



CP16#0056



CLARK COUNTY BOARD OF COMMISSIONERS
Public Service Center, 1300 Franklin Street, 6th Floor
Vancouver, Washington

WEEKLY CALENDAR

TUESDAY, MARCH 18, 2014

- 9:45 a.m. Emergency Medical Services District #1 Board Meeting @ Board Hearing Room
- 10:00 a.m. Board of Commissioners' Hearing @ Board Hearing Room
- 5:30 p.m. C-TRAN Board of Directors Meeting @ Vancouver Community Library, Columbia Room, 901 C Street, Vancouver

WEDNESDAY, MARCH 19, 2014

- 8:00 a.m. Elected Officials Meeting @ Dragonfly Café
- 9:00 a.m. WS: Clean Water Legal and Compliance Costs @ Board Training Room
- 10:30 a.m. WS: Vacant Buildable Lands Model with a Focus on Employment Lands @ Board Training Room
- 1:30 p.m. – Executive Session to discuss Pending Litigation with Legal Counsel @ Board
2:30 p.m. Conference Room B
- 2:30 p.m. Board Time @ Conference Room B

NOTE: SCHEDULE SUBJECT TO CHANGE



For other formats, contact the Clark County ADA Office: **Voice** (360) 397-2322;
Relay 711 or (800) 833-6388; **Fax** (360) 397-6165; **E-mail** ADA@clark.wa.gov.

Employment Lands
in the
Vacant Buildable Lands Model
(VBLM)

Topics

- Employment Lands
 - Commercial and Industrial Model Overview
 - Model challenges
 - Parcel sizes
 - 2014 Developable lands

Employment Land Includes Commercial and Industrial Models

Models are based on Comprehensive Plan map

- Commercial Model (20 classifications)
 - Commercial
 - Mixed Use
 - Office and Business Park
- Industrial (7 classifications)

Comprehensive Plan Classifications

Comprehensive Plan

URBAN

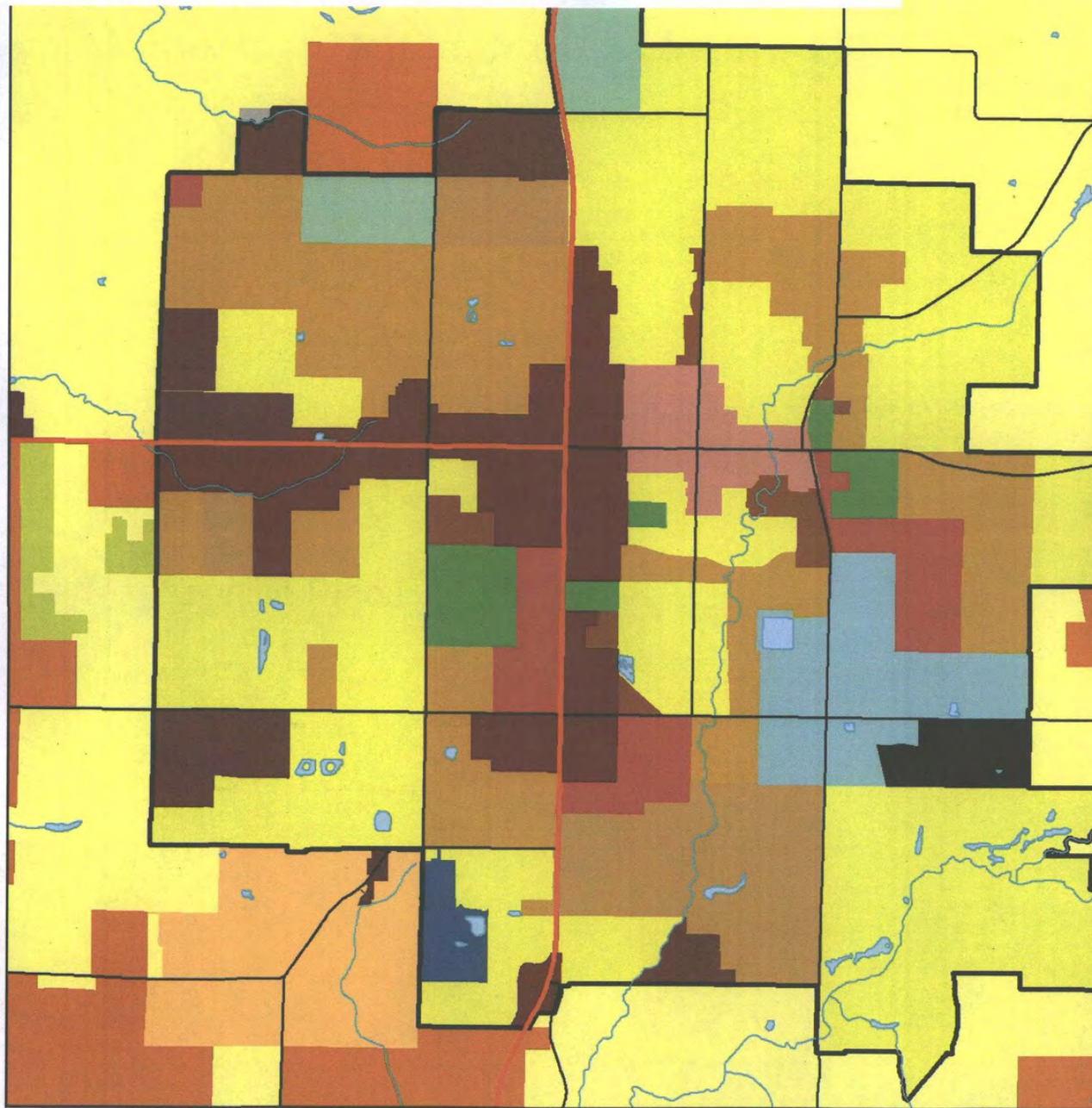
- Urban Low Density Residential
- Urban Medium Density Residential
- Urban High Density Residential
- Neighborhood Commercial
- Mixed Use
- Industrial

CITY SPECIFIC

- Mixed use - Residential
- Mixed use - Employment
- Downtown
- Regional Center
- Employment Campus
- Light Industrial

RURAL/RESOURCE

- Rural-5
- Rural-10
- Rural Center Residential
- Rural Commercial
- Agriculture
- Parks/Open Space
- Forest Tier 2
- Airport
- Urban Reserve
- Water



Comprehensive Plan Classifications

Comprehensive Plan

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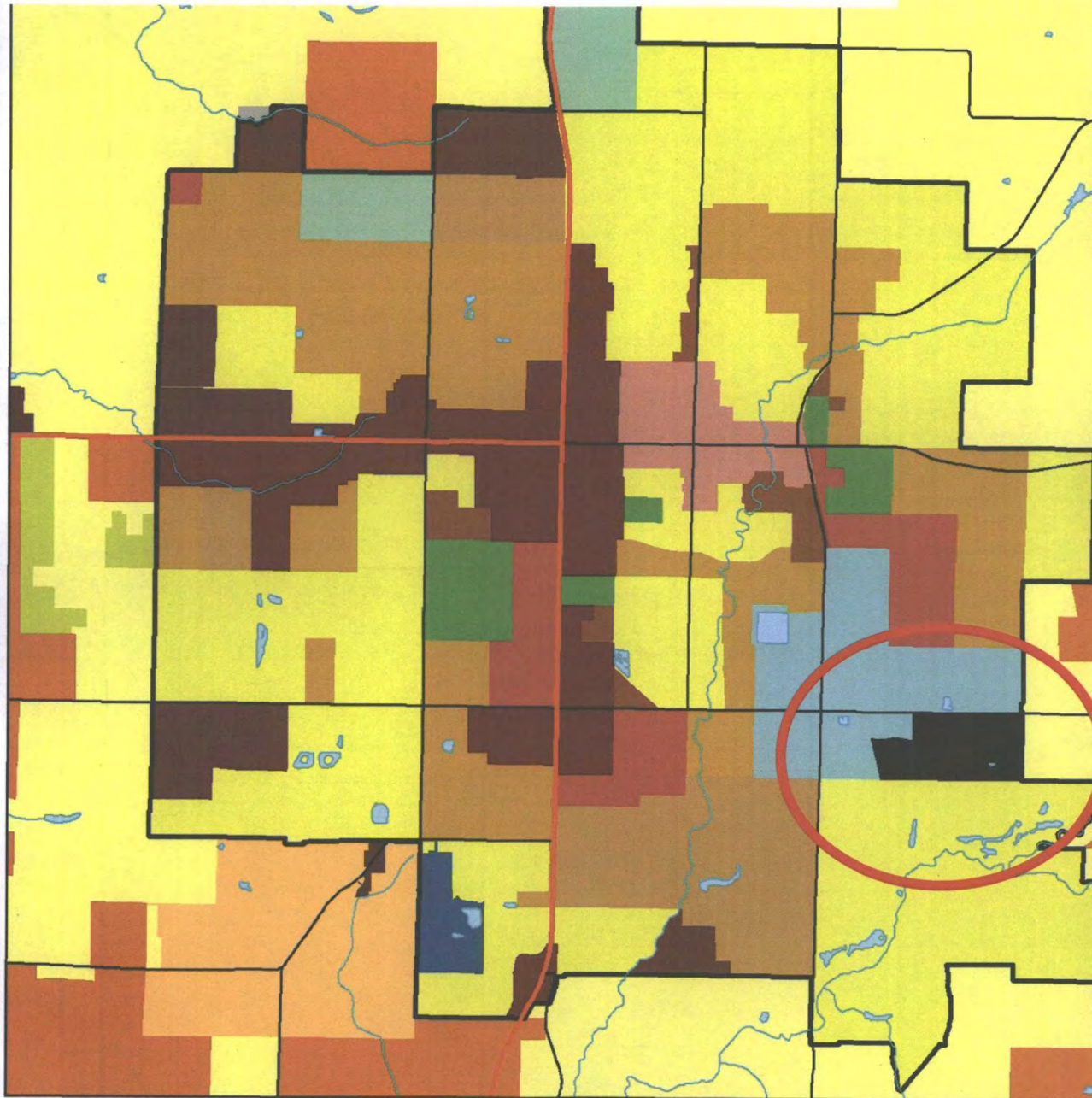
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Model Classifications

Commercial and Industrial

- Vacant is defined by Building Value < \$67,500
- Underutilized is defined by Building Value per Acre (BVA) less than \$50,000

Source: Assessor

Environmental Constraints

Limit development on vacant or underutilized land.

Steep Slopes

Landslide Areas

Riparian Areas

Flood plains

Shorelines

Wetlands

Habitat and Species

Source: GIS Layers

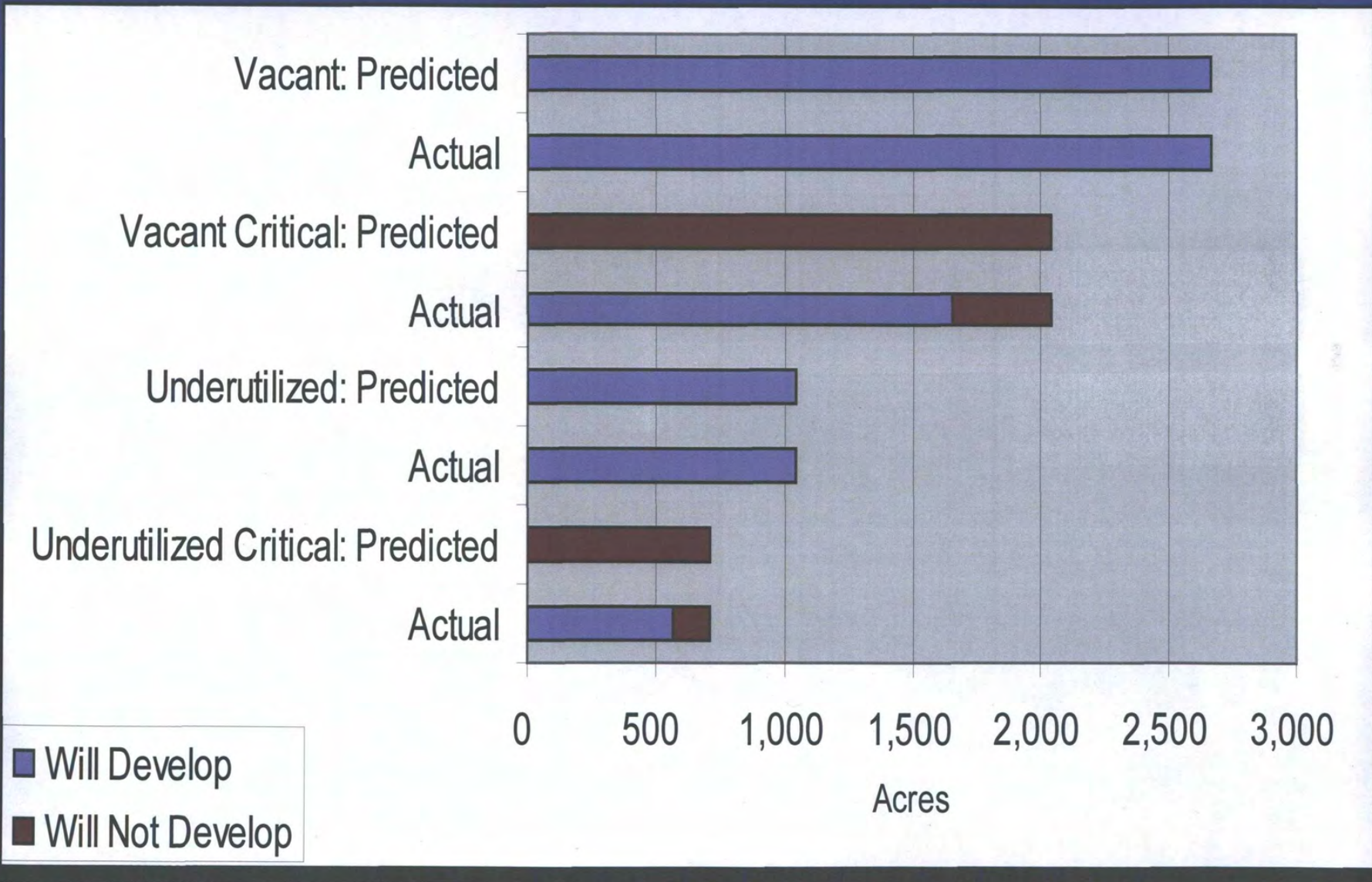
Commercial and Industrial Model Challenges

- What effect has environmental constrained lands had on employment lands?
- Employment lands are more challenging to model than residential

Environmental Constraints

Parcels with Environment Constraints do develop

Commercial Percent Developed



Commercial and Industrial Model Challenges

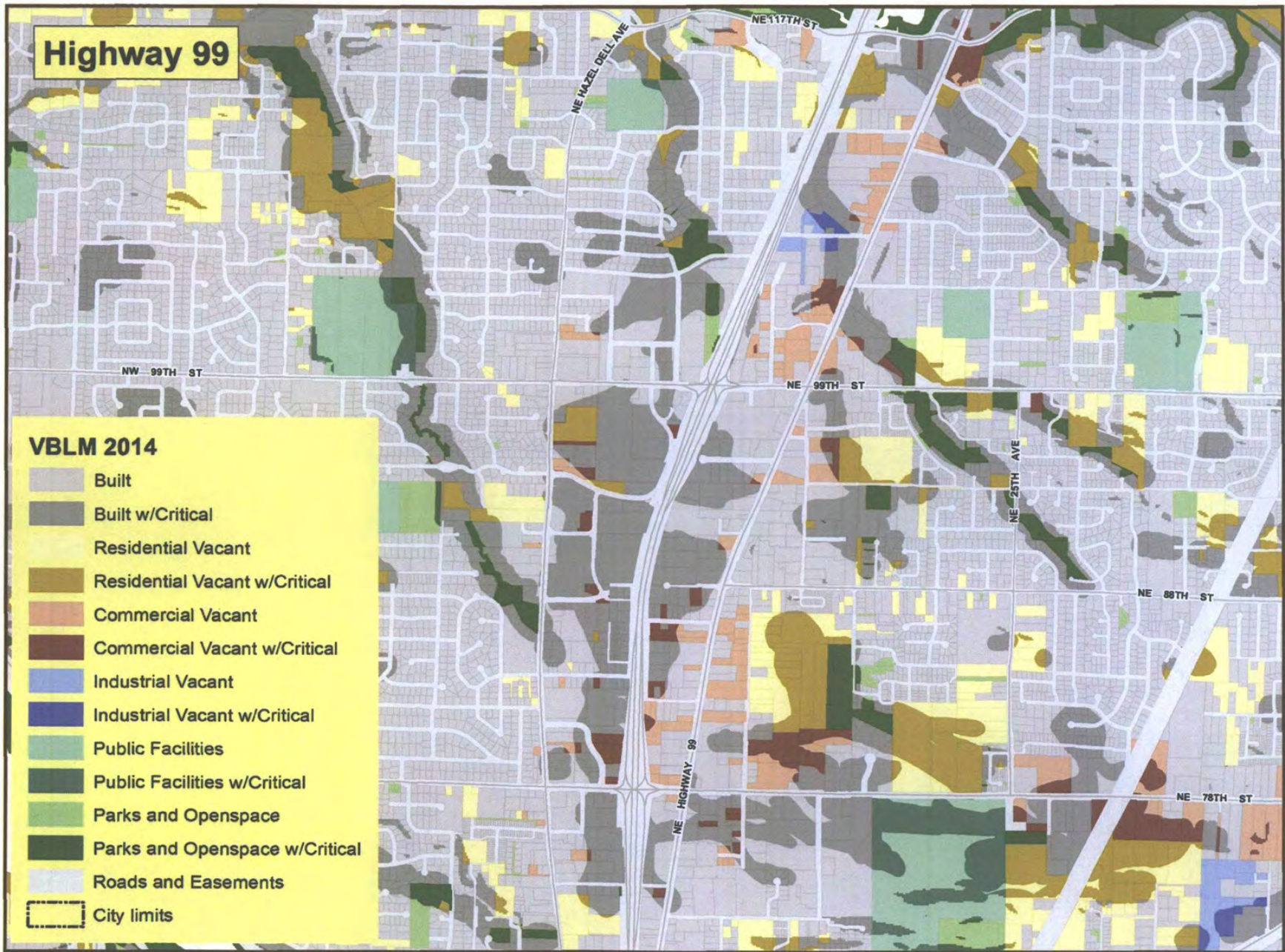
- Employment lands are more challenging to model than residential
 - Properties are more unique
 - Developments often span over multiple parcels
 - We continue to work with the Assessor's office to improve how these property associations are accounted for in the model
 - More than one method for appraising commercial properties
 - Commercial and Industrial redevelopment occurs in unpredictable areas

