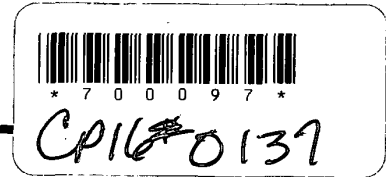


O'Donnell, Mary Beth



From: Albrecht, Gary
Sent: Monday, June 16, 2014 11:24 AM
To: McCall, Marilee; 'Amanda Smeller-Woodland'; Snodgrass, Bryan; Eiken, Chad; 'Eric Eisemann-Consultant'; 'Jeff Sarvis-La Center'; 'Lee Knottnerus-Ridgefield'; 'Mitch Kneipp-Washougal'; James Weldon; 'Phil Bourquin-Camas'; 'Robert Maul-Camas'; 'Sam Crummett-Battle Ground'; Towne, Sandra; 'Steve Stuart-Ridgefield'; 'erin.erdman@cityofbg.org'; Hermen, Matt; 'sfox@cityofcamas.us'
Cc: Alvarez, Jose; Anderson, Colete; Euler, Gordon; Kamp, Jacqueline; Lebowsky, Laurie; Niten, Jeff; O'Donnell, Mary Beth; Orjiako, Oliver
Subject: RE: City-County Coordination Meeting Agenda - FRIDAY June 13 from 10-12 in Ridgefield
Attachments: VBLM.pdf; 2014 VLMSummary.xlsx; Issue_Paper_4_Population and Employment_Forecast Allocation_2016_CA.docx; UGA_ALLOC_B.xlsx
Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning:

Here is additional information that will hopefully help one understand how the Issue Paper tables were created.

1. VBLM Information (this will explain the planning assumptions inside a vacant land model run)
2. VBLM Summary tables (residential, commercial and industrial tables by UGA).
3. UGA Allocation (same table I sent out on Friday minus all of the extra worksheets).
4. Issue Paper 4 (we added more text under countywide population allocation on page 2).

Please contact me if you have any questions. We are meeting with the City of Vancouver today at 1:00 to go over all of this information.

As one can see there is a lot of information, and we are doing our best to keep it simple. Clear as mud, right??

Stay tuned for an update after this meeting.

Gary

From: Albrecht, Gary
Sent: Friday, June 13, 2014 5:17 PM
To: McCall, Marilee; 'Amanda Smeller-Woodland'; Snodgrass, Bryan; Eiken, Chad; 'Eric Eisemann-Consultant'; 'Jeff Sarvis-La Center'; 'Lee Knottnerus-Ridgefield'; 'Mitch Kneipp-Washougal'; James Weldon; 'Phil Bourquin-Camas'; 'Robert Maul-Camas'; 'Sam Crummett-Battle Ground'; Towne, Sandra; 'Steve Stuart-Ridgefield'; 'erin.erdman@cityofbg.org'; Hermen, Matt; 'sfox@cityofcamas.us'
Cc: Alvarez, Jose; Anderson, Colete; Euler, Gordon; Kamp, Jacqueline; Lebowsky, Laurie; Niten, Jeff; O'Donnell, Mary Beth; Orjiako, Oliver
Subject: RE: City-County Coordination Meeting Agenda - FRIDAY June 13 from 10-12 in Ridgefield

Greetings:

We had a very good discussion at today's meeting. I am attaching a couple of charts showing how we arrived at the allocation; the charts also show how market factors are applied.

Please review and provide us comments/thoughts.

On Monday, we will further revise Issue Paper #4 to expand on methodology #3 including the attached 2.66 pph table, supply demand table for employment, and any further clarification.

Thank you for working with us.

Gary

From: McCall, Marilee

Sent: Monday, June 09, 2014 3:35 PM

To: 'Amanda Smeller-Woodland'; Snodgrass, Bryan; Eiken, Chad; 'Eric Eisemann-Consultant'; 'Jeff Sarvis-La Center'; 'Lee Knottnerus-Ridgefield'; 'Mitch Kneipp-Washougal'; James Weldon; 'Phil Bourquin-Camas'; 'Robert Maul-Camas'; 'Sam Crummett-Battle Ground'; Towne, Sandra; 'Steve Stuart-Ridgefield'; 'erin.erdman@cityofbg.org'; Hermen, Matt; 'sfox@cityofcamas.us'

Cc: Albrecht, Gary; Alvarez, Jose; Anderson, Colete; Euler, Gordon; Kamp, Jacqueline; Lebowsky, Laurie; Niten, Jeff; O'Donnell, Mary Beth; Orjiako, Oliver

Subject: City-County Coordination Meeting Agenda - FRIDAY June 13 from 10-12 in Ridgefield

Reminder and copy of agenda with attachment of DRAFT Issue Paper #4 for review.

