

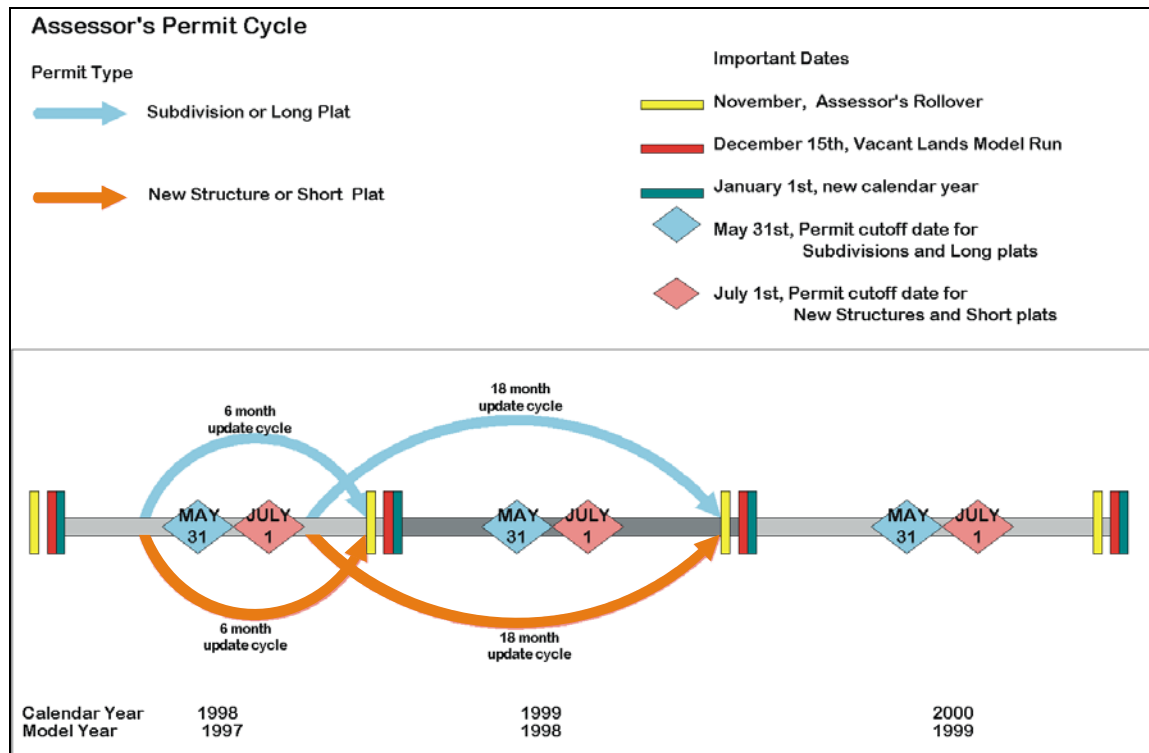
## PLAN MONITORING, 2015

The tables below provide potential population and employment capacity based on the 2014 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 2014 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, 2014 will not be reflected in the 2014 rollover, but will appear in the 2015 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 2015 VBLM data below indicates that countywide there are 7,513 net developable (buildable) residential acres with a capacity of 136,820 residents; 2,057 net developable (buildable) commercial acres with an employment capacity of 41,138 and 3,982 net developable (buildable) industrial acres with an employment capacity of 35,840.