Examples of constrained lands and challenges

Highway 99

VBLM 2014

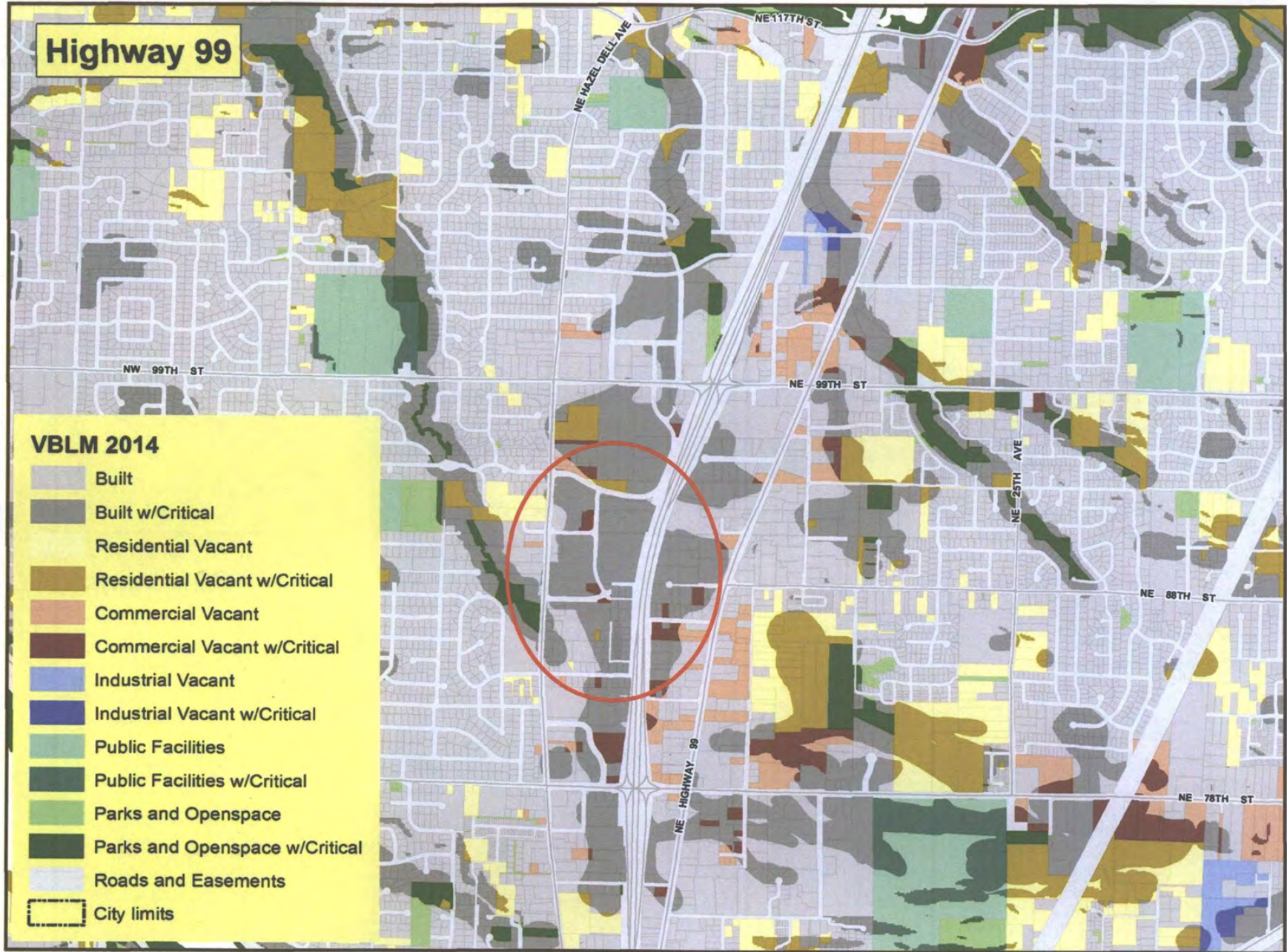
- Built
- Built w/Critical
- Residential Vacant
- Residential Vacant w/Critical
- Commercial Vacant
- Commercial Vacant w/Critical
- Industrial Vacant
- Industrial Vacant w/Critical
- Public Facilities
- Public Facilities w/Critical
- Parks and Openspace
- Parks and Openspace w/Critical
- Roads and Easements
- City limits



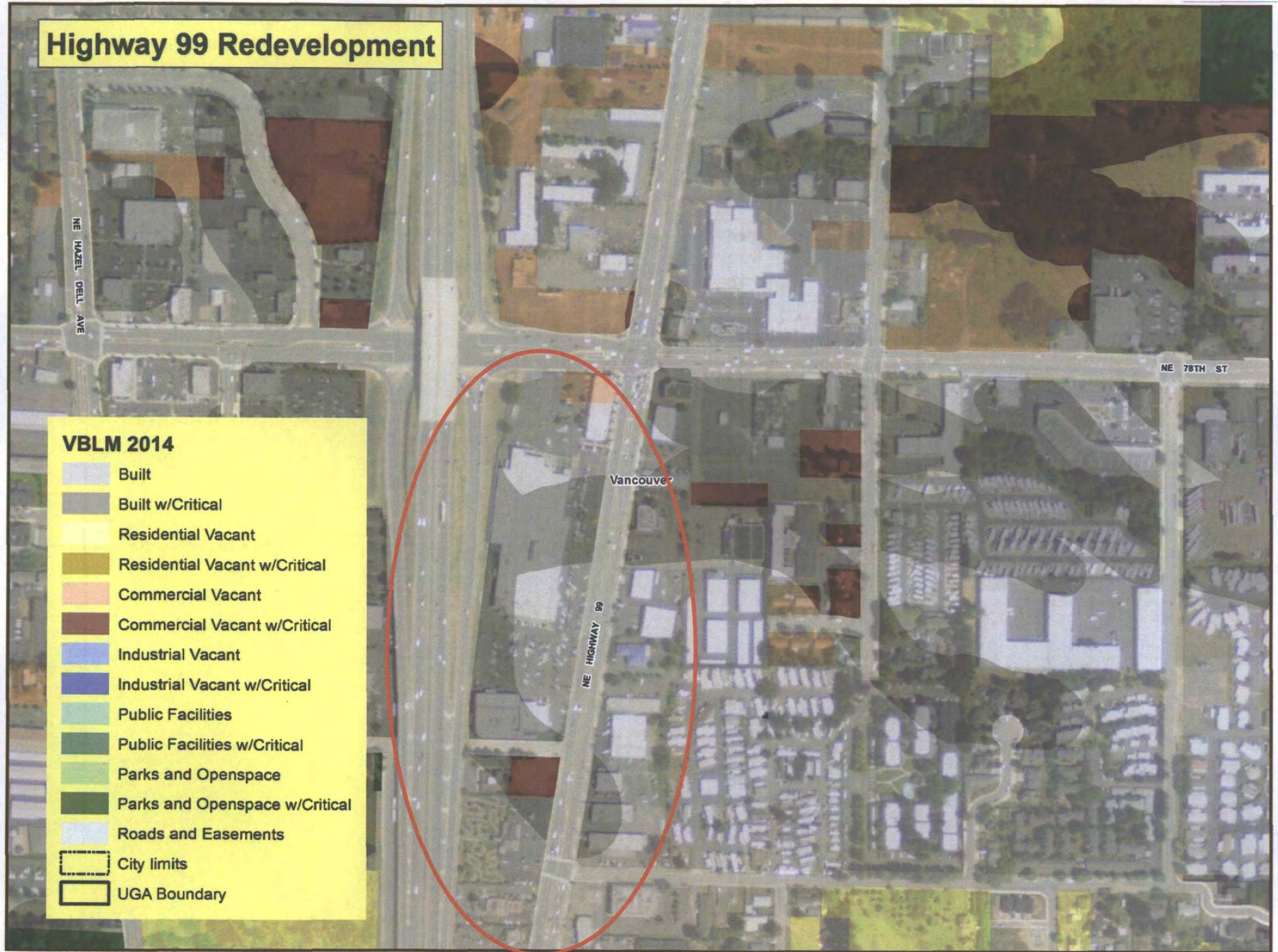
Highway 99

VBLM 2014

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- City limits



Highway 99 Redevelopment



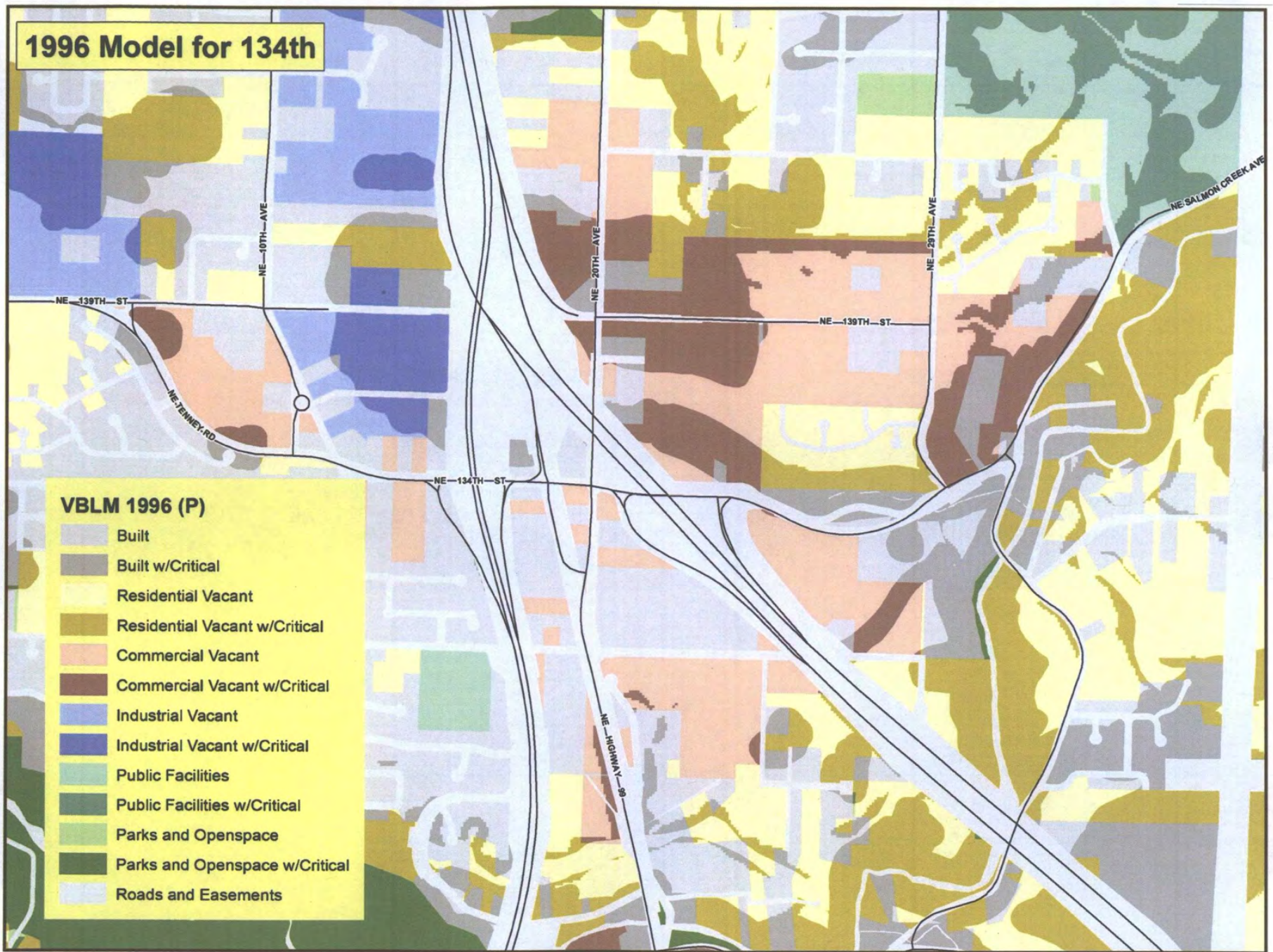
Challenging Parcels to Classify

VBLM 2014

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- Commercial Vacant
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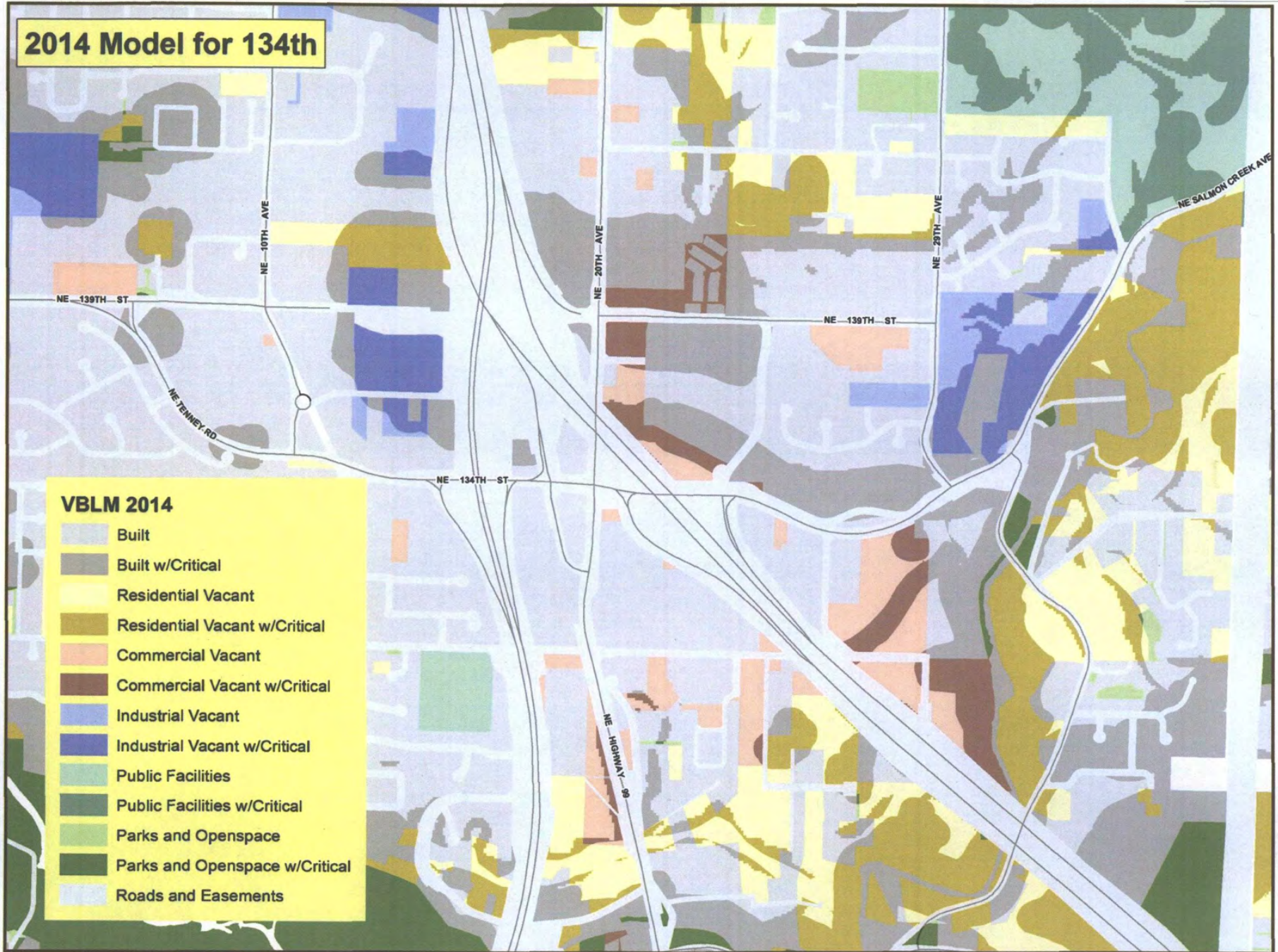
1996 Model for 134th



VBLM 1996 (P)

- Built
- Built w/Critical
- Residential Vacant
- Residential Vacant w/Critical
- Commercial Vacant
- Commercial Vacant w/Critical
- Industrial Vacant
- Industrial Vacant w/Critical
- Public Facilities
- Public Facilities w/Critical
- Parks and Openspace
- Parks and Openspace w/Critical
- Roads and Easements

2014 Model for 134th



VBLM 2014

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- Industrial Vacant
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- Parks and Openspace w/Critical
- Roads and Easements

