

**From:** Jose Alvarez  
**To:** Sonja Wiser; holistic582002@yahoo.com  
**Cc:** Oliver Orjiako  
**Subject:** RE: 2023 VBLM model capacity report  
**Date:** Monday, February 26, 2024 1:23:08 PM  
**Attachments:** image002.png  
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Jean,

I've tried to answer your questions in red below. Let me know if you have any other questions. Thanks

Under the capacity by housing type, I am presuming I am in a low density area, Vancouver UGA, under the second column does the number 32,524 mean the number of existing housing units? What does 82% mean? Does that mean that area is filled 82% of capacity possible housing units? **The 32,524 number indicates the number of potential housing units that can be accommodate in the unincorporated Vancouver UGA (VUGA) and the 82% is the percentage with in the VUGA that is made up of low density residential.**

I'm afraid I just don't know enough about these things to locate my property on the following map. My address is 14301 Northeast 23rd Avenue, Vancouver, Washington 98686. I guess I would have to have some street names or something to refer to to figure out what is what on the map. **This map is not really intended to find site specific property but just an overall picture. There will be a map layer of the VBLM that will be part of maps on line where you can find a specific site. Since there is a home on your property and it is less than a half an acre the model would consider the property built and not have any additional capacity.**

I have the same questions on the part Capacity and Yield by Zoning, Yield Assumptions by Zoning. What are parcel overrides? I looked up my property description and it did not tell me anything about what parcel I might be in. **Parcel overrides are specific areas where changes were made to the outputs of the model based on specific requests from jurisdictions where there may already be plans in place for development that differs from the logic of the model.**

Perhaps you could recommend a basic book or pamphlet I could get from the library to educate myself so I could this report. **We will work on posting the methodology for the VBLM on the site that might be more helpful.**

Thank you very much,  
Jean Erickson



**Jose Alvarez** he/him/his  
Program Manager II  
COMMUNITY PLANNING

564.397.4898



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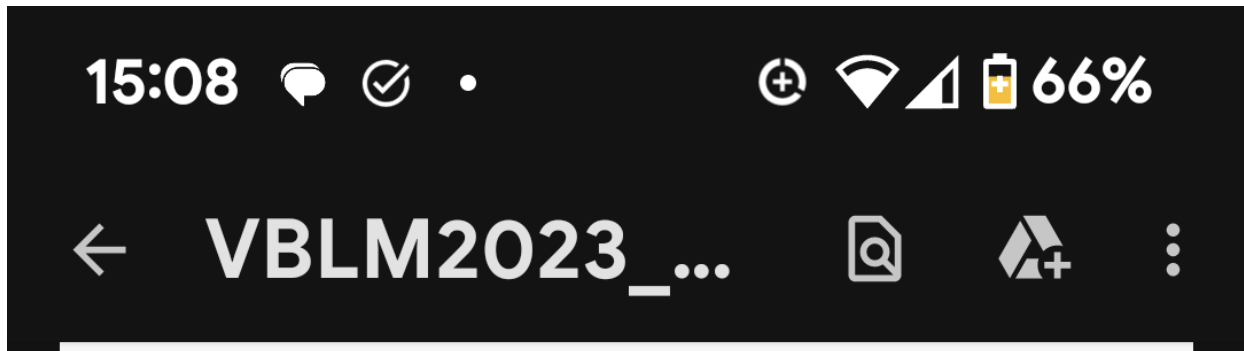
**From:** Sonja Wiser <Sonja.Wiser@clark.wa.gov>  
**Sent:** Wednesday, February 21, 2024 6:52 AM  
**To:** holistic582002@yahoo.com; Jose Alvarez <Jose.Alvarez@clark.wa.gov>  
**Cc:** Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>  
**Subject:** FW: 2023 VBLM model capacity report

Good morning Jean; I will forward your comments to Jose Alvarez and add to the record. Thank you

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**From:** Jean Erickson <holistic582002@yahoo.com>  
**Sent:** Tuesday, February 20, 2024 3:12 PM  
**To:** Cnty Community Planning <CommunityPlanning@clark.wa.gov>  
**Subject:** 2023 VBLM model capacity report

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VBLM 2023 - Yield Assumptions by Zoning  
Vancouver (Unincorporated UGA)

|   | HOUSING UNITS<br>PER ACRE |       | JOBS<br>PER ACRE |       |
|---|---------------------------|-------|------------------|-------|
| <i>Commercial (Commercial)</i>          |                           |       |                  |       |
| Community Commercial (CC)               |                           |       | 20.00            |       |
| General Commercial (GC)                 |                           |       | 20.00            |       |
| Neighborhood Commercial (NC)            |                           |       | 20.00            |       |
| <i>Industrial (Industrial)</i>          |                           |       |                  |       |
| Business Park (BP)                      |                           |       | 9.00             |       |
| Heavy Industrial (IH)                   |                           |       | 9.00             |       |
| Light Industrial (IL)                   |                           |       | 9.00             |       |
| <i>Mixed Use (Commercial)</i>           |                           |       |                  |       |
| Mixed Use (MX)                          | 18.00                     | (60%) | 20.00            | (40%) |
| <i>Urban High Density (Residential)</i> |                           |       |                  |       |
| Office Residential-15 (OR-15)           | 12.00                     |       |                  |       |
| Office Residential-18 (OR-18)           | 18.00                     |       |                  |       |
| Office Residential-22 (OR-22)           | 20.00                     |       |                  |       |
| Office Residential-30 (OR-30)           | 22.00                     |       |                  |       |
| Office Residential-43 (OR-43)           | 24.00                     |       |                  |       |
| Residential (R-12)                      | 8.00                      |       |                  |       |
| Residential (R-18)                      | 18.00                     |       |                  |       |
| Residential (R-22)                      | 20.00                     |       |                  |       |
| Residential (R-30)                      | 22.00                     |       |                  |       |
| Residential (R-43)                      | 24.00                     |       |                  |       |
| <i>Urban Low Density (Residential)</i>  |                           |       |                  |       |
| Single Family Residential (R1-10)       | 10.20                     |       |                  |       |
| Single Family Residential (R1-20)       | 5.40                      |       |                  |       |
| Single Family Residential (R1-5)        | 21.80                     |       |                  |       |
| Single Family Residential (R1-6)        | 21.80                     |       |                  |       |
| Single Family Residential (R1-7.5)      | 21.80                     |       |                  |       |

## VBLM 2023 - Yield Assumptions by Zoning Washougal (City)



|                                | HOUSING UNITS PER ACRE | JOBS PER ACRE |
|--------------------------------|------------------------|---------------|
| <i>Commercial (Commercial)</i> |                        |               |
| Community Commercial (CC)      |                        | 20.00         |
| Highway Commercial (CH)        |                        | 20.00         |
| Convenience Commercial (CV)    |                        | 20.00         |
| <i>Industrial (Industrial)</i> |                        |               |
| Heavy Industrial (HI)          |                        | 9.00          |
| <i>Mixed Use (Commercial)</i>  |                        |               |