<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	1,620.6	602.3	280.6	737.8	4,427	11,774	6
UGA	750.9	294.1	124.7	332.0	1,992	5,299	6
Total	2,371.5	896.4	405.3	1,069.8	6,419	17,073	6
<b>Camas</b>							
City	1,561.3	592.9	268.2	700.2	4,201	11,174	6
UGA	432.2	166.4	73.6	192.2	1,153	3,067	6
Total	1,993.5	759.2	341.9	892.3	5,354	14,242	6
<b>La Center</b>							
City	574.4	227.5	95.5	251.4	1,006	2,675	4
UGA	314.1	145.6	46.7	121.8	487	1,296	4
Total	888.5	373.1	142.2	373.2	1,493	3,971	4
<b>Ridgefield</b>							
City	1,583.2	678.6	250.6	654.0	3,924	10,438	6
UGA	858.2	366.9	136.1	355.2	2,131	5,669	6
Total	2,441.3	1,045.4	386.7	1,009.2	6,055	16,108	6
<b>Vancouver</b>							
City	1,208.4	425.3	216.1	567.1	4,536	12,067	8
UGA	6,764.4	2,550.0	1,159.0	3,055.4	24,443	65,019	8
Total	7,972.8	2,975.3	1,375.1	3,622.5	28,980	77,086	8
<b>Washougal</b>							
City	578.6	226.8	96.6	255.2	1,531	4,074	6
UGA	499.2	193.0	84.8	221.4	1,328	3,533	6
Total	1,077.8	419.8	181.4	476.6	2,860	7,606	6
<b>Yacolt</b>							
City	65.1	14.7	14.0	36.4	146	388	4
UGA	16.4	6.4	2.8	7.3	29	77	4
Total	81.6	21.1	16.7	43.7	175	465	4
<b>Woodland</b>							
City	5.8	3.1	0.8	2.0	8	21	4
UGA	88.9	56.8	8.9	23.3	93	247	4
Total	94.8	59.9	9.7	25.2	101	269	4
<b>RESIDENTIAL TOTAL</b>	<b>16,921.7</b>	<b>6,550.2</b>	<b>2,858.9</b>	<b>7,512.6</b>	<b>51,436</b>	<b>136,820</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	591.4	92.6	126.3	372.5	7,449
UGA	59.0	6.4	13.2	39.5	790
<b>Total</b>	<b>650.4</b>	<b>99.0</b>	<b>139.5</b>	<b>411.9</b>	<b>8,239</b>
<b>Camas</b>					
City	514.3	64.6	112.4	337.2	6,744
UGA	0.0	0.0	0.0	0.0	0
<b>Total</b>	<b>514.3</b>	<b>64.6</b>	<b>112.4</b>	<b>337.2</b>	<b>6,744</b>
<b>La Center</b>					
City	63.6	4.6	14.7	44.2	884
UGA	0.0	0.0	0.0	0.0	0
<b>Total</b>	<b>63.6</b>	<b>4.6</b>	<b>14.7</b>	<b>44.2</b>	<b>884</b>
<b>Ridgefield</b>					
City	270.1	31.0	59.8	179.3	3,587
UGA	17.8	1.5	4.1	12.2	245
<b>Total</b>	<b>287.9</b>	<b>32.4</b>	<b>63.9</b>	<b>191.6</b>	<b>3,831</b>
<b>Vancouver</b>					
City	519.9	27.8	123.0	369.1	7,383
UGA	868.3	62.8	201.4	604.2	12,083
<b>Total</b>	<b>1,388.3</b>	<b>90.5</b>	<b>324.4</b>	<b>973.3</b>	<b>19,466</b>
<b>Washougal</b>					
City	83.8	8.7	18.8	56.3	1,126
UGA	45.5	3.2	10.6	31.8	635
<b>Total</b>	<b>129.3</b>	<b>11.9</b>	<b>29.4</b>	<b>88.1</b>	<b>1,762</b>
<b>Yacolt</b>					
City	14.1	0.0	3.5	10.6	211
UGA	0.0	0.0	0.0	0.0	0
<b>Total</b>	<b>14.1</b>	<b>0.0</b>	<b>3.5</b>	<b>10.6</b>	<b>211</b>
<b>Woodland</b>					
City	0.0	0.0	0.0	0.0	0
UGA	0.0	0.0	0.0	0.0	0
<b>Total</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0</b>
<b>COMMERCIAL TOTAL</b>	<b>3,047.8</b>	<b>303.1</b>	<b>687.8</b>	<b>2,056.9</b>	<b>41,138</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	335.3	98.8	59.1	177.3	1,596
UGA	28.8	14.2	3.6	10.9	98
<b>Total</b>	<b>364.1</b>	<b>113.0</b>	<b>62.8</b>	<b>188.3</b>	<b>1,694</b>
<b>Camas</b>					
City	846.1	236.9	152.3	456.9	4,112
UGA	76.7	28.4	12.1	36.2	326
<b>Total</b>	<b>922.8</b>	<b>265.3</b>	<b>164.4</b>	<b>493.1</b>	<b>4,438</b>
<b>La Center</b>					
City	83.3	19.1	16.1	48.2	434
UGA	1.1	0.2	0.2	0.7	6
<b>Total</b>	<b>84.4</b>	<b>19.3</b>	<b>16.3</b>	<b>48.8</b>	<b>440</b>
<b>Ridgefield</b>					
City	942.0	267.0	168.7	506.2	4,556
UGA	65.5	18.0	11.9	35.6	321
<b>Total</b>	<b>1,007.4</b>	<b>285.0</b>	<b>180.6</b>	<b>541.8</b>	<b>4,877</b>
<b>Vancouver</b>					
City	2,706.5	851.7	463.7	1,391.1	12,520
UGA	1,861.1	497.9	340.8	1,022.4	9,202
<b>Total</b>	<b>4,567.7</b>	<b>1,349.6</b>	<b>804.5</b>	<b>2,413.5</b>	<b>21,722</b>
<b>Washougal</b>					
City	167.8	83.9	21.0	62.9	566
UGA	343.0	69.4	68.4	205.2	1,847
<b>Total</b>	<b>510.8</b>	<b>153.3</b>	<b>89.4</b>	<b>268.1</b>	<b>2,413</b>
<b>Yacolt</b>					
City	9.7	0.9	2.2	6.5	59
UGA	39.6	10.3	7.3	21.9	198
<b>Total</b>	<b>49.2</b>	<b>11.3</b>	<b>9.5</b>	<b>28.5</b>	<b>256</b>
<b>Woodland</b>					
City	0.0	0.0	0.0	0.0	0
UGA	0.0	0.0	0.0	0.0	0
<b>Total</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0</b>
<b>INDUSTRIAL TOTAL</b>	<b>7,506.4</b>	<b>2,196.8</b>	<b>1,327.4</b>	<b>3,982.2</b>	<b>35,840</b>