Ridgefield

VBLM 2014

-  Built
-  Built w/Critical
-  Residential Vacant
-  Residential Vacant w/Critical
-  Commercial Vacant
-  Commercial Vacant w/Critical
-  Industrial Vacant
-  Industrial Vacant w/Critical
-  Public Facilities
-  Public Facilities w/Critical
-  Parks and Openspace
-  Parks and Openspace w/Critical
-  Roads and Easements
-  City limits

N 65TH AVE
S 66TH AVE

S 5TH ST

Ridgefield

VBLM 2014

- Built
- Built w/Critical
- Residential Vacant
- Residential Vacant w/Critical
- Commercial Vacant
- Commercial Vacant w/Critical
- Industrial Vacant
- Industrial Vacant w/Critical
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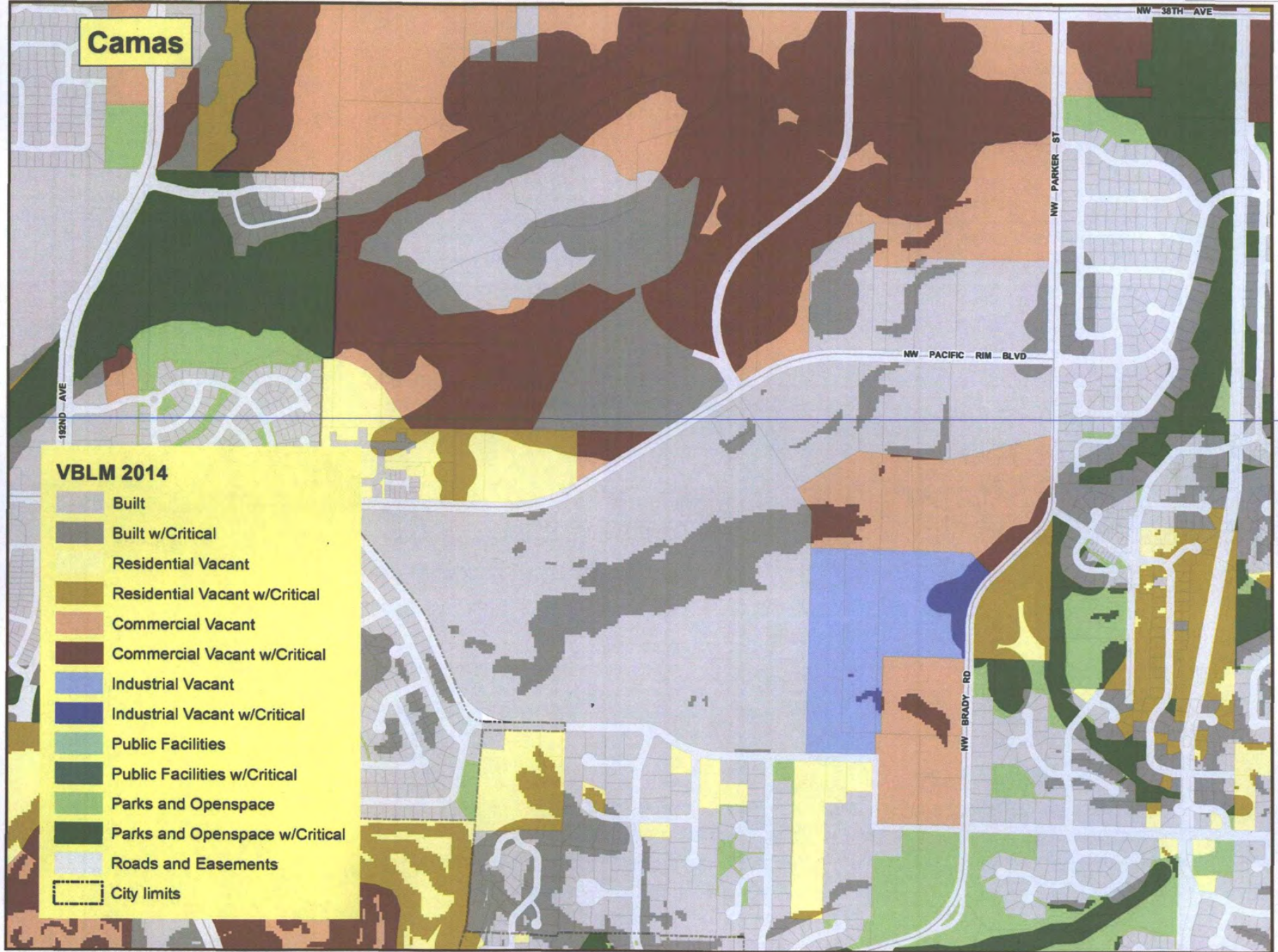
N 65TH AVE
S 65TH AVE

S 5TH ST

Camas

VBLM 2014

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- Commercial Vacant
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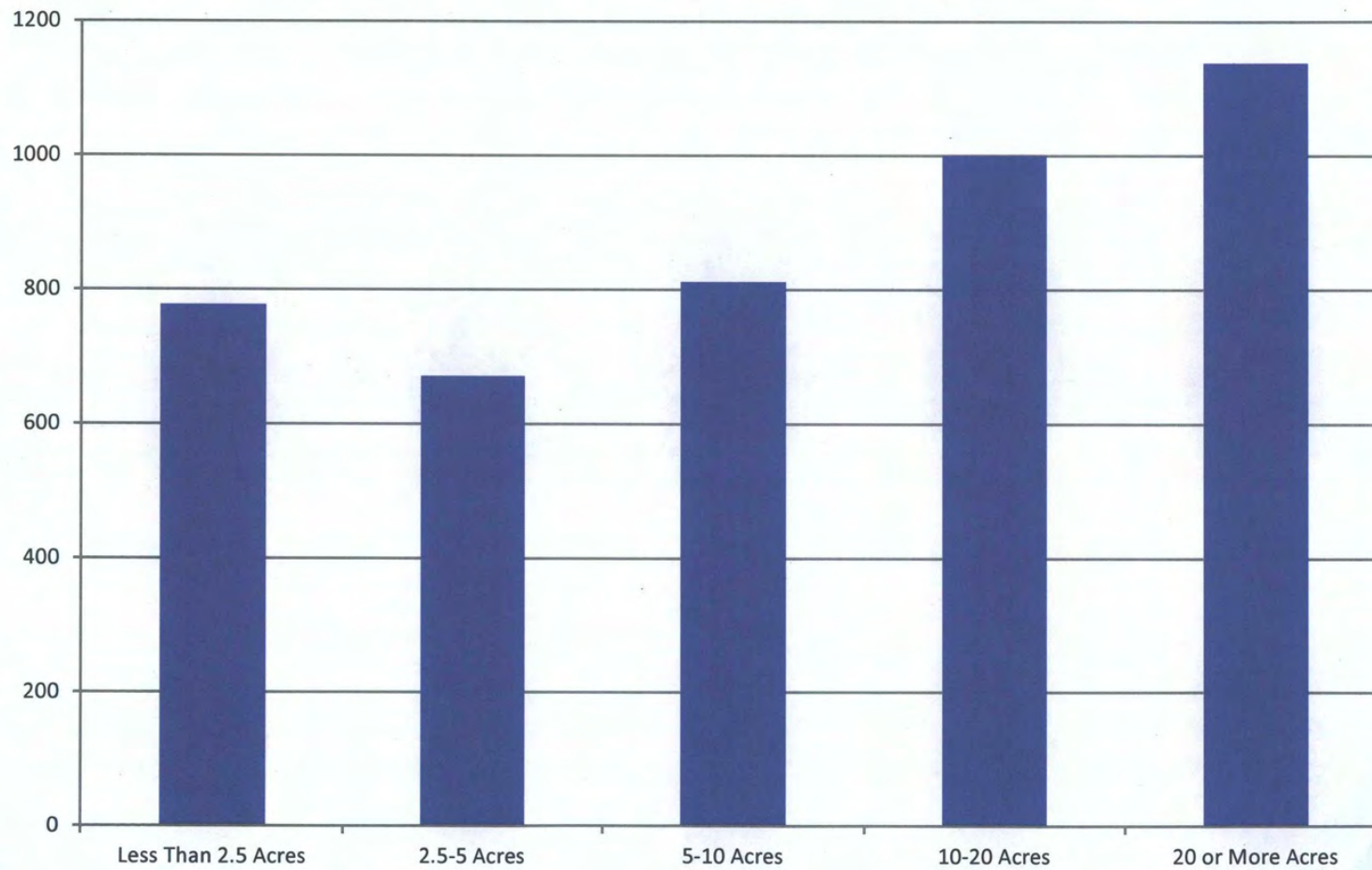
Fisher Development



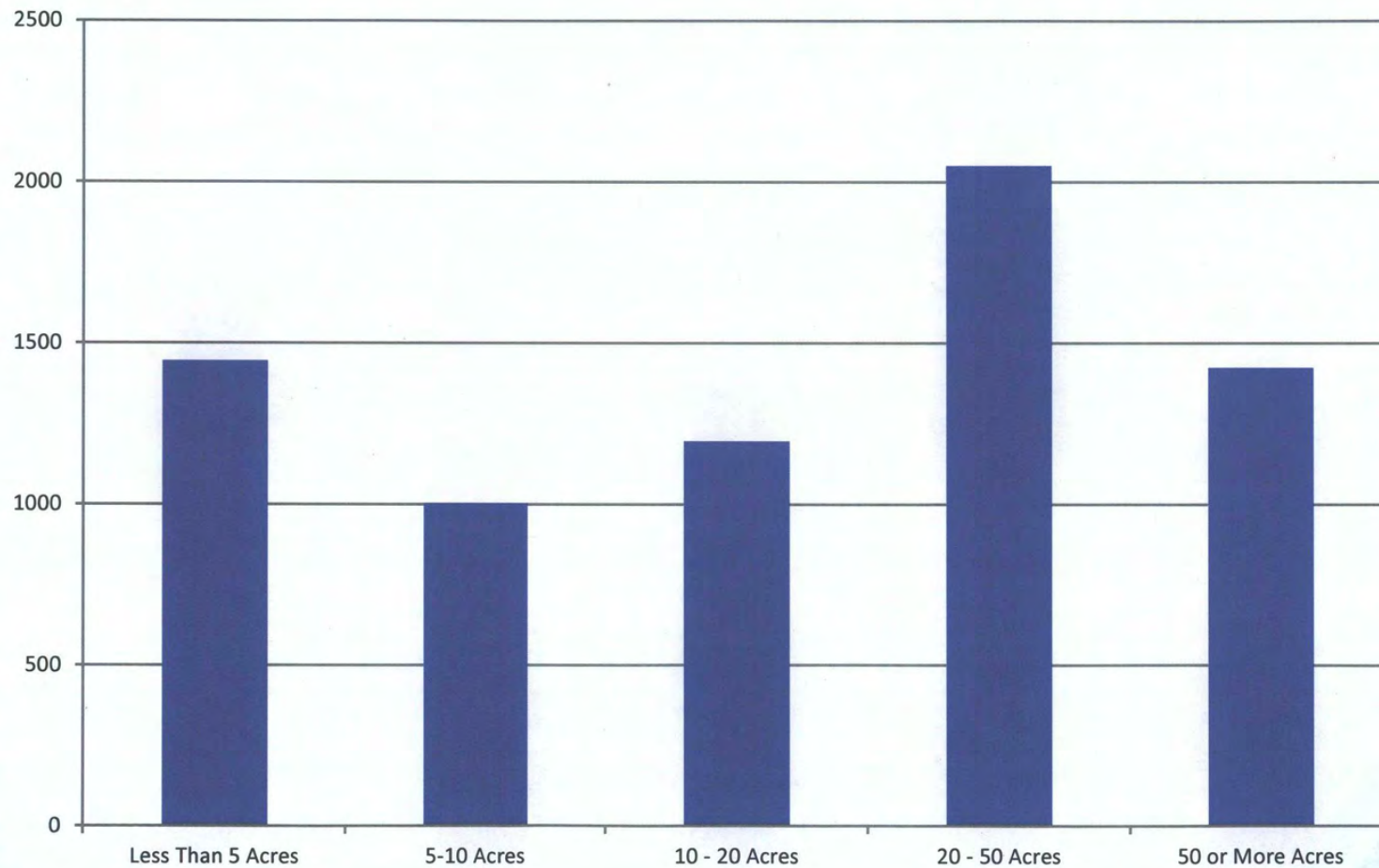
Employment Lands Parcel Sizes

- Much of the property in the County has been divided into smaller parcel sizes

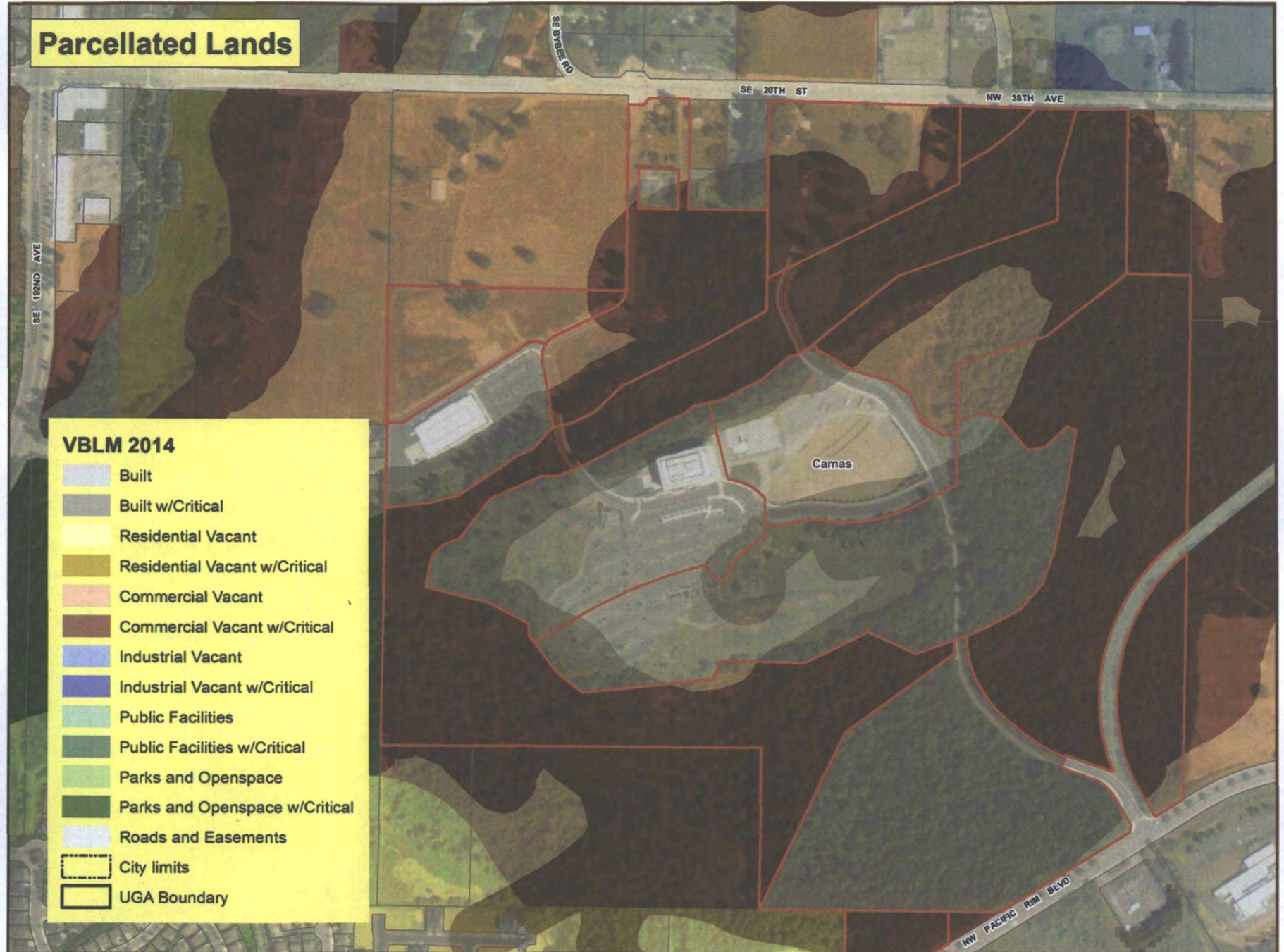
Commercial Acres by Parcel Size



Industrial Acres by Parcel Size



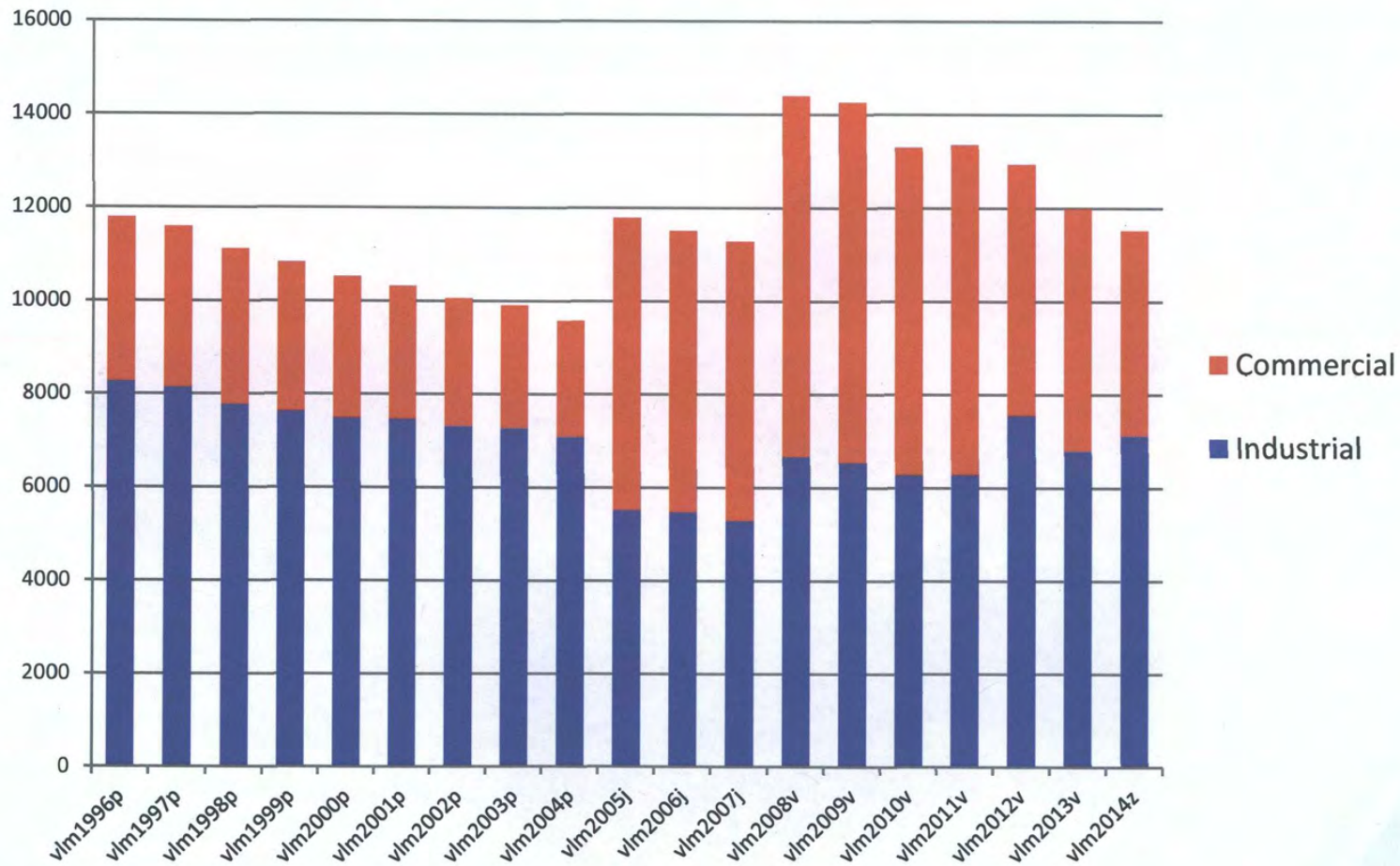
Parcellated Lands



Developable lands

- The amount of developable land is calculated by converting Gross acres to net acres

