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**CLARK COUNTY**  
WASHINGTON



**2007  
VACANT AND BUILDABLE  
LANDS MODEL**

### The Vacant and Buildable Lands Model

This appendix describes the process that classifies parcels as either vacant or underutilized under various categories, and gives the gross and net results for each UGA by residential, commercial and industrial land use types. In addition it presents information on the assumptions that are applied as part of the planning process, but that are not analyzed here as part of the monitoring document.

#### Introduction

In 1992, Clark County began the Vacant Lands analysis to determine the potential capacity of urban growth areas to accommodate projected growth for the next 20 years. County staff met with interested parties from the development and environmental community to examine criteria to compute the supply of land available for development within each urban growth boundary. From the process, a methodology was developed using the Clark County Assessors database and Geographic Information Systems (GIS) as the primary data sources.

Another comprehensive review of the VBLM was undertaken in 2006. This review compared the 1996 prediction to the 2006 model. The review demonstrated that for the most part the model was a good predictor of what land would develop. Major changes to the model were:

- underutilized land determination for all models was changed to a building value per acre criteria
- environmental constraints methodology was changed from a percentage of the parcel based exclusionary criteria to simply aggregating constrained land and applying higher deductions
- Industrial model was abandoned in favor of the improved commercial model. The resulting model is easier to monitor, and the calculation of underutilized is easier to understand.

In the spring of 2000, a Board of Clark County Commissioners appointed technical advisory committee (Responsible Growth Forum and Friends of Clark County) revisited this process. They reviewed the definitions for each classification of land and the assumptions.

The Vacant Buildable Lands Model consists of three parts--residential, commercial, and industrial. Below are definitions, criteria and assumptions used for the current land inventory information for this report.

#### Residential Model

The residential model for determining gross vacant and underutilized land classifies residentially designated parcels as follows:

- Residential Vacant
  - ◆ 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

## 2007 Vacant and Buildable Lands Model

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- 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 20<sup>th</sup> percentile of building value per acre for all residential parcels within all UGAs. The 20<sup>th</sup> percentile is determined 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 20<sup>th</sup> percentile
- Residential Exempt
- Easements
- Constrained (Critical lands). All classifications maybe subdivided into constrained vs. not constrained. A 50% deduction is applied to constrained vacant and underutilized land in the gross to net calculation.
  - ◆ 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
  - ◆ 200 foot shoreline buffers
  - ◆ hydric soils with 50 foot buffer
  - ◆ Habitat areas with 100 foot buffer
  - ◆ species area with 300 foot buffer
  - ◆ stream buffers by DNR class:
    - Type S (Shoreline): 250 feet
    - Type F (Fish bearing): 200 feet
    - Type NP (Non-fish bearing, perennial): 100 feet
    - Type NS (Non-fish bearing, seasonal): 75 feet

### Commercial and Industrial Models

The commercial and industrial models classify vacant and underutilized lands as follows:

- Vacant land
  - ◆ Building value less than \$67,500
  - ◆ Not “Assess With” – Some parcels are accessed 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.
- 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 maybe subdivided into constrained vs. not constrained. A deduction is applied to constrained vacant and underutilized land in the gross to net calculation. The constrained land deduction is 20% for commercial and 50% for industrial land.
  - ◆ 100 year floodplain or flood fringe.
  - ◆ wetlands inventory (NWI, high quality, permitted, modeled) with 100 foot buffer.

## 2007 Vacant and Buildable Lands Model

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- ◆ slopes greater than 15 percent (> 25% for City of Vancouver)
- ◆ land slide area that has active or historically unstable slopes
- ◆ 200 foot shoreline buffers
- ◆ hydric soils with 50 foot buffer
- ◆ Habitat areas with 100 foot buffer
- ◆ species area with 300 foot buffer
- ◆ stream buffers by DNR class:
  - Type S (Shoreline): 250 feet
  - Type F (Fish bearing): 200 feet
  - Type NP (Non-fish bearing, perennial): 100 feet
  - Type NS (Non-fish bearing, seasonal): 75 feet

### Planning Assumptions

In addition to the model definitions and criteria presented above, certain planning assumptions to account for infrastructure and market factors are applied to the calculated gross inventory in order to arrive at a net available land supply. Some factors are applied to the land supply while others are applied to the demand side in the planning process. Those factors applied to the supply side are included in the results tables that follow. The demand side factors—market factors and commercial and industrial infrastructure-- will be applied in the planning process. These assumptions are outlined below:

#### Residential Model Planning Assumptions:

- 27.5% deduction from gross inventory (**supply**) to account for both on and off-site infrastructure needs.
- 10% deduction applied to gross vacant land **supply**, a never-to-convert factor.
- 30% deduction applied to gross underutilized land **supply**, a never-to-convert factor.

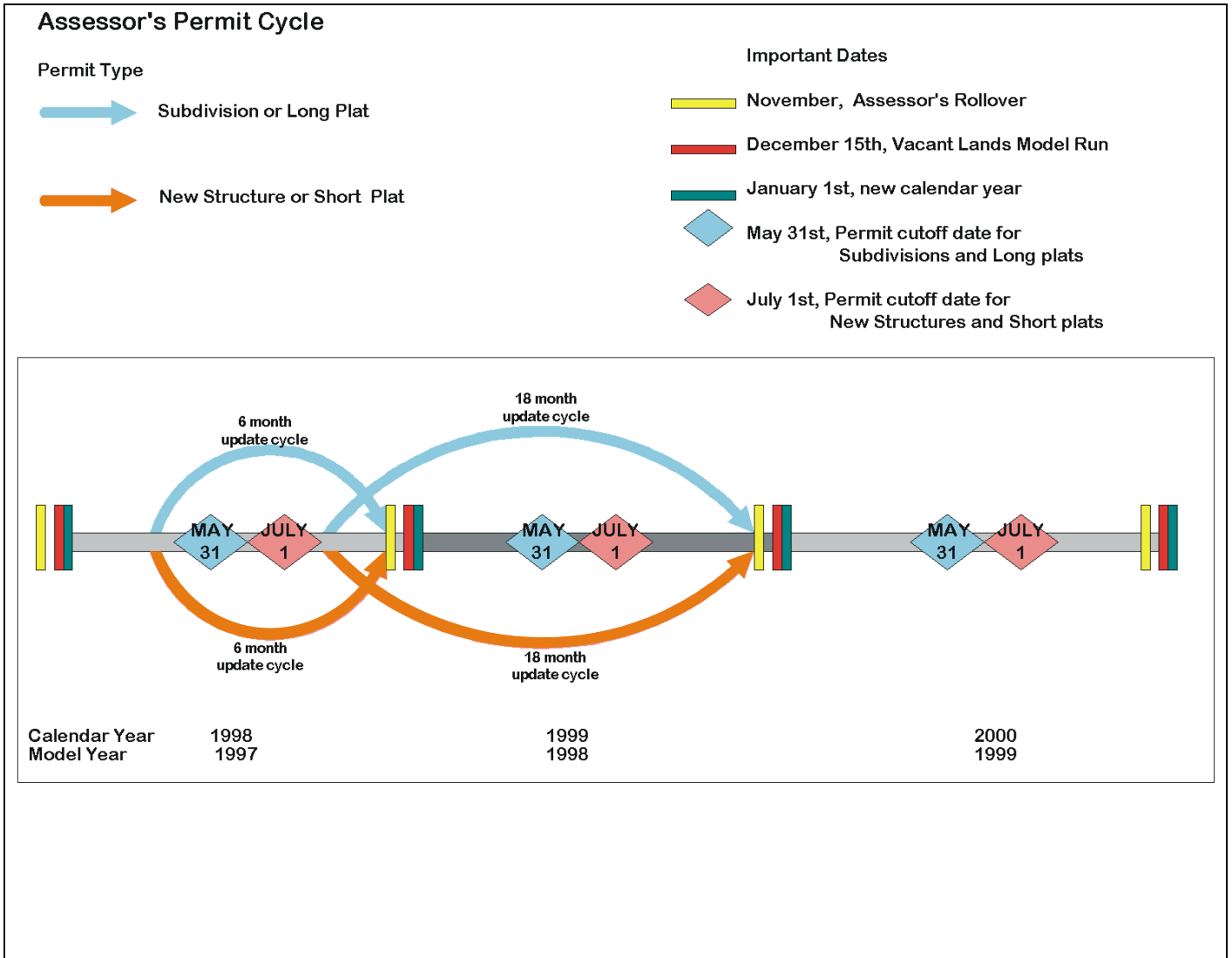
#### Commercial and Industrial Land Planning Assumptions

- 25% infrastructure factor applied to calculated need (**demand**) for both commercial and industrial lands.
- No market factor applied to calculated need (**demand**) for commercial land.
- No market factor applied to calculated need (**demand**) for industrial land.

On the following page is the Clark County Assessor database update cycle. Following that are combined city and uga Vacant and Buildable Lands Model (VBLM) gross and net results for residential, commercial and industrial lands. The assumptions applied in the current analysis are at the end of this appendix.

For more information on the model inputs, structure and outputs, please contact Clark County Community Planning or Clark County Department of Assessment and GIS.