Minutes from last month's meeting are also included for your review.

Thank you! Have a great afternoon!

Marilee McCall | Administrative Assistant
Community Planning | "Planning for Clark County's promising future"
tel: 360.397.2280 ext. 4558 | fax: 360.759.6762
P.O. Box 9810 | Vancouver WA 98666
www.clark.wa.gov/planning

Vacant Buildable Lands Model

The Vacant Buildable Lands Model (VBLM) is a planning tool developed to analyze residential, commercial, and industrial lands within urban growth areas. The model serves as a tool for evaluating urban area alternatives during Clark County 20-year Comprehensive Growth Management Plan updates and for monitoring growth patterns during interim periods. The VBLM analyzes potential residential and employment capacity of each urban growth area within the county based on vacant and underutilized land classifications. This potential capacity is used to determine the amount of urban land needed to accommodate projected population and job growth for the next 20 years during plan updates and to analyze land consumption or conversion rates on an annual basis for plan monitoring purposes.

In 1992, Clark County began evaluating vacant lands as part of the initial 20-year growth management plan. At that time, County staff met with interested parties from development and environmental communities to examine criteria and establish a methodology for computing potential land supply available for development. A methodology relying on the Clark County Assessor's database and Geographic Information System (GIS) as primary data sources was developed. As a result the VBLM is a GIS based model built on geoprocessing scripts.

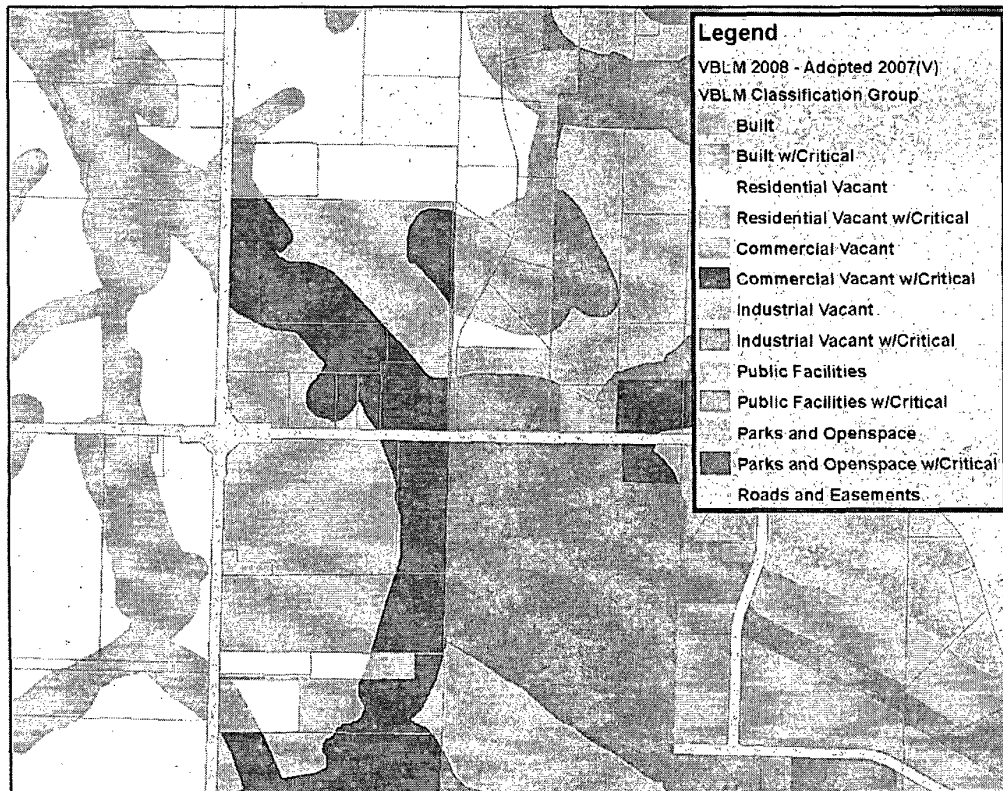
In the spring of 2000, the Board of Clark County Commissioners appointed a technical advisory committee consisting of local government agencies, Responsible Growth Forum members, and Friends of Clark County to revisit this process. They reviewed definitions for each classification of land and planning assumptions for determining potential housing units and employment.