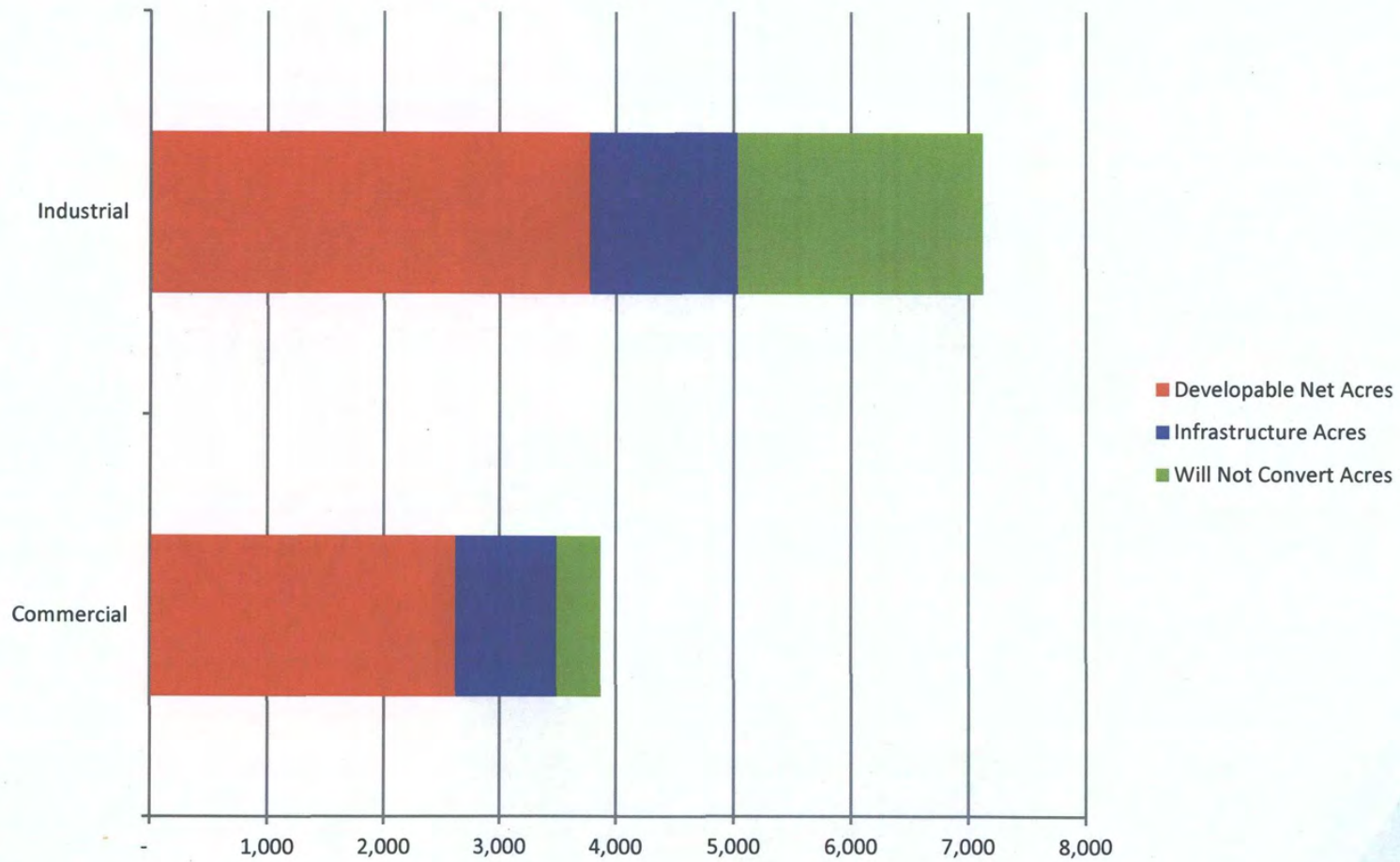
Total Gross Acres for Employment Lands



Gross Acres to Net Acres

1. Environmental Constraints
0% - 50% depending on VBLM class
2. Infrastructure (right of way, storm water facilities)
25%
3. Mixed Use split
 - Gross acres split into commercial and residential
 - Depending on Comprehensive Plan designation
 - Mixed Use: 60% Residential - 40% Commercial
 - MU – Residential: 85% Residential - 15% Commercial
 - MU – Employment: 25% Residential - 75% Commercial

Gross Acres to Net Acres



2014 Commercial

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
Yacolt					
City	13.6	0.0	3.4	10.2	204.4
UGA	0.0	0.0	0.0	0.0	0.0
Total	13.6	0.0	3.4	10.2	204.4
COMMERCIAL TOTAL	3,868.3	382.1	873.0	2,613.3	52,265.2

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2014 Industrial

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	534.8	85.9	112.2	336.6	3,029.7
Total	711.1	174.1	134.3	402.8	3,625.0
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
INDUSTRIAL TOTAL	7,118.7	2,089.2	1,257.4	3,772.1	33,948.6

2014 Industrial

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In Conclusion

- Modeling employment lands can be challenging
 - More variables to consider than residential
 - Unpredictable redevelopment
 - Lands with environmental constraints do develop.
- That being said...the model does a good job of indicating where employment lands are available for development and tracking them over time.

Model Results

- Comprehensive Plan Web Site
 - Better/faster access to information



Property Fact Sheet for Account 197413000

April 01, 2014

General Information

Property Account	197413000
Site Address	15420 NE 144TH ST, BRUSH PRAIRIE, 98606
Owner	RKM INVESTMENTS INC
Mail Address	2105 NE 180TH PL VANCOUVER WA , 98684 US
Land Use	UNUSED OR VACANT LAND - NO IMPROVEMENTS
Property Status	Active
Tax Status	Regular
1st Line Legal	#22 SEC 24 T3N R2EWM 18.52A
Area (approx.)	806,731 sq. ft. / 18.52 acres

Assessment (2013 Values for 2014 Taxes)

Land Value	\$194,056.00
Building Value	\$0.00
Total Property Value	\$194,056.00
Total Taxable Value	\$24,290.00

Most Recent Sale

Sale Date	06/20/2003
Document Type	DEED
Sale Number	0522230
Sale Amount	\$190,000.00

Administrative

Zoning Designation	Agriculture-20 (AG-20)
Zoning Overlay(s)	none
Comprehensive Plan	Agriculture
Comp. Plan Overlay(s)	none
Census Tract	407.10
Jurisdiction	Clark County
Fire District	FD 3
Park District	District 0
School District	Hockinson
Elementary	Hockinson Heights
Middle School	Hockinson
High School	Hockinson
Sewer District	Rural/Resource
Water District	Clark Public Utilities
Neighborhood	Greater Brush Prairie
Section-Township-Range	SW 1/4,S24,T3N,R2E
Urban Growth Area	County
C-Tran Benefit Area	No
School Impact Fee	Hockinson
Transportation Impact Fee	Rural 1
Transportation Analysis Zone	518
Waste Connections	Wednesday
Garbage Collection Day	
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	Yes
Wildland Urban Interface/Intermix	No Mapping Indicators



Wetlands and Soil Types

Wetland Class	PSSC PEMC
Wetland Inventory	Presence No Mapping Indicators
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / DoB Hydric / CwA Hydric / MIA
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0382D
Watershed	Lacamas Creek
Sub Watershed	China Ditch

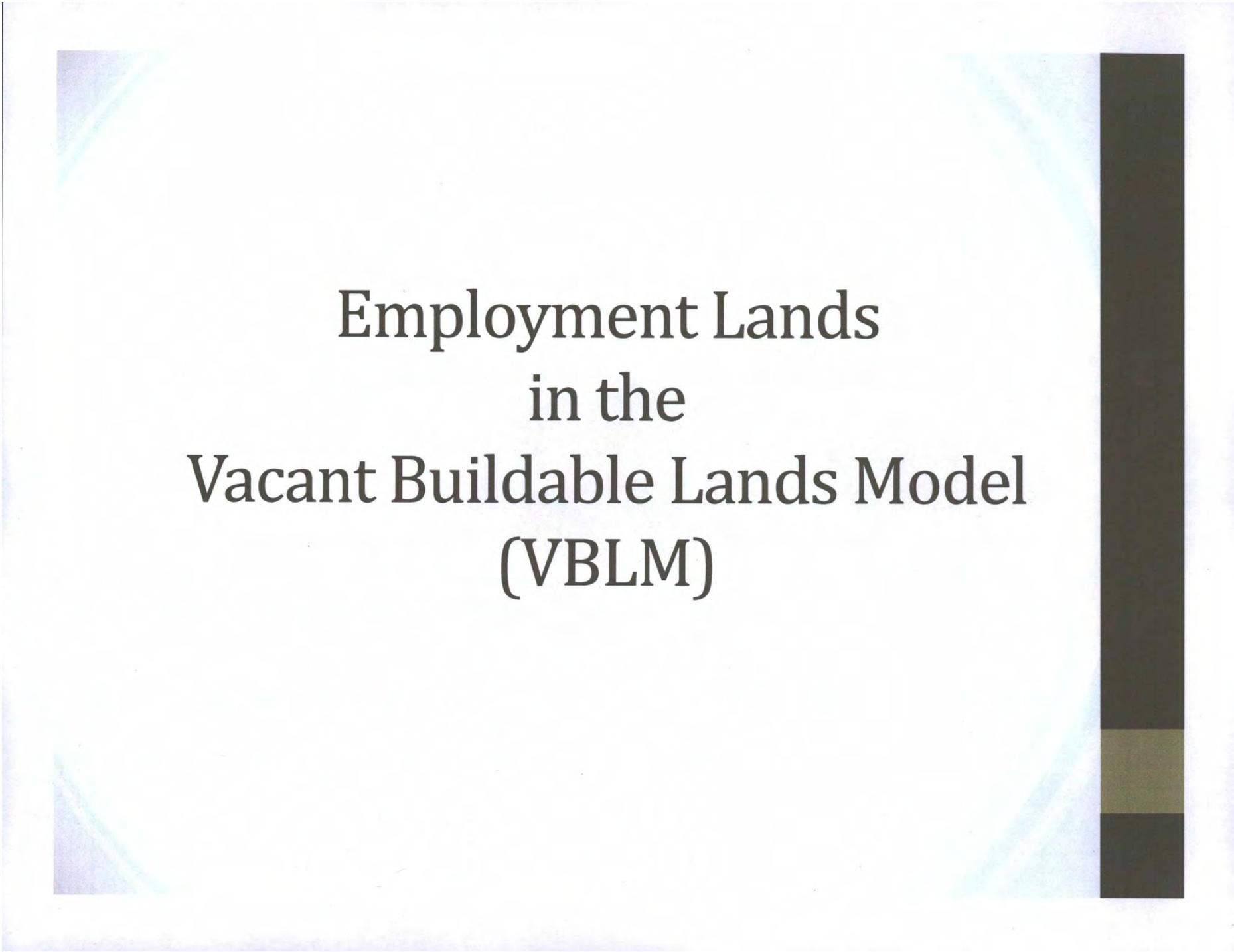
Geological Hazards

Slope Stability	
Geological Hazard	
NEHRP Class	D
Liquefaction	Very Low to Low

Habitat and Cultural Resources

Priority Habitat	No Mapping Indicators
Habitat Area Buffer	
Species Area Buffer	
Archaeological Probability	High
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators

Clark County does not warrant the accuracy, reliability or timeliness of any information in this report, and shall not be held liable for losses caused by using this information.



Employment Lands in the Vacant Buildable Lands Model (VBLM)

Topics

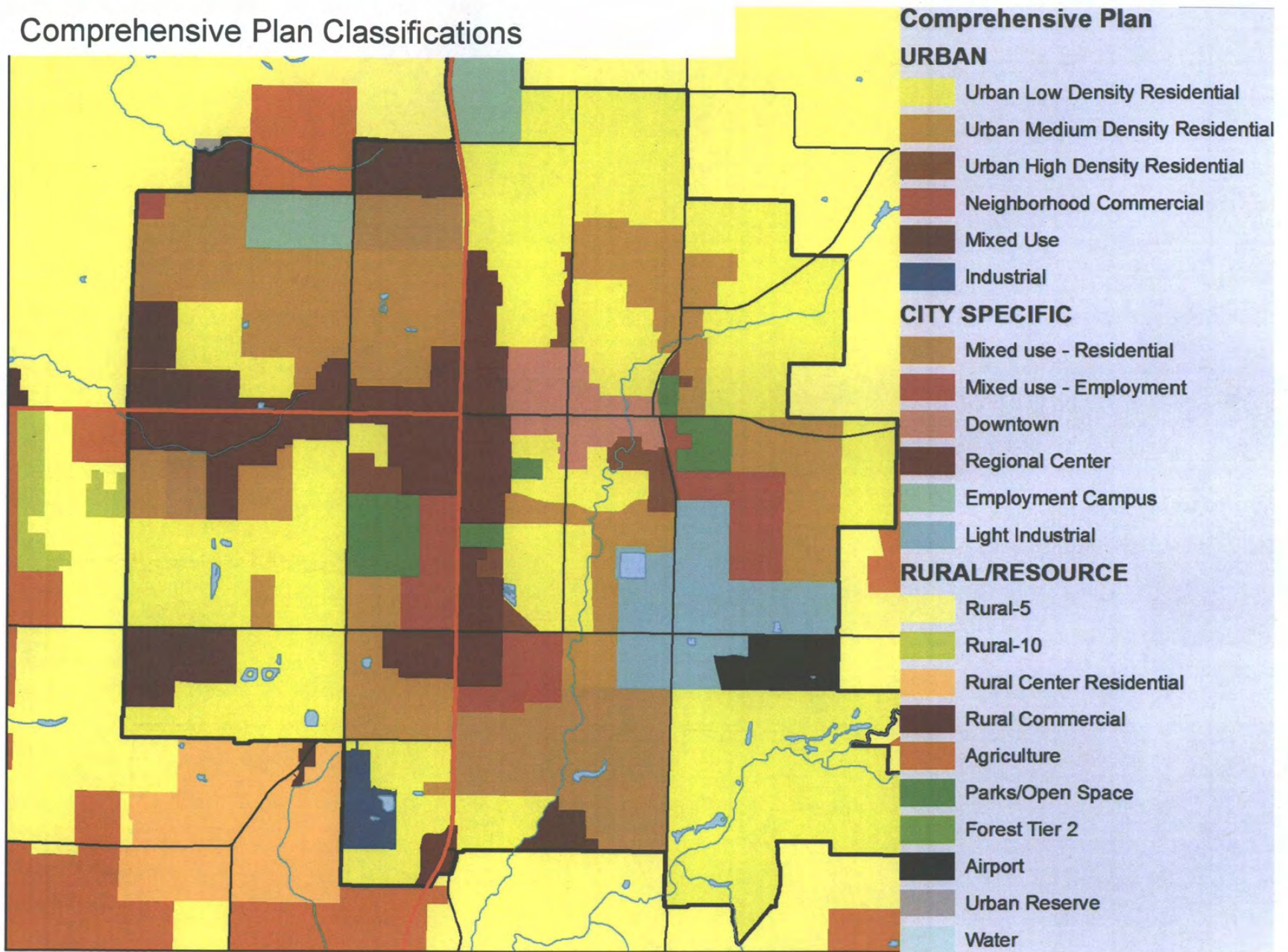
- Employment Lands
 - Commercial and Industrial Model Overview
 - Model challenges
 - Parcel sizes
 - 2014 Developable lands

