Agenda

1. Purpose of the meeting
2. Background
3. Methodology
4. Countywide Trends
5. 2015 Buildable Land Major Observations
6. Next Steps
Purpose

Growth Management Requirement

a. RCW 36.70A.215 requires review & evaluation of residential, commercial and industrial lands inside the Urban Growth Area

Background

1. Buildable Lands statue requires the county and cities provide sufficient land for population and employment targets.

2. Clark County in collaboration with the cities completed work on the 2015 Buildable Lands Report.
Methodology

Third Buildable Lands Report

a. Collaboration through Clark County Community Framework

b. Based on actual development since the 2007 BLR Plan monitoring webpage
# Countywide Trends


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</tr>
</thead>
<tbody>
<tr>
<td>Battle Ground</td>
<td>18,654</td>
<td>18,867</td>
<td>19,297</td>
<td>19,479</td>
<td>19,851</td>
<td>20,052</td>
<td>20,163</td>
<td>20,871</td>
<td>1.60%</td>
</tr>
<tr>
<td>Camas</td>
<td>20,015</td>
<td>20,311</td>
<td>20,626</td>
<td>21,073</td>
<td>21,588</td>
<td>21,911</td>
<td>22,049</td>
<td>22,843</td>
<td>1.89%</td>
</tr>
<tr>
<td>LaCenter</td>
<td>3,017</td>
<td>3,069</td>
<td>3,010</td>
<td>3,050</td>
<td>3,220</td>
<td>3,135</td>
<td>3,163</td>
<td>3,209</td>
<td>0.88%</td>
</tr>
<tr>
<td>Ridgefield</td>
<td>5,015</td>
<td>5,112</td>
<td>5,175</td>
<td>5,402</td>
<td>5,608</td>
<td>5,741</td>
<td>6,150</td>
<td>6,575</td>
<td>3.87%</td>
</tr>
<tr>
<td>Vancouver</td>
<td>293,973</td>
<td>296,859</td>
<td>300,055</td>
<td>300,525</td>
<td>302,108</td>
<td>304,262</td>
<td>307,767</td>
<td>315,460</td>
<td>1.01%</td>
</tr>
<tr>
<td>Washougal</td>
<td>14,003</td>
<td>14,722</td>
<td>14,862</td>
<td>15,007</td>
<td>15,328</td>
<td>15,249</td>
<td>15,502</td>
<td>15,932</td>
<td>1.84%</td>
</tr>
<tr>
<td>Woodland</td>
<td>88</td>
<td>88</td>
<td>89</td>
<td>88</td>
<td>92</td>
<td>91</td>
<td>88</td>
<td>89</td>
<td>0.19%</td>
</tr>
<tr>
<td>Yacolt</td>
<td>1,535</td>
<td>1,578</td>
<td>1,613</td>
<td>1,636</td>
<td>1,645</td>
<td>1,644</td>
<td>1,653</td>
<td>1,661</td>
<td>1.13%</td>
</tr>
<tr>
<td>Rural County</td>
<td>58,408</td>
<td>58,840</td>
<td>59,642</td>
<td>59,689</td>
<td>60,049</td>
<td>60,280</td>
<td>60,112</td>
<td>62,205</td>
<td>0.90%</td>
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<tr>
<td>Total</td>
<td>414,708</td>
<td>419,445</td>
<td>424,368</td>
<td>425,949</td>
<td>429,490</td>
<td>432,365</td>
<td>436,647</td>
<td>448,847</td>
<td>1.13%</td>
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</table>
Births and deaths have remained relatively constant over the last 20 years however deaths have been trending slightly higher due to the aging population.
• Since 2007, 6,800 new jobs and 11,112 new households were added to Clark County.
Observations

New Single-Family Development Density by City, 2006-2014

- Battle Ground
- Camas
- La Center
- Ridgefield
- Vancouver
- Washougal
- Yacolt
- Clark County Rural

Units per Acre
Observations

New Multi-Family Development Density by City, 2006-2014

Battle Ground
Camas
La Center
Ridgefield
Vancouver
Washougal
Yacolt

Units per Acre
Capacity estimates

- Based on the 2015 VBLM there are 7,513 net buildable residential acres.

- At a potential of 7 dwelling units per acre and 2.66 persons per household, this land area will accommodate 136,820 persons.

- The Urban Growth Estimate is 118,114 persons, and the January 1, 2015 Clark County population estimate is 448,845.

- The 2015 VBLM has capacity to accommodate the Urban Growth population estimate.
Capacity estimates

• Based on the 2015 VBLM, there are 2,057 net buildable commercial acres and 3,982 net buildable industrial acres.

• The 2015 VBLM shows a potential job capacity of 76,978 plus the public sector jobs (7,400) that are not included in the vacant and buildable lands model, and including 16,775 jobs that will occur from redevelopment totaling 101,153 potential jobs.
Next Steps

BOCC Work Session
June 10, 2015

Submit 2015 Buildable Lands Report to Department of Commerce by June 30, 2015
Questions?

www.clark.wa.gov/planning/