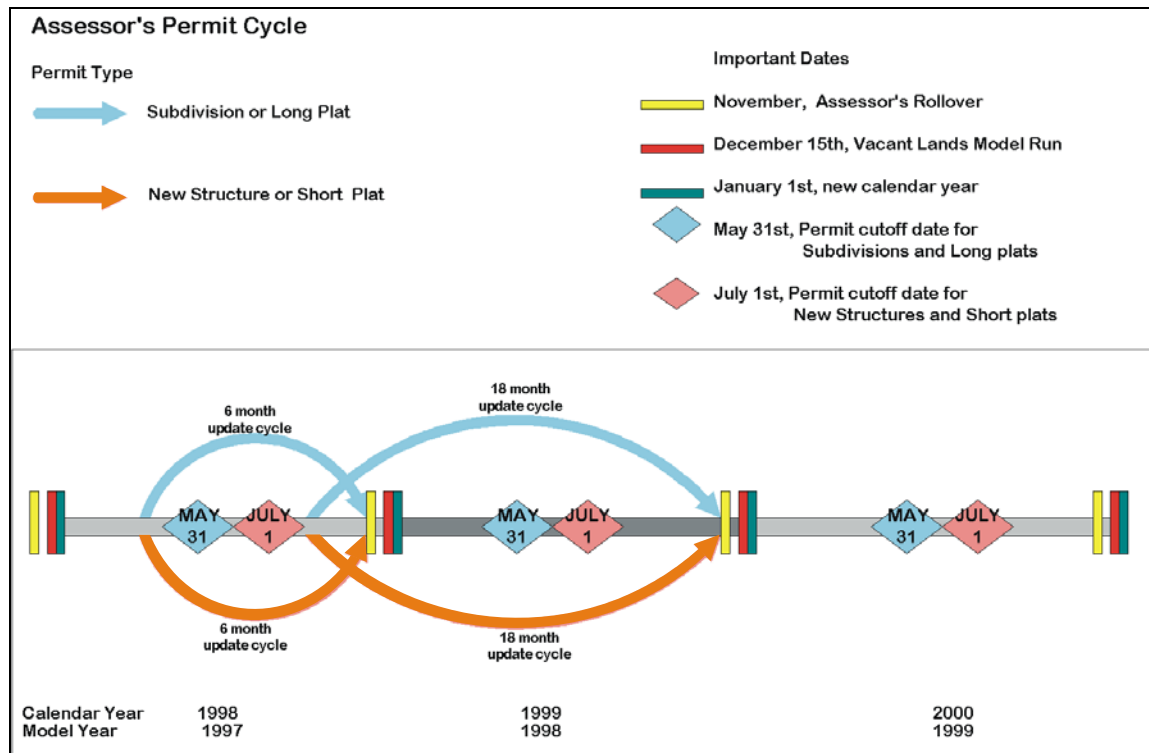
## **PLAN MONITORING, 2014**

The tables below provide potential population and employment capacity based on the 2013 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 2013 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 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, 2013 will not be reflected in the 2013 rollover, but will appear in the 2014 rollover. The following flow diagram illustrates the Assessor's permit cycle.

Note: The 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 2014 VBLM data below indicates that countywide there are 7,963 net developable (buildable) residential acres with a capacity of 147,781 residents; 2,613 net developable (buildable) commercial acres with an employment capacity of 52,265 and 3,772 net developable (buildable) industrial acres with an employment capacity of 33,949.