Employment Land Includes Commercial and Industrial Models

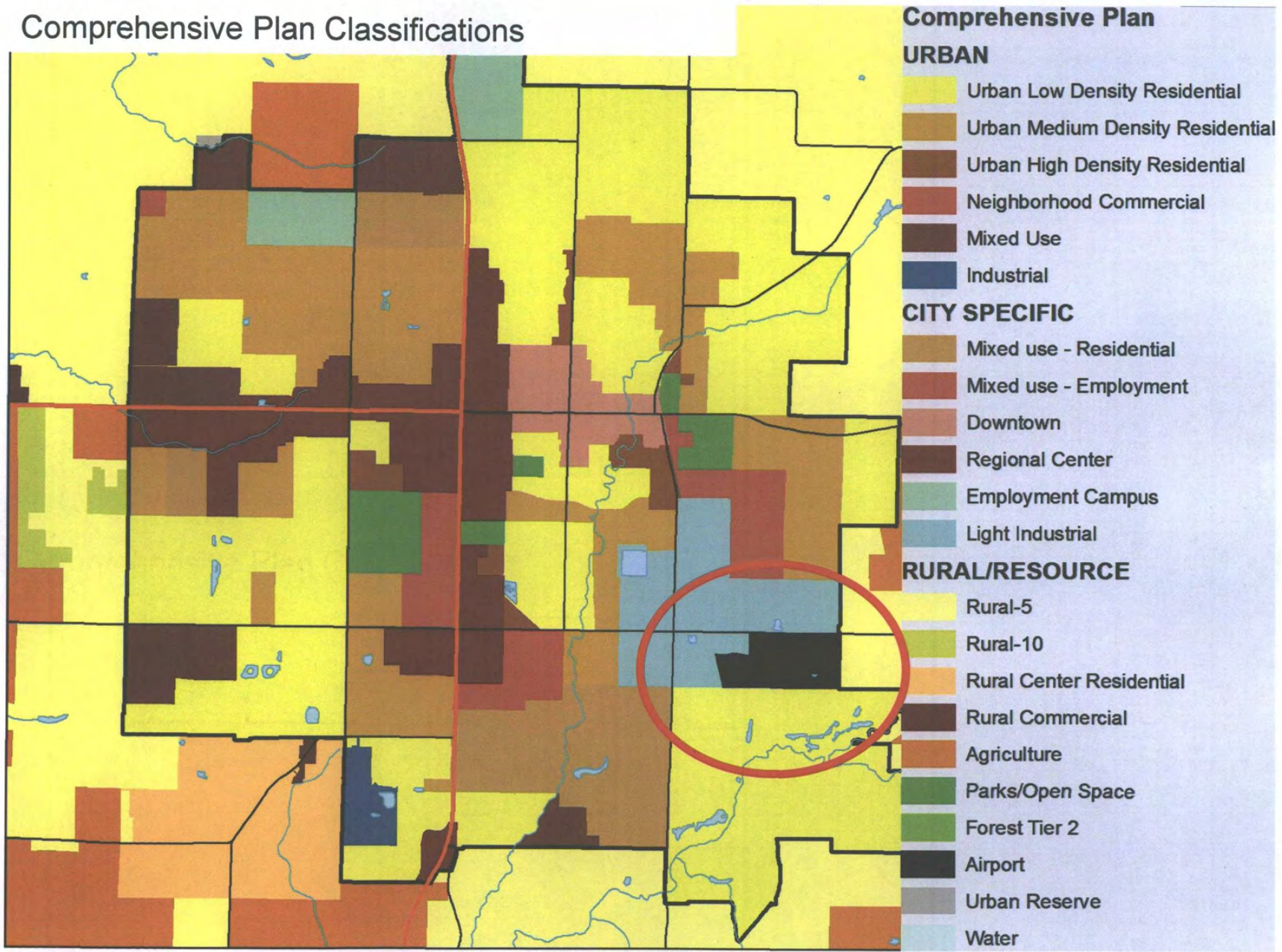
Models are based on Comprehensive Plan map

- Commercial Model (20 classifications)
 - Commercial
 - Mixed Use
 - Office and Business Park
- Industrial (7 classifications)

Comprehensive Plan Classifications



Comprehensive Plan Classifications



Model Classifications

Commercial and Industrial

- Vacant is defined by Building Value < \$67,500
- Underutilized is defined by Building Value per Acre (BVA) less than \$50,000

Source: Assessor

Environmental Constraints

Limit development on vacant or underutilized land.

Steep Slopes

Landslide Areas

Riparian Areas

Flood plains

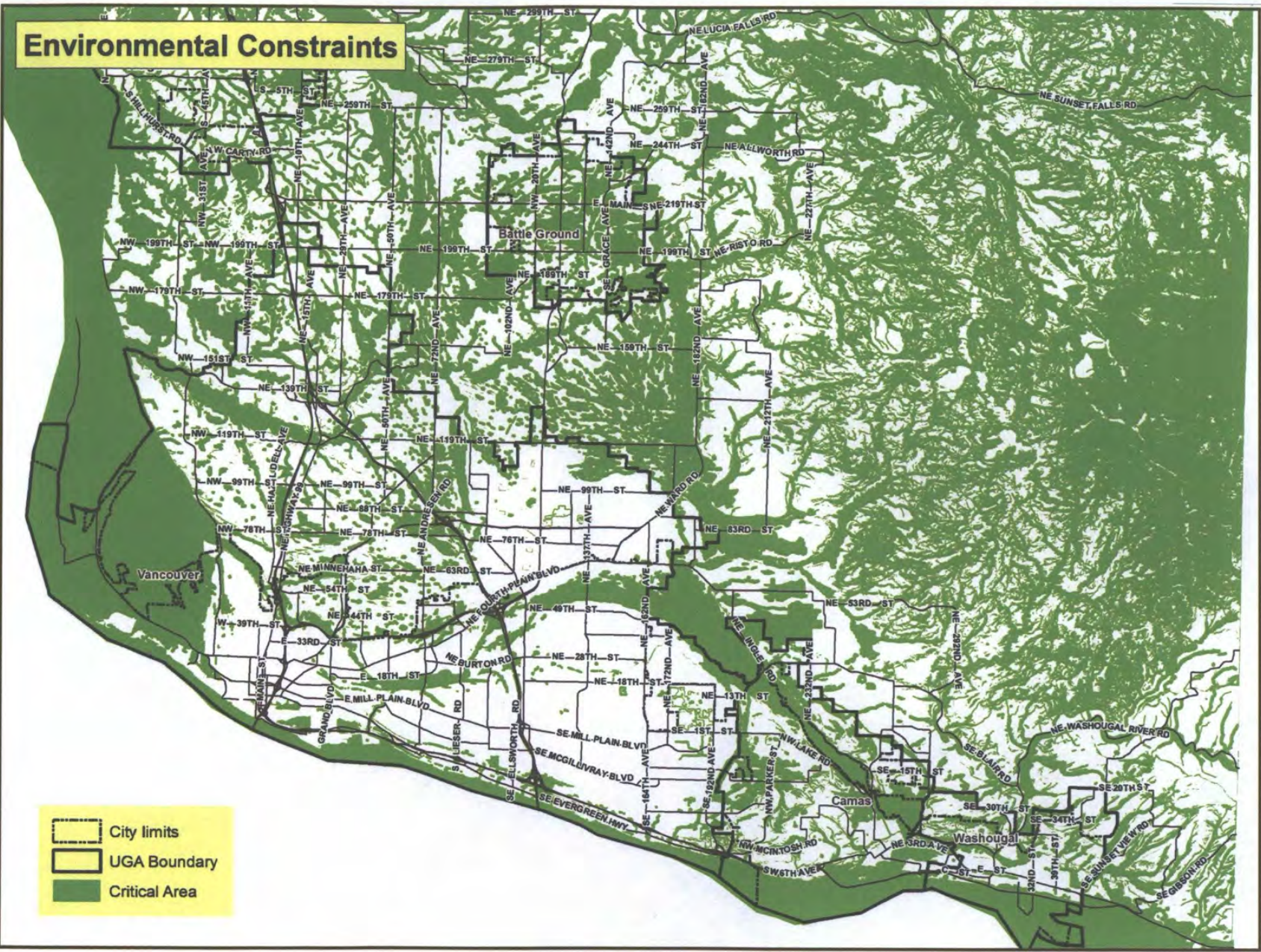
Shorelines

Wetlands

Habitat and Species

Source: GIS Layers

Environmental Constraints



- City limits
- UGA Boundary
- Critical Area

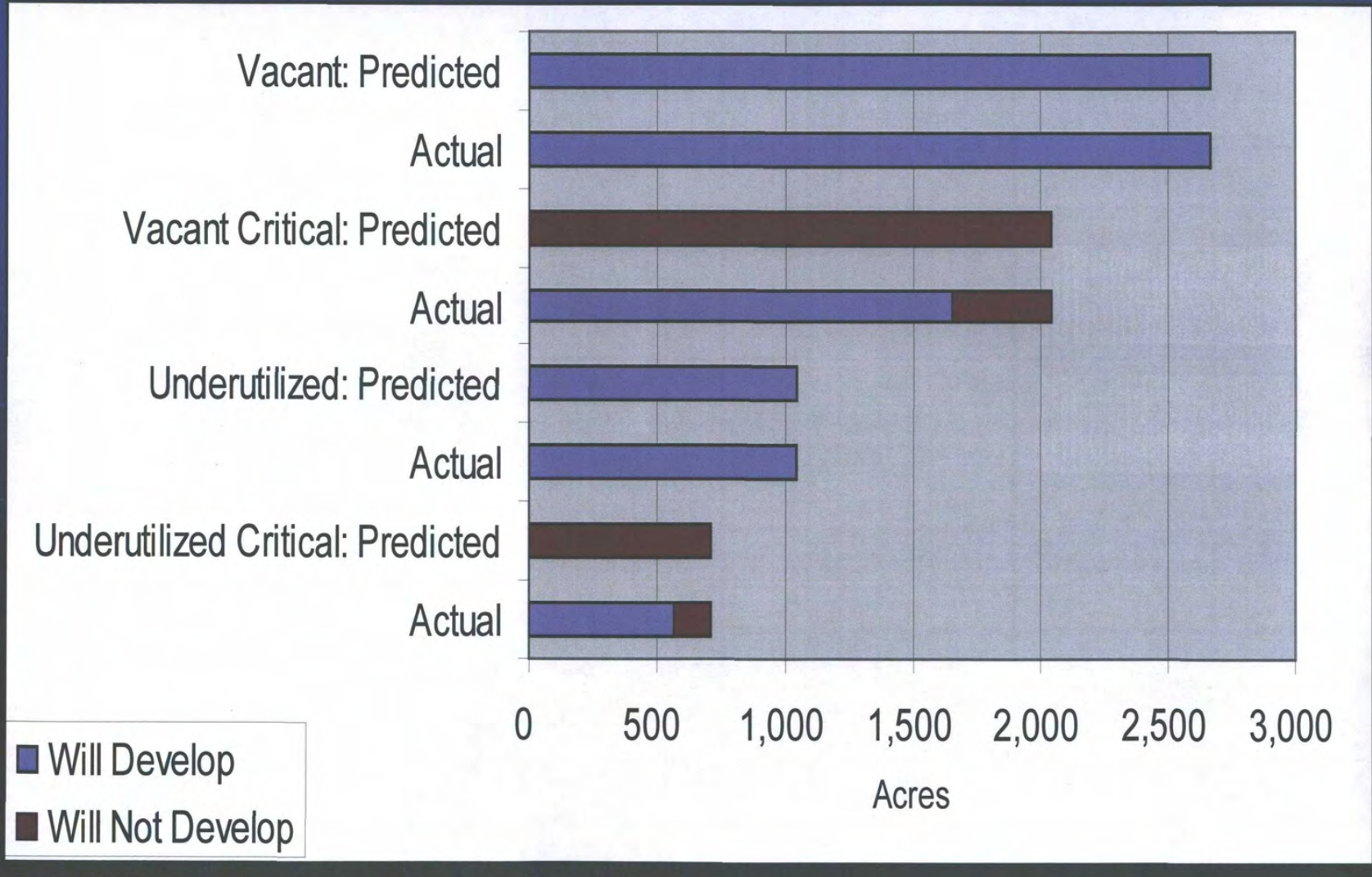
Commercial and Industrial Model Challenges

- What effect has environmental constrained lands had on employment lands?
- Employment lands are more challenging to model than residential

Environmental Constraints

Parcels with Environment Constraints do develop

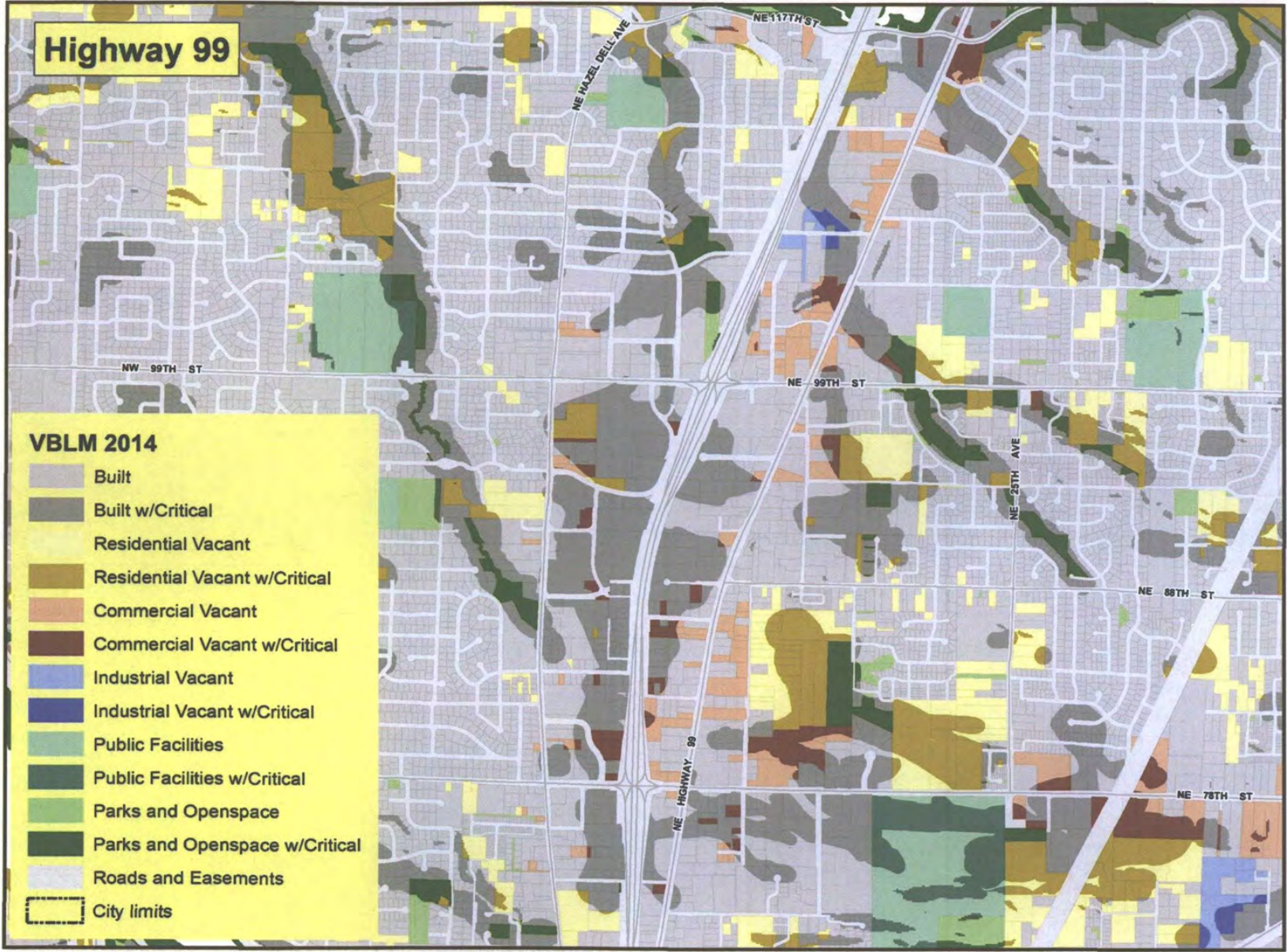
Commercial Percent Developed



Commercial and Industrial Model Challenges

- Employment lands are more challenging to model than residential
 - Properties are more unique
 - Developments often span over multiple parcels
 - We continue to work with the Assessor's office to improve how these property associations are accounted for in the model
 - More than one method for appraising commercial properties
 - Commercial and Industrial redevelopment occurs in unpredictable areas

