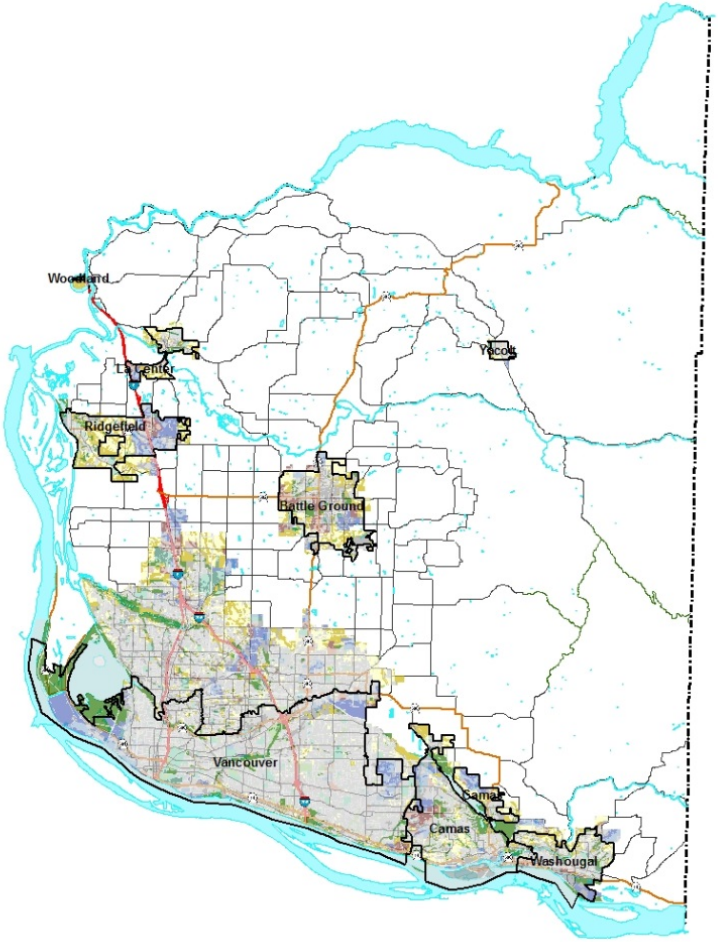
Clark County

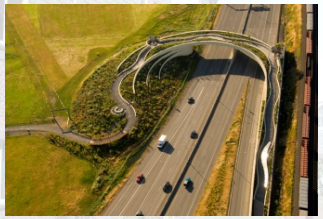
2015 Buildable Lands Report



Oliver Orjiako, Director, Community Planning

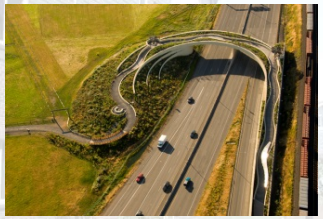
PC Worksession, June 4, 2015

Agenda



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

Purpose

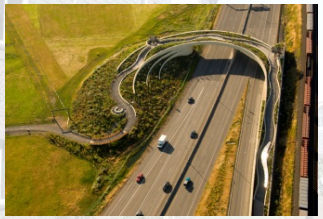


Growth Management Requirement

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

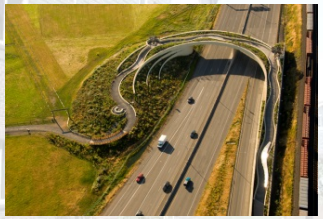
b. 2015 Buildable Lands Report due to Commerce by June 30, 2015.