# 2007 Vacant and Buildable Lands Model



## 2007 Vacant and Buildable Lands Model

### RESIDENTIAL MODEL

<b>Battle Ground Combined UGA &amp; City, 2007</b>						
VBLM	Will Not Convert	Infrastructure	Developable	Housing		
Gross Acres	Acres	Acres	Net Acres	Units		
<b>Vacant</b>		(0% + 10%)	-27.7%			
Low (5 units)	254.2	25.4	63.4	165.4	827	
High (9 units)	221.4	22.1	55.2	144.1	1,297	
<b>Vacant Constrained</b>		(50% + 10%)	-27.7%			
Low (5 units)	338.2	186.0	42.2	110.0	550	
High (9 units)	395.7	217.6	49.3	128.7	1,159	
<b>Underutilized</b>		(0% + 30%)	-27.7%			
Low (5 units)	382.7	114.8	74.2	193.7	969	
High (9 units)	299.9	90.0	58.2	151.8	1,366	
<b>Underutilized Constrained</b>		(50% + 30%)	-27.7%			
Low (5 units)	295.4	192.0	28.6	74.7	374	
High (9 units)	220.6	143.4	21.4	55.8	502	
<b>MU-R Vacant</b>		(0% + 10%)	-27.70%			
85% (12 units)	48.5	4.8	12.1	31.5	378	
<b>MU-R Constrained</b>		(10% + 50%)	-27.7%			
85% (12 units)	26.0	14.3	3.2	8.5	102	
<b>MU-R Underutilized</b>		(0% + 30%)	-27.7%			
85% (12 units)	150.2	45.1	29.1	76.0	912	
<b>MU-R Constrained</b>		(30% + 50%)	-27.7%			
85% (12 units)	85.8	55.8	8.3	21.7	261	
<b>MU-E Vacant</b>		(0% + 0%)	-25.0%			
25% (12 units)	19.0	0.0	4.7	14.2	171	
<b>MU-E Constrained</b>		(0% + 20%)	-25.0%			
25% (12 units)	37.0	7.4	7.4	22.2	267	
<b>MU-E Underutilized</b>		(0% + 30%)	-25.0%			
25% (12 units)	11.4	0.0	2.8	8.5	102	
<b>MU-E Constrained</b>		(0% + 20%)	-25.0%			
25% (12 units)	17.5	3.5	3.5	10.5	126	
<b>Totals:</b>	<b>2,803.5</b>	<b>1,122.3</b>	<b>463.7</b>	<b>1,217.5</b>	<b>9,362</b>	

## 2007 Vacant and Buildable Lands Model

<b>Camas Combined UGA &amp; City, 2007</b>					
	<b>VBLM</b>	<b>Will Not Convert</b>	<b>Infrastructure</b>	<b>Developable</b>	<b>Housing</b>
	<b>Gross Acres</b>	<b>Acres</b>	<b>Acres</b>	<b>Net Acres</b>	<b>Units</b>
<b>Vacant</b>		(0% + 10%)	-27.7%		
Low (5 units)	427.7	42.8	106.6	278.3	1,391
High (16 units)	52.1	5.2	13.0	33.9	542
<b>Vacant Constrained</b>		(50% + 10%)	-27.7%		
Low (5 units)	508.5	279.7	63.4	165.4	827
High (16 units)	89.2	49.1	11.1	29.0	464
<b>Underutilized</b>		(0% + 30%)	-27.7%		
Low (5 units)	474.6	142.4	92.0	240.2	1,201
High (16 units)	168.1	50.4	32.6	85.1	1,361
<b>Underutilized Constrained</b>		(50% + 30%)	-27.7%		
Low (5 units)	333.2	216.6	32.3	84.3	422
High (16 units)	112.0	72.8	10.9	28.3	454
<b>Mixed Use Vacant</b>		(0% + 0%)	-25.0%		
60% (8 units)	13.1	0.0	3.3	9.8	79
<b>Mixed Use Constrained</b>		(20% + 0%)	-25.0%		
60% (8 units)	10.4	2.1	2.1	6.3	50
<b>Mixed Use Underutilized</b>		(0% + 0%)	-25.0%		
60% (8 units)	23.7	0.0	5.9	17.8	142
<b>Mixed Use Constrained</b>		(20% + 0%)	-25.0%		
60% (8 units)	25.0	5.0	5.0	15.0	120
<b>Totals:</b>	<b>2,237.6</b>	<b>866.0</b>	<b>378.2</b>	<b>993.4</b>	<b>7,053</b>

<b>La Center Combined UGA &amp; City, 2007</b>					
	<b>VBLM</b>	<b>Will Not Convert</b>	<b>Infrastructure</b>	<b>Developable</b>	<b>Housing</b>
	<b>Gross Acres</b>	<b>Acres</b>	<b>Acres</b>	<b>Net Acres</b>	<b>Units</b>
<b>Vacant</b>		(0% + 10%)	-27.7%		
Low (4 units)	131.3	13.1	32.7	85.5	342
High (10 units)	34.0	3.4	8.5	22.1	221
<b>Vacant Constrained</b>		(50% + 10%)	-27.7%		
Low (4 units)	126.6	69.6	15.8	41.2	165
High (10 units)	36.0	19.8	4.5	11.7	117
<b>Underutilized</b>		(0% + 30%)	-27.7%		
Low (4 units)	343.8	103.2	66.7	174.0	696
High (10 units)	65.9	19.8	12.8	33.4	334
<b>Underutilized Constrained</b>		(50% + 30%)	-27.7%		
Low (4 units)	223.5	145.3	21.7	56.6	226
High (10 units)	36.6	23.8	3.6	9.3	93
<b>Mixed Use Vacant</b>		(0% + 0%)	-25.0%		
60% (4 units)	2.8	0.0	0.7	2.1	9
<b>Mixed Use Constrained</b>		(20% + 0%)	-25.0%		
60% (4 units)	2.6	0.5	0.5	1.5	6
<b>Mixed Use Underutilized</b>		(0% + 0%)	-25.0%		
60% (4 units)	0.0	0.0	0.0	0.0	0
<b>Totals:</b>	<b>1,003.2</b>	<b>398.5</b>	<b>167.4</b>	<b>437.3</b>	<b>2,208</b>

## 2007 Vacant and Buildable Lands Model

<b>Ridgefield Combined UGA &amp; City, 2007</b>					
	<b>VBLM Gross Acres</b>	<b>Will Not Convert Acres</b>	<b>Infrastructure Acres</b>	<b>Developable Net Acres</b>	<b>Housing Units</b>
<b>Vacant</b>		(0% + 10%)	-27.7%		
Low (5 units)	535.6	53.6	133.5	348.5	1,743
High (16 units)	164.1	16.4	40.9	106.8	1,709
<b>Vacant Constrained</b>		(50% + 10%)	-27.7%		
Low (5 units)	610.2	335.6	76.1	198.5	993
High (16 units)	97.8	53.8	12.2	31.8	509
<b>Underutilized</b>		(0% + 30%)	-27.7%		
Low (5 units)	604.6	181.4	117.2	306.0	1,530
High (16 units)	79.9	24.0	15.5	40.4	647
<b>Underutilized Constrained</b>		(50% + 30%)	-27.7%		
Low (5 units)	613.2	398.6	59.5	155.2	776
High (16 units)	69.4	45.1	6.7	17.6	281
<b>Mixed Use Constrained</b>		(20% + 0%)	-25.0%		
60% (8 units)	2.0	0.4	0.4	1.2	9
<b>Totals:</b>	<b>2,776.8</b>	<b>1,108.8</b>	<b>462.0</b>	<b>1,206.0</b>	<b>8,196</b>

<b>Three Creeks Combined UGA &amp; City, 2007</b>					
	<b>VBLM Gross Acres</b>	<b>Will Not Convert Acres</b>	<b>Infrastructure Acres</b>	<b>Developable Net Acres</b>	<b>Housing Units</b>
<b>Vacant</b>		(0% + 10%)	-27.7%		
Low (5 units)	856.4	85.6	213.5	557.3	2,786
High (16 units)	207.6	20.8	51.8	135.1	2,161
<b>Vacant Constrained</b>		(50% + 10%)	-27.7%		
Low (5 units)	758.1	416.9	94.5	246.6	1,233
High (16 units)	189.8	104.4	23.7	61.8	988
<b>Underutilized</b>		(0% + 30%)	-27.7%		
Low (5 units)	1,353.0	405.9	262.3	684.7	3,424
High (16 units)	145.8	43.7	28.3	73.8	1,181
<b>Underutilized Constrained</b>		(50% + 30%)	-27.7%		
Low (5 units)	1,029.3	669.0	99.8	260.5	1,302
High (16 units)	53.7	34.9	5.2	13.6	217
<b>Mixed Use Vacant</b>		(0% + 0%)	-25.0%		
60% (18 units)	44.2	0.0	11.0	33.1	596
<b>Mixed Use Constrained</b>		(20% + 0%)	-25.0%		
60% (18 units)	34.5	6.9	6.9	20.7	373
<b>Mixed Use Underutilized</b>		(0% + 0%)	-25.0%		
60% (18 units)	57.2	0.0	14.3	42.9	772
<b>Mixed Use Constrained</b>		(20% + 0%)	-25.0%		
60% (18 units)	34.2	6.8	6.8	20.5	369
<b>Totals:</b>	<b>4,763.7</b>	<b>1,795.0</b>	<b>818.1</b>	<b>2,150.5</b>	<b>15,403</b>

## 2007 Vacant and Buildable Lands Model

<b>Vancouver Combined UGA &amp; City, 2007</b>					
	<b>VBLM</b>	<b>Will Not Convert</b>	<b>Infrastructure</b>	<b>Developable</b>	<b>Housing</b>
	<b>Gross Acres</b>	<b>Acres</b>	<b>Acres</b>	<b>Net Acres</b>	<b>Units</b>
<b>Vacant</b>		(0% + 10%)	-27.7%		
Low (5 units)	970.1	97.0	241.9	631.3	3,156
High (16 units)	326.1	32.6	81.3	212.2	3,395
<b>Vacant Constrained</b>		(50% + 10%)	-27.7%		
Low (5 units)	748.2	411.5	93.3	243.4	1,217
High (16 units)	173.0	95.2	21.6	56.3	901
<b>Underutilized</b>		(0% + 30%)	-27.7%		
Low (5 units)	1,387.9	416.4	269.1	702.4	3,512
High (16 units)	184.3	55.3	35.7	93.3	1,492
<b>Underutilized Constrained</b>		(50% + 30%)	-27.7%		
Low (5 units)	640.6	416.4	62.1	162.1	811
High (16 units)	86.2	56.0	8.4	21.8	349
<b>Mixed Use Vacant</b>		(0% + 0%)	-25.0%		
60% (18 units)	86.0	0.0	21.5	64.5	1,161
<b>Mixed Use Constrained</b>		(20% + 0%)	-25.0%		
60% (18 units)	42.3	8.5	8.5	25.4	457
<b>Mixed Use Underutilized</b>		(0% + 0%)	-25.0%		
60% (18 units)	61.8	0.0	15.5	46.4	835
<b>Mixed Use Constrained</b>		(20% + 0%)	-25.0%		
60% (18 units)	26.1	5.2	5.2	15.7	282
<b>Totals:</b>	<b>4,732.6</b>	<b>1,594.0</b>	<b>863.9</b>	<b>2,274.7</b>	<b>17,567</b>