### Capacity by Housing Type

| Jurisdiction          | High Density Residential |              | Low Density Residential |              |
|-----------------------|--------------------------|--------------|-------------------------|--------------|
|                       | Housing Units            | (%)          | Housing Units           | (%)          |
| Battle Ground         | 2,981                    | 42.7%        | 3,997                   | 57.3%        |
| Camas                 | 1,917                    | 45.4%        | 2,304                   | 54.6%        |
| La Center             | 870                      | 41.0%        | 1,252                   | 59.0%        |
| Ridgefield            | 2,050                    | 35.2%        | 3,771                   | 64.8%        |
| Vancouver (City Only) | 24,333                   | 76.7%        | 7,393                   | 23.3%        |
| Vancouver (UGA Only)  | 6,814                    | 17.3%        | 32,524                  | 82.7%        |
| Washougal             | 1,387                    | 37.1%        | 2,354                   | 62.9%        |
| Woodland              |                          | 0.0%         | 101                     | 100.0%       |
| Yacolt                | 0                        | 0.0%         | 151                     | 100.0%       |
| <b>Total</b>          | <b>40,353</b>            | <b>42.8%</b> | <b>53,847</b>           | <b>57.2%</b> |

Notes:

- Yield estimate for the Town of Yacolt is dependent on development of sewer infrastructure.
- Yield estimate for the City of Woodland is exclusively residential housing units (there is neither commercial nor industrial zoning in the Clark County portion of the city).



**CLARK COUNTY WASHINGTON**  
COMMUNITY PLANNING



**CLARK COUNTY WASHINGTON**  
GEOGRAPHIC INFORMATION SERVICES

VBLM Tools Version: 2023-1.2.1-beta

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|     | Housing Units (%) | Jobs (%) | Gross Acres (%) | Buildable Acres (%) |
|-----|-------------------|----------|-----------------|---------------------|
| ... | ...               | ...      | ...             | ...                 |

|                    |        |       |        |       |        |       |       |       |
|--------------------|--------|-------|--------|-------|--------|-------|-------|-------|
| Battle Ground      | 6,978  | 7.4%  | 7,677  | 11.8% | 2,919  | 11.1% | 1,584 | 13.7% |
| Incorporated City  | 5,327  | 5.7%  | 5,522  | 8.5%  | 2,252  | 8.6%  | 989   | 8.6%  |
| Unincorporated UGA | 1,651  | 1.8%  | 2,155  | 3.3%  | 668    | 2.5%  | 596   | 5.2%  |
| Camas              | 4,222  | 4.5%  | 11,363 | 17.5% | 3,304  | 12.6% | 1,486 | 12.9% |
| Incorporated City  | 3,226  | 3.4%  | 11,059 | 17.0% | 2,847  | 10.8% | 1,284 | 11.1% |
| Unincorporated UGA | 996    | 1.1%  | 303    | 0.5%  | 458    | 1.7%  | 202   | 1.8%  |
| La Center          | 2,122  | 2.2%  | 2,096  | 3.2%  | 953    | 3.6%  | 422   | 3.7%  |
| Incorporated City  | 1,964  | 2.1%  | 2,096  | 3.2%  | 828    | 3.1%  | 384   | 3.3%  |
| Unincorporated UGA | 157    | 0.2%  | 0      | 0.0%  | 125    | 0.5%  | 38    | 0.3%  |
| Ridgefield         | 5,821  | 6.2%  | 7,998  | 12.3% | 3,027  | 11.5% | 1,332 | 11.5% |
| Incorporated City  | 3,367  | 3.6%  | 7,484  | 11.5% | 2,040  | 7.8%  | 952   | 8.3%  |
| Unincorporated UGA | 2,454  | 2.6%  | 514    | 0.8%  | 987    | 3.8%  | 379   | 3.3%  |
| Vancouver          | 71,064 | 75.4% | 33,193 | 51.0% | 14,066 | 53.6% | 5,917 | 51.3% |
| Incorporated City  | 31,726 | 33.7% | 18,025 | 27.7% | 5,677  | 21.6% | 2,414 | 20.9% |
| Unincorporated UGA | 39,338 | 41.8% | 15,168 | 23.3% | 8,389  | 31.9% | 3,503 | 30.4% |
| Washougal          | 3,741  | 4.0%  | 2,404  | 3.7%  | 1,743  | 6.6%  | 699   | 6.1%  |
| Incorporated City  | 2,050  | 2.2%  | 1,621  | 2.5%  | 1,014  | 3.9%  | 395   | 3.4%  |
| Unincorporated UGA | 1,691  | 1.8%  | 783    | 1.2%  | 729    | 2.8%  | 304   | 2.6%  |
| Woodland           | 101    | 0.1%  | 0      | 0.0%  | 95     | 0.4%  | 23    | 0.2%  |
| Incorporated City  | 9      | 0.0%  | 0      | 0.0%  | 5      | 0.0%  | 1     | 0.0%  |
| Unincorporated UGA | 91     | 0.1%  | 0      | 0.0%  | 90     | 0.3%  | 22    | 0.2%  |
| Yacolt             | 151    | 0.2%  | 360    | 0.6%  | 154    | 0.6%  | 76    | 0.7%  |
| Incorporated City  | 139    | 0.1%  | 163    | 0.3%  | 105    | 0.4%  | 50    | 0.4%  |
| Unincorporated UGA | 13     | 0.0%  | 198    | 0.3%  | 49     | 0.2%  | 26    | 0.2%  |

## Override Scenario: VBLM

Authorized by: Claire Lust, City of Ridgefield, Community Development Director

Notes: Based on our analysis, we would like to see all three parcels under review shown as vacant rather than excluded in the VBLM.

Parcel ID: 214195000

Exclusion: Retain - contributes to capacity

Parcel ID: 215602000

Exclusion: Retain - contributes to capacity

Parcel ID: 986062842

Exclusion: Retain - contributes to capacity

Authorized by: Ben Han, Berk: Consultant for the City of Battle Ground

Notes: Land Use Master Plan: exclude southwest section of the UGA (adjacent to Meadow Glade rural center to the South); Memorandum dated 31 January 2024

Parcel ID: 193750000

Exclusion: Exclude

Parcel ID: 193756000

Exclusion: Exclude

Parcel ID: 193767000

Exclusion: Exclude

Parcel ID: 193767005

Exclusion: Exclude

Parcel ID: 193767010

Exclusion: Exclude

Parcel ID: 193767015

Exclusion: Exclude

Parcel ID: 193767020

Exclusion: Exclude

Parcel ID: 193767025

Exclusion: Exclude

Parcel ID: 193768000

Exclusion: Exclude

Parcel ID: 193769000

Exclusion: Exclude

Parcel ID: 193770000

Exclusion: Exclude

Parcel ID: 193773002

Exclusion: Exclude

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## Override Scenario: VBLM

Authorized by: Ben Han, Berk: Consultant for the City of Battle Ground

Notes: Land Use Master Plan: exclude southwest section of the UGA (adjacent to Meadow Glade rural center to the South); Memorandum dated 31 January 2024

Parcel ID: 193773004

Exclusion: Exclude

Parcel ID: 193773006

Exclusion: Exclude

Exclusion: Exclude  
Parcel ID: 193773008  
Exclusion: Exclude  
Parcel ID: 193773010  
Exclusion: Exclude  
Parcel ID: 193773012  
Exclusion: Exclude  
Parcel ID: 193773014  
Exclusion: Exclude  
Parcel ID: 193773016  
Exclusion: Exclude  
Parcel ID: 193773018  
Exclusion: Exclude  
Parcel ID: 193773020  
Exclusion: Exclude  
Parcel ID: 193773022  
Exclusion: Exclude  
Parcel ID: 193773024  
Exclusion: Exclude  
Parcel ID: 193773026  
Exclusion: Exclude  
Parcel ID: 193773028  
Exclusion: Exclude