Another comprehensive review of the VBLM criteria and assumptions was undertaken in 2006 as part of the growth management plan update. This review compared the 1996 prediction to the 2006 model. This review demonstrated that for the most part the model was a good predictor of what land would develop. However, changes were made to the model based on results of this review. Important changes to the model include:

- ✦ Underutilized land determination for all models was changed to a building value per acre criteria.
- ✦ The industrial model and commercial model now have consistent classifications. The industrial model was revised to match the commercial process.
- ✦ Environmental constraints methodology changed from applying assumptions to parcels based on percentage of critical land to simply

identifying constrained and non constrained land by parcel and applying higher deductions to constrained lands.

Example Map of Constrained Lands



Benefits of the current improvements are more consistency and easier monitoring of the model. Better accounting for private open space, constrained lands, and exempt port properties. And calculations for underutilized lands are more dynamic.

Model Classifications

The model classifies lands into three urban land use categories--residential, commercial, and industrial. Lands are grouped into land use codes based on comprehensive plan designations for model purposes. Lands designated as parks & open space, public facility, mining lands, or airport within the urban growth areas are excluded from available land calculations. Additionally, all rural

and urban reserve designated lands are excluded from the model. Table 1 lists a breakdown of the land use classes.

Table 1: Land Use Classes

LU	Comprehensive Plan Classification	VLM Model
1	Urban Low Density Residential	Residential – Urban Low
1	Single-Family_Low	Residential – Urban Low
1	Single-Family_Medium	Residential – Urban Low
1	Single-Family_High	Residential – Urban Low
2	Urban Medium Density Residential	Residential – Urban High
2	Urban High Density Residential	Residential – Urban High
2	Multi-Family_Low	Residential – Urban High
2	Multi-Family_High	Residential – Urban High
3	Neighborhood Commercial	Commercial
3	Community Commercial	Commercial
3	General Commercial	Commercial
3	City Center	Commercial
3	Regional Center	Commercial
3	Downtown	Commercial
3	Commercial	Commercial
4	Mixed Use	Commercial
4	Town Center	Commercial
5	Office Park/Business Park	Commercial
5	Light industrial/Business park	Commercial
5	Employment Campus	Commercial
6	Light Industrial	Industrial
6	Heavy Industrial	Industrial
6	Railroad Industrial	Industrial
6	Industrial	Industrial
33	Mixed use - Residential	Residential
34	Mixed use - Employment	Commercial

The model classifies each urban parcel as built, vacant, or underutilized by the three major land uses. Additionally lands with potential environmental concerns and/or geologic hazards as consistent with the applicable section of the Clark County and other municipal codes are classified as constrained (critical lands) lands. Constrained lands are identified by parcel in the model.

Constrained lands include:

- 100 year floodplain or flood fringe
- Wetlands inventory (NWI, high quality, permitted, modeled) with 100 foot buffer

- Slopes greater than 15 percent (>25% for City of Vancouver)
- Land slide area that has active or historically unstable slopes
- Designated shorelines
- Hydric soils with 50 foot buffer
- Habitat areas with 100 foot buffer
- Species areas with 300 foot buffer
- Riparian stream buffers by stream type (Table 2)

Table 2: Riparian Buffers

Stream Type	Countywide	Vancouver Exception
Type S (Shoreline)	250 Feet	175 Feet
Type F (Fish Bearing)	200 Feet	175 Feet
Type NP (Non-fish bearing, perennial)	100 Feet	150 Feet
Type NP (Non-fish bearing, seasonal)	75 Feet	100 Feet

Residential Model

Important residential classifications include vacant, vacant critical, underutilized, and underutilized critical. These classes are used to determine gross acres available for development. Vacant exempt, vacant lots less than 5,000 square feet and all other classes are excluded from available land calculations. Table 3 lists all residential classes.

Table 3: Residential Classifications

RESCLASS	Description
0	Not Residential
1	Built
2	Unknown
3	Vacant
4	Underutilized
5	Roads and Easements
6	Mansions and Condos
12	Built Exempt
13	Vacant Exempt
14	Vacant Critical
18	Underutilized Critical
19	Less than 5,000 square feet
20	Private Open Space
21	Parks and Open Space

Criteria for classifying residential lands are as follows:

- Residential Vacant Criteria
 - Building value less than \$13,000
 - Not tax exempt
 - Not an easement or right of way
 - Not a state assessed or institutional parcel
 - Not a mobile home park
 - Parcel greater than 5,000 square feet
- Underutilized
 - Same as Vacant except building value criteria is replaced with a building value per acre criteria.
 - Building value per acre of land is below the 10th percentile of building value per acre for all residential parcels within all UGAs. The 10th percentile is calculated by the model for each year and for each UGA alternative.
 - Parcel size greater than 1 acre
- Mansions and Condos
 - Parcel size greater than 1 acre
 - Building value per acre greater than the 10th percentile.
- Residential Exempt
 - Properties with tax exempt status
- Easements and right of ways
- Constrained (Critical lands)
 - All classifications may be subdivided into constrained vs. not constrained. Constrained lands are described above.