<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>Units per Acre</b>	<b>Capacity in Population</b>
<b>Battle Ground</b>							
City	1,685.3	677.4	277.7	730.2	6,373	8.7	16,505
UGA	833.5	314.6	140.9	378.0	2,485	6.6	6,436
<b>Total</b>	<b>2,518.8</b>	<b>992.0</b>	<b>418.6</b>	<b>1,108.2</b>	<b>8,857</b>	<b>8.0</b>	<b>22,941</b>
<b>Camas</b>							
City	1,655.2	653.4	277.5	724.3	4,847	6.7	12,555
UGA	450.3	172.2	77.0	201.1	1,394	6.9	3,611
<b>Total</b>	<b>2,105.5</b>	<b>825.6</b>	<b>354.5</b>	<b>925.3</b>	<b>6,242</b>	<b>6.7</b>	<b>16,166</b>
<b>La Center</b>							
City	599.6	229.5	101.8	268.3	1,117	4.2	2,893
UGA	325.1	146.0	49.6	129.5	677	5.2	1,753
<b>Total</b>	<b>924.7</b>	<b>375.4</b>	<b>151.4</b>	<b>397.8</b>	<b>1,794</b>	<b>4.5</b>	<b>4,646</b>
<b>Ridgefield</b>							
City	1,656.0	712.8	261.3	682.0	4,639	6.8	12,015
UGA	876.1	373.0	139.4	363.8	2,618	7.2	6,781
<b>Total</b>	<b>2,532.1</b>	<b>1,085.7</b>	<b>400.6</b>	<b>1,045.7</b>	<b>7,257</b>	<b>6.9</b>	<b>18,796</b>
<b>Vancouver</b>							
City	1,397.7	481.2	253.0	663.5	5,685	8.6	14,723
UGA	7,241.3	2,754.3	1,234.4	3,252.6	23,587	7.3	61,089
<b>Total</b>	<b>8,639.0</b>	<b>3,235.5</b>	<b>1,487.4</b>	<b>3,916.1</b>	<b>29,271</b>	<b>7.5</b>	<b>75,813</b>
<b>Washougal</b>							
City	617.7	241.6	103.4	272.7	1,562	5.7	4,047
UGA	515.7	199.0	87.7	229.0	1,778	7.8	4,605
<b>Total</b>	<b>1,133.4</b>	<b>440.6</b>	<b>191.2</b>	<b>501.7</b>	<b>3,340</b>	<b>6.7</b>	<b>8,652</b>
<b>Yacolt</b>							
City	64.2	15.9	13.4	34.9	140	4.0	362
UGA	16.4	6.4	2.8	7.3	29	4.0	75
<b>Total</b>	<b>80.6</b>	<b>22.3</b>	<b>16.2</b>	<b>42.2</b>	<b>169</b>	<b>4.0</b>	<b>437</b>
<b>Woodland</b>							
City	5.8	3.1	0.8	2.0	10	5.0	26
UGA	89.9	57.4	9.0	23.5	118	5.0	305
<b>Total</b>	<b>95.8</b>	<b>60.5</b>	<b>9.8</b>	<b>25.5</b>	<b>128</b>	<b>5.0</b>	<b>330</b>
<b>RESIDENTIAL TOTAL</b>	<b>18,029.9</b>	<b>7,037.6</b>	<b>3,029.7</b>	<b>7,962.5</b>	<b>57,058</b>	<b>7.2</b>	<b>147,781</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	750.7	112.4	161.0	477.3	9,546
UGA	87.4	9.0	19.6	58.8	1,176
Total	838.1	121.5	180.6	536.1	10,722
<b>Camas</b>					
City	720.1	85.1	158.7	476.2	9,524
UGA	0.0	0.0	0.0	0.0	0
Total	720.1	85.1	158.7	476.2	9,524
<b>La Center</b>					
City	66.5	4.7	15.4	46.3	927
UGA	0.0	0.0	0.0	0.0	0
Total	66.5	4.7	15.4	46.3	927
<b>Ridgefield</b>					
City	636.1	73.2	140.7	422.2	8,444
UGA	17.8	1.5	4.1	12.2	244
Total	653.9	74.7	144.8	434.4	8,689
<b>Vancouver</b>					
City	554.5	23.4	132.8	398.4	7,967
UGA	885.8	63.9	205.5	616.5	12,329
Total	1,440.4	87.3	338.3	1,014.8	20,296
<b>Washougal</b>					
City	75.7	5.3	17.6	52.8	1,055
UGA	60.1	3.6	14.1	42.4	847
Total	135.8	8.9	31.7	95.1	1,903
<b>Yacolt</b>					
City	13.6	0.0	3.4	10.2	204
UGA	0.0	0.0	0.0	0.0	0
Total	13.6	0.0	3.4	10.2	204
<b>Woodland</b>					
City	0.0	0.0	0.0	0.0	0
UGA	0.0	0.0	0.0	0.0	0
Total	0.0	0.0	0.0	0.0	0
<b>COMMERCIAL TOTAL</b>	<b>3,868.3</b>	<b>382.1</b>	<b>873.0</b>	<b>2,613.3</b>	<b>52,265</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	209.6	90.7	29.7	89.2	803
UGA	32.3	15.9	4.1	12.3	110
Total	241.9	106.6	33.8	101.4	913
<b>Camas</b>					
City	559.0	169.0	97.5	292.5	2,633
UGA	81.7	30.4	12.8	38.4	346
Total	640.7	199.4	110.3	330.9	2,979
<b>La Center</b>					
City	83.3	19.1	16.1	48.2	434
UGA	1.1	0.2	0.2	0.7	6
Total	84.4	19.3	16.3	48.9	440
<b>Ridgefield</b>					
City	597.5	171.0	106.6	319.9	2,879
UGA	67.0	18.5	12.1	36.4	327
Total	664.5	189.5	118.7	356.2	3,206
<b>Vancouver</b>					
City	2,784.8	877.9	476.7	1,430.2	12,871
UGA	1,933.3	510.1	355.8	1,067.4	9,607
Total	4,718.1	1,388.0	832.5	2,497.6	22,478
<b>Washougal</b>					
City	176.4	88.2	22.0	66.1	595
UGA	534.8	85.9	112.2	336.6	3,030
Total	711.1	174.1	134.3	402.8	3,625
<b>Yacolt</b>					
City	9.5	0.9	2.2	6.5	58
UGA	48.4	11.4	9.3	27.8	250
Total	58.0	12.3	11.4	34.2	308
<b>Woodland</b>					
City	0.0	0.0	0.0	0.0	0
UGA	0.0	0.0	0.0	0.0	0
Total	0.0	0.0	0.0	0.0	0
<b>INDUSTRIAL TOTAL</b>	<b>7,118.7</b>	<b>2,089.2</b>	<b>1,257.4</b>	<b>3,772.1</b>	<b>33,949</b>