<b>Washougal Combined UGA &amp; City, 2007</b>					
	<b>VBLM</b>	<b>Will Not Convert</b>	<b>Infrastructure</b>	<b>Developable</b>	<b>Housing</b>
	<b>Gross Acres</b>	<b>Acres</b>	<b>Acres</b>	<b>Net Acres</b>	<b>Units</b>
<b>Vacant</b>		(0% + 10%)	-27.7%		
Low (5 units)	276.3	27.6	68.9	179.8	899
High (16 units)	38.3	3.8	9.5	24.9	398
<b>Vacant Constrained</b>		(50% + 10%)	-27.7%		
Low (5 units)	304.7	167.6	38.0	99.1	496
High (16 units)	45.8	25.2	5.7	14.9	238
<b>Underutilized</b>		(0% + 30%)	-27.7%		
Low (5 units)	234.3	70.3	45.4	118.6	593
High (16 units)	69.4	20.8	13.5	35.1	562
<b>Underutilized Constrained</b>		(50% + 30%)	-27.7%		
Low (5 units)	234.4	152.4	22.7	59.3	297
High (16 units)	15.0	9.7	1.5	3.8	61
<b>Totals:</b>	<b>1,218.0</b>	<b>477.4</b>	<b>205.2</b>	<b>535.5</b>	<b>3,543</b>

## 2007 Vacant and Buildable Lands Model

<b>Yacolt Combined UGA &amp; City, 2007</b>					
	<b>VBLM</b>	<b>Will Not Convert</b>	<b>Infrastructure</b>	<b>Developable</b>	<b>Housing</b>
	<b>Gross Acres</b>	<b>Acres</b>	<b>Acres</b>	<b>Net Acres</b>	<b>Units</b>
<b>Vacant</b>		(0% + 10%)	-27.7%		
Low (4 units)	51.2	5.1	12.8	33.3	133
High (10 units)	0.0	0.0	0.0	0.0	0
<b>Vacant Constrained</b>		(50% + 10%)	-27.7%		
Low (4 units)	17.9	9.9	2.2	5.8	23
High (10 units)	0.0	0.0	0.0	0.0	0
<b>Underutilized</b>		(0% + 30%)	-27.7%		
Low (4 units)	2.8	0.8	0.5	1.4	6
High (10 units)	0.0	0.0	0.0	0.0	0
<b>Underutilized Constrained</b>		(50% + 30%)	-27.7%		
Low (4 units)	0.8	0.5	0.1	0.2	1
High (10 units)	0.0	0.0	0.0	0.0	0
<b>Totals:</b>	<b>72.8</b>	<b>16.4</b>	<b>15.6</b>	<b>40.8</b>	<b>163</b>

**COMMERCIAL MODEL**

<b>Battle Ground Commercial Property, 2007</b>			
	<b>UGA</b>	<b>City</b>	
	<b>Acres</b>	<b>Acres</b>	<b>Total</b>
<b>Commercial</b>			
<b>Vacant</b>			
Vacant	24.6	76.7	101.3
Vacant Constrained	3	188.2	191.2
<b>Vacant Subtotal</b>	<b>27.5</b>	<b>264.9</b>	<b>292.5</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	12.6	12.6
1.0 Acres - 2.5 Acres	0	16.6	16.6
2.5 Acres - 5 Acres	0	21.8	21.8
5 acre - 10 acres	0	14.5	14.5
10 Plus Acres	24.6	11.3	35.8
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	13.3	13.3
1.0 Acres - 2.5 Acres	0	46.6	46.6
2.5 Acres - 5 Acres	0	31.4	31.4
5 acre - 10 acres	0	35.3	35.3
10 Plus Acres	3	61.6	64.6
<b>Underutilized</b>			
Underutilized	42.1	13.4	55.5
Underutilized Constrained	94.4	20.2	114.7
<b>Underutilized Subtotal</b>	<b>136.5</b>	<b>33.6</b>	<b>170.1</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0.7	0.7
2.5 Acres - 5 Acres	0	6.6	6.6
5 acre - 10 acres	8.5	3.6	12.1
10 Plus Acres	33.5	2.5	36
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	3.5	3.5
2.5 Acres - 5 Acres	0	4.1	4.1
5 acre - 10 acres	5.6	5	10.6
10 Plus Acres	88.9	7.7	96.5
<b>Total Vacant and Underutilized</b>	<b>164</b>	<b>298.6</b>	<b>462.6</b>
Exclusions			
Not Vacant	2.4	321.4	323.8
Lots Less than 5000 sq. ft.	0	2.3	2.3
Tax Exempt Property	0	33.8	33.8

## 2007 Vacant and Buildable Lands Model

Mixed Use Employment - Battle Ground			
<b>Vacant</b>			
Vacant	41.5	34.4	75.9
Vacant Constrained	76.4	71.7	148.1
<b>Vacant Subtotal</b>	<b>118</b>	<b>106.1</b>	<b>224.1</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	1.1	0	1.1
1.0 Acres - 2.5 Acres	0.8	2.8	3.6
2.5 Acres - 5 Acres	9.4	6.8	16.1
5 acre - 10 acres	8.4	8.1	16.5
10 Plus Acres	21.8	16.8	38.6
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	2.5	2.3	4.9
1.0 Acres - 2.5 Acres	3	0.5	3.6
2.5 Acres - 5 Acres	18.2	16.8	35
5 acre - 10 acres	6.4	8.1	14.5
10 Plus Acres	46.2	44	90.2
<b>Underutilized</b>			
Underutilized	39.1	6.4	45.5
Underutilized Constrained	38.7	31.4	70.1
<b>Underutilized Subtotal</b>	<b>77.8</b>	<b>37.8</b>	<b>115.6</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	1.9	0	1.9
2.5 Acres - 5 Acres	9.3	1	10.3
5 acre - 10 acres	3.1	0	3.1
10 Plus Acres	24.8	5.3	30.2
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0.5	0	0.5
2.5 Acres - 5 Acres	6.3	3.5	9.8
5 acre - 10 acres	14.2	0	14.2
10 Plus Acres	17.7	27.9	45.6
<b>Total Vacant and Underutilized</b>			
	<b>195.8</b>	<b>143.8</b>	<b>339.7</b>
Exclusions			
Not Vacant	74.1	15	89
Lots Less than 5000 sq. ft.	0	10.8	10.9
Tax Exempt Property	0	3.6	3.6

## 2007 Vacant and Buildable Lands Model

Office/Business Park - Battle Ground			
<b>Vacant</b>			
Vacant	41.1	58.9	99.9
Vacant Constrained	3.4	35.7	39
<b>Vacant Subtotal</b>	<b>44.4</b>	<b>94.5</b>	<b>138.9</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	3.9	3.9
2.5 Acres - 5 Acres	4.8	0	4.8
5 acre - 10 acres	0	0	0
10 Plus Acres	36.2	54.9	91.2
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0.3	0.3
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	3.4	35.4	38.7
<b>Underutilized</b>			
Underutilized	13	6.9	20
Underutilized Constrained	6.4	0	6.4
<b>Underutilized Subtotal</b>	<b>19.4</b>	<b>6.9</b>	<b>26.3</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	6.9	6.9
10 Plus Acres	13	0	13
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	6.4	0	6.4
<b>Total Vacant and Underutilized</b>			
	<b>63.8</b>	<b>101.4</b>	<b>165.3</b>
Exclusions			
Not Vacant	0	15.1	15.1
Lots Less than 5000 sq. ft.	0	0	0
Tax Exempt Property	4.3	18.3	22.7

## 2007 Vacant and Buildable Lands Model

<b>Camas Commercial Property, 2007</b>			
	<b>UGA Acres</b>	<b>City Acres</b>	<b>Total</b>
<b>Commercial</b>			
<b>Vacant</b>			
Vacant	0	65.8	65.8
Vacant Constrained	0	80.1	80.1
<b>Vacant Subtotal</b>	<b>0</b>	<b>145.9</b>	<b>145.9</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	8.6	8.6
1.0 Acres - 2.5 Acres	0	9.7	9.7
2.5 Acres - 5 Acres	0	11.1	11.1
5 acre - 10 acres	0	22.6	22.6
10 Plus Acres	0	13.8	13.8
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	3.6	3.6
1.0 Acres - 2.5 Acres	0	4.1	4.1
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	7.9	7.9
10 Plus Acres	0	64.4	64.4
<b>Underutilized</b>			
Underutilized	0.5	11.2	11.6
Underutilized Constrained	0	7.8	7.9
<b>Underutilized Subtotal</b>	<b>0.5</b>	<b>19</b>	<b>19.5</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0.2	0.2
1.0 Acres - 2.5 Acres	0	2.1	2.1
2.5 Acres - 5 Acres	0	7.7	7.7
5 acre - 10 acres	0	0.9	0.9
10 Plus Acres	0.5	0	0.5
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	7.8	7.8
5 acre - 10 acres	0	0	0.1
10 Plus Acres	0	0	0
<b>Total Vacant and Underutilized</b>	<b>0.5</b>	<b>164.9</b>	<b>165.4</b>
Exclusions			
Not Vacant	0	95.7	95.7
Lots Less than 5000 sq. ft.	0	2.1	2.1
Tax Exempt Property	0	33	33

## 2007 Vacant and Buildable Lands Model

Mixed Use - Camas			
<b>Vacant</b>			
Vacant	21.8	0	21.8
Vacant Constrained	17.4	0	17.4
<b>Vacant Subtotal</b>	<b>39.2</b>	<b>0</b>	<b>39.2</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	1.5	0	1.5
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	20.4	0	20.4
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	3.6	0	3.6
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	13.8	0	13.8
<b>Underutilized</b>			
Underutilized	39.5	0	39.5
Underutilized Constrained	41.6	0	41.6
<b>Underutilized Subtotal</b>	<b>81.1</b>	<b>0</b>	<b>81.1</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	1.5	0	1.5
5 acre - 10 acres	0	0	0
10 Plus Acres	37.9	0	37.9
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	2.3	0	2.3
5 acre - 10 acres	0	0	0
10 Plus Acres	39.3	0	39.3
<b>Total Vacant and Underutilized</b>			
	<b>120.3</b>	<b>0</b>	<b>120.3</b>
Exclusions			
Not Vacant	16.7	0	16.7
Lots Less than 5000 sq. ft.	0	0	0
Tax Exempt Property	0	0	0