## VBLM 2023 - Yield Assumptions by Zoning

### Vancouver (City)

|   | HOUSING UNITS<br>PER ACRE |        | JOBS<br>PER ACRE |       |
|---|---------------------------|--------|------------------|-------|
| <i>Commercial (Commercial)</i>              |                           |        |                  |       |
| General Commercial (CG)                     | 24.80                     | (50%)  | 20.00            | (75%) |
| Central Park Mixed Use (CPX)                |                           |        | 20.00            |       |
| Heights Plan District (HX)                  | 60.90                     | (80%)  | 20.00            | (20%) |
| Waterfront Mixed Use (WX)                   | 26.20                     | (100%) | 20.00            | (10%) |
| <i>Industrial (Industrial)</i>              |                           |        |                  |       |
| Employment Center Mixed Use (ECX)           | 21.00                     | (50%)  | 20.00            | (50%) |
| Heavy Industrial (IH)                       |                           |        | 9.00             |       |
| Light Industrial (IL)                       |                           |        | 9.00             |       |
| Office Commercial Industrial (OCI)          | 47.20                     | (50%)  | 9.00             | (50%) |
| <i>Mixed Use (Commercial)</i>               |                           |        |                  |       |
| Mixed Use (MX)                              | 26.80                     | (50%)  | 20.00            | (75%) |
| <i>Mixed use - City Center (Commercial)</i> |                           |        |                  |       |
| City Center (CX)                            | 152.40                    | (50%)  | 20.00            | (75%) |
| <i>Mixed use - Commercial (Commercial)</i>  |                           |        |                  |       |
| Community Commercial (CC)                   | 79.30                     | (50%)  | 20.00            | (75%) |
| Neighborhood Commercial (CN)                | 32.70                     | (25%)  | 20.00            | (90%) |
| <i>Urban High Density (Residential)</i>     |                           |        |                  |       |
| Higher Density Residential (R-18)           | 17.60                     |        |                  |       |
| Higher Density Residential (R-22)           | 25.50                     |        |                  |       |
| Higher Density Residential (R-30)           | 30.10                     |        |                  |       |
| Higher Density Residential-35du/ac (R-35)   | 33.80                     |        |                  |       |
| Riverview Gateway Mixed Use (RGX)           | 65.90                     | (50%)  | 20.00            | (75%) |
| <i>Urban Low Density (Residential)</i>      |                           |        |                  |       |
| Low Density Residential-2du/ac (R-2)        | 4.40                      |        |                  |       |
| Low Density Residential-4du/ac (R-4)        | 13.20                     |        |                  |       |
| Low Density Residential-6du/ac (R-6)        | 18.00                     |        |                  |       |
| Low Density Residential-9du/ac (R-9)        | 27.90                     |        |                  |       |

VBLM 2023 - Yield Assumptions by Zoning  
Vancouver (Unincorporated UGA)

|   | HOUSING UNITS<br>PER ACRE |       | JOBS<br>PER ACRE |       |
|---|---------------------------|-------|------------------|-------|
| <i>Commercial (Commercial)</i>          |                           |       |                  |       |
| Community Commercial (CC)               |                           |       | 20.00            |       |
| General Commercial (GC)                 |                           |       | 20.00            |       |
| Neighborhood Commercial (NC)            |                           |       | 20.00            |       |
| <i>Industrial (Industrial)</i>          |                           |       |                  |       |
| Business Park (BP)                      |                           |       | 9.00             |       |
| Heavy Industrial (IH)                   |                           |       | 9.00             |       |
| Light Industrial (IL)                   |                           |       | 9.00             |       |
| <i>Mixed Use (Commercial)</i>           |                           |       |                  |       |
| Mixed Use (MX)                          | 18.00                     | (60%) | 20.00            | (40%) |
| <i>Urban High Density (Residential)</i> |                           |       |                  |       |
| Office Residential-15 (OR-15)           | 12.00                     |       |                  |       |
| Office Residential-18 (OR-18)           | 18.00                     |       |                  |       |
| Office Residential-22 (OR-22)           | 20.00                     |       |                  |       |
| Office Residential-30 (OR-30)           | 22.00                     |       |                  |       |
| Office Residential-43 (OR-43)           | 24.00                     |       |                  |       |
| Residential (R-12)                      | 8.00                      |       |                  |       |
| Residential (R-18)                      | 18.00                     |       |                  |       |
| Residential (R-22)                      | 20.00                     |       |                  |       |
| Residential (R-30)                      | 22.00                     |       |                  |       |
| Residential (R-43)                      | 24.00                     |       |                  |       |
| <i>Urban Low Density (Residential)</i>  |                           |       |                  |       |
| Single Family Residential (R1-10)       | 10.20                     |       |                  |       |
| Single Family Residential (R1-20)       | 5.40                      |       |                  |       |
| Single Family Residential (R1-5)        | 21.80                     |       |                  |       |
| Single Family Residential (R1-6)        | 21.80                     |       |                  |       |
| Single Family Residential (R1-7.5)      | 21.80                     |       |                  |       |

VBLM 2023

Capacity and Yield by Zoning: City, UGA

|                      | Housing Units | (%)   | Jobs   | (%)   | Gross Acres | (%)   | Buildable Acres | (%)   |
|----------------------|---------------|-------|--------|-------|-------------|-------|-----------------|-------|
| <b>Battle Ground</b> | 6,978         | 7.4%  | 7,677  | 11.8% | 2,919       | 11.1% | 1,584           | 13.7% |
| Incorporated City    | 5,327         | 5.7%  | 5,522  | 8.5%  | 2,252       | 8.6%  | 989             | 8.6%  |
| Unincorporated UGA   | 1,651         | 1.8%  | 2,155  | 3.3%  | 668         | 2.5%  | 596             | 5.2%  |
| <b>Camas</b>         | 4,222         | 4.5%  | 11,363 | 17.5% | 3,304       | 12.6% | 1,486           | 12.9% |
| Incorporated City    | 3,226         | 3.4%  | 11,059 | 17.0% | 2,847       | 10.8% | 1,284           | 11.1% |
| Unincorporated UGA   | 996           | 1.1%  | 303    | 0.5%  | 458         | 1.7%  | 202             | 1.8%  |
| <b>La Center</b>     | 2,122         | 2.2%  | 2,096  | 3.2%  | 953         | 3.6%  | 422             | 3.7%  |
| Incorporated City    | 1,964         | 2.1%  | 2,096  | 3.2%  | 828         | 3.1%  | 384             | 3.3%  |
| Unincorporated UGA   | 157           | 0.2%  | 0      | 0.0%  | 125         | 0.5%  | 38              | 0.3%  |
| <b>Ridgefield</b>    | 5,821         | 6.2%  | 7,998  | 12.3% | 3,027       | 11.5% | 1,332           | 11.5% |
| Incorporated City    | 3,367         | 3.6%  | 7,484  | 11.5% | 2,040       | 7.8%  | 952             | 8.3%  |
| Unincorporated UGA   | 2,454         | 2.6%  | 514    | 0.8%  | 987         | 3.8%  | 379             | 3.3%  |
| <b>Vancouver</b>     | 71,064        | 75.4% | 33,193 | 51.0% | 14,066      | 53.6% | 5,917           | 51.3% |
| Incorporated City    | 31,726        | 33.7% | 18,025 | 27.7% | 5,677       | 21.6% | 2,414           | 20.9% |
| Unincorporated UGA   | 39,338        | 41.8% | 15,168 | 23.3% | 8,389       | 31.9% | 3,503           | 30.4% |
| <b>Washougal</b>     | 3,741         | 4.0%  | 2,404  | 3.7%  | 1,743       | 6.6%  | 699             | 6.1%  |
| Incorporated City    | 2,050         | 2.2%  | 1,621  | 2.5%  | 1,014       | 3.9%  | 395             | 3.4%  |
| Unincorporated UGA   | 1,691         | 1.8%  | 783    | 1.2%  | 729         | 2.8%  | 304             | 2.6%  |
| <b>Woodland</b>      | 101           | 0.1%  | 0      | 0.0%  | 95          | 0.4%  | 23              | 0.2%  |
| Incorporated City    | 9             | 0.0%  | 0      | 0.0%  | 5           | 0.0%  | 1               | 0.0%  |
| Unincorporated UGA   | 91            | 0.1%  | 0      | 0.0%  | 90          | 0.3%  | 22              | 0.2%  |
| <b>Yacolt</b>        | 151           | 0.2%  | 360    | 0.6%  | 154         | 0.6%  | 76              | 0.7%  |
| Incorporated City    | 139           | 0.1%  | 163    | 0.3%  | 105         | 0.4%  | 50              | 0.4%  |
| Unincorporated UGA   | 13            | 0.0%  | 198    | 0.3%  | 49          | 0.2%  | 26              | 0.2%  |