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]

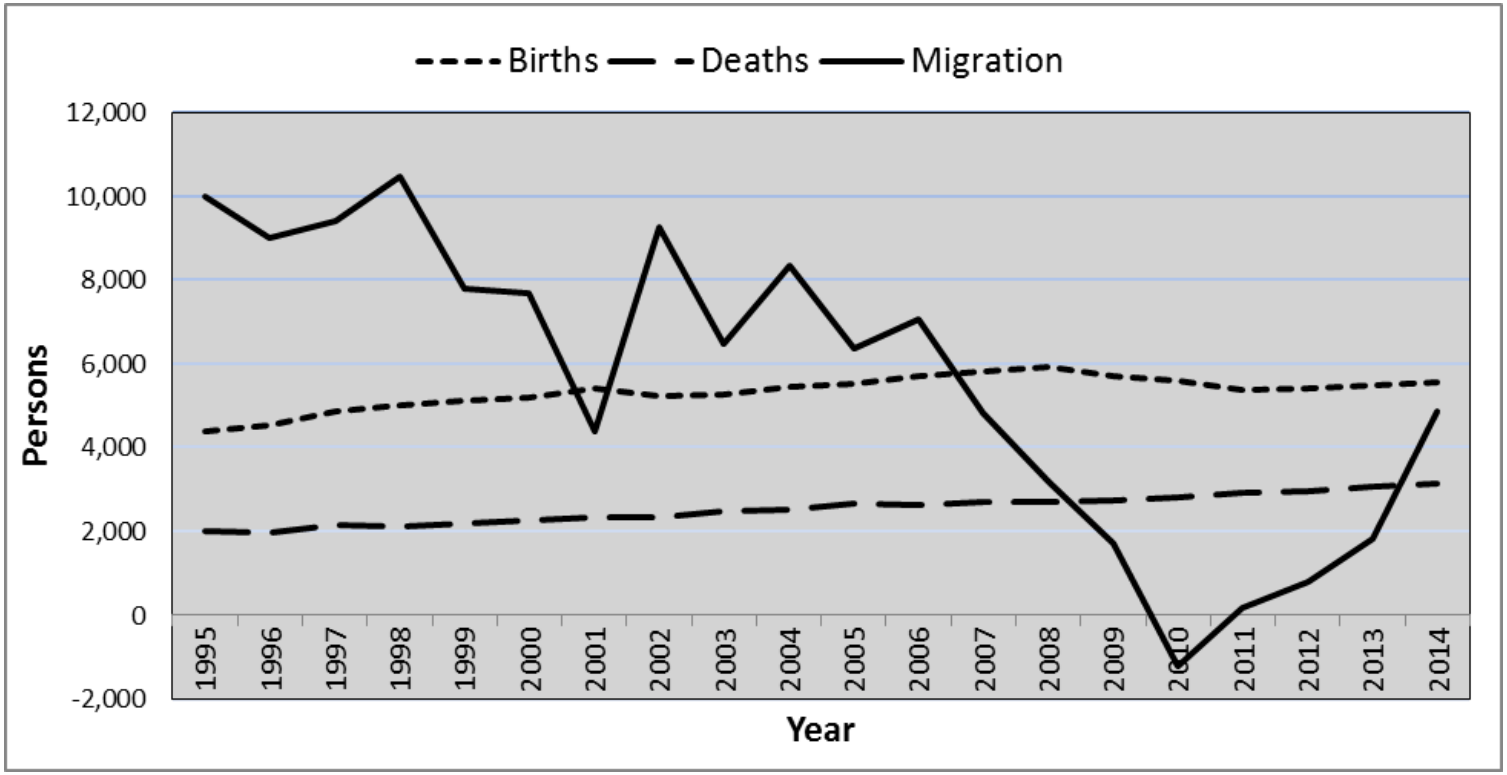
Countywide Trends

Annual Population Estimates for Clark County, 2007-2014

Urban Growth Areas	2007	2008	2009	2010	2011	2012	2013	2014	2007-2014 Growth Rate
Battle Ground	18,654	18,867	19,297	19,479	19,851	20,052	20,163	20,871	1.60%
Camas	20,015	20,311	20,626	21,073	21,588	21,911	22,049	22,843	1.89%
LaCenter	3,017	3,069	3,010	3,050	3,220	3,135	3,163	3,209	0.88%
Ridgefield	5,015	5,112	5,175	5,402	5,608	5,741	6,150	6,575	3.87%
Vancouver	293,973	296,859	300,055	300,525	302,108	304,262	307,767	315,460	1.01%
Washougal	14,003	14,722	14,862	15,007	15,328	15,249	15,502	15,932	1.84%
Woodland	88	88	89	88	92	91	88	89	0.19%
Yacolt	1,535	1,578	1,613	1,636	1,645	1,644	1,653	1,661	1.13%
Rural County	58,408	58,840	59,642	59,689	60,049	60,280	60,112	62,205	0.90%
Total	414,708	419,445	424,368	425,949	429,490	432,365	436,647	448,847	1.13%

