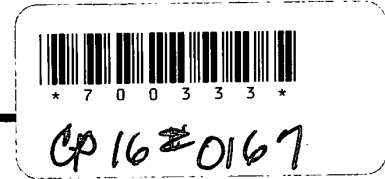


**O'Donnell, Mary Beth**



**From:** McCall, Marilee  
**Sent:** Monday, July 07, 2014 4:17 PM  
**To:** Amanda Smeller-Woodland; Snodgrass, Bryan; Eiken, Chad; Elizabeth Decker-Consultant; Eric Eisemann-Consultant; Erin Erdmand-Battle Ground; Jeff Sarvis-La Center; Lee Knottnerus-Ridgefield; Mitch Kneipp-Washougal; James Weldon; Phil Bourquin-Camas; Robert Maul-Camas; Sam Crummett-Battle Ground; Towne, Sandra; Sara Fox-Camas; 'Steve Stuart-Ridgefield'  
**Cc:** Orjiako, Oliver; Euler, Gordon; O'Donnell, Mary Beth  
**Subject:** Land Use Calculator and Demographic Report  
**Attachments:** Copy of 2014 Land Use Calculator.xlsx; 2014 Land Use Calculator-Results.pdf; Marilee McCall.vcf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon, All~  
Forwarding additional information prior to our City-County Coordination meeting to be held on Friday, July 11 at 10 AM in Vancouver.

Please feel free to call our office if you have any questions.  
Have a great day!

	<p><b>Marilee McCall</b> CLARK COUNTY Administrative Assistant COMMUNITY PLANNING (360) 397-2280 ext. 4558 Work marilee.mccall@clark.wa.gov P.O. Box 9810 Vancouver WA 98666 www.clark.wa.gov/planning</p>
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**From:** Orjiako, Oliver  
**Sent:** Monday, July 07, 2014 2:04 PM  
**To:** McCall, Marilee  
**Subject:** FW: RTC - 2014 Demographic Report

Hi Marilee:

Please, include this RTC Report website link on Clark County Demographic Profile -2014 Update to our city planning partners. Thank you.

Oliver

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**From:** Ransom, Matt  
**Sent:** Monday, July 07, 2014 1:43 PM  
**To:** Orjiako, Oliver  
**Cc:** Harrington, Mark (RTC)  
**Subject:** RTC - 2014 Demographic Report

Oliver

Mark might have mentioned this in the past, so I'm forwarding this link to RTC website...

Mark prepared this Clark County Demographic Profile – 2014 Update for the RTC's regional transportation plan update this year. I thought it turned out well. The RTC Board really enjoyed the presentation of the report.

RTC Report: <http://www.rtc.wa.gov/reports/data/DemographicProfile-RTP2014.pdf>

Please use for your purposes and feel free forward to your GMA working group of city planners as you see fit (we don't have a good email list like that). I'd like to make sure that RTC's planning related content like this is made available for general city/county planning purposes.

**Matt Ransom**

*Executive Director*



PO Box 1366

Vancouver, WA 98666-1366

P. 360-397-6067 x.5208

<http://www.rtc.wa.gov>

<b>BASE RESIDENTIAL ASSUMPTIONS</b>	
2014 Total Population	436,647
Annual Growth Rate	1.10%
2035 Total Population	562,207
Total Population Growth	125,560
Rural Population 10%	12,556
<b>URBAN ALLOCATION (Based on 75%/25% housing split)</b>	
Urban Split	90%
Urban Population Growth	113,004
Persons per household	2.66
<b>DEMAND</b>	
Households	42,483
Net Acres Needed	5,929
Infrastructure (INF)	27.7%
Net Acres + INF	7,571
Market Factor (MF)	15%
Net Acres + INF+MF	8,706
<b>SUPPLY</b>	
VBLM Acres	10,992
Surplus/Deficit	2,286
<b>EMPLOYMENT ALLOCATION</b>	
2014 Non-Farm Employment	141,300
2035 Non-Farm Employment	232,500
Jobs/Household Ratio	1:1.12
Total Job Growth	91,200
<b>COMMERCIAL ALLOCATION</b>	
79% Employment*	64,648
Employees per Acre	20
Net Acres needed	3,232
Infrastructure (INF)	25.0%
Net Acres + INF	4,041
Market Factor (MF)	15%
Net Acres + INF+MF	4,647
<b>SUPPLY</b>	
VBLM Acres	3,486
Surplus/Deficit	-1,161
<b>INDUSTRIAL ALLOCATION</b>	
21% Employment	19,152
Employees per Acre	9
Net Acres needed	2,128
Infrastructure (INF)	25.0%
Net Acres + INF	2,660
Market Factor (MF)	15%
Net Acres + INF+MF	3,059
<b>SUPPLY</b>	
VBLM Acres	4,917
Surplus/Deficit	1,858

\* The employment number was reduced by 7,400. Those are jobs expected in Education and Government. Publicly owned land is considered exempt in the VBLM and so no employment is attributed to that land. In addition the infrastructure deduction assumes a portion would go toward schools.

Note: Existing assumptions of total potential jobs not captured by the vacant lands model increase the capacity by 16,775 jobs for redevelopment. If included in commercial allocation it would result in a 45 acre surplus of land.