VBLM 2023

Capacity and Yield by Zoning: Incorporated

| <b>Battle Ground (Incorporated)</b> | Gross         | Constrained | Market | Infrastructure | Buildable | Housing Units | Jobs |
|-------------------------------------|---------------|-------------|--------|----------------|-----------|---------------|------|
|                                     | Acres of Land |             |        |                |           |               |      |
| <i>Commercial</i>                   |               |             |        |                |           |               |      |
| Community Center (CC)               | 0             | 0           | 0      | 0              | 0         | 0             | 3    |
| Underutilized                       | 0             | 0           | 0      | 0              | 0         | 0             | 3    |
| Downtown (D)                        | 16            | 3           | 0      | 3              | 10        | 0             | 194  |
| Vacant                              | 4             | 1           | 0      | 1              | 3         | 0             | 53   |
| Underutilized                       | 12            | 2           | 0      | 2              | 7         | 0             | 141  |



|                                 |            |            |          |           |            |          |              |
|---------------------------------|------------|------------|----------|-----------|------------|----------|--------------|
| Regional Center (RC)            | 329        | 47         | 0        | 71        | 212        | 0        | 4,232        |
| Underutilized                   | 329        | 47         | 0        | 71        | 212        | 0        | 4,232        |
| <b>Commercial Subtotal</b>      | <b>345</b> | <b>50</b>  | <b>0</b> | <b>74</b> | <b>221</b> | <b>0</b> | <b>4,430</b> |
| <b>Industrial</b>               |            |            |          |           |            |          |              |
| Light Industrial (ML)           | 197        | 85         | 0        | 28        | 85         | 0        | 761          |
| Vacant                          | 8          | 4          | 0        | 1         | 3          | 0        | 29           |
| Underutilized                   | 189        | 81         | 0        | 27        | 81         | 0        | 732          |
| Westside Employment (WE)        | 70         | 21         | 0        | 12        | 37         | 0        | 330          |
| Underutilized                   | 70         | 21         | 0        | 12        | 37         | 0        | 330          |
| <b>Industrial Subtotal</b>      | <b>267</b> | <b>106</b> | <b>0</b> | <b>40</b> | <b>121</b> | <b>0</b> | <b>1,091</b> |
| <b>Residential</b>              |            |            |          |           |            |          |              |
| Residential 10 units/acre (R10) | 321        | 73         | 44       | 64        | 139        | 1,393    | 0            |
| Vacant                          | 214        | 41         | 17       | 49        | 107        | 1,067    | 0            |
| Underutilized                   | 98         | 32         | 20       | 15        | 32         | 318      | 0            |
| Redevelopment                   | 9          | 1          | 7        | 0         | 1          | 8        | 0            |
| Residential 12 units/acre (R12) | 101        | 29         | 19       | 16        | 36         | 437      | 0            |
| Vacant                          | 48         | 18         | 3        | 9         | 19         | 228      | 0            |
| Underutilized                   | 46         | 10         | 11       | 8         | 17         | 203      | 0            |
| Redevelopment                   | 7          | 1          | 5        | 0         | 1          | 7        | 0            |
| Residential 16 units/acre (R16) | 92         | 17         | 10       | 20        | 45         | 712      | 0            |
| Vacant                          | 79         | 14         | 6        | 18        | 40         | 640      | 0            |

I am trying to understand this report and I'm not familiar with this kind of information.

| Jurisdiction          | Housing Units (%)    | Jobs (%)             | Gross Acres (%)      | Buildable Acres (%)  |
|-----------------------|----------------------|----------------------|----------------------|----------------------|
| Battle Ground         | 6,978 7.4%           | 7,877 11.8%          | 2,919 11.1%          | 3,584 12.7%          |
| Camas                 | 4,222 4.5%           | 11,363 17.5%         | 3,304 12.6%          | 1,486 5.3%           |
| La Center             | 2,122 2.3%           | 2,096 3.2%           | 953 3.6%             | 422 1.5%             |
| Ridgefield            | 5,821 6.2%           | 7,998 12.3%          | 3,027 11.5%          | 3,332 11.9%          |
| Vancouver (City Only) | 31,726 33.7%         | 16,025 27.7%         | 5,677 21.6%          | 2,414 8.7%           |
| Vancouver (UGA Only)  | 39,339 41.8%         | 15,168 23.3%         | 6,389 24.3%          | 3,803 13.7%          |
| Washougal             | 3,741 4.0%           | 2,404 3.7%           | 1,743 6.6%           | 699 2.5%             |
| Woodland              | 101 0.1%             | 0 0.0%               | 95 0.4%              | 33 0.1%              |
| Yacolt                | 151 0.2%             | 380 0.6%             | 154 0.6%             | 76 0.3%              |
| <b>Total</b>          | <b>94,200 100.0%</b> | <b>65,090 100.0%</b> | <b>26,262 100.0%</b> | <b>11,538 100.0%</b> |

**Capacity by Housing Type**

| Jurisdiction          | High Density Residential Housing Units (%) | Low Density Residential Housing Units (%) |
|-----------------------|--|---|
| Battle Ground         | 2,981 42.7%                                | 3,997 37.3%                               |
| Camas                 | 1,917 45.4%                                | 2,304 54.6%                               |
| La Center             | 870 41.0%                                  | 1,252 59.0%                               |
| Ridgefield            | 3,050 35.2%                                | 3,771 64.8%                               |
| Vancouver (City Only) | 24,323 76.7%                               | 7,393 23.3%                               |
| Vancouver (UGA Only)  | 6,814 17.3%                                | 32,524 82.7%                              |
| Washougal             | 1,387 37.1%                                | 2,354 62.9%                               |
| Woodland              | 0.0%                                       | 101 100.0%                                |

Under the capacity by housing type, I am presuming I am in a low density area, Vancouver UGA, under the second column does the number 32,524 mean the number of existing housing units? What does 82% mean? Does that mean that area is filled 82% of capacity possible housing units?

