

PLAN MONITORING, 2019

The tables below provide potential population and employment capacity based on the 2018 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 2018 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/>

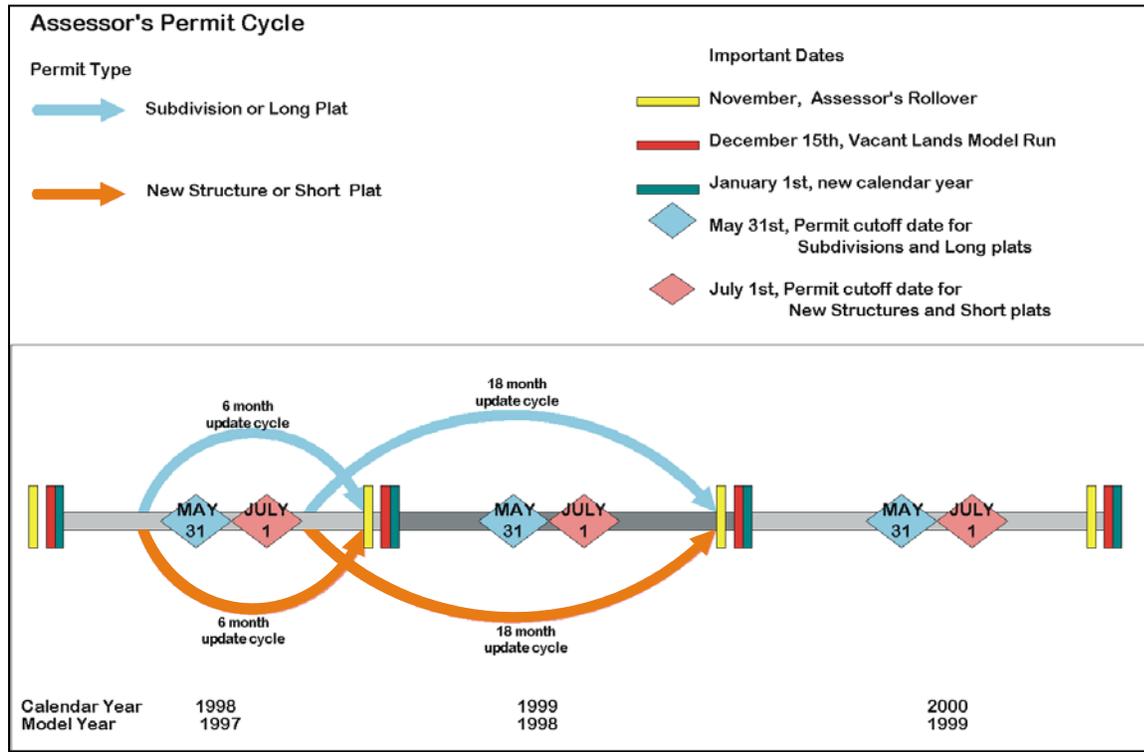
2019 VBLM update for the cities that includes 2019 Issues, VBLM results, VBLM code review and update in link below.

<https://clarkcountywa.maps.arcgis.com/apps/MapSeries/index.html?appid=42f7cc0b6037458dbfb075760147b0c4>

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, 2018 will not be reflected in the 2018 rollover, but will appear in the 2019 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 2019 VBLM data below indicates that countywide there are 6,897 net developable (buildable) residential acres with a capacity of 124,587 residents; 1,843 net developable (buildable) commercial acres with an employment capacity of 36,851 and 3,459 net developable (buildable) industrial acres with an employment capacity of 31,133.