Countywide Trends

Components of Population Change 1995-2014



- Births and deaths have remained relatively constant over the last 20 years however deaths have been trending slightly higher due to the aging population

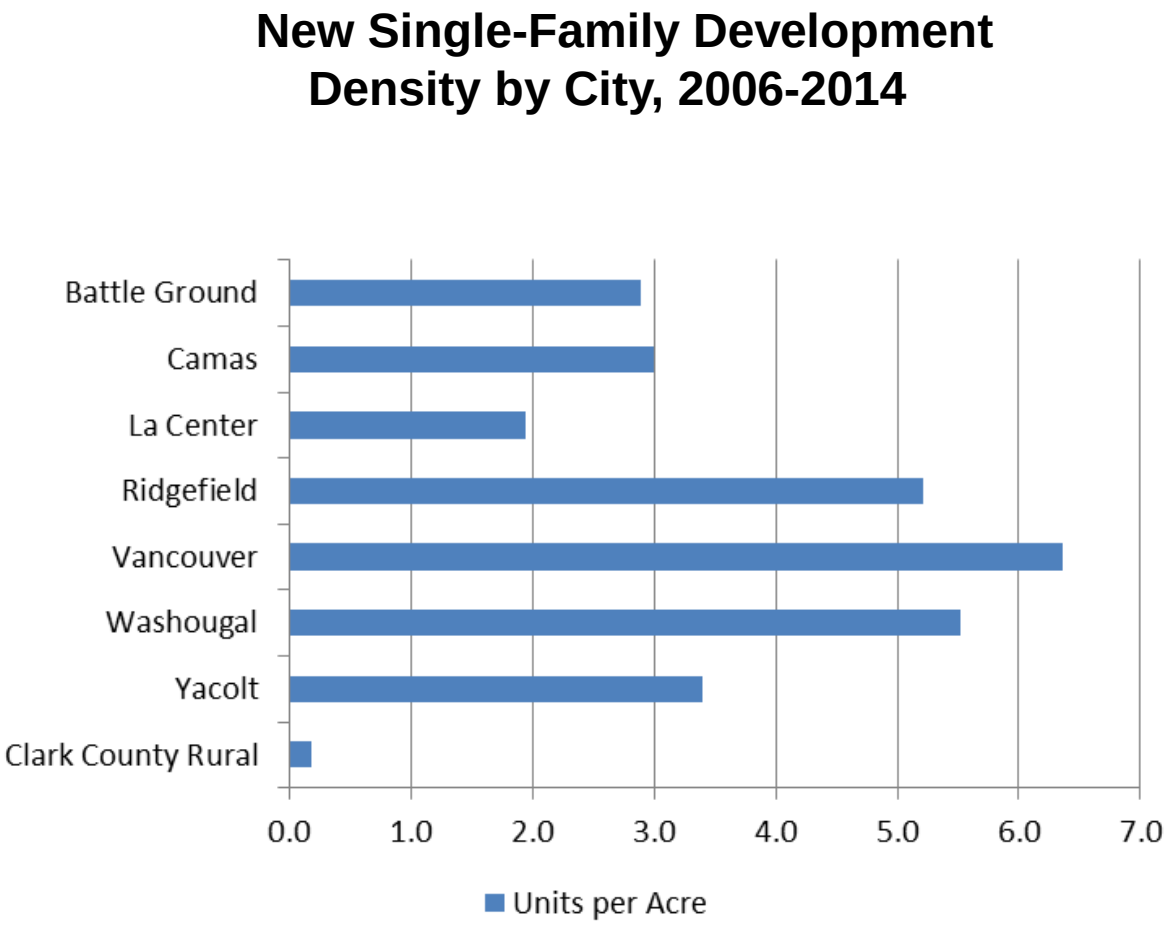
Countywide Trends

Clark County Household & Jobs, 2007-2014

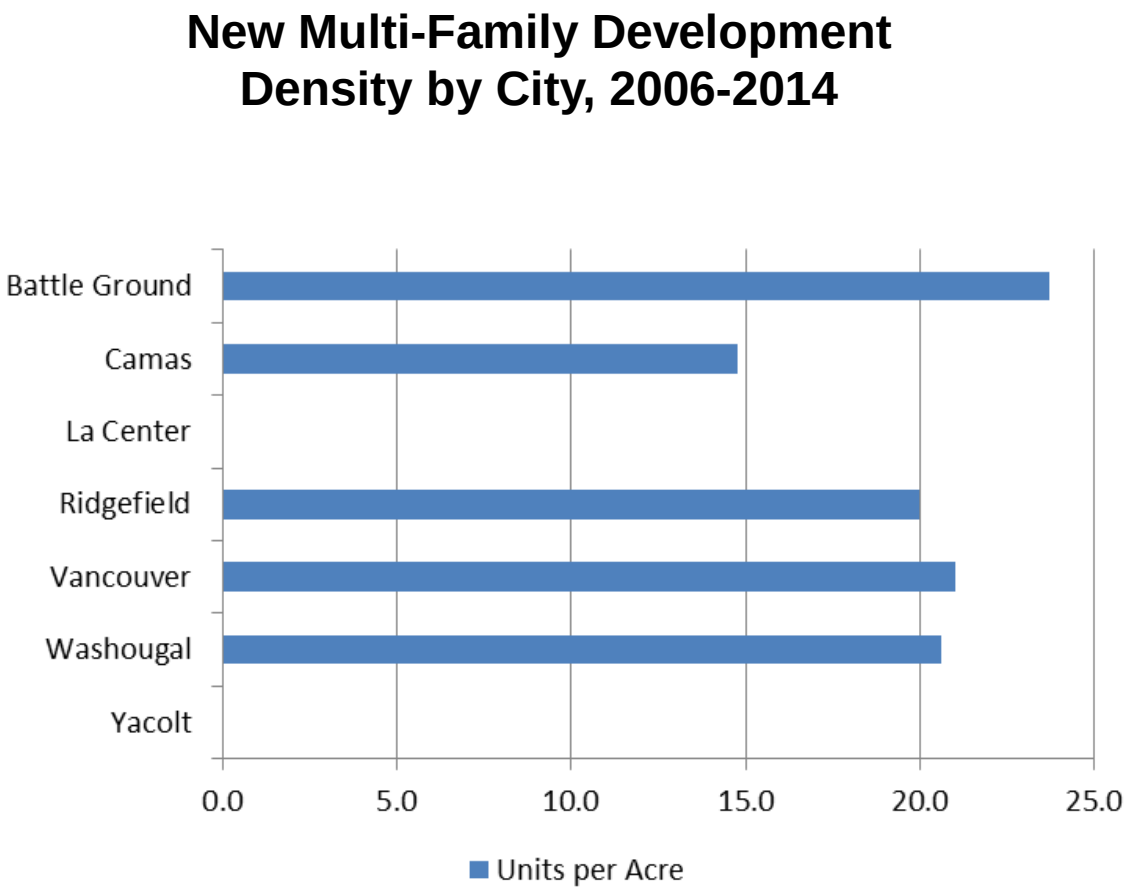
Year	Households	Jobs	Jobs Per Household
2007	162,715	137,500	0.85
2008	164,796	137,300	0.83
2009	165,755	131,800	0.80
2010	166,989	130,400	0.78
2011	168,148	131,600	0.78
2012	169,467	134,400	0.79
2013	172,715	138,500	0.80
2014	173,827	144,300	0.83
Annual Average Percent change	**0.94%**	**0.69%**	

- Since 2007, 6,800 new jobs and 11,112 new households were added to Clark County.

Observations



Observations



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/