I'm afraid I just don't know enough about these things to locate my property on the following map. My address is 14301 Northeast 23rd Avenue, Vancouver, Washington 98686. I guess I would have to have some street names or something to refer to to figure out what is what on the map.

I have the same questions on the part Capacity and Yield by Zoning, Yield Assumptions by Zoning. What are parcel overrides? I looked up my property description and it did not tell me anything about what parcel I might be in.

Perhaps you could recommend a basic book or pamphlet I could get from the library to educate myself so I could this report.

Thank you very much,  
Jean Erickson

|               | Housing Units (%) | Jobs (%)    | Gross Acres (%) | Buildable Acres (%) |
|---------------|-------------------|-------------|-----------------|---------------------|
| Battle Ground | 6,978 7.4%        | 7,877 11.8% | 2,919 11.1%     | 3,584 12.7%         |

|                    |        |       |        |       |        |       |       |       |
|--------------------|--------|-------|--------|-------|--------|-------|-------|-------|
| Battle Ground      | 9,778  | 7.4%  | 7,077  | 11.0% | 2,717  | 11.1% | 1,984 | 13.7% |
| Incorporated City  | 5,327  | 5.7%  | 5,522  | 8.5%  | 2,252  | 8.6%  | 989   | 8.6%  |
| Unincorporated UGA | 1,651  | 1.8%  | 2,155  | 3.3%  | 668    | 2.5%  | 596   | 5.2%  |
| Camas              | 4,222  | 4.5%  | 11,363 | 17.5% | 3,304  | 12.6% | 1,486 | 12.9% |
| Incorporated City  | 3,226  | 3.4%  | 11,059 | 17.0% | 2,847  | 10.8% | 1,284 | 11.1% |
| Unincorporated UGA | 996    | 1.1%  | 303    | 0.5%  | 458    | 1.7%  | 202   | 1.8%  |
| La Center          | 2,122  | 2.2%  | 2,096  | 3.2%  | 953    | 3.6%  | 422   | 3.7%  |
| Incorporated City  | 1,964  | 2.1%  | 2,096  | 3.2%  | 828    | 3.1%  | 384   | 3.3%  |
| Unincorporated UGA | 157    | 0.2%  | 0      | 0.0%  | 125    | 0.5%  | 38    | 0.3%  |
| Ridgefield         | 5,821  | 6.2%  | 7,998  | 12.3% | 3,027  | 11.5% | 1,332 | 11.5% |
| Incorporated City  | 3,367  | 3.6%  | 7,484  | 11.5% | 2,040  | 7.8%  | 952   | 8.3%  |
| Unincorporated UGA | 2,454  | 2.6%  | 514    | 0.8%  | 987    | 3.8%  | 379   | 3.3%  |
| Vancouver          | 71,064 | 75.4% | 33,193 | 51.0% | 14,066 | 53.6% | 5,917 | 51.3% |
| Incorporated City  | 31,726 | 33.7% | 18,025 | 27.7% | 5,677  | 21.6% | 2,414 | 20.9% |
| Unincorporated UGA | 39,338 | 41.8% | 15,168 | 23.3% | 8,389  | 31.9% | 3,503 | 30.4% |
| Washougal          | 3,741  | 4.0%  | 2,404  | 3.7%  | 1,743  | 6.6%  | 699   | 6.1%  |
| Incorporated City  | 2,050  | 2.2%  | 1,621  | 2.5%  | 1,014  | 3.9%  | 395   | 3.4%  |
| Unincorporated UGA | 1,691  | 1.8%  | 783    | 1.2%  | 729    | 2.8%  | 304   | 2.6%  |
| Woodland           | 101    | 0.1%  | 0      | 0.0%  | 95     | 0.4%  | 23    | 0.2%  |
| Incorporated City  | 9      | 0.0%  | 0      | 0.0%  | 5      | 0.0%  | 1     | 0.0%  |
| Unincorporated UGA | 91     | 0.1%  | 0      | 0.0%  | 90     | 0.3%  | 22    | 0.2%  |
| Yacolt             | 151    | 0.2%  | 360    | 0.6%  | 154    | 0.6%  | 76    | 0.7%  |
| Incorporated City  | 139    | 0.1%  | 163    | 0.3%  | 105    | 0.4%  | 50    | 0.4%  |
| Unincorporated UGA | 13     | 0.0%  | 198    | 0.3%  | 49     | 0.2%  | 26    | 0.2%  |

## VBLM 2023

## Capacity and Yield by Zoning: Incorporated

| Battle Ground (Incorporated) | Gross         | Constrained | Market   | Infrastructure | Buildable  | Housing Units | Jobs         |
|------------------------------|---------------|-------------|----------|----------------|------------|---------------|--------------|
|                              | Acres of Land |             |          |                |            |               |              |
| <i>Commercial</i>            |               |             |          |                |            |               |              |
| Community Center (CC)        | 0             | 0           | 0        | 0              | 0          | 0             | 3            |
| Underutilized                | 0             | 0           | 0        | 0              | 0          | 0             | 3            |
| Downtown (D)                 | 16            | 3           | 0        | 3              | 10         | 0             | 194          |
| Vacant                       | 4             | 1           | 0        | 1              | 3          | 0             | 53           |
| Underutilized                | 12            | 2           | 0        | 2              | 7          | 0             | 141          |
| Regional Center (RC)         | 329           | 47          | 0        | 71             | 212        | 0             | 4,232        |
| Underutilized                | 329           | 47          | 0        | 71             | 212        | 0             | 4,232        |
| <b>Commercial Subtotal</b>   | <b>345</b>    | <b>50</b>   | <b>0</b> | <b>74</b>      | <b>221</b> | <b>0</b>      | <b>4,430</b> |

*Industrial*

|                            |            |            |          |           |            |          |              |
|----------------------------|------------|------------|----------|-----------|------------|----------|--------------|
| Light Industrial (ML)      | 197        | 85         | 0        | 28        | 85         | 0        | 761          |
| Vacant                     | 8          | 4          | 0        | 1         | 3          | 0        | 29           |
| Underutilized              | 189        | 81         | 0        | 27        | 81         | 0        | 732          |
| Westside Employment (WE)   | 70         | 21         | 0        | 12        | 37         | 0        | 330          |
| Underutilized              | 70         | 21         | 0        | 12        | 37         | 0        | 330          |
| <b>Industrial Subtotal</b> | <b>267</b> | <b>106</b> | <b>0</b> | <b>40</b> | <b>121</b> | <b>0</b> | <b>1,091</b> |