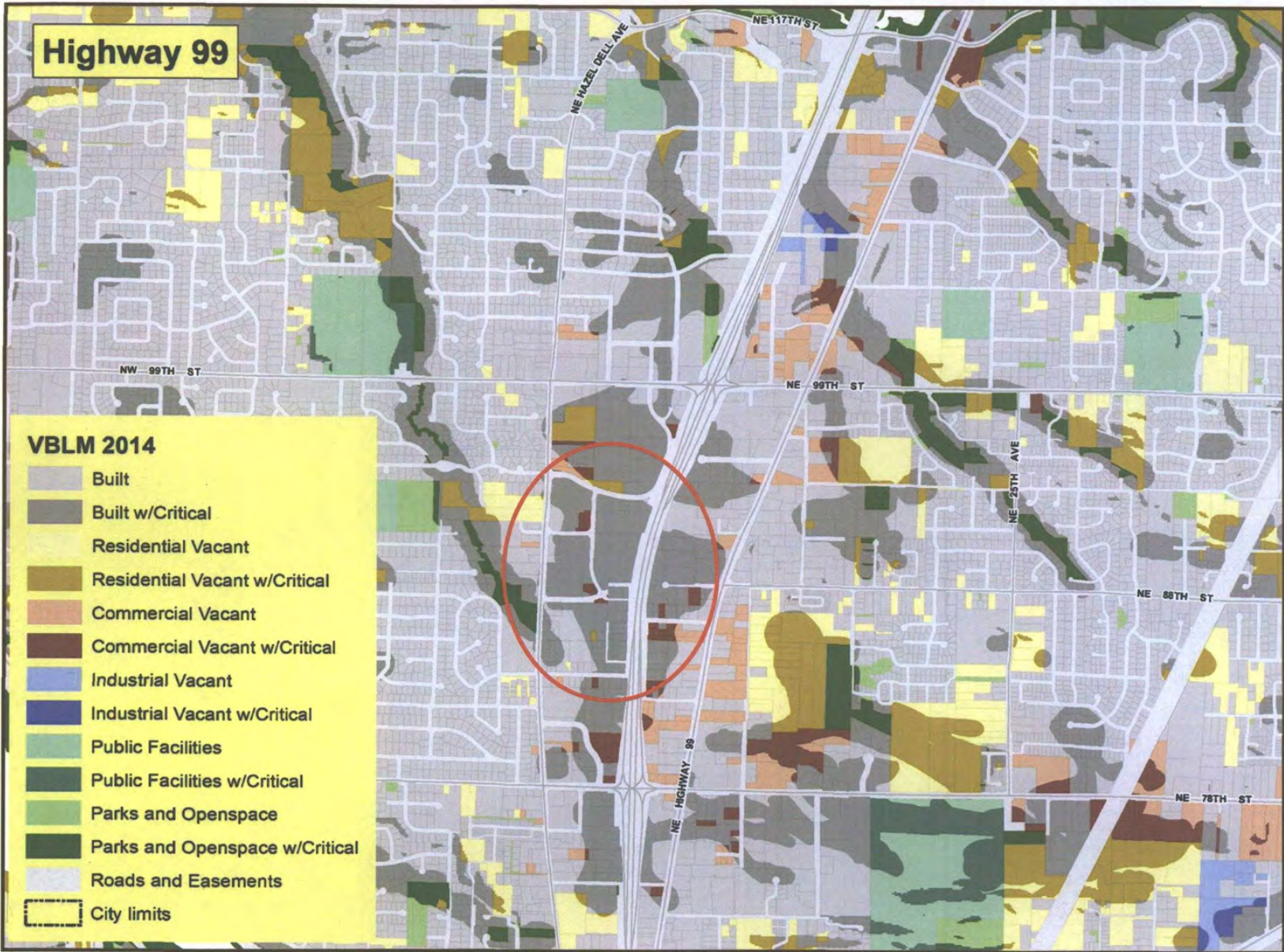
Examples of constrained lands and challenges



Highway 99

VBLM 2014

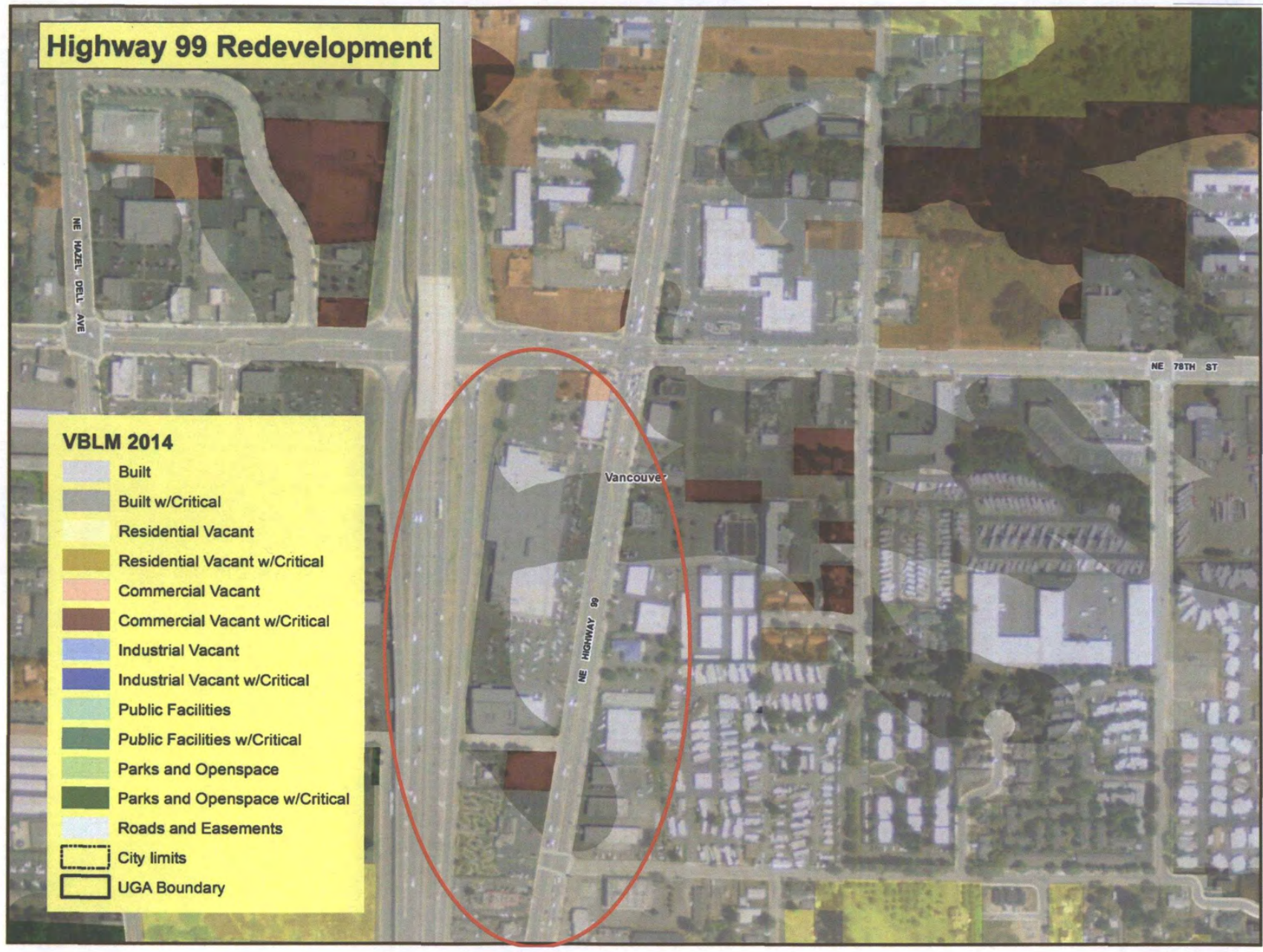
-  Built
-  Built w/Critical
-  Residential Vacant
-  Residential Vacant w/Critical
-  Commercial Vacant
-  Commercial Vacant w/Critical
-  Industrial Vacant
-  Industrial Vacant w/Critical
-  Public Facilities
-  Public Facilities w/Critical
-  Parks and Openspace
-  Parks and Openspace w/Critical
-  Roads and Easements
-  City limits



Highway 99 Redevelopment

VBLM 2014

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- Industrial Vacant
- Industrial Vacant w/Critical
- Public Facilities
- Public Facilities w/Critical
- Parks and Openspace
- Parks and Openspace w/Critical
- Roads and Easements
- City limits
- UGA Boundary



Challenging Parcels to Classify

VBLM 2014

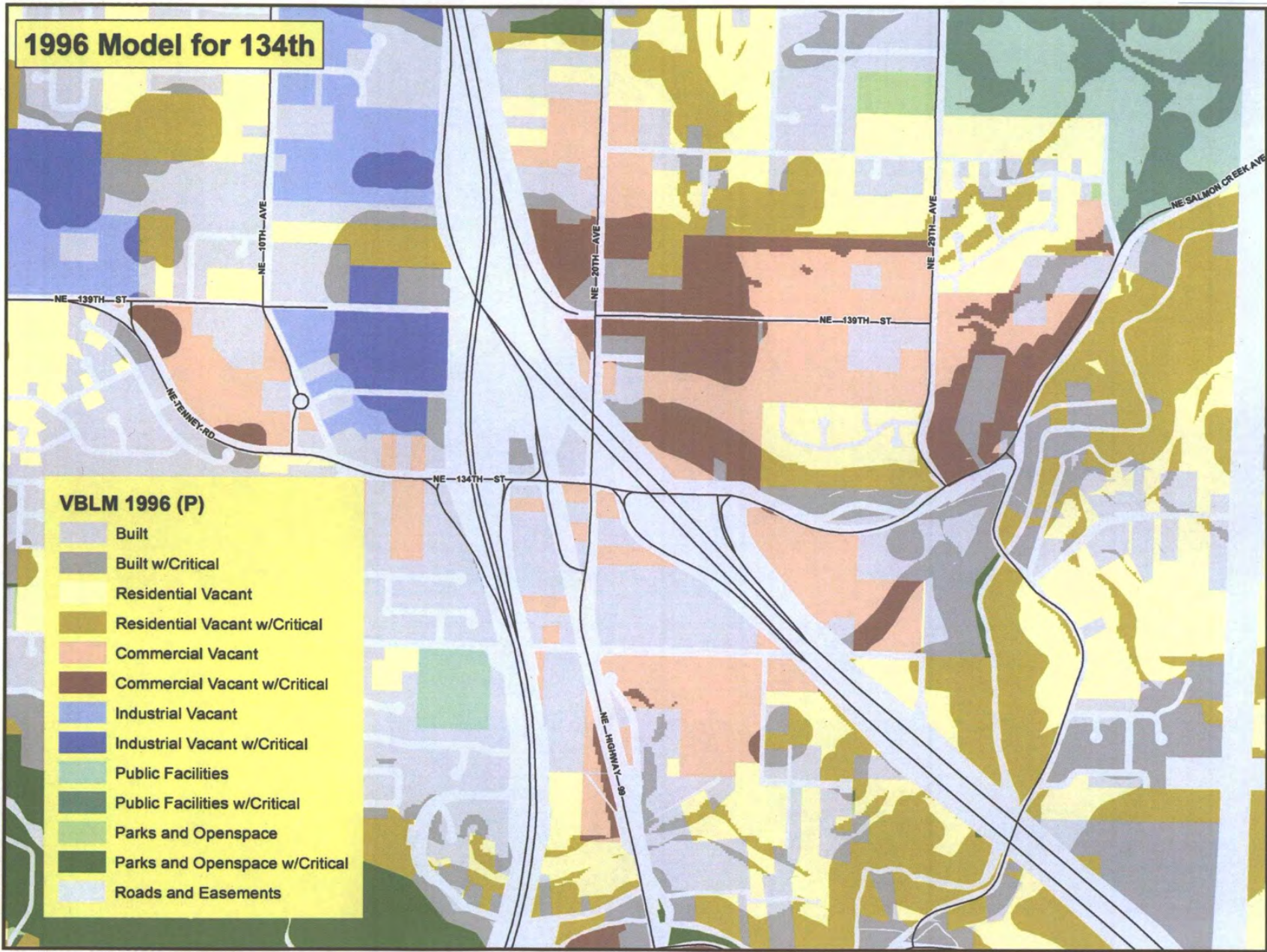
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- Parks and Openspace w/Critical
- Roads and Easements



1996 Model for 134th

VBLM 1996 (P)

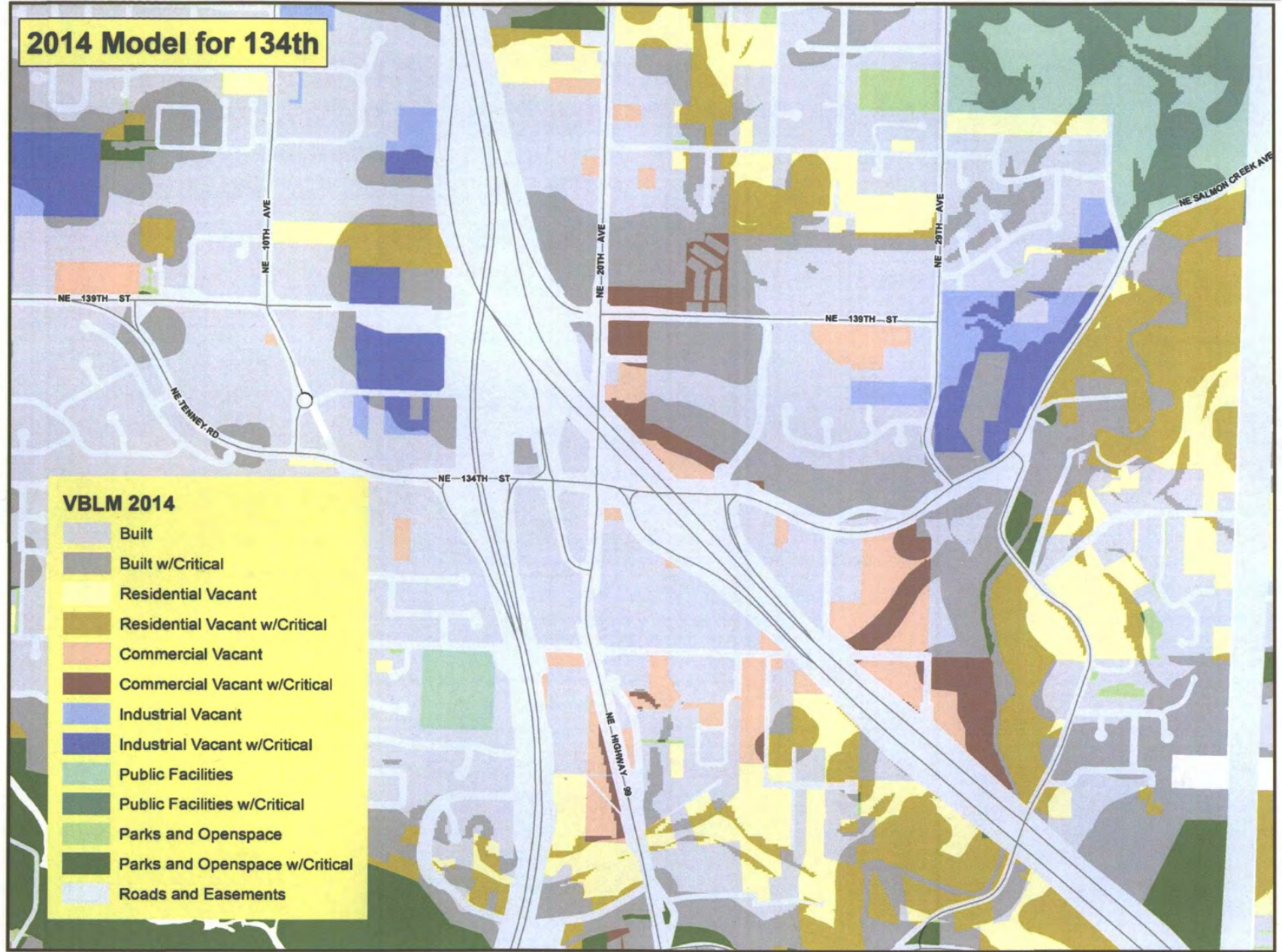
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- Parks and Openspace w/Critical
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2014 Model for 134th