## 2007 Vacant and Buildable Lands Model

Office/Business Park - Camas			
<b>Vacant</b>			
Vacant	130.4	235.2	365.6
Vacant Constrained	287.2	305.9	593.1
<b>Vacant Subtotal</b>	<b>417.7</b>	<b>541.1</b>	<b>958.7</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	1.3	1.3
1.0 Acres - 2.5 Acres	0	5.3	5.3
2.5 Acres - 5 Acres	0	20.9	20.9
5 acre - 10 acres	5.3	44.2	49.5
10 Plus Acres	125	163.5	288.5
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.4	0.5	0.9
1.0 Acres - 2.5 Acres	1.2	3.3	4.5
2.5 Acres - 5 Acres	4.7	15.3	20.1
5 acre - 10 acres	20.5	14.4	34.9
10 Plus Acres	260.4	272.4	532.8
<b>Underutilized</b>			
Underutilized	52.9	15.5	68.5
Underutilized Constrained	91.9	12.9	104.8
<b>Underutilized Subtotal</b>	<b>144.9</b>	<b>28.4</b>	<b>173.3</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	6.4	4.1	10.5
5 acre - 10 acres	12.7	11.4	24.1
10 Plus Acres	33.8	0	33.8
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	2.4	2.8	5.2
5 acre - 10 acres	5.2	10.1	15.3
10 Plus Acres	84.3	0	84.3
<b>Total Vacant and Underutilized</b>			
	<b>562.5</b>	<b>569.5</b>	<b>1132</b>
Exclusions			
Not Vacant	50.5	739	789.5
Lots Less than 5000 sq. ft.	0.1	0.1	0.2
Tax Exempt Property	0	114.6	114.6

## 2007 Vacant and Buildable Lands Model

<b>LaCenter Commercial Property, 2007</b>			
	<b>UGA</b>	<b>City</b>	
	<b>Acres</b>	<b>Acres</b>	<b>Total</b>
<b>Commercial</b>			
<b>Vacant</b>			
Vacant	54.9	1.3	56.2
Vacant Constrained	11.7	3	14.7
<b>Vacant Subtotal</b>	<b>66.6</b>	<b>4.3</b>	<b>70.9</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.6	1	1.6
1.0 Acres - 2.5 Acres	6.9	0.3	7.2
2.5 Acres - 5 Acres	19.5	0	19.5
5 acre - 10 acres	0	0	0
10 Plus Acres	27.9	0	27.9
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0.9	0.9
1.0 Acres - 2.5 Acres	2.5	2.2	4.7
2.5 Acres - 5 Acres	6.4	0	6.4
5 acre - 10 acres	0	0	0
10 Plus Acres	2.7	0	2.7
<b>Underutilized</b>			
Underutilized	16.1	0	16.1
Underutilized Constrained	8.2	0	8.2
<b>Underutilized Subtotal</b>	<b>24.3</b>	<b>0</b>	<b>24.3</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0.2	0	0.2
2.5 Acres - 5 Acres	2	0	2
5 acre - 10 acres	2.2	0	2.2
10 Plus Acres	11.8	0	11.8
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	1.6	0	1.6
2.5 Acres - 5 Acres	2.3	0	2.3
5 acre - 10 acres	2.8	0	2.8
10 Plus Acres	1.5	0	1.5
<b>Total Vacant and Underutilized</b>			
	<b>90.9</b>	<b>4.3</b>	<b>95.2</b>
Exclusions			
Not Vacant	9.6	13.3	22.9
Lots Less than 5000 sq. ft.	0	0.6	0.6
Tax Exempt Property	0.4	7	7

## 2007 Vacant and Buildable Lands Model

Mixed Use - La Center			
<b>Vacant</b>			
Vacant	0	4.7	4.7
Vacant Constrained	0	4.3	4.3
<b>Vacant Subtotal</b>	<b>0</b>	<b>9</b>	<b>9</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	3	3
1.0 Acres - 2.5 Acres	0	1.8	1.8
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	3.2	3.2
1.0 Acres - 2.5 Acres	0	1	1
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
<b>Underutilized</b>			
Underutilized	0	0	0
Underutilized Constrained	0	0	0
<b>Underutilized Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
<b>Total Vacant and Underutilized</b>			
<b>0</b>	<b>9</b>	<b>9</b>	<b>9</b>
Exclusions			
Not Vacant	2.6	28.5	31.1
Lots Less than 5000 sq. ft.	0	0.4	0.4
Tax Exempt Property	0	0.5	0.5

## 2007 Vacant and Buildable Lands Model

Office/Business Park - La Center			
<b>Vacant</b>			
Vacant	0	0	0
Vacant Constrained	0	0	0
<b>Vacant Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
<b>Underutilized</b>			
Underutilized	0	0	0
Underutilized Constrained	0	0	0
<b>Underutilized Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
<b>Total Vacant and Underutilized</b>			
Exclusions			
Not Vacant	0	0	0
Lots Less than 5000 sq. ft.	0	0	0
Tax Exempt Property	0	0	0

## 2007 Vacant and Buildable Lands Model

<b>Ridgefield Commercial Property, 2007</b>			
	UGA Acres	City Acres	Total
<b>Commercial</b>			
<b>Vacant</b>			
Vacant	3.1	44.7	47.9
Vacant Constrained	2.5	57.5	60
<b>Vacant Subtotal</b>	<b>5.6</b>	<b>102.3</b>	<b>107.9</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	4.4	4.4
1.0 Acres - 2.5 Acres	1.3	8.4	9.7
2.5 Acres - 5 Acres	1.8	3	4.9
5 acre - 10 acres	0	0	0
10 Plus Acres	0	28.9	28.9
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.7	3.2	3.9
1.0 Acres - 2.5 Acres	0	5.3	5.3
2.5 Acres - 5 Acres	1.8	0	1.8
5 acre - 10 acres	0	0	0
10 Plus Acres	0	49	49
<b>Underutilized</b>			
Underutilized	9.8	8.8	18.6
Underutilized Constrained	14.2	14	28.3
<b>Underutilized Subtotal</b>	<b>24</b>	<b>22.9</b>	<b>46.9</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	1.8	0	1.8
2.5 Acres - 5 Acres	2.2	2	4.2
5 acre - 10 acres	5.1	6.4	11.5
10 Plus Acres	0.7	0.4	1.1
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0.6	0	0.6
2.5 Acres - 5 Acres	2.5	2.1	4.6
5 acre - 10 acres	2.3	10.7	13
10 Plus Acres	8.8	1.3	10.1
<b>Total Vacant and Underutilized</b>			
	<b>29.7</b>	<b>125.1</b>	<b>154.8</b>
Exclusions			
Not Vacant	3.3	37.2	40.5
Lots Less than 5000 sq. ft.	0	1	1
Tax Exempt Property	0	1	1

## 2007 Vacant and Buildable Lands Model

Mixed Use - Ridgefield			
<b>Vacant</b>			
Vacant	0	0	0
Vacant Constrained	0	3.3	3.3
<b>Vacant Subtotal</b>	<b>0</b>	<b>3.3</b>	<b>3.3</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	3.3	3.3
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
<b>Underutilized</b>			
Underutilized	0	0	0
Underutilized Constrained	0	0	0
<b>Underutilized Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
<b>Total Vacant and Underutilized</b>			
<b>0</b>	<b>0</b>	<b>3.3</b>	<b>3.3</b>
Exclusions			
Not Vacant	0	4	4
Lots Less than 5000 sq. ft.	0	0	0
Tax Exempt Property	4	37.1	41

## 2007 Vacant and Buildable Lands Model

Office/Business Park - Ridgefield			
<b>Vacant</b>			
Vacant	22.2	191.2	213.4
Vacant Constrained	<b>32.7</b>	<b>288.3</b>	<b>321</b>
<b>Vacant Subtotal</b>	<b>54.8</b>	<b>479.5</b>	<b>534.4</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.8	1	1.9
1.0 Acres - 2.5 Acres	2.6	2.9	5.5
2.5 Acres - 5 Acres	4.2	8.1	12.4
5 acre - 10 acres	3.5	9.7	13.2
10 Plus Acres	11	169.5	180.5
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	1.6	2.2	3.8
1.0 Acres - 2.5 Acres	3.6	1.7	5.3
2.5 Acres - 5 Acres	0.5	41.3	41.8
5 acre - 10 acres	2.8	31.4	34.2
10 Plus Acres	24.2	211.6	235.8
<b>Underutilized</b>			
Underutilized	18	120.4	138.4
Underutilized Constrained	28.6	164.9	193.5
<b>Underutilized Subtotal</b>	<b>46.6</b>	<b>285.3</b>	<b>331.9</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	4.2	2	6.2
5 acre - 10 acres	9.9	12.6	22.5
10 Plus Acres	3.9	105.8	109.8
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	5.1	6	11.1
5 acre - 10 acres	12.9	35.1	48
10 Plus Acres	10.5	123.8	134.4
<b>Total Vacant and Underutilized</b>			
	<b>101.4</b>	<b>764.8</b>	<b>866.3</b>
Exclusions			
Not Vacant	33.1	19.6	52.7
Lots Less than 5000 sq. ft.	0.1	0	0.1
Tax Exempt Property	11.9	4.4	16.2