*Residential*

|                                 |     |    |    |    |     |       |   |
|---------------------------------|-----|----|----|----|-----|-------|---|
| Residential 10 units/acre (R10) | 321 | 73 | 44 | 64 | 139 | 1,393 | 0 |
| Vacant                          | 214 | 41 | 17 | 49 | 107 | 1,067 | 0 |
| Underutilized                   | 98  | 32 | 20 | 15 | 32  | 318   | 0 |
| Redevelopment                   | 9   | 1  | 7  | 0  | 1   | 8     | 0 |
| Residential 12 units/acre (R12) | 101 | 29 | 19 | 16 | 36  | 437   | 0 |
| Vacant                          | 48  | 18 | 3  | 9  | 19  | 228   | 0 |
| Underutilized                   | 46  | 10 | 11 | 8  | 17  | 203   | 0 |
| Redevelopment                   | 7   | 1  | 5  | 0  | 1   | 7     | 0 |
| Residential 16 units/acre (R16) | 92  | 17 | 10 | 20 | 45  | 712   | 0 |
| Vacant                          | 79  | 14 | 6  | 18 | 40  | 640   | 0 |

## VBLM 2023 - Yield Assumptions by Zoning

## Vancouver (City)

|   | HOUSING UNITS<br>PER ACRE |        | JOBS<br>PER ACRE |       |
|---|---------------------------|--------|------------------|-------|
| <i>Commercial (Commercial)</i>              |                           |        |                  |       |
| General Commercial (CG)                     | 24.80                     | (50%)  | 20.00            | (75%) |
| Central Park Mixed Use (CPX)                |                           |        | 20.00            |       |
| Heights Plan District (HX)                  | 60.90                     | (80%)  | 20.00            | (20%) |
| Waterfront Mixed Use (WX)                   | 26.20                     | (100%) | 20.00            | (10%) |
| <i>Industrial (Industrial)</i>              |                           |        |                  |       |
| Employment Center Mixed Use (ECX)           | 21.00                     | (50%)  | 20.00            | (50%) |
| Heavy Industrial (IH)                       |                           |        | 9.00             |       |
| Light Industrial (IL)                       |                           |        | 9.00             |       |
| Office Commercial Industrial (OCI)          | 47.20                     | (50%)  | 9.00             | (50%) |
| <i>Mixed Use (Commercial)</i>               |                           |        |                  |       |
| Mixed Use (MX)                              | 26.80                     | (50%)  | 20.00            | (75%) |
| <i>Mixed use - City Center (Commercial)</i> |                           |        |                  |       |
| City Center (CX)                            | 152.40                    | (50%)  | 20.00            | (75%) |
| <i>Mixed use - Commercial (Commercial)</i>  |                           |        |                  |       |
| Community Commercial (CC)                   | 79.30                     | (50%)  | 20.00            | (75%) |
| Neighborhood Commercial (CN)                | 32.70                     | (25%)  | 20.00            | (90%) |
| <i>Urban High Density (Residential)</i>     |                           |        |                  |       |
| Higher Density Residential (R-18)           | 17.60                     |        |                  |       |
| Higher Density Residential (R-22)           | 25.50                     |        |                  |       |
| Higher Density Residential (R-30)           | 30.10                     |        |                  |       |
| Higher Density Residential-35du/ac (R-35)   | 33.80                     |        |                  |       |
| Riverview Gateway Mixed Use (RGX)           | 65.90                     | (50%)  | 20.00            | (75%) |
| <i>Urban Low Density (Residential)</i>      |                           |        |                  |       |
| Low Density Residential-2du/ac (R-2)        | 4.40                      |        |                  |       |
| Low Density Residential-4du/ac (R-4)        | 13.20                     |        |                  |       |
| Low Density Residential-6du/ac (R-6)        | 18.00                     |        |                  |       |
| Low Density Residential-9du/ac (R-9)        | 27.90                     |        |                  |       |

VBLM 2023 - Yield Assumptions by Zoning  
Vancouver (Unincorporated UGA)

|   | HOUSING UNITS<br>PER ACRE |       | JOBS<br>PER ACRE |       |
|---|---------------------------|-------|------------------|-------|
| <i>Commercial (Commercial)</i>          |                           |       |                  |       |
| Community Commercial (CC)               |                           |       | 20.00            |       |
| General Commercial (GC)                 |                           |       | 20.00            |       |
| Neighborhood Commercial (NC)            |                           |       | 20.00            |       |
| <i>Industrial (Industrial)</i>          |                           |       |                  |       |
| Business Park (BP)                      |                           |       | 9.00             |       |
| Heavy Industrial (IH)                   |                           |       | 9.00             |       |
| Light Industrial (IL)                   |                           |       | 9.00             |       |
| <i>Mixed Use (Commercial)</i>           |                           |       |                  |       |
| Mixed Use (MX)                          | 18.00                     | (60%) | 20.00            | (40%) |
| <i>Urban High Density (Residential)</i> |                           |       |                  |       |
| Office Residential-15 (OR-15)           | 12.00                     |       |                  |       |
| Office Residential-18 (OR-18)           | 18.00                     |       |                  |       |
| Office Residential-22 (OR-22)           | 20.00                     |       |                  |       |
| Office Residential-30 (OR-30)           | 22.00                     |       |                  |       |
| Office Residential-43 (OR-43)           | 24.00                     |       |                  |       |
| Residential (R-12)                      | 8.00                      |       |                  |       |
| Residential (R-18)                      | 18.00                     |       |                  |       |
| Residential (R-22)                      | 20.00                     |       |                  |       |
| Residential (R-30)                      | 22.00                     |       |                  |       |
| Residential (R-43)                      | 24.00                     |       |                  |       |
| <i>Urban Low Density (Residential)</i>  |                           |       |                  |       |
| Single Family Residential (R1-10)       | 10.20                     |       |                  |       |
| Single Family Residential (R1-20)       | 5.40                      |       |                  |       |
| Single Family Residential (R1-5)        | 21.80                     |       |                  |       |
| Single Family Residential (R1-6)        | 21.80                     |       |                  |       |
| Single Family Residential (R1-7.5)      | 21.80                     |       |                  |       |

VBLM 2023 - Parcel Overrides

Override Scenario: VBLM

Authorized by: Claire Lust, City of Ridgefield, Community Development Director  
Notes: Based on our analysis, we would like to see all three parcels under review shown as vacant rather than excluded in the VBLM.

Parcel ID: 214195000  
Exclusion: Retain - contributes to capacity  
Parcel ID: 215602000  
Exclusion: Retain - contributes to capacity  
Parcel ID: 986062842  
Exclusion: Retain - contributes to capacity

Authorized by: Ben Han, Berk: Consultant for the City of Battle Ground  
Notes: Land Use Master Plan: exclude southwest section of the UGA (adjacent to Meadow Glade rural center to the South);  
Memorandum dated 31 January 2024

Parcel ID: 193750000  
Exclusion: Exclude  
Parcel ID: 193756000  
Exclusion: Exclude  
Parcel ID: 193767000  
Exclusion: Exclude  
Parcel ID: 193767005  
Exclusion: Exclude  
Parcel ID: 193767010  
Exclusion: Exclude  
Parcel ID: 193767015  
Exclusion: Exclude  
Parcel ID: 193767020  
Exclusion: Exclude  
Parcel ID: 193767025  
Exclusion: Exclude  
Parcel ID: 193768000  
Exclusion: Exclude  
Parcel ID: 193769000  
Exclusion: Exclude  
Parcel ID: 193770000  
Exclusion: Exclude  
Parcel ID: 193773002  
Exclusion: Exclude