Commercial and Industrial Models

Commercial and industrial lands are classified using consistent criteria with one exception; industrial classes include exempt port properties in the current model.

Important commercial classes for determining gross acres available for development include vacant, vacant critical, underutilized, and underutilized critical. Vacant exempt and vacant lots less than 5,000 square feet are excluded from available land calculations. Table 4 lists all commercial classes.

Table 4: Commercial Classifications

COMCLASS	Description
0	Not Commercial
1	Built
2	Vacant
3	Underutilized
5	Vacant Lot less than 5,000 sq feet
7	Vacant Critical
9	Underutilized Critical
10	Vacant Exempt

Important industrial classes for determining gross acres available for development include vacant, vacant critical, exempt vacant port property, exempt vacant port property critical, underutilized, underutilized critical, exempt underutilized port property, and exempt underutilized port property critical. All exempt not port properties are excluded in the available land calculations. Table 5 lists all industrial classes.

Table 5: Industrial Classifications

INCLASS	Description
0	Not Industrial
1	Vacant
2	Underutilized
3	Vacant Critical
4	Underutilized Critical
6	Built
7	Exempt Vacant Port Property
8	Exempt Vacant Not Port
9	Exempt Vacant Port Property Critical
10	Exempt Underutilized Port
11	Exempt Underutilized Port Critical
12	Exempt Underutilized Not Port
15	Easements

Commercial and industrial models classify vacant and underutilized land as follows:

- Vacant land
 - Building value less than \$67,500
 - Not "Assessed With"- Some parcels are assessed with other parcels. These parcels are often parking lots, or multiple parcels comprising a single development. All assessed with parcels are considered built.
 - Not Exempt.

- Port property is exempt, and is included as a separate classification in the Industrial land model.
 - Not an Easement or right of way
 - Parcel greater than 5,000 square feet
 - Not a state assessed or institutional parcel
- Underutilized Lands
 - Same as vacant except building value criteria is replaced with a building value per acre criteria of less than \$50,000.
- Constrained (Critical lands)
 - All classifications may be subdivided into constrained vs. not constrained. Commercial and industrial constrained lands are defined the same as residential constrained lands and are listed above.
- Exempt Port Properties in the Industrial Model
 - Includes lands that are under port ownership and available for development. Buildable exempt port properties are included in available land calculations.
 - Port properties can be classified as vacant, underutilized, or constrained.

The model produces a summary of gross residential, commercial, and industrial acres available for development. Gross acres are defined as the total raw land available for development prior to any deductions for infrastructure, constrained lands, and not to convert factors.

Planning Assumptions

The next step in the buildable lands process is applying planning assumptions to the inventory of vacant and underutilized gross acres in order to arrive at a net available land supply. These assumptions account for infrastructure, reduced development on constrained land, and never to convert factors. Use factors along with employment and housing units per acre densities are applied to derived net acres to predict future capacities.

Residential Model Planning Assumptions:

- 27.7% deduction to account for both on and off-site infrastructure needs. 20% infrastructure deduction for mixed use lands.
- Never to convert factor
 - 10% for vacant land
 - 30% for underutilized
- 50% of available constrained (critical) land will not convert

- 60% of mixed use land will develop as residential, 85% residential for Battle Ground mixed use - residential and 25% residential for mixed use - employment.

Commercial and Industrial Model Planning Assumptions

- 25% infrastructure factor applied for both commercial and industrial lands.
- 20% of available constrained (critical) commercial and mixed use land will not convert
- 50% of available constrained (critical) industrial land will not convert
- 40% of mixed use land will develop as commercial, 15% commercial for Battle Ground mixed use - residential and 75% commercial for mixed use - employment.

Employees and unit per acre density assumptions are applied to net developable acres to predict future employment and housing unit capacities. Densities are set by the Current Planning staff based on observed development and comprehensive plan assumptions for each UGA.