VBLM 2014

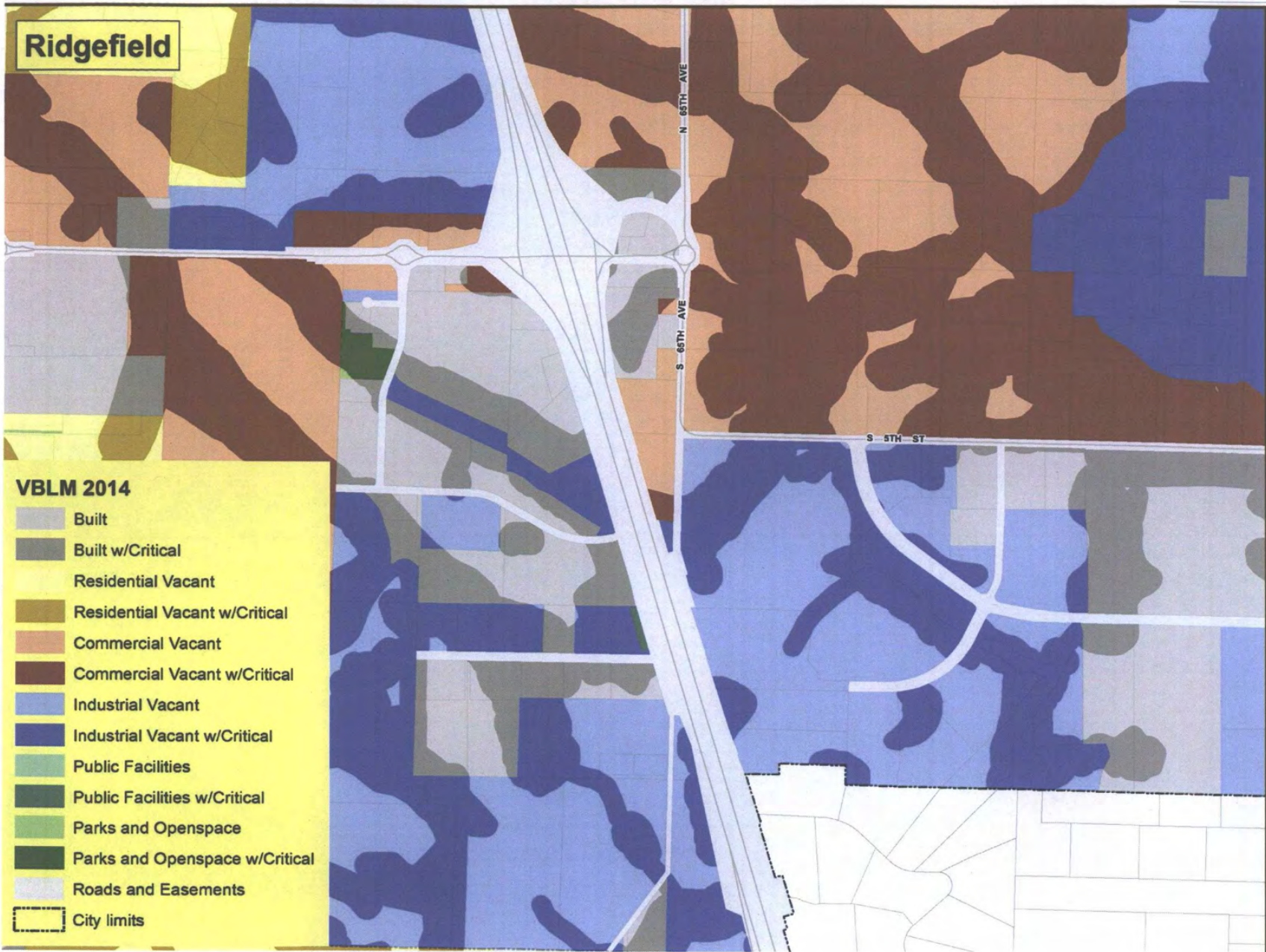
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Ridgefield

VBLM 2014

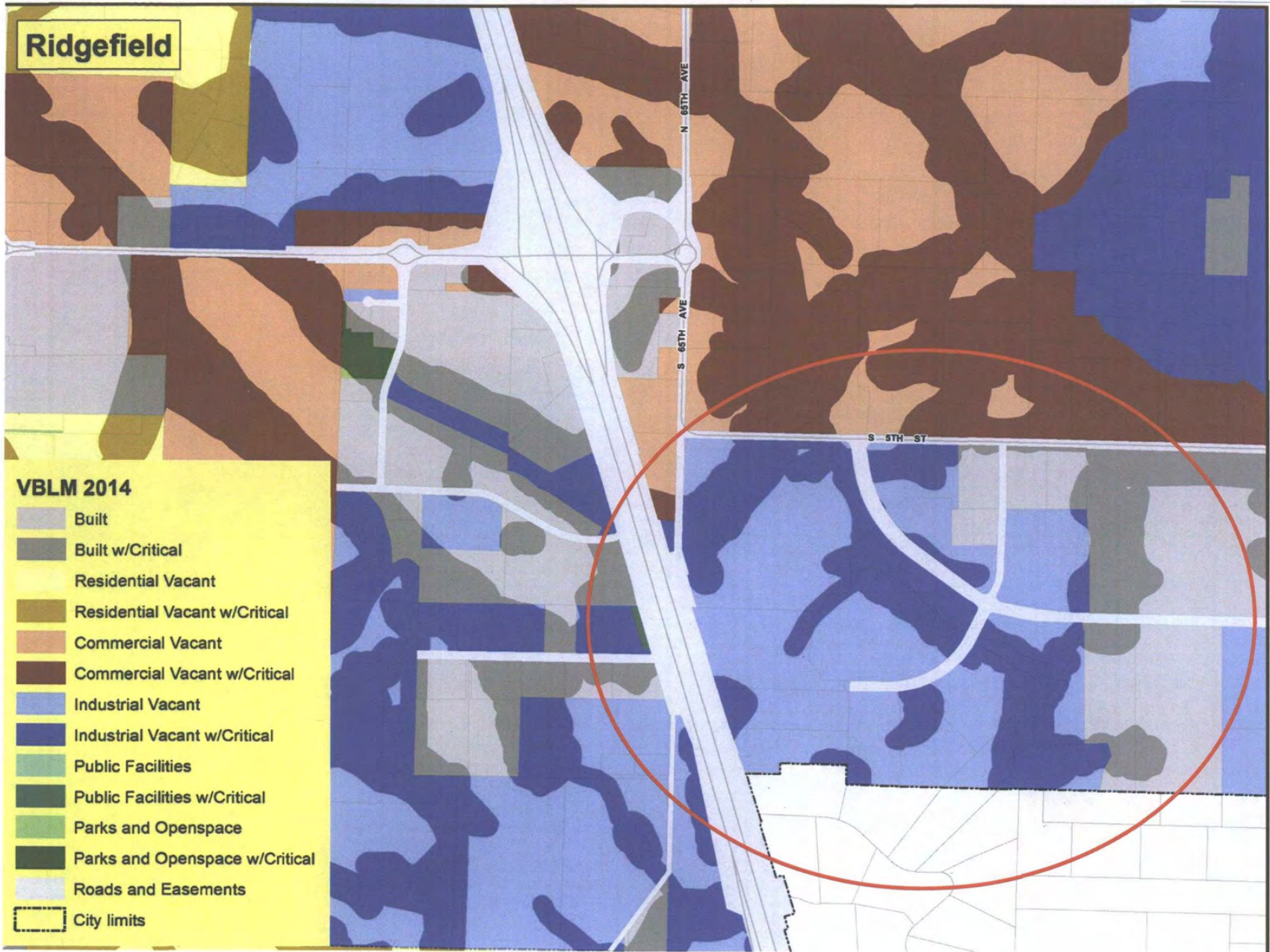
-  Built
-  Built w/Critical
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-  Parks and Openspace
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-  Roads and Easements
-  City limits

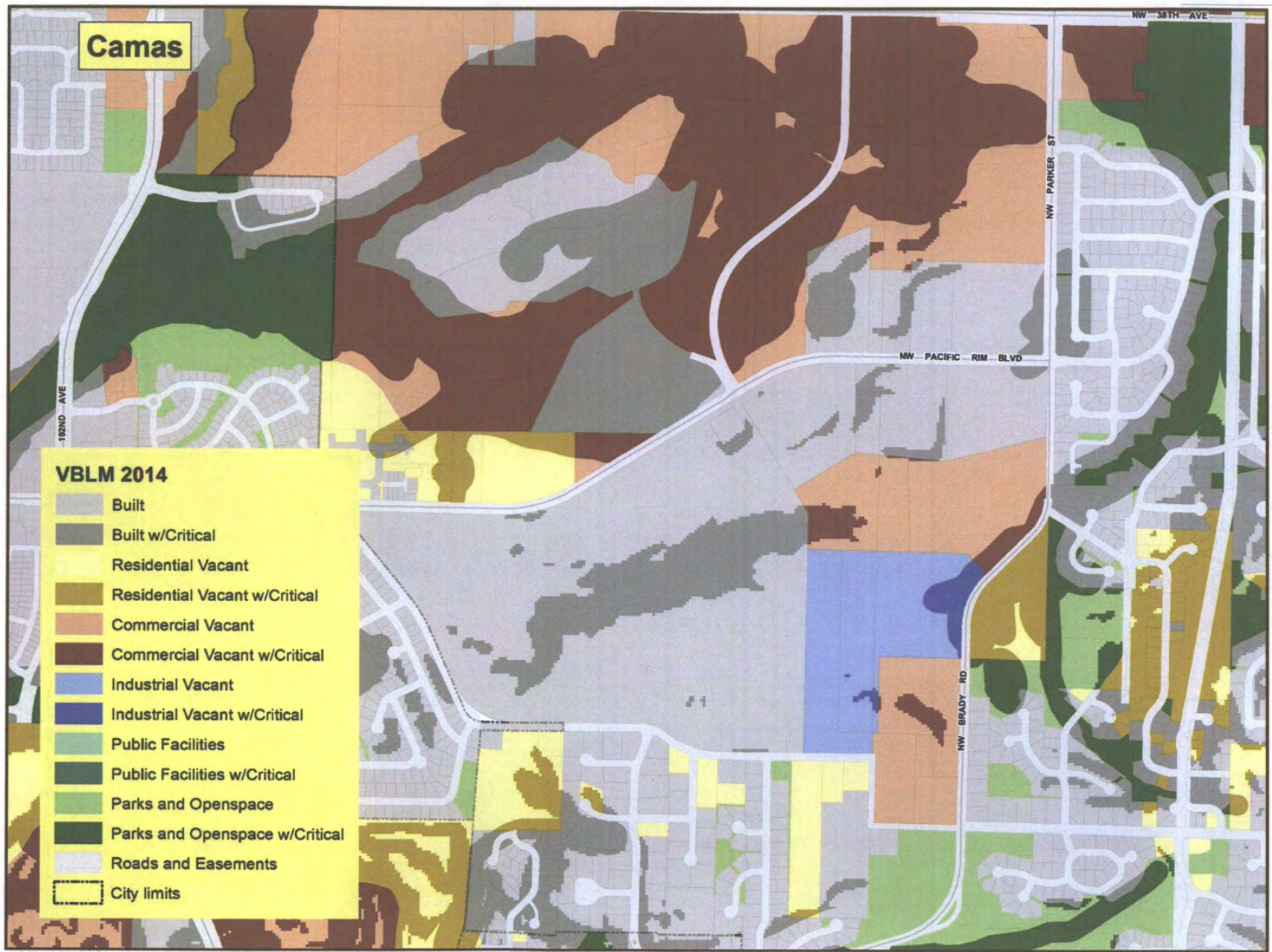


Ridgefield

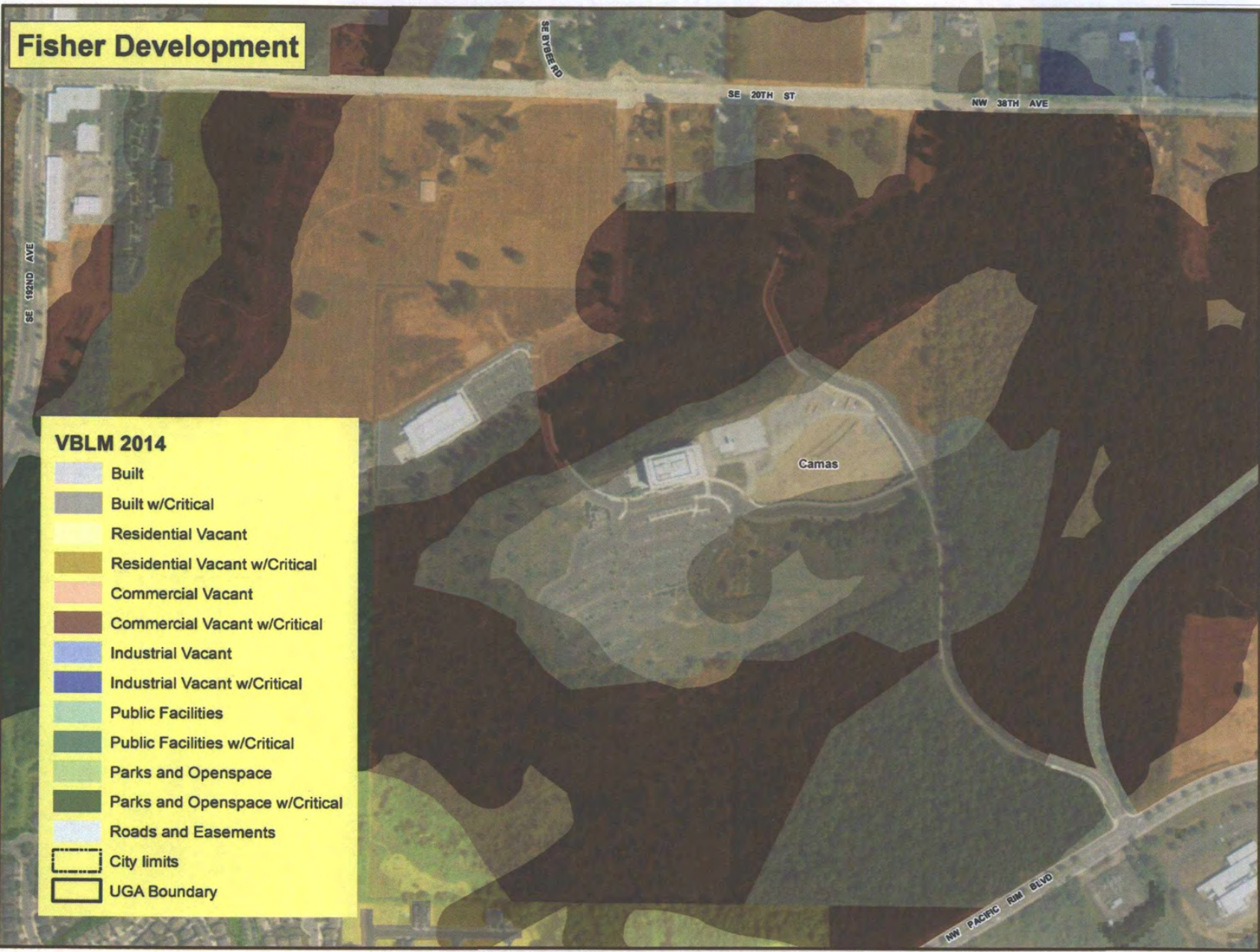
VBLM 2014

-  Built
-  Built w/Critical
-  Residential Vacant
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-  Commercial Vacant w/Critical
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-  Public Facilities w/Critical
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-  Parks and Openspace w/Critical
-  Roads and Easements
-  City limits





Fisher Development

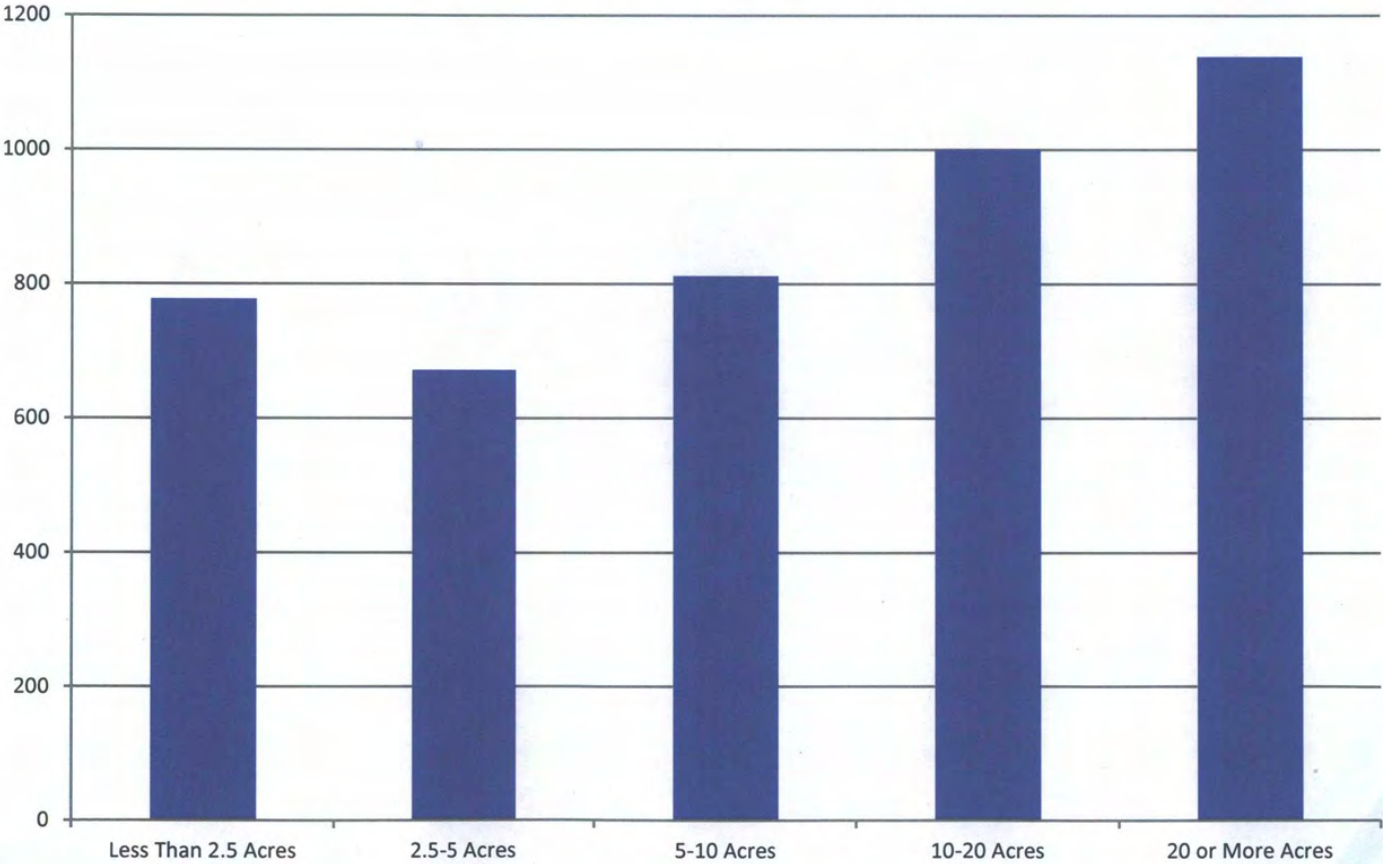


- VBLM 2014**
- Built
 - Built w/Critical
 - Residential Vacant
 - Residential Vacant w/Critical
 - Commercial Vacant
 - Commercial Vacant w/Critical
 - Industrial Vacant
 - Industrial Vacant w/Critical
 - Public Facilities
 - Public Facilities w/Critical
 - Parks and Openspace
 - Parks and Openspace w/Critical
 - Roads and Easements
 - City limits
 - UGA Boundary