Date Exported: 2/16/2024 11:31 AM

Page 19 of 33

## Override Scenario: VBLM

Authorized by: Ben Han, Berk: Consultant for the City of Battle Ground  
Notes: Land Use Master Plan: exclude southwest section of the UGA (adjacent to Meadow Glade rural center to the South);  
Memorandum dated 31 January 2024

Parcel ID: 193773004  
Exclusion: Exclude  
Parcel ID: 193773006  
Exclusion: Exclude  
Parcel ID: 193773008  
Exclusion: Exclude

# VBLM 2023

## Capacity and Yield by Jurisdiction

| Jurisdiction          | Housing Units | (%)           | Jobs          | (%)           | Gross Acres   | (%)           | Buildable Acres | (%)           |
|-----------------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------|---------------|
| Battle Ground         | 6,978         | 7.4%          | 7,677         | 11.8%         | 2,919         | 11.1%         | 1,584           | 13.7%         |
| Camas                 | 4,222         | 4.5%          | 11,363        | 17.5%         | 3,304         | 12.6%         | 1,486           | 12.9%         |
| La Center             | 2,122         | 2.3%          | 2,096         | 3.2%          | 953           | 3.6%          | 422             | 3.7%          |
| Ridgefield            | 5,821         | 6.2%          | 7,998         | 12.3%         | 3,027         | 11.5%         | 1,332           | 11.5%         |
| Vancouver (City Only) | 31,726        | 33.7%         | 18,025        | 27.7%         | 5,677         | 21.6%         | 2,414           | 20.9%         |
| Vancouver (UGA Only)  | 39,338        | 41.8%         | 15,168        | 23.3%         | 8,389         | 31.9%         | 3,503           | 30.4%         |
| Washougal             | 3,741         | 4.0%          | 2,404         | 3.7%          | 1,743         | 6.6%          | 699             | 6.1%          |
| Woodland              | 101           | 0.1%          | 0             | 0.0%          | 95            | 0.4%          | 23              | 0.2%          |
| Yacolt                | 151           | 0.2%          | 360           | 0.6%          | 154           | 0.6%          | 76              | 0.7%          |
| <b>Total</b>          | <b>94,200</b> | <b>100.0%</b> | <b>65,090</b> | <b>100.0%</b> | <b>26,262</b> | <b>100.0%</b> | <b>11,538</b>   | <b>100.0%</b> |

## Capacity by Housing Type

| Jurisdiction          | High Density Residential |              | Low Density Residential |              |
|-----------------------|--------------------------|--------------|-------------------------|--------------|
|                       | Housing Units            | (%)          | Housing Units           | (%)          |
| Battle Ground         | 2,981                    | 42.7%        | 3,997                   | 57.3%        |
| Camas                 | 1,917                    | 45.4%        | 2,304                   | 54.6%        |
| La Center             | 870                      | 41.0%        | 1,252                   | 59.0%        |
| Ridgefield            | 2,050                    | 35.2%        | 3,771                   | 64.8%        |
| Vancouver (City Only) | 24,333                   | 76.7%        | 7,393                   | 23.3%        |
| Vancouver (UGA Only)  | 6,814                    | 17.3%        | 32,524                  | 82.7%        |
| Washougal             | 1,387                    | 37.1%        | 2,354                   | 62.9%        |
| Woodland              | 0                        | 0.0%         | 101                     | 100.0%       |
| Yacolt                | 0                        | 0.0%         | 151                     | 100.0%       |
| <b>Total</b>          | <b>40,353</b>            | <b>42.8%</b> | <b>53,847</b>           | <b>57.2%</b> |

### Notes:

- Yield estimate for the Town of Yacolt is dependent on development of sewer infrastructure.
- Yield estimate for the City of Woodland is exclusively residential housing units (there is neither commercial nor industrial zoning in the Clark County portion of the city).



**CLARK COUNTY WASHINGTON**  
COMMUNITY PLANNING



**CLARK COUNTY WASHINGTON**  
GEOGRAPHIC INFORMATION SERVICES

VBLM Tools Version: 2023-1.2.1-beta

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# VBLM 2023

## Capacity and Yield by Zoning: City, UGA

|                    | Housing Units | (%)   | Jobs   | (%)   | Gross Acres | (%)   | Buildable Acres | (%)   |
|--------------------|---------------|-------|--------|-------|-------------|-------|-----------------|-------|
| Battle Ground      | 6,978         | 7.4%  | 7,677  | 11.8% | 2,919       | 11.1% | 1,584           | 13.7% |
| Incorporated City  | 5,327         | 5.7%  | 5,522  | 8.5%  | 2,252       | 8.6%  | 989             | 8.6%  |
| Unincorporated UGA | 1,651         | 1.8%  | 2,155  | 3.3%  | 668         | 2.5%  | 596             | 5.2%  |
| Camas              | 4,222         | 4.5%  | 11,363 | 17.5% | 3,304       | 12.6% | 1,486           | 12.9% |
| Incorporated City  | 3,226         | 3.4%  | 11,059 | 17.0% | 2,847       | 10.8% | 1,284           | 11.1% |
| Unincorporated UGA | 996           | 1.1%  | 303    | 0.5%  | 458         | 1.7%  | 202             | 1.8%  |
| La Center          | 2,122         | 2.2%  | 2,096  | 3.2%  | 953         | 3.6%  | 422             | 3.7%  |
| Incorporated City  | 1,964         | 2.1%  | 2,096  | 3.2%  | 828         | 3.1%  | 384             | 3.3%  |
| Unincorporated UGA | 157           | 0.2%  | 0      | 0.0%  | 125         | 0.5%  | 38              | 0.3%  |
| Ridgefield         | 5,821         | 6.2%  | 7,998  | 12.3% | 3,027       | 11.5% | 1,332           | 11.5% |
| Incorporated City  | 3,367         | 3.6%  | 7,484  | 11.5% | 2,040       | 7.8%  | 952             | 8.3%  |
| Unincorporated UGA | 2,454         | 2.6%  | 514    | 0.8%  | 987         | 3.8%  | 379             | 3.3%  |
| Vancouver          | 71,064        | 75.4% | 33,193 | 51.0% | 14,066      | 53.6% | 5,917           | 51.3% |
| Incorporated City  | 31,726        | 33.7% | 18,025 | 27.7% | 5,677       | 21.6% | 2,414           | 20.9% |
| Unincorporated UGA | 39,338        | 41.8% | 15,168 | 23.3% | 8,389       | 31.9% | 3,503           | 30.4% |
| Washougal          | 3,741         | 4.0%  | 2,404  | 3.7%  | 1,743       | 6.6%  | 699             | 6.1%  |
| Incorporated City  | 2,050         | 2.2%  | 1,621  | 2.5%  | 1,014       | 3.9%  | 395             | 3.4%  |
| Unincorporated UGA | 1,691         | 1.8%  | 783    | 1.2%  | 729         | 2.8%  | 304             | 2.6%  |
| Woodland           | 101           | 0.1%  | 0      | 0.0%  | 95          | 0.4%  | 23              | 0.2%  |
| Incorporated City  | 9             | 0.0%  | 0      | 0.0%  | 5           | 0.0%  | 1               | 0.0%  |
| Unincorporated UGA | 91            | 0.1%  | 0      | 0.0%  | 90          | 0.3%  | 22              | 0.2%  |
| Yacolt             | 151           | 0.2%  | 360    | 0.6%  | 154         | 0.6%  | 76              | 0.7%  |
| Incorporated City  | 139           | 0.1%  | 163    | 0.3%  | 105         | 0.4%  | 50              | 0.4%  |
| Unincorporated UGA | 13            | 0.0%  | 198    | 0.3%  | 49          | 0.2%  | 26              | 0.2%  |