Applied residential densities vary by land use and UGA. Residential classes are grouped into urban low, urban high, and mixed use densities. Table 6 lists the units per acre by land use.

Table 6: Residential units per Acre

Urban Growth Area	Applied Housing Units per Net Developable Acre		
	Urban Low	Urban High	Mixed Use
Battle Ground	5	9	12
Camas	5	16	8
La Center	4	10	4
Ridgefield	5	16	8
Vancouver	5	16	18
Washougal	5	16	8
Yacolt	4	10	4

Applied employment densities vary by land use as well. Commercial classes which includes commercial, business park, and mixed use categories apply 20 employees per acre while industrial classes apply 9 employees per acre.

Applying residential and employment planning assumptions to the VLM results produce housing units and employment carrying capacity estimates for urban growth areas. These estimates help monitor growth on an annual basis and is part of the criteria used for setting UGA boundaries during growth management plan updates.

Current model layers and reports are available for viewing in Clark County's GIS MapsOnline web application at:

http://maps.clark.wa.gov/imfmoll/imf.jsp?site=pub_zoning

Underutilized land classes are grouped with vacant classes by land use in MapsOnline and on other map products. Table 7 lists the group classes used for mapping.

Table 7: Group Classes

GRPCLASS	Description
1	Built
2	Built w/Critical
3	Residential Vacant
4	Residential Vacant w/Critical
5	Commercial Vacant
6	Commercial Vacant w/Critical
7	Industrial Vacant
8	Industrial Vacant w/Critical
9	Public Facilities
10	Public Facilities w/Critical
11	Parks and Open Space
12	Parks and Open Space w/Critical
13	Roads and Easements

For more information on the model inputs, structure and outputs, please contact Clark County Community Planning at (360) 397-2280 or Clark County Geographic Information System (GIS) at (360) 397-2002.

Clark County Comprehensive Plan 2016 Update

Planning for growth 2015 – 2035

2016 Population and Employment Allocation – Issue Paper 4

Purpose

This memorandum provides a basic framework and starting point from which the ~~County~~County and Cities may consider population and employment allocation.

Background

In July 2013, Clark County began the process of updating its Comprehensive Growth Management Plan to meet the 2016 periodic update pursuant to Chapter 36.70A.140 RCW~~state mandated requirement~~. The issue papers below identify work to date.

In “Issue Paper 1 - Comprehensive Plan Overview”, Community Planning presented a summary of the county’s Planning Assumptions, the 2013 vacant and buildable lands model (VBLM) inventory and population and employment projections.

In “Issue Paper 2 – Population and Job Projections”, Community Planning presented background information for a discussion with local cities and the Town of Yacolt on population and job planning assumptions for 2015~~6~~ through 2035. ~~This Issue Paper will focus on Proposed Population and Employment Allocations.~~ On January 21, 2014, the Board of Clark County Commissioners adopted the Office of Financial Management (OFM) Medium Population 562,207 for the twenty year period ending 2035; Resolution number: 2014-01-09.

In “Issue Paper 3 – Community Planning presented Employment forecasts and suggested a high employment forecast based on input from Washington Employment Security Department (ESD), ~~Regional Economist Scott Bailey~~. Issue Paper 3 was revised as Issue Paper 3.1 to include 2014 VBLM information. On April 22, 2014, the Board adopted the high employment forecast of 91,200 net new jobs for the twenty year period ending 2035; Resolution number: 2014-04-XX.

Issue Paper 4 – Discuss 2016 population and employment allocations.

Methodology

- Maintain coordination and consistency with local jurisdictions plans
- Use official state population forecasts from OFM
- Use the employment projections from ESD
- Continue using the inventory of available VBLM~~vacant buildable lands~~ inventory information; a practice since 1994
- Allow for flexibility where necessary
- Consider impacts of the recent stormwater regulations

Countywide Population Allocations

The GMA does not dictate a source that must be considered in planning for future employment. For the 1994, 2004, and 2007 planning efforts the number of anticipated new jobs in Clark County was developed by Scott Bailey of the Washington State Employment Securities Department. The forecasts were based on anticipated population growth, workforce participation, unemployment, and percentage of Clark County employees who commute to Oregon for work.

The 1994, 2004 and 2007 allocations were based on negotiations between Clark County and the Clark County Cities. It had nothing to do with historic growth rates. In determining the size of UGAs, counties are required to utilize the official population projections issued by OFM. These projections include three distinct ranges; low, medium, and high. The population projections are prepared for a 20- year time period with an incremental update every 5 years. On January 21, 2014, the Board of Clark County Commissioners adopted the OFM Medium Population 562,207.