## 2007 Vacant and Buildable Lands Model

<b>Three Creeks Commercial Property, 2007</b>			
	<b>UGA</b>	<b>City</b>	
	<b>Acres</b>	<b>Acres</b>	<b>Total</b>
<b>Commercial</b>			
<b>Vacant</b>			
Vacant	167.5	0.0	167.5
Vacant Constrained	116.3	0.0	116.3
<b>Vacant Subtotal</b>	<b>283.7</b>	<b>0.0</b>	<b>283.7</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	48.3	0.0	48.3
1.0 Acres - 2.5 Acres	37.9	0.0	37.9
2.5 Acres - 5 Acres	51.6	0.0	51.6
5 acre - 10 acres	8.5	0.0	8.5
10 Plus Acres	21.2	0.0	21.2
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	32.8	0.0	32.8
1.0 Acres - 2.5 Acres	25.3	0.0	25.3
2.5 Acres - 5 Acres	34.3	0.0	34.3
5 acre - 10 acres	9.6	0.0	9.6
10 Plus Acres	14.3	0.0	14.3
<b>Underutilized</b>			
Underutilized	26.2	0.0	26.2
Underutilized Constrained	8.6	0.0	8.6
<b>Underutilized Subtotal</b>	<b>34.8</b>	<b>0.0</b>	<b>34.8</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	6.6	0.0	6.6
2.5 Acres - 5 Acres	16.5	0.0	16.5
5 acre - 10 acres	3.1	0.0	3.1
10 Plus Acres	0.0	0.0	0.0
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	0.0	0.0	0.0
2.5 Acres - 5 Acres	6.6	0.0	6.6
5 acre - 10 acres	1.9	0.0	1.9
10 Plus Acres	0.0	0.0	0.0
<b>Total Vacant and Underutilized</b>	<b>318.5</b>	<b>0.0</b>	<b>318.5</b>
Exclusions			
Not Vacant	551.9	0.0	551.9
Lots Less than 5000 sq. ft.	0.6	0.0	0.6
Tax Exempt Property	34.8	0.0	34.8

## 2007 Vacant and Buildable Lands Model

Mixed Use - Three Creeks			
<b>Vacant</b>			
Vacant	73.6	0.0	73.6
Vacant Constrained	57.5	0.0	57.5
<b>Vacant Subtotal</b>	<b>131.1</b>	<b>0.0</b>	<b>131.1</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	13.3	0.0	13.3
1.0 Acres - 2.5 Acres	13.7	0.0	13.7
2.5 Acres - 5 Acres	19.7	0.0	19.7
5 acre - 10 acres	10.3	0.0	10.3
10 Plus Acres	16.7	0.0	16.7
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	5.7	0.0	5.7
1.0 Acres - 2.5 Acres	9.4	0.0	9.4
2.5 Acres - 5 Acres	27.5	0.0	27.5
5 acre - 10 acres	14.9	0.0	14.9
10 Plus Acres	0.1	0.0	0.1
<b>Underutilized</b>			
Underutilized	95.3	0.0	95.3
Underutilized Constrained	57.0	0.0	57.0
<b>Underutilized Subtotal</b>	<b>152.3</b>	<b>0.0</b>	<b>152.3</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	4.2	0.0	4.2
2.5 Acres - 5 Acres	15.6	0.0	15.6
5 acre - 10 acres	42.6	0.0	42.6
10 Plus Acres	32.9	0.0	32.9
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	0.4	0.0	0.4
2.5 Acres - 5 Acres	23.8	0.0	23.8
5 acre - 10 acres	13.1	0.0	13.1
10 Plus Acres	19.7	0.0	19.7
<b>Total Vacant and Underutilized</b>			
Exclusions	283.4	0.0	283.4
Not Vacant			
Lots Less than 5000 sq. ft.	146.0	0.0	146.0
Tax Exempt Property	8.8	0.0	8.8
	17.6	0.0	17.6

## 2007 Vacant and Buildable Lands Model

Office/Business Park - Three Creeks			
<b>Vacant</b>			
Vacant			
Vacant Constrained	114.1	0.0	114.1
<b>Vacant Subtotal</b>	<b>141.7</b>	<b>0.0</b>	<b>141.7</b>
	255.7	0.0	255.7
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres			
1.0 Acres - 2.5 Acres	2.9	0.0	2.9
2.5 Acres - 5 Acres	26.5	0.0	26.5
5 acre - 10 acres	41.0	0.0	41.0
10 Plus Acres	26.1	0.0	26.1
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres			
1.0 Acres - 2.5 Acres	3.4	0.0	3.4
2.5 Acres - 5 Acres	15.6	0.0	15.6
5 acre - 10 acres	27.3	0.0	27.3
10 Plus Acres	11.1	0.0	11.1
	84.2	0.0	84.2
<b>Underutilized</b>			
Underutilized			
Underutilized Constrained	180.3	0.0	180.3
<b>Underutilized Subtotal</b>	<b>181.7</b>	<b>0.0</b>	<b>181.7</b>
	362.0	0.0	362.0
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres			
1.0 Acres - 2.5 Acres	0.0	0.0	0.0
2.5 Acres - 5 Acres	1.2	0.0	1.2
5 acre - 10 acres	27.5	0.0	27.5
10 Plus Acres	41.5	0.0	41.5
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres			
1.0 Acres - 2.5 Acres	0.0	0.0	0.0
2.5 Acres - 5 Acres	3.6	0.0	3.6
5 acre - 10 acres	22.6	0.0	22.6
10 Plus Acres	19.4	0.0	19.4
	136.1	0	136.1
<b>Total Vacant and Underutilized</b>			
Exclusions	617.7	0	617.7
Not Vacant			
Lots Less than 5000 sq. ft.	73.5	0	73.5
Tax Exempt Property	0.1	0	0.1
	4.2	0	4.2

## 2007 Vacant and Buildable Lands Model

<b>Vancouver Commercial Property, 2007</b>			
	<b>UGA</b>	<b>City</b>	
	<b>Acres</b>	<b>Acres</b>	<b>Total</b>
<b>Commercial</b>			
<b>Vacant</b>			
Vacant	134.5	431.7	566.3
Vacant Constrained	57.9	69.4	127.3
<b>Vacant Subtotal</b>	<b>192.4</b>	<b>501.1</b>	<b>693.5</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	26.9	95.5	122.4
1.0 Acres - 2.5 Acres	23.9	120.5	144.4
2.5 Acres - 5 Acres	8.9	60.0	68.9
5 acre - 10 acres	60.1	53.7	113.7
10 Plus Acres	14.8	102.0	116.8
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	6.2	13.8	20.0
1.0 Acres - 2.5 Acres	16.6	28.4	45.0
2.5 Acres - 5 Acres	13.4	8.8	22.3
5 acre - 10 acres	13.1	1.3	14.4
10 Plus Acres	8.6	17.0	25.6
<b>Underutilized</b>			
Underutilized	48.5	8.5	56.9
Underutilized Constrained	39.6	1.0	40.6
<b>Underutilized Subtotal</b>	<b>88.1</b>	<b>9.5</b>	<b>97.5</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	1.7	1.7
1.0 Acres - 2.5 Acres	0.0	5.8	5.8
2.5 Acres - 5 Acres	8.2	0.0	8.2
5 acre - 10 acres	5.1	0.0	5.1
10 Plus Acres	35.1	0.0	35.1
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.9	0.9
1.0 Acres - 2.5 Acres	0.0	0.1	0.1
2.5 Acres - 5 Acres	5.8	0.0	5.8
5 acre - 10 acres	16.4	0.0	16.4
10 Plus Acres	17.4	0.0	17.4
<b>Total Vacant and Underutilized</b>			
	<b>280.5</b>	<b>510.6</b>	<b>791.1</b>
Exclusions			
Not Vacant	223.3	1,535.2	1,758.5
Lots Less than 5000 sq. ft.	1.9	9.4	11.3
Tax Exempt Property	81.7	65.9	147.6

## 2007 Vacant and Buildable Lands Model

Mixed Use - Vancouver			
<b>Vacant</b>			
Vacant	133.5	9.9	143.4
Vacant Constrained	43.7	26.7	70.5
<b>Vacant Subtotal</b>	<b>177.2</b>	<b>36.6</b>	<b>213.8</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	9.8	0.4	10.2
1.0 Acres - 2.5 Acres	12.4	0.0	12.4
2.5 Acres - 5 Acres	18.5	0.0	18.5
5 acre - 10 acres	38.0	5.7	43.7
10 Plus Acres	54.8	3.8	58.6
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	1.0	0.4	1.4
1.0 Acres - 2.5 Acres	0.7	0.0	0.7
2.5 Acres - 5 Acres	4.8	0.0	4.8
5 acre - 10 acres	11.5	8.3	19.8
10 Plus Acres	25.7	18.0	43.7
<b>Underutilized</b>			
Underutilized	98.4	4.6	103.0
Underutilized Constrained	24.5	19.1	43.6
<b>Underutilized Subtotal</b>	<b>122.9</b>	<b>23.7</b>	<b>146.6</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	0.0	0.0	0.0
2.5 Acres - 5 Acres	9.2	1.7	10.9
5 acre - 10 acres	5.2	2.9	8.1
10 Plus Acres	84.0	0.0	84.0
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	0.0	0.0	0.0
2.5 Acres - 5 Acres	0.0	1.5	1.5
5 acre - 10 acres	2.2	17.6	19.7
10 Plus Acres	22.3	0.0	22.3
<b>Total Vacant and Underutilized</b>			
	<b>300.1</b>	<b>60.3</b>	<b>360.4</b>
Exclusions			
Not Vacant	99.5	6.0	105.5
Lots Less than 5000 sq. ft.	12.9	0.0	12.9
Tax Exempt Property	56.0	0.0	56.0

## 2007 Vacant and Buildable Lands Model

Office/Business Park - Vancouver			
<b>Vacant</b>			
Vacant	349.4	0.0	349.4
Vacant Constrained	312.4	0.0	312.4
<b>Vacant Subtotal</b>	<b>661.8</b>	<b>0.0</b>	<b>661.8</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	5.9	0.0	5.9
1.0 Acres - 2.5 Acres	24.9	0.0	24.9
2.5 Acres - 5 Acres	29.8	0.0	29.8
5 acre - 10 acres	40.9	0.0	40.9
10 Plus Acres	247.8	0.0	247.8
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	2.9	0.0	2.9
1.0 Acres - 2.5 Acres	17.9	0.0	17.9
2.5 Acres - 5 Acres	26.5	0.0	26.5
5 acre - 10 acres	33.4	0.0	33.4
10 Plus Acres	231.7	0.0	231.7
<b>Underutilized</b>			
Underutilized	154.8	0.0	154.8
Underutilized Constrained	151.5	0.0	151.5
<b>Underutilized Subtotal</b>	<b>306.3</b>	<b>0.0</b>	<b>306.3</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	1.4	0.0	1.4
2.5 Acres - 5 Acres	5.7	0.0	5.7
5 acre - 10 acres	8.3	0.0	8.3
10 Plus Acres	139.5	0.0	139.5
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.0	0.0	0.0
1.0 Acres - 2.5 Acres	0.4	0.0	0.4
2.5 Acres - 5 Acres	3.7	0.0	3.7
5 acre - 10 acres	2.8	0.0	2.8
10 Plus Acres	144.6	0.0	144.6
<b>Total Vacant and Underutilized</b>			
	<b>968.1</b>	<b>0.0</b>	<b>968.1</b>
Exclusions			
Not Vacant	39.3	0	39.3
Lots Less than 5000 sq. ft.	0.1	0	0.1
Tax Exempt Property	43.2	0	43.2