Annual Model Run Summary Totals 2019

RESIDENTIAL	Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Housing Units	Persons
Battle Ground						
City	1,673.0	626.6	288.7	757.7	4,546.3	12,093.2
UGA	682.6	274.3	111.7	296.6	1,779.4	4,733.2
Total	2,355.6	900.9	400.4	1,054.3	6,325.7	16,826.4
Camas						
City	1,417.1	524.5	247.2	645.3	3,871.8	10,298.9
UGA	379.7	140.1	66.4	173.2	1,039.3	2,764.6
Total	1,796.7	664.6	313.6	818.5	4,911.1	13,063.5
La Center						
City	670.9	259.1	112.9	298.9	1,195.8	3,180.8
UGA	175.3	90.1	23.6	61.6	246.4	655.3
Total	846.2	349.1	136.5	360.5	1,442.2	3,836.1
Ridgefield						
City	1,449.6	571.6	243.2	634.9	3,809.3	10,132.6
UGA	814.3	353.2	127.7	333.4	2,000.5	5,321.2
Total	2,264.0	924.8	370.9	968.3	5,809.7	15,453.8
Vancouver						
City	1,217.7	428.0	218.8	571.0	4,567.7	12,150.1
UGA	5,753.0	2,185.1	984.5	2,583.4	20,667.0	54,974.3
Total	6,970.7	2,613.1	1,203.2	3,154.3	25,234.7	67,124.4
Washougal						
City	672.7	245.5	117.7	309.5	1,857.0	4,939.6
UGA	394.9	165.7	63.5	165.7	994.4	2,645.1
Total	1,067.6	411.2	181.2	475.2	2,851.4	7,584.7
Yacolt						
City	66.4	15.9	14.0	36.6	146.2	389.0
UGA	7.7	2.8	1.3	3.5	14.0	37.3
Total	74.1	18.7	15.4	40.1	160.3	426.3
Woodland						
City	5.8	3.1	0.8	2.0	8.0	21.2
UGA	90.0	57.4	9.0	23.6	94.2	250.6
Total	95.9	60.5	9.8	25.5	102.2	271.8
RESIDENTIAL TOTAL	15,470.7	5,942.8	2,631.1	6,896.8	46,837.2	124,587.1

COMMERCIAL	Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Jobs
Battle Ground					
City	541.9	89.4	114.8	337.8	6,755.0
UGA	47.4	5.0	10.6	31.8	635.4
Total	589.3	94.4	125.4	369.5	7,390.5
Camas					
City	502.3	62.9	109.8	329.5	6,590.2
UGA	0.0	0.0	0.0	0.0	0.0
Total	502.3	62.9	109.8	329.5	6,590.2
La Center					
City	102.7	7.5	23.8	71.4	1,427.7
UGA	0.0	0.0	0.0	0.0	0.0
Total	102.7	7.5	23.8	71.4	1,427.7
Ridgefield					
City	390.3	41.9	87.1	261.4	5,227.0
UGA	10.4	1.0	2.3	7.0	140.3
Total	400.7	42.9	89.5	268.4	5,367.4
Vancouver					
City	454.1	33.1	105.2	315.7	6,314.8
UGA	606.0	43.7	140.6	421.7	8,433.5
Total	1,060.0	76.8	245.8	737.4	14,748.3
Washougal					
City	48.8	3.2	11.4	34.2	684.0
UGA	40.6	3.2	9.3	28.0	560.8
Total	89.4	6.4	20.7	62.2	1,244.7
Yacolt					
City	5.5	0.0	1.4	4.1	82.0
UGA	0.0	0.0	0.0	0.0	0.0
Total	5.5	0.0	1.4	4.1	82.0
Woodland					
City	0.0	0.0	0.0	0.0	0.0
UGA	0.0	0.0	0.0	0.0	0.0
Total	0.0	0.0	0.0	0.0	0.0
COMMERCIAL TOTAL	2,749.9	291.0	616.4	1,842.5	36,850.8

INDUSTRIAL	Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Jobs
Battle Ground					
City	173.2	67.0	26.5	79.6	716.8
UGA	0.0	0.0	0.0	0.0	0.0
Total	173.2	67.0	26.5	79.6	716.8
Camas					
City	1,181.2	418.6	190.7	572.0	5,147.7
UGA	69.8	24.3	11.4	34.1	307.2
Total	1,251.0	442.9	202.0	606.1	5,454.9
La Center					
City	64.8	15.7	12.3	36.8	331.4
UGA	0.0	0.0	0.0	0.0	0.0
Total	64.8	15.7	12.3	36.8	331.4
Ridgefield					
City	729.9	222.9	126.8	380.3	3,422.3
UGA	64.9	17.7	11.8	35.4	318.2
Total	794.8	240.6	138.5	415.6	3,740.5
Vancouver					
City	2,421.7	788.9	408.2	1,224.6	11,021.4
UGA	1,559.8	423.1	284.2	852.5	7,672.9
Total	3,981.6	1,212.0	692.4	2,077.1	18,694.3
Washougal					
City	141.1	70.6	17.6	52.9	476.3
UGA	280.7	64.0	54.2	162.5	1,462.9
Total	421.9	134.6	71.8	215.5	1,939.2
Yacolt					
City	9.7	0.9	2.2	6.5	58.9
UGA	39.6	10.3	7.3	21.9	197.5
Total	49.2	11.2	9.5	28.5	256.4
Woodland					
City	0.0	0.0	0.0	0.0	0.0
UGA	0.0	0.0	0.0	0.0	0.0
Total	0.0	0.0	0.0	0.0	0.0
INDUSTRIAL TOTAL	6,736.5	2,124.1	1,153.1	3,459.3	31,133.4