Clark County population estimate on January 1, 2014 population estimate is 436,647. From 2014 to 2035 the population is forecasted to ~~will~~ grow by 125,560 people for a total of 562,207. Of which approximately -90% (113,004) will live in urban areas, and 10% (12,556) will live in rural areas.

The Board may choose to allocate by 1) placing growth where it has historically occurred by UGA, 2) allocating growth by UGA based on the proportionate share of total county vacant and buildable lands without concern for capping that growth at current capacity, or 3) allocating growth by UGA according to the proportion of the total county identified vacant and buildable lands, but capped by UGA at currently historical shares.

In addition, the following assumptions should be considered:

- A) Identified vacant and buildable residential lands reflect a twenty seven and seven tenths percent (27.7%) infrastructure deduction.
- B) Carrying capacity is assumed on vacant or underutilized single family and multifamily lands, at 4-5, urban low; and 9-16 units per acre on urban high.
- C) There is no assumption on urban/rural split-the rural area pulls growth in the allocation the same as UGA's, according to historic growth and currently identified capacity.

Table 1

~~These estimates will raise the population to 562,207 as seen below.~~ highlights the current population allocation and suggests where the growth could occur should the Board follow allocation method number 3.

Table 1: 2015-2035 Population Forecast by UGA

UGA	January 1, 2014	Vacant Land Model	2014 to 2035 Population	2035 Population
	Population	Share	Growth Allocation	Allocation
Battle Ground	20,163	14%	17,543	37,705
Camas	22,049	10%	12,361	34,410
LaCenter	3,163	3%	3,551	6,714
Ridgefield	6,150	11%	14,374	20,523
Vancouver	307,767	46%	57,976	365,743
Washougal	15,502	5%	6,615	22,118
Woodland	88	0%	252	339
Yacolt	1,653	0%	333	1,986
County^	60,112	10%	12,556	72,668
Total	436,647	100%	125,560	562,207

Source: Clark County, Geographic information System

~~The Board may choose to allocate by 1) placing growth where it has historically occurred by UGA, 2) allocating growth by UGA based on the proportionate share of total county vacant and buildable lands without concern for capping that growth at current capacity, or 3) allocating growth by UGA according to the proportion of the total county identified vacant and buildable lands, but capped by UGA at currently historical shares.~~

These assumptions should be considered as you review the results presented below:

- ~~A) Identified vacant and buildable residential lands reflect a twenty seven and seven tenths percent (27.7%) infrastructure deduction.~~
- ~~B) Carrying capacity is assumed on vacant or underutilized single family and multifamily lands, at 4-5, urban low; and 9-16 units per acre on urban high.~~
- ~~C) There is no assumption on urban/rural split the rural area pulls growth in the allocation the same as UGA's, according to historic growth and currently identified capacity.~~

Commercial Allocation

The GMA does not dictate a source that must be considered in planning for future employment. For the 1994, 2004, and 2007 planning efforts, the number of anticipated new jobs in Clark County was developed by Scott Bailey of the Washington State Employment Securities Department. The forecasts were based on anticipated population growth, workforce participation, unemployment, and percentage of Clark County employees who commute to Oregon for work.

The Board may choose to allocate net new jobs by 1) placing growth where it has historically occurred by UGA, 2) allocating growth by UGA based on the proportionate share of total county vacant and buildable lands without concern for capping that growth at current capacity, or 3) allocating growth by UGA according to the proportion of the total county identified vacant and buildable lands, but capped by UGA at currently identified capacity.

The third method was chosen adding a total of 91,200 net new jobs. According to the 2014 vacant land model, the county has land capacity for 82,214 net new jobs with an additional 18% growth in public sector jobs raising the total net new jobs to 101,732 as shown in Table 2.