## 2007 Vacant and Buildable Lands Model

<b>Washougal Commercial Property, 2007</b>			
	UGA Acres	City Acres	Total
<b>Commercial</b>			
<b>Vacant</b>			
Vacant	13	19.1	32
Vacant Constrained	7.1	13	20.1
<b>Vacant Subtotal</b>	<b>20.1</b>	<b>32.1</b>	<b>52.2</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.4	13.6	14
1.0 Acres - 2.5 Acres	1	4.5	5.5
2.5 Acres - 5 Acres	3.2	1	4.2
5 acre - 10 acres	8.3	0	8.3
10 Plus Acres	0	0	0
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	7.1	7.1
1.0 Acres - 2.5 Acres	0.5	3.6	4.1
2.5 Acres - 5 Acres	6.6	2.2	8.9
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
<b>Underutilized</b>			
Underutilized	4.7	0	4.7
Underutilized Constrained	7.7	0	7.7
<b>Underutilized Subtotal</b>	<b>12.4</b>	<b>0</b>	<b>12.4</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	4.7	0	4.7
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	7.7	0	7.7
<b>Total Vacant and Underutilized</b>	<b>32.5</b>	<b>32.1</b>	<b>64.6</b>
Exclusions			
Not Vacant	38.5	54.9	93.4
Lots Less than 5000 sq. ft.	0	2	2
Tax Exempt Property	0	29	29

## 2007 Vacant and Buildable Lands Model

Mixed Use - Washougal			
<b>Vacant</b>			
Vacant	0	0	0
Vacant Constrained	0	0	0
<b>Vacant Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
<b>Underutilized</b>			
Underutilized	0	0	0
Underutilized Constrained	0	0	0
<b>Underutilized Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
<b>Total Vacant and Underutilized</b>			
<b>0      0      0</b>			
Exclusions			
Not Vacant	0	0	0
Lots Less than 5000 sq. ft.	0	0	0
Tax Exempt Property	0	0	0

## 2007 Vacant and Buildable Lands Model

Office/Business Park - Washougal			
<b>Vacant</b>			
Vacant	254.6	0	254.6
Vacant Constrained	98.3	0	98.3
<b>Vacant Subtotal</b>	<b>352.9</b>	<b>0</b>	<b>352.9</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0.4	0	0.4
1.0 Acres - 2.5 Acres	0.4	0	0.4
2.5 Acres - 5 Acres	2	0	2
5 acre - 10 acres	6.4	0	6.4
10 Plus Acres	245.3	0	245.3
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	1.4	0	1.4
2.5 Acres - 5 Acres	1.8	0	1.8
5 acre - 10 acres	3.7	0	3.7
10 Plus Acres	91.4	0	91.4
<b>Underutilized</b>			
Underutilized	103.8	0	103.8
Underutilized Constrained	46.3	0	46.3
<b>Underutilized Subtotal</b>	<b>150.1</b>	<b>0</b>	<b>150.1</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0.8	0	0.8
5 acre - 10 acres	17.3	0	17.3
10 Plus Acres	85.7	0	85.7
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	6.8	0	6.8
5 acre - 10 acres	0.3	0	0.3
10 Plus Acres	39.2	0	39.2
<b>Total Vacant and Underutilized</b>			
	<b>503</b>	<b>0</b>	<b>503</b>
Exclusions			
Not Vacant	23.4	0	23.4
Lots Less than 5000 sq. ft.	0	0	0
Tax Exempt Property	2.2	0	2.2

## 2007 Vacant and Buildable Lands Model

<b>Yacolt Commercial Property, 2007</b>			
	UGA Acres	City Acres	Total
<b>Commercial</b>			
<b>Vacant</b>			
Vacant	0	14.4	14.4
Vacant Constrained	0	0	0
<b>Vacant Subtotal</b>	<b>0</b>	<b>14.4</b>	<b>14.4</b>
Vacant Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	5	5
1.0 Acres - 2.5 Acres	0	1.6	1.6
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	7.8	7.8
10 Plus Acres	0	0	0
Vacant Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
<b>Underutilized</b>			
Underutilized	0	0	0
Underutilized Constrained	0	0	0
<b>Underutilized Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>
Underutilized Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
Underutilized Constrained Acreage Breakdown			
5,000 sqft - 1.0 Acres	0	0	0
1.0 Acres - 2.5 Acres	0	0	0
2.5 Acres - 5 Acres	0	0	0
5 acre - 10 acres	0	0	0
10 Plus Acres	0	0	0
<b>Total Vacant and Underutilized</b>	<b>0</b>	<b>14.4</b>	<b>14.4</b>
Exclusions			
Not Vacant	0	5.6	5.6
Lots Less than 5000 sq. ft.	0	0.6	0.6
Tax Exempt Property	0.5	13	13

**INDUSTRIAL MODEL**

<b>Battle Ground Industrial Property, 2007</b>			
	<b>UGA</b>	<b>City</b>	
	<b>Acres</b>	<b>Acres</b>	<b>Total</b>
<b>Vacant</b>			
Vacant Land	17.6	7.3	24.9
Vacant Constrained Land	15.8	155.8	171.7
Vacant Port Land	0	0	0
Vacant Port Constrained Land	0	0	0
<b>Vacant Subtotal</b>	<b>17.6</b>	<b>7.3</b>	<b>24.9</b>
<b>Vacant Constrained Subtotal</b>	<b>15.8</b>	<b>155.8</b>	<b>171.7</b>
Vacant Acreage Breakdown			
0 - 5 Acres	7.5	2.1	9.6
5 - 10 Acres	10.1	2.5	12.7
10 - 20 Acres	0	2.6	2.6
20 + Acres	0	0	0
Vacant Constrained Acreage Breakdown			
0 - 5 Acres	7.3	45.2	52.6
5 - 10 Acres	8.5	46.3	54.9
10 - 20 Acres	0	64.2	64.2
20 + Acres	0	0	0
<b>Underutilized</b>			
Underutilized Land	1	4.5	5.5
Underutilized Constrained Land	13	17.6	30.7
Underutilized Port Land	0	0	0
Underutilized Constrained Port Land	0	0	0
<b>Underutilized Subtotal</b>	<b>1</b>	<b>4.5</b>	<b>5.5</b>
Underutilized Acreage Breakdown			
0 - 5 Acres	1	1.7	2.7
5 - 10 Acres	0	0	0
10 - 20 Acres	0	2.8	2.8
20 + Acres	0	0	0
Underutilized Constrained Acreage Breakdown			
0 - 5 Acres	7.8	5.9	13.7
5 - 10 Acres	5.2	0	5.2
10 - 20 Acres	0	11.7	11.7
20 + Acres	0	0	0
<b>Total Vacant and Underutilized</b>			
	<b>18.6</b>	<b>11.8</b>	<b>30.4</b>
Exclusions			
Built	0	55.3	55.3
Vacant Tax Exempt non Port Property	0	0	0

## 2007 Vacant and Buildable Lands Model

<b>Camas Industrial Property, 2007</b>			
	UGA	City	
	Acres	Acres	Total
<b>Vacant</b>			
Vacant Land	0	14.9	14.9
Vacant Constrained Land	0	118.7	118.7
Vacant Port Land	0	0	0
Vacant Port Constrained Land	0	0	0
<b>Vacant Subtotal</b>	<b>0</b>	<b>14.9</b>	<b>14.9</b>
<b>Vacant Constrained Subtotal</b>	<b>0</b>	<b>118.7</b>	<b>118.7</b>
Vacant Acreage Breakdown			
0 - 5 Acres	0	7.1	7.1
5 - 10 Acres	0	3.7	3.7
10 - 20 Acres	0	1.1	1.1
20 + Acres	0	3	3
Vacant Constrained Acreage Breakdown			
0 - 5 Acres	0	6.3	6.3
5 - 10 Acres	0	7.6	7.6
10 - 20 Acres	0	11.9	11.9
20 + Acres	0	40.3	40.3
<b>Underutilized</b>			
Underutilized Land	0	6.1	6.1
Underutilized Constrained Land	0	24.4	24.4
Underutilized Port Land	0	0	0
Underutilized Constrained Port Land	0	0	0
<b>Underutilized Subtotal</b>	<b>0</b>	<b>6.1</b>	<b>6.1</b>
Underutilized Acreage Breakdown			
0 - 5 Acres	0	0	0
5 - 10 Acres	0	0.1	0.1
10 - 20 Acres	0	0	0
20 + Acres	0	6.1	6.1
Underutilized Constrained Acreage Breakdown			
0 - 5 Acres	0	0	0
5 - 10 Acres	0	5.2	5.2
10 - 20 Acres	0	0	0
20 + Acres	0	19.2	19.2
<b>Total Vacant and Underutilized</b>	<b>0</b>	<b>21.1</b>	<b>21.1</b>
Exclusions			
Built	0	661.7	661.7
Vacant Tax Exempt non Port Proper	0	0	0