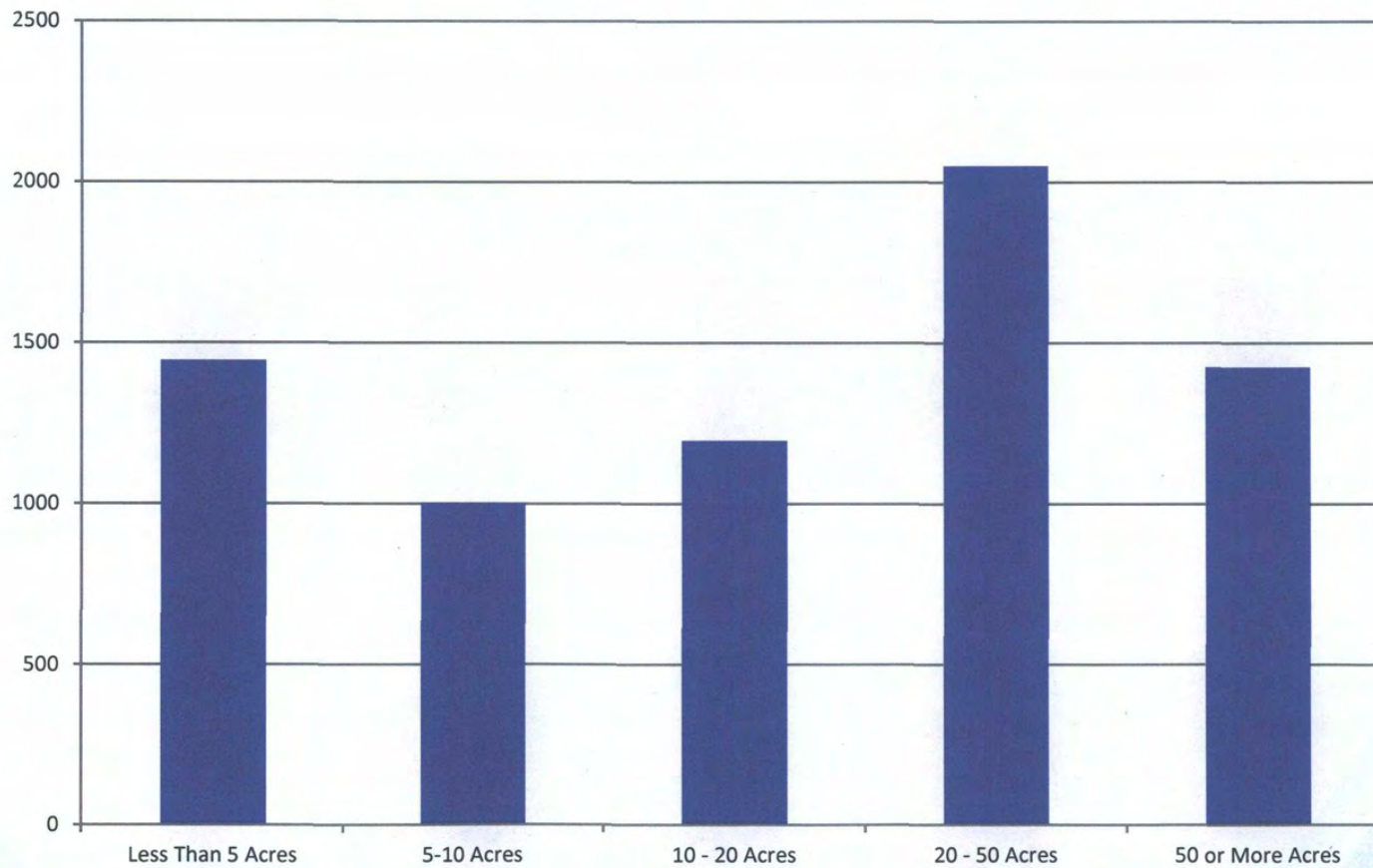
Employment Lands Parcel Sizes

- Much of the property in the County has been divided into smaller parcel sizes

Commercial Acres by Parcel Size



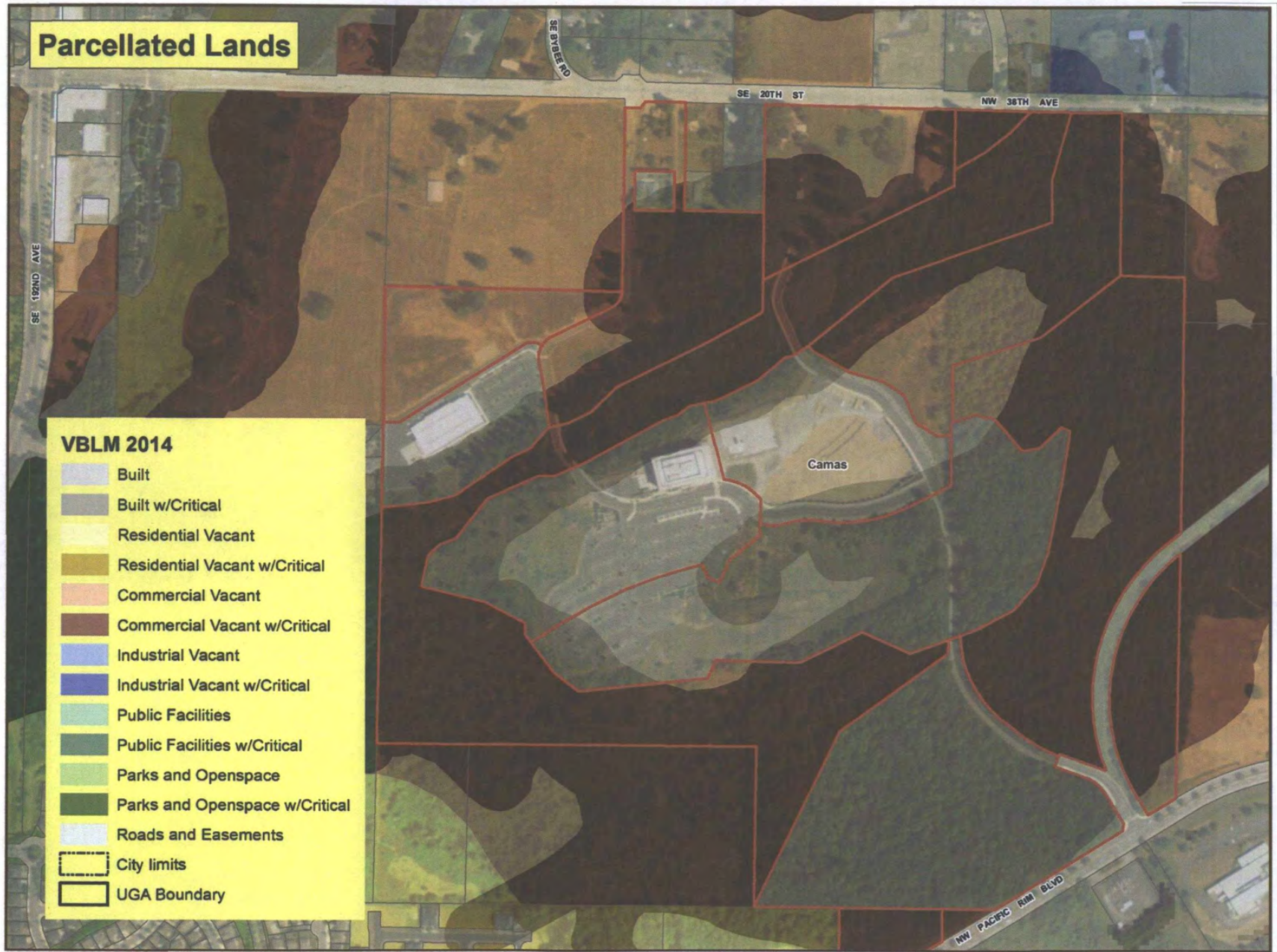
Industrial Acres by Parcel Size



Parcellated Lands

VBLM 2014

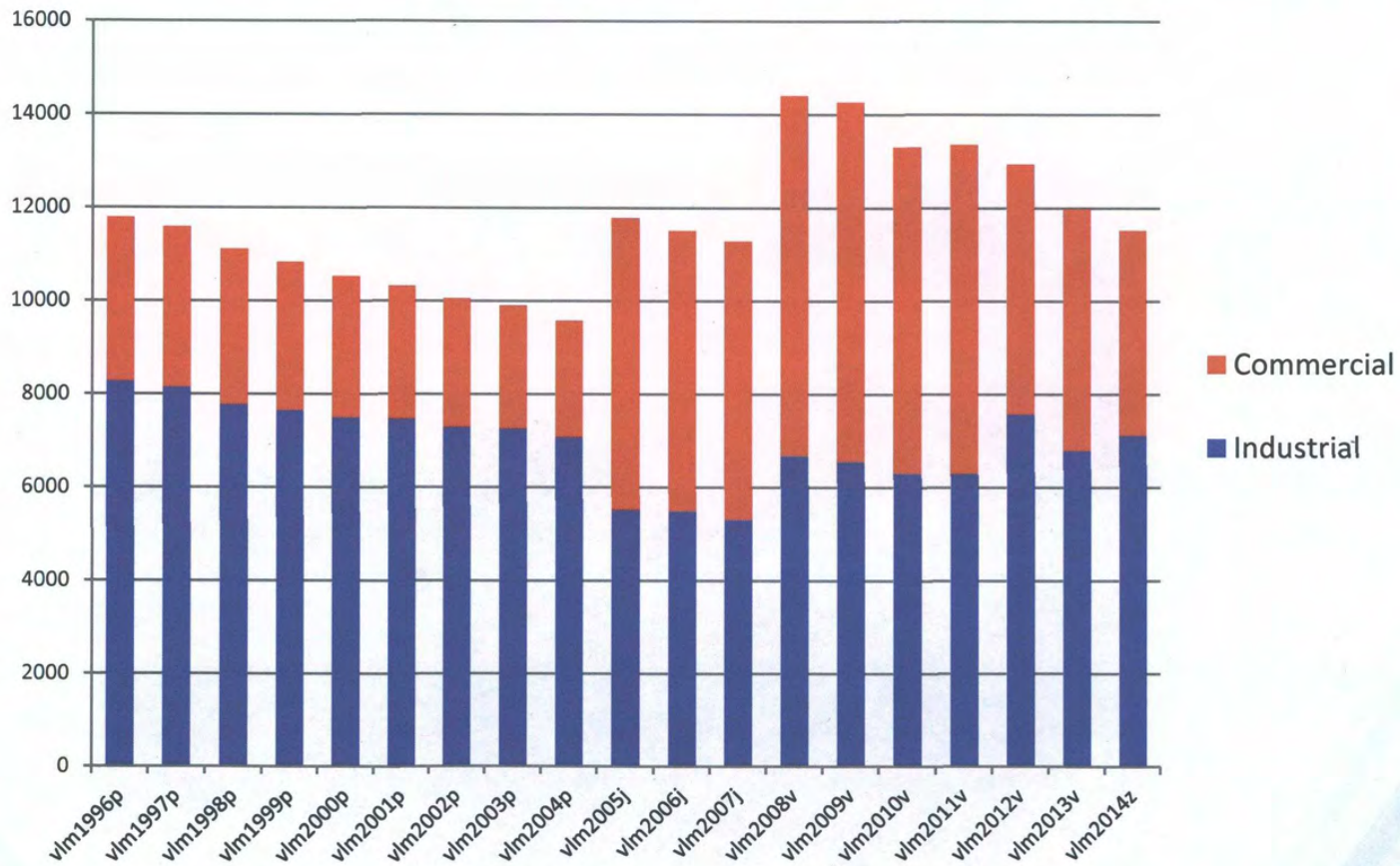
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-  Public Facilities w/Critical
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-  Parks and Openspace w/Critical
-  Roads and Easements
-  City limits
-  UGA Boundary



Developable lands

- The amount of developable land is calculated by converting Gross acres to net acres

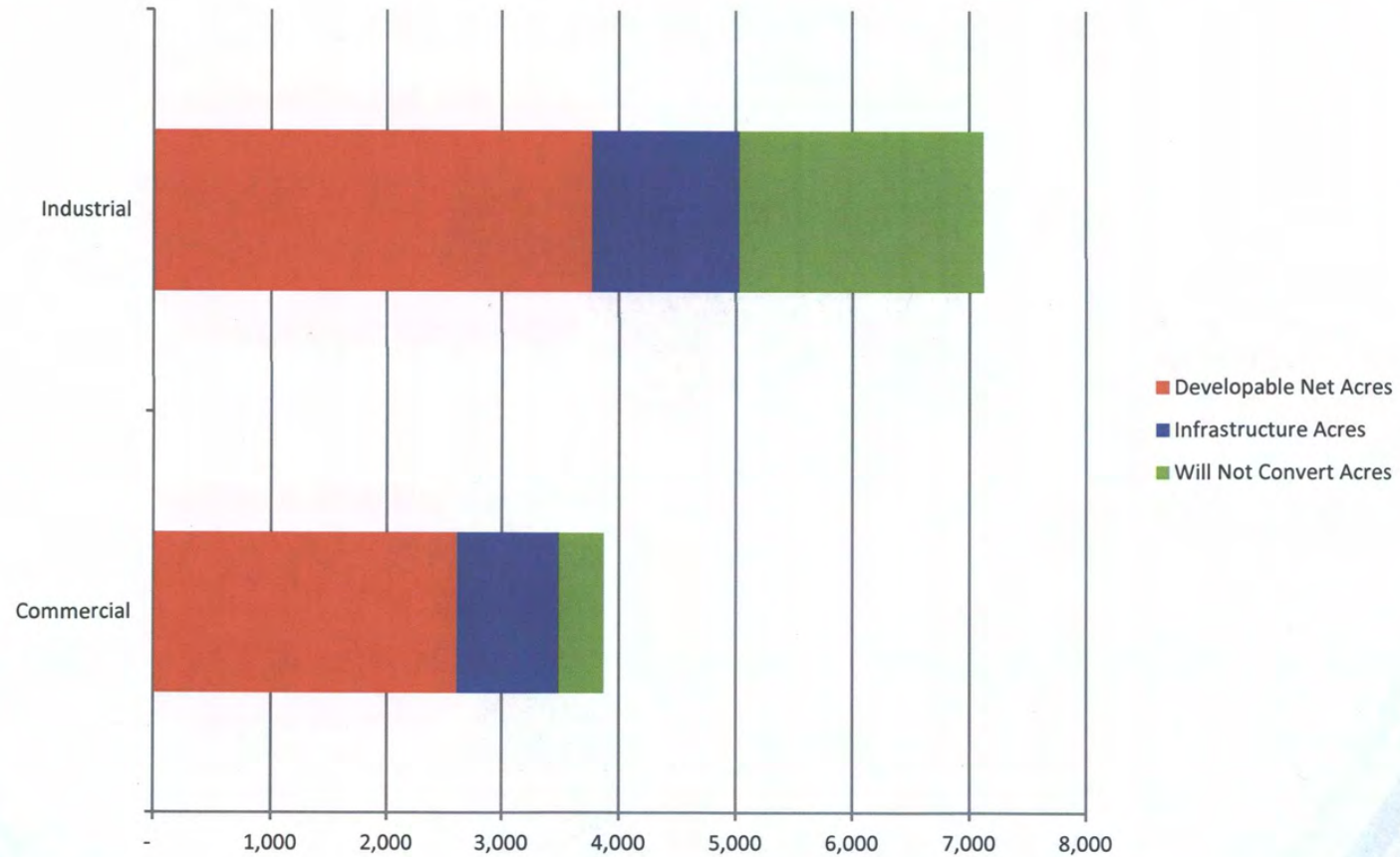
Total Gross Acres for Employment Lands



Gross Acres to Net Acres

1. Environmental Constraints
0% - 50% depending on VBLM class
2. Infrastructure (right of way, storm water facilities)
25%
3. Mixed Use split
 - Gross acres split into commercial and residential
 - Depending on Comprehensive Plan designation
 - Mixed Use: 60% Residential - 40% Commercial
 - MU – Residential: 85% Residential - 15% Commercial
 - MU – Employment: 25% Residential - 75% Commercial

Gross Acres to Net Acres



2014 Commercial

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
Yacolt					
City	13.6	0.0	3.4	10.2	204.4
UGA	0.0	0.0	0.0	0.0	0.0
Total	13.6	0.0	3.4	10.2	204.4
COMMERCIAL TOTAL	3,868.3	382.1	873.0	2,613.3	52,265.2

2014 Commercial

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2014 Industrial

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	534.8	85.9	112.2	336.6	3,029.7
Total	711.1	174.1	134.3	402.8	3,625.0
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
INDUSTRIAL TOTAL	7,118.7	2,089.2	1,257.4	3,772.1	33,948.6

2014 Industrial

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In Conclusion

- Modeling employment lands can be challenging
 - More variables to consider than residential
 - Unpredictable redevelopment
 - Lands with environmental constraints do develop.
- That being said...the model does a good job of indicating where employment lands are available for development and tracking them over time.

Model Results

- Comprehensive Plan Web Site
 - Better/faster access to information