~~Table 2: 2015-2035 Employment Forecast by UGA. And the preceding table shows 2014 employment, and a comparison of ESD's and the vacant land model projected capacity demonstrating existing capacity to accommodate ESD's projected employment.~~

UGA	Net New Jobs	Vacant Land Model Share
Battle Ground	11,635	13.50%
Camas	12,503	14.50%
La Center	1,367	1.59%
Ridgefield	11,895	13.80%
Vancouver	42,774	49.61%
Washougal	5,528	6.41%
Yacolt	513	0.59%
Woodland	0	
Sub-Total	86,214	100.00%
Public Sector Jobs at 18%	15,518	
Total	101,732	

~~Table 3 And the preceding table is a comparison between s shows 2014 employment, and a comparison of ESD's and the VBLMvacant land model projected land capacity and ESD's demonstrating existing capacity to accommodate ESD's projected employment.~~

Table 3: Employment Forecast vs. Land Capacity

	HISTORICAL	PROJECTED		
	2014	2015	NET NEW JOBS	2035
EMPLOYMENT PROJECTIONS	135,800	141,300	91,200	232,500
VBLM CAPACITY	135,800	101,732		237,532

Conclusion & Recommendation

Much has changed since Clark County first adopted its Comprehensive Plan in 1994. The cCounty's demographic characteristics have continued to change, and many of the planning assumptions have remained the same. Community Planning recommends that population and employments lands be allocated to each UGA based on the above proportional allocations.

NEXT STEPS

With respect to individual UGA allocations, a number of alternative land use scenarios should be identified. ~~The~~ and these scenarios should be used to inform the cCounty's ongoing transportation modeling efforts in coordination with RTC. In addition, as part of the buildable lands analysis process, the number of available sites should be identified, and if the analysis points to a shortage, UGA allocations should be adjusted accordingly. Finally, the cCounty should attempt to determine the relative impact of these alternative land use scenarios on the cCounty's water resources.

Summary Totals 2014*

RESIDENTIAL	Gross Acres	Will Not Convert		Developable Net	
		Acres	Infrastructure Acres	Acres	Housing Units
Battle Ground					
City	1,685.3	677.4	277.7	730.2	6,372.7
UGA	833.5	314.6	140.9	378.0	2,484.8
Total	2,518.8	992.0	418.6	1,108.2	8,857.5
Camas					
City	1,655.2	653.4	277.5	724.3	4,847.5
UGA	450.3	172.2	77.0	201.1	1,394.2
Total	2,105.5	825.6	354.5	925.3	6,241.7
La Center					
City	599.6	229.5	101.8	268.3	1,116.8
UGA	325.1	146.0	49.6	129.5	677.0
Total	924.7	375.4	151.4	397.8	1,793.8
Ridgefield					
City	1,656.0	712.8	261.3	682.0	4,639.0
UGA	876.1	373.0	139.4	363.8	2,618.2
Total	2,532.1	1,085.7	400.6	1,045.7	7,257.2
Vancouver					
City	1,397.7	481.2	253.0	663.5	5,684.7
UGA	7,241.3	2,754.3	1,234.4	3,252.6	23,586.6
Total	8,639.0	3,235.5	1,487.4	3,916.1	29,271.3
Washougal					
City	617.7	241.6	103.4	272.7	1,562.5
UGA	515.7	199.0	87.7	229.0	1,778.0
Total	1,133.4	440.6	191.2	501.7	3,340.5
Yacolt					
City	64.2	15.9	13.4	34.9	139.7
UGA	16.4	6.4	2.8	7.3	29.1
Total	80.6	22.3	16.2	42.2	168.7
Woodland					
City	5.8	3.1	0.8	2.0	9.9

UGA	89.9	57.4	9.0	23.5	117.6
Total	95.8	60.5	9.8	25.5	127.6

RESIDENTIAL TOTAL **18,029.9** **7,037.6** **3,029.7** **7,962.5** **57,058.2** **7.165825**

COMMERCIAL	Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Jobs
------------	-------------	------------------------	----------------------	-----------------------	------

Battle Ground

City	750.7	112.4	161.0	477.3	9,546.0
UGA	87.4	9.0	19.6	58.8	1,176.0
Total	838.1	121.5	180.6	536.1	10,722.0

Camas

City	720.1	85.1	158.7	476.2	9,524.3
UGA	0.0	0.0	0.0	0.0	0.0
Total	720.1	85.1	158.7	476.2	9,524.3

La Center

City	66.5	4.7	15.4	46.3	926.7
UGA	0.0	0.0	0.0	0.0	0.0
Total	66.5	4.7	15.4	46.3	926.7

Ridgefield

City	636.1	73.2	140.7	422.2	8,444.3
UGA	17.8	1.5	4.1	12.2	244.5
Total	653.9	74.7	144.8	434.4	8,688.8

Vancouver

City	554.5	23.4	132.8	398.4	7,967.2
UGA	885.8	63.9	205.5	616.5	12,329.2
Total	1,440.4	87.3	338.3	1,014.8	20,296.4

Washougal

City	75.7	5.3	17.6	52.8	1,055.3
UGA	60.1	3.6	14.1	42.4	847.4
Total	135.8	8.9	31.7	95.1	1,902.6