## 2007 Vacant and Buildable Lands Model

<b>La Center Industrial Property, 2007</b>			
	UGA	City	
	Acres	Acres	Total
<b>Vacant</b>			
Vacant Land	139.5	0	139.5
Vacant Constrained Land	123.2	0	123.2
Vacant Port Land	0	0	0
Vacant Port Constrained Land	0	0	0
<b>Vacant Subtotal</b>	<b>139.5</b>	<b>0</b>	<b>139.5</b>
<b>Vacant Constrained Subtotal</b>	<b>123.2</b>	<b>0</b>	<b>123.2</b>
Vacant Acreage Breakdown			
0 - 5 Acres	9.4	0	9.4
5 - 10 Acres	24.7	0	24.7
10 - 20 Acres	65.9	0	65.9
20 + Acres	39.6	0	39.6
Vacant Constrained Acreage Breakdown			
0 - 5 Acres	19.4	0	19.4
5 - 10 Acres	32.8	0	32.8
10 - 20 Acres	39.6	0	39.6
20 + Acres	31.4	0	31.4
<b>Underutilized</b>			
Underutilized Land	139.9	0	139.9
Underutilized Constrained Land	110.7	0	110.7
Underutilized Port Land	0	0	0
Underutilized Constrained Port Land	0	0	0
<b>Underutilized Subtotal</b>	<b>139.9</b>	<b>0</b>	<b>139.9</b>
Underutilized Acreage Breakdown			
0 - 5 Acres	7.1	0	7.1
5 - 10 Acres	12.5	0	12.5
10 - 20 Acres	36.2	0	36.2
20 + Acres	84.1	0	84.1
Underutilized Constrained Acreage Breakdown			
0 - 5 Acres	5.7	0	5.7
5 - 10 Acres	24.1	0	24.1
10 - 20 Acres	15.1	0	15.1
20 + Acres	65.8	0	65.8
<b>Total Vacant and Underutilized</b>			
	<b>279.4</b>	<b>0</b>	<b>279.4</b>
Exclusions			
Built	30.2	0	30.2
Vacant Tax Exempt non Port Property	0	0	0

## 2007 Vacant and Buildable Lands Model

<b>Ridgefield Industrial Property, 2007</b>			
	UGA	City	
	Acres	Acres	Total
<b>Vacant</b>			
Vacant Land	0	219.1	219.1
Vacant Constrained Land	1.5	153.7	155.2
Vacant Port Land	0	1.4	1.4
Vacant Port Constrained Land	0	19.3	19.3
<b>Vacant Subtotal</b>	<b>0</b>	<b>220.5</b>	<b>220.5</b>
<b>Vacant Constrained Subtotal</b>	<b>1.5</b>	<b>172.9</b>	<b>174.5</b>
Vacant Acreage Breakdown			
0 - 5 Acres	0	38	38
5 - 10 Acres	0	46.2	46.2
10 - 20 Acres	0	75.1	75.1
20 + Acres	0	52.3	52.3
Vacant Constrained Acreage Breakdown			
0 - 5 Acres	0.4	36.9	37.3
5 - 10 Acres	0.1	43.7	43.7
10 - 20 Acres	0	33	33
20 + Acres	0	31.5	31.5
<b>Underutilized</b>			
Underutilized Land	0	117.2	117.3
Underutilized Constrained Land	0	93.8	93.8
Underutilized Port Land	0	0	0
Underutilized Constrained Port Land	0	0	0
<b>Underutilized Subtotal</b>	<b>0</b>	<b>117.2</b>	<b>117.3</b>
Underutilized Acreage Breakdown			
0 - 5 Acres	0	0.3	0.3
5 - 10 Acres	0	15	15
10 - 20 Acres	0	7.8	7.8
20 + Acres	0	94.2	94.2
Underutilized Constrained Acreage Breakdown			
0 - 5 Acres	0	3.1	3.1
5 - 10 Acres	0	8.3	8.3
10 - 20 Acres	0	6.2	6.2
20 + Acres	0	76.1	76.1
<b>Total Vacant and Underutilized</b>			
	<b>0</b>	<b>337.8</b>	<b>337.8</b>
Exclusions			
Built	1.1	138.7	139.8
Vacant Tax Exempt non Port Property	0	0	0

## 2007 Vacant and Buildable Lands Model

<b>Three Creeks Industrial Property, 2007</b>			
	<b>UGA Acres</b>	<b>City Acres</b>	<b>Total</b>
<b>Vacant</b>			
Vacant Land	91.4	0	91.4
Vacant Constrained Land	91.9	0	91.9
Vacant Port Land	0	0	0
Vacant Port Constrained Land	0	0	0
<b>Vacant Subtotal</b>	<b>91.4</b>	<b>0</b>	<b>91.4</b>
<b>Vacant Constrained Subtotal</b>	<b>91.9</b>	<b>0</b>	<b>91.9</b>
Vacant Acreage Breakdown			
0 - 5 Acres	67.4	0	67.4
5 - 10 Acres	23.9	0	23.9
10 - 20 Acres	0.1	0	0.1
20 + Acres	0	0	0
Vacant Constrained Acreage Breakdown			
0 - 5 Acres	77.8	0	77.8
5 - 10 Acres	9.2	0	9.2
10 - 20 Acres	4.9	0	4.9
20 + Acres	0	0	0
<b>Underutilized</b>			
Underutilized Land	79.5	0	79.5
Underutilized Constrained Land	45	0	45
Underutilized Port Land	0	0	0
Underutilized Constrained Port Land	0	0	0
<b>Underutilized Subtotal</b>	<b>79.5</b>	<b>0</b>	<b>79.5</b>
Underutilized Acreage Breakdown			
0 - 5 Acres	23.5	0	23.5
5 - 10 Acres	18.4	0	18.4
10 - 20 Acres	37.5	0	37.5
20 + Acres	0	0	0
Underutilized Constrained Acreage Breakdown			
0 - 5 Acres	21.5	0	21.5
5 - 10 Acres	11.8	0	11.8
10 - 20 Acres	11.7	0	11.7
20 + Acres	0	0	0
<b>Total Vacant and Underutilized</b>			
	<b>170.9</b>	<b>0</b>	<b>170.9</b>
Exclusions			
Built	292.3	0	292.3
Vacant Tax Exempt non Port Property	0	0	0

## 2007 Vacant and Buildable Lands Model

<b>Vancouver Industrial Property, 2007</b>			
	<b>UGA Acres</b>	<b>City Acres</b>	<b>Total</b>
<b>Vacant</b>			
Vacant Land	352.6	488.7	841.3
Vacant Constrained Land	392.2	608.7	1000.9
Vacant Port Land	0	42.7	42.8
Vacant Port Constrained Land	0	667.5	667.6
<b>Vacant Subtotal</b>	<b>352.6</b>	<b>531.4</b>	<b>884.1</b>
<b>Vacant Constrained Subtotal</b>	<b>392.3</b>	<b>1,276.2</b>	<b>1,668.5</b>
Vacant Acreage Breakdown			
0 - 5 Acres	121	220.5	341.5
5 - 10 Acres	75.8	90.7	166.5
10 - 20 Acres	41.3	68.3	109.6
20 + Acres	114.5	109.2	223.7
Vacant Constrained Acreage Breakdown			
0 - 5 Acres	85.8	104.8	190.6
5 - 10 Acres	70.4	90.1	160.5
10 - 20 Acres	90.5	169.9	260.4
20 + Acres	145.5	243.9	389.4
<b>Underutilized</b>			
Underutilized Land	402.7	134.3	537.1
Underutilized Constrained Land	562.1	322.4	884.5
Underutilized Port Land	0	51	51
Underutilized Constrained Port Land	0	119.5	119.5
<b>Underutilized Subtotal</b>	<b>402.7</b>	<b>185.3</b>	<b>588</b>
Underutilized Acreage Breakdown			
0 - 5 Acres	43.2	10.2	53.4
5 - 10 Acres	41.6	9.9	51.5
10 - 20 Acres	51.8	1.8	53.6
20 + Acres	266.1	112.4	378.6
Underutilized Constrained Acreage Breakdown			
0 - 5 Acres	40.8	6.4	47.3
5 - 10 Acres	80.9	29.4	110.2
10 - 20 Acres	77.4	15.4	92.8
20 + Acres	363	271.2	634.2
<b>Total Vacant and Underutilized</b>	<b>755.4</b>	<b>716.8</b>	<b>1,472.1</b>
Exclusions			
Built	562.1	1,938.7	2,500.8
Vacant Tax Exempt non Port Property	0	0	0

## 2007 Vacant and Buildable Lands Model

<b>Washougal Industrial Property, 2007</b>			
	UGA Acres	City Acres	Total
<b>Vacant</b>			
Vacant Land	0	9.1	9.1
Vacant Constrained Land	0	46.8	46.8
Vacant Port Land	0	0.2	0.2
Vacant Port Constrained Land	26.7	20.4	47.1
<b>Vacant Subtotal</b>	<b>0</b>	<b>9.3</b>	<b>9.3</b>
<b>Vacant Constrained Subtotal</b>	<b>26.7</b>	<b>67.2</b>	<b>93.9</b>
Vacant Acreage Breakdown			
0 - 5 Acres	0	9.1	9.1
5 - 10 Acres	0	0	0
10 - 20 Acres	0	0	0
20 + Acres	0	0	0
Vacant Constrained Acreage Breakdown			
0 - 5 Acres	0	18.6	18.6
5 - 10 Acres	0	12.6	12.6
10 - 20 Acres	0	12.1	12.1
20 + Acres	0	0	0
<b>Underutilized</b>			
Underutilized Land	0	11.7	11.7
Underutilized Constrained Land	0	20.8	20.8
Underutilized Port Land	0	0	0
Underutilized Constrained Port Land	0	81.4	81.4
<b>Underutilized Subtotal</b>	<b>0</b>	<b>11.7</b>	<b>11.7</b>
Underutilized Acreage Breakdown			
0 - 5 Acres	0	4.7	4.7
5 - 10 Acres	0	0	0
10 - 20 Acres	0	0	0
20 + Acres	0	7	7
Underutilized Constrained Acreage Breakdown			
0 - 5 Acres	0	4.7	4.7
5 - 10 Acres	0	0	0
10 - 20 Acres	0	0	0
20 + Acres	0	16.1	16.1
<b>Total Vacant and Underutilized</b>			
	<b>0</b>	<b>21</b>	<b>21</b>
Exclusions			
Built	0	180.2	180.2
Vacant Tax Exempt non Port Property	0	0	0