4,766.0

Yacolt

City	13.6	0.0	3.4	10.2	204.4
UGA	0.0	0.0	0.0	0.0	0.0

Battle Ground	11,635
Camas	12,503
La Center	1,367
Ridgefield	11,895
Vancouver	42,774
Washougal	4,766
Yacolt	513
Woodland	0
	85,452

Total	13.6	0.0	3.4	10.2	204.4
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
COMMERCIAL TOTAL	3,868.3	382.1	873.0	2,613.3	52,265.2
INDUSTRIAL	Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Jobs
Battle Ground					
City	209.6	90.7	29.7	89.2	802.6
UGA	32.3	15.9	4.1	12.3	110.4
Total	241.9	106.6	33.8	101.4	913.0
Camas					
City	559.0	169.0	97.5	292.5	2,632.6
UGA	81.7	30.4	12.8	38.4	345.9
Total	640.7	199.4	110.3	330.9	2,978.5
La Center					
City	83.3	19.1	16.1	48.2	433.7
UGA	1.1	0.2	0.2	0.7	6.1
Total	84.4	19.3	16.3	48.9	439.8
Ridgefield					
City	597.5	171.0	106.6	319.9	2,878.8
UGA	67.0	18.5	12.1	36.4	327.2
Total	664.5	189.5	118.7	356.2	3,206.0
Vancouver					
City	2,784.8	877.9	476.7	1,430.2	12,871.4
UGA	1,933.3	510.1	355.8	1,067.4	9,606.7
Total	4,718.1	1,388.0	832.5	2,497.6	22,478.1
Washougal*					
City	176.4	88.2	22.0	66.1	595.3
UGA	418.4	82.4	84.0	252.0	2,268.0
Total	594.8	170.6	106.0	318.1	2,863.3
Yacolt					

City	9.5	0.9	2.2	6.5	58.1
UGA	48.4	11.4	9.3	27.8	250.1
Total	58.0	12.3	11.4	34.2	308.2
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	7,002.4	2,085.7	1,229.1	3,687.4	33,187.0

*Industrial model for Washougal was revised to reflect removing the invalidated AG lands in the NE corner of the UGA.

UGA	2014 VBLM
Battle Ground	11,635
Camas	12,503
La Center	1,367
Ridgefield	11,895
Vancouver	42,774
Washougal	4,766
Yacolt	513
Woodland	0
Sub Total	*85,452

2.66 PPH

UGA	January 1, 2014 Estimates		2014 Vacant Lands Model		Share of VLM	Share of Growth Based On VLM Yield Potential	2014 to 2035 Population Growth Allocation	2035 Population Allocation	10% Market Factor	Surplus/D eficit
	Housing Units	Population	Housing Units	Population						
Battle Ground	6,780	20,163	8,857	23,560	15.5%	14.0%	17,543	37,705	19,297	4,263
Camas County	7,799	22,049	6,241	16,601	10.9%	9.8%	12,361	34,410	13,597	3,004
LaCenter	21,271	60,112				10.0%	12,556	72,668		
Ridgefield	1,107	3,163	1,793	4,769	3.1%	2.8%	3,551	6,714	3,906	863
Vancouver	2,166	6,150	7,257	19,304	12.7%	11.4%	14,374	20,523	15,811	3,493
Washougal	123,213	307,767	29,271	77,861	51.3%	46.2%	57,976	365,743	63,773	14,087
Woodland	5,939	15,502	3,340	8,884	5.9%	5.3%	6,615	22,118	7,277	1,607
Yacolt	55	88	127	338	0.2%	0.2%	252	339	277	61
Total	498	1,653	168	447	0.3%	0.3%	333	1,986	366	81
Total	168,828	436,647	57,054	151,764	100.0%	100%	125,560	562,207	138,116	13,647

^ 10% based on 90/10 urban/rural planning assumption

Table below shows market factor on employment acreage.



Employment by Industry	VBLM JOBS	VBLM NET ACRES	NET NEW JOBS	% OF NEW JOBS	ACRES NEEDED FOR NET NEW JOBS	Market Factor	TOTAL ACREAGE NEEDED	SURPLUS/ DEFICIT
Industrial	33,187	3,687	19,000	20.8%	2,111	10%	2,322	1,365
Commercial	52,265	2,613	72,200	79.2%	3,610	10%	3,971	-1,358
Total	85,452	6,300	91,200	100.0%	5,721		6,293	7