## 2007 Vacant and Buildable Lands Model

<b>Yacolt Industrial Property, 2007</b>			
	UGA	City	
	Acres	Acres	Total
<b>Vacant</b>			
Vacant Land	7.8	0	7.8
Vacant Constrained Land	1.9	0	1.9
Vacant Port Land	0	0	0
Vacant Port Constrained Land	0	0	0
<b>Vacant Subtotal</b>	<b>7.8</b>	<b>0</b>	<b>7.8</b>
<b>Vacant Constrained Subtotal</b>	<b>1.9</b>	<b>0</b>	<b>1.9</b>
Vacant Acreage Breakdown			
0 - 5 Acres	0	0	0
5 - 10 Acres	0	0	0
10 - 20 Acres	7.8	0	7.8
20 + Acres	0	0	0
Vacant Constrained Acreage Breakdown			
0 - 5 Acres	0	0	0
5 - 10 Acres	0	0	0
10 - 20 Acres	1.9	0	1.9
20 + Acres	0	0	0
<b>Underutilized</b>			
Underutilized Land	0	0	0
Underutilized Constrained Land	0	0	0
Underutilized Port Land	0	0	0
Underutilized Constrained Port Land	0	0	0
<b>Underutilized Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>
Underutilized Acreage Breakdown			
0 - 5 Acres	0	0	0
5 - 10 Acres	0	0	0
10 - 20 Acres	0	0	0
20 + Acres	0	0	0
Underutilized Constrained Acreage Breakdown			
0 - 5 Acres	0	0	0
5 - 10 Acres	0	0	0
10 - 20 Acres	0	0	0
20 + Acres	0	0	0
<b>Total Vacant and Underutilized</b>	<b>7.8</b>	<b>0</b>	<b>7.8</b>
Exclusions			
Built	0	0	0
Vacant Tax Exempt non Port Property	0	0	0

### **Capacity Analysis**

The tables below provide the vacant and buildable lands per urban growth area in the residential, commercial and industrial areas based on the August 14, 2007 plan map vacant lands model numbers. Countywide there are 8,856 net buildable residential acres with a capacity of 190,709 residents; 4,376 net buildable commercial acres with an employment capacity of 86, 471 and 3,213 net buildable industrial acres with an employment capacity of 28,916. Potential jobs not captured by the vlm increase the number of total jobs by 16,775, and the public sector jobs add 6,600, thus increasing the total job capacity from 115,387 to 138,743. This job capacity number exceeds the urban growth target of 138,312 by 431 jobs.

## 2007 Vacant and Buildable Lands Model

### Residential Capacity Analysis, 2007

	Gross Acres	Net Acres	Households	Total Capacity	Population Total Capacity	Average Density DUs / Net Acre
<b>Battle Ground</b>						
City	866.0	373.5	3,406	3,406	8,822	9.1
UGA	1,937.6	844.0	5,956	5,956	15,426	7.1
Total	2,803.6	1,217.5	9,362	9,362	24,247	7.7
<b>Camas</b>					0	
City	1,193.9	527.6	3,001	3,846	9,961	7.3
UGA	1,043.7	465.8	4,052	4,052	10,495	8.7
Total	2,237.6	993.4	7,053	7,898	20,456	8.0
<b>La Center</b>					0	
City	110.2	51.6	206	206	535	4.0
UGA	893.1	385.7	2,002	1,916	4,962	5.0
Total	1,003.3	437.3	2,208	2,122	5,497	4.9
<b>Ridgefield</b>					0	
City	1,326.7	594.7	3,841	3,841	9,948	6.5
UGA	1,450.1	611.3	4,355	4,355	11,279	7.1
Total	2,776.8	1,206.0	8,196	8,196	21,228	6.8
<b>Three Creeks</b>					0	
City	0.0	0.0	0	0	0	0.0
UGA	4,763.7	2,150.5	15,403	15,553	40,282	7.2
Total	4,763.7	2,150.5	15,403	15,553	40,282	7.2
<b>Vancouver</b>					0	
City	1,570.3	757.5	6,635	11,931	30,901	15.8
UGA	3,162.3	1,517.2	10,932	11,082	28,702	7.3
Total	4,732.6	2,274.7	17,567	23,013	59,604	10.1
<b>Washougal</b>					0	
City	665.2	287.6	1,648	1,793	4,644	6.2
UGA	552.8	247.9	1,895	1,895	4,908	7.6
Total	1,218.0	535.5	3,543	3,688	9,552	6.9
<b>Yacolt</b>					0	
City	63.2	35.7	143	143	370	4.0
UGA	9.6	5.1	21	21	53	4.0
Total	72.8	40.8	163	163	423	4.0
					0	
<b>Urban Total</b>	<b>19,608.4</b>	<b>8,855.7</b>	<b>63,495</b>	<b>69,995</b>	<b>181,288</b>	<b>7.9</b>
<i>Urban Growth Target</i>				<b>66,939</b>	<b>173,372</b>	
<i>Plus 10% market factor</i>				<b>6,694</b>	<b>17,337</b>	
<i>Land Capacity Target</i>				<b>73,633</b>	<b>190,709</b>	

Source: Clark County Community Planning Issue Paper #1 – August 14, 2007 Map (Vacant Lands Model Numbers).  
 Note: Residential market factor is included in the land capacity target.

## 2007 Vacant and Buildable Lands Model

### Commercial and Industrial Capacity Analysis

Employment									
	Commercial			Industrial			Potential Jobs*	Total Jobs	
	Gross Acres	Net Acres	Jobs	Gross Acres	Net Acres	Jobs			
<b>Battle Ground</b>									
City	530.8	343.4	6,868	185.2	73.9	665	0	7,533	
UGA	406.6	263.8	5,277	47.5	24.8	223	0	5,500	
<b>Total</b>	<b>937.4</b>	<b>607.2</b>	<b>12,145</b>	<b>232.7</b>	<b>98.7</b>	<b>888</b>	<b>0</b>	<b>13,033</b>	
<b>Camas</b>									
City	734.4	489.8	9,796	164.2	69.5	625	-30	10,391	
UGA	611.1	397.9	7,958	0.0	0.0	0	0	7,958	
<b>Total</b>	<b>1,345.5</b>	<b>887.7</b>	<b>17,754</b>	<b>167.5</b>	<b>71.9</b>	<b>647</b>	<b>-30</b>	<b>18,371</b>	
<b>La Center</b>									
City	7.9	5.2	105	0.0	0.0	0	70	175	
UGA	90.9	65.2	1,304	513.3	297.2	2,675	0	3,979	
<b>Total</b>	<b>98.8</b>	<b>70.4</b>	<b>1,409</b>	<b>513.3</b>	<b>297.2</b>	<b>2,675</b>	<b>70</b>	<b>4,154</b>	
<b>Ridgefield</b>									
City	891.3	589.6	11,791	604.4	353.3	3,180	0	14,971	
UGA	131.1	86.6	1,732	1.6	0.6	5	0	1,737	
<b>Total</b>	<b>1,022.4</b>	<b>676.2</b>	<b>13,523</b>	<b>606.0</b>	<b>353.9</b>	<b>3,185</b>	<b>0</b>	<b>16,708</b>	
<b>Three Creeks</b>									
City	0.0	0.0	0	0.0	0.0	0	2,180	2,180	
UGA	1,049.5	713.1	14,261	307.8	179.5	1,616	-200	15,677	
<b>Total</b>	<b>1,049.5</b>	<b>713.1</b>	<b>14,261</b>	<b>307.8</b>	<b>179.5</b>	<b>1,616</b>	<b>1,980</b>	<b>17,857</b>	
<b>Vancouver</b>									
City	534.7	387.7	7,754	2,434.9	1,181.9	10,637	13,386	31,777	
UGA	1,368.7	938.2	18,764	1,709.7	924.4	8,320	0	27,084	
<b>Total</b>	<b>1,903.4</b>	<b>1,325.9</b>	<b>26,518</b>	<b>4,144.6</b>	<b>2,106.3</b>	<b>18,957</b>	<b>13,386</b>	<b>58,861</b>	
<b>Washougal</b>									
City	190.3	79.2	713	231.6	96.8	871	1,349	2,933	
UGA	26.7	10.0	90	5.5	2.1	19	0	109	
<b>Total</b>	<b>217.0</b>	<b>89.2</b>	<b>803</b>	<b>237.1</b>	<b>98.9</b>	<b>890</b>	<b>1,349</b>	<b>3,042</b>	
<b>Yacolt</b>									
City	0.0	0.0	0	0.0	0.0	0	0	0	
UGA	9.7	6.5	59	9.7	6.5	59	0	118	
<b>Total</b>	<b>9.7</b>	<b>6.5</b>	<b>59</b>	<b>9.7</b>	<b>6.5</b>	<b>59</b>	<b>0</b>	<b>118</b>	
<b>Urban Jobs</b>	<b>6,583.7</b>	<b>4,376.2</b>	<b>86,471</b>	<b>6,219</b>	<b>3,213</b>	<b>28,916</b>	<b>16,755</b>	<b>132,143</b>	
<b>Public sector</b>	<b>(excluding public sector overrides)</b>								<b>6,600</b>
<b>Total</b>								<b>138,743</b>	
<b>Urban Growth Target</b>								<b>138,312</b>	

Source: Clark County Community Planning Issue Paper #1 – August 14, 2007 Map (Vacant Lands Model Numbers).

\*Not captured by VBLM

## 2007 Vacant and Buildable Lands Model

Board of County Commissioners direction to staff on October 2005

<b>BASE RESIDENTIAL ASSUMPTIONS</b>	
2005 Total Population	391,675
Annual Growth Rate	2.00%
2024 Total Population	584,310
<b>URBAN ALLOCATION (Based on 75%/25% housing split)</b>	
Urban Split	90%
Urban Population Growth	192,635
Persons per household	2.59
Redevelopment Factor	5%
Infrastructure	27.50%
Market Factor	10%
<b>EMPLOYMENT ALLOCATION</b>	
Jobs/Population Ratio	1.75
Total Job Growth	138,312
<b>RETAIL ALLOCATION</b>	
Redevelopment Factor	5%
Employees per Acre	20
Infrastructure	25%
Market Factor	0%
<b>INDUSTRIAL ALLOCATION</b>	
Redevelopment Factor	5%
Employees per Acre	9
Infrastructure	25%
Market Factor	0%
<b>BUSINESS PARK ALLOCATION</b>	
Redevelopment Factor	0%
Employees per Acre	20%
Infrastructure	25%
Market Factor	0%