# VBLM 2023

# Capacity and Yield by Zoning: Incorporated

| Battle Ground (Incorporated)    | Gross         | Constrained | Market   | Infrastructure | Buildable  | Housing Units | Jobs         |
|---------------------------------|---------------|-------------|----------|----------------|------------|---------------|--------------|
|                                 | Acres of Land |             |          |                |            |               |              |
| <i>Commercial</i>               |               |             |          |                |            |               |              |
| Community Center (CC)           | 0             | 0           | 0        | 0              | 0          | 0             | 3            |
| Underutilized                   | 0             | 0           | 0        | 0              | 0          | 0             | 3            |
| Downtown (D)                    | 16            | 3           | 0        | 3              | 10         | 0             | 194          |
| Vacant                          | 4             | 1           | 0        | 1              | 3          | 0             | 53           |
| Underutilized                   | 12            | 2           | 0        | 2              | 7          | 0             | 141          |
| Regional Center (RC)            | 329           | 47          | 0        | 71             | 212        | 0             | 4,232        |
| Underutilized                   | 329           | 47          | 0        | 71             | 212        | 0             | 4,232        |
| <b>Commercial Subtotal</b>      | <b>345</b>    | <b>50</b>   | <b>0</b> | <b>74</b>      | <b>221</b> | <b>0</b>      | <b>4,430</b> |
| <i>Industrial</i>               |               |             |          |                |            |               |              |
| Light Industrial (ML)           | 197           | 85          | 0        | 28             | 85         | 0             | 761          |
| Vacant                          | 8             | 4           | 0        | 1              | 3          | 0             | 29           |
| Underutilized                   | 189           | 81          | 0        | 27             | 81         | 0             | 732          |
| Westside Employment (WE)        | 70            | 21          | 0        | 12             | 37         | 0             | 330          |
| Underutilized                   | 70            | 21          | 0        | 12             | 37         | 0             | 330          |
| <b>Industrial Subtotal</b>      | <b>267</b>    | <b>106</b>  | <b>0</b> | <b>40</b>      | <b>121</b> | <b>0</b>      | <b>1,091</b> |
| <i>Residential</i>              |               |             |          |                |            |               |              |
| Residential 10 units/acre (R10) | 321           | 73          | 44       | 64             | 139        | 1,393         | 0            |
| Vacant                          | 214           | 41          | 17       | 49             | 107        | 1,067         | 0            |
| Underutilized                   | 98            | 32          | 20       | 15             | 32         | 318           | 0            |
| Redevelopment                   | 9             | 1           | 7        | 0              | 1          | 8             | 0            |
| Residential 12 units/acre (R12) | 101           | 29          | 19       | 16             | 36         | 437           | 0            |
| Vacant                          | 48            | 18          | 3        | 9              | 19         | 228           | 0            |
| Underutilized                   | 46            | 10          | 11       | 8              | 17         | 203           | 0            |
| Redevelopment                   | 7             | 1           | 5        | 0              | 1          | 7             | 0            |
| Residential 16 units/acre (R16) | 92            | 17          | 10       | 20             | 45         | 712           | 0            |
| Vacant                          | 79            | 14          | 6        | 18             | 40         | 640           | 0            |
| Underutilized                   | 12            | 2           | 3        | 2              | 4          | 70            | 0            |
| Redevelopment                   | 1             | 0           | 1        | 0              | 0          | 2             | 0            |
| Residential 20 units/acre (R20) | 6             | 2           | 1        | 1              | 2          | 35            | 0            |
| Vacant                          | 4             | 1           | 0        | 1              | 2          | 32            | 0            |
| Underutilized                   | 0             | 0           | 0        | 0              | 0          | 1             | 0            |
| Redevelopment                   | 2             | 1           | 1        | 0              | 0          | 2             | 0            |
| Residential 3 units/acre (R3)   | 173           | 58          | 30       | 27             | 58         | 191           | 0            |
| Vacant                          | 78            | 30          | 5        | 13             | 29         | 103           | 0            |



# VBLM 2023

# Capacity and Yield by Zoning: Incorporated

| Battle Ground (Incorporated)      | Gross | Constrained | Market | Infrastructure | Buildable | Housing Units | Jobs  |
|-----------------------------------|-------|-------------|--------|----------------|-----------|---------------|-------|
|                                   |       |             |        |                |           |               |       |
| <i>Residential</i>                |       |             |        |                |           |               |       |
| Underutilized                     | 85    | 25          | 18     | 13             | 29        | 87            | 0     |
| Redevelopment                     | 10    | 3           | 7      | 0              | 0         | 1             | 0     |
| Residential 5 units/acre (R5)     | 358   | 98          | 54     | 65             | 141       | 959           | 0     |
| Vacant                            | 211   | 64          | 15     | 41             | 90        | 704           | 0     |
| Underutilized                     | 135   | 30          | 32     | 23             | 51        | 253           | 0     |
| Redevelopment                     | 12    | 4           | 8      | 0              | 0         | 2             | 0     |
| Residential 7 units/acre (R7)     | 588   | 191         | 71     | 103            | 224       | 1,601         | 0     |
| Vacant                            | 402   | 121         | 28     | 80             | 173       | 1,248         | 0     |
| Underutilized                     | 165   | 61          | 31     | 23             | 50        | 349           | 0     |
| Redevelopment                     | 21    | 8           | 12     | 0              | 1         | 4             | 0     |
| Single Family Residential (R1-10) | 0     | 0           | 0      | 0              | 0         | 0             | 0     |
| Vacant                            | 0     | 0           | 0      | 0              | 0         | 0             | 0     |
| Underutilized                     | 0     | 0           | 0      | 0              | 0         | 0             | 0     |
| Single Family Residential (R1-20) | 1     | 0           | 0      | 0              | 1         | 0             | 0     |
| Vacant                            | 1     | 0           | 0      | 0              | 1         | 0             | 0     |
| Underutilized                     | 0     | 0           | 0      | 0              | 0         | 0             | 0     |
| <i>Residential Subtotal</i>       | 1,639 | 468         | 229    | 296            | 646       | 5,327         | 0     |
| <b>Total</b>                      | 2,251 | 624         | 229    | 410            | 988       | 5,327         | 5,521 |

# VBLM 2023

# Capacity and Yield by Zoning: Incorporated

## Camas (Incorporated)

|  | Gross         | Constrained | Market | Infrastructure | Buildable | Housing Units | Jobs  |
|--|---------------|-------------|--------|----------------|-----------|---------------|-------|
|  | Acres of Land |             |        |                |           |               |       |
| <i>Commercial</i>                      |               |             |        |                |           |               |       |
| Community Commercial (CC)              | 150           | 20          | 0      | 32             | 97        | 0             | 1,947 |
| Underutilized                          | 150           | 20          | 0      | 32             | 97        | 0             | 1,947 |
| Downtown Commercial (DC)               | 8             | 1           | 0      | 1              | 6         | 65            | 54    |
| Underutilized                          | 8             | 1           | 0      | 1              | 6         | 65            | 54    |
| Mixed Use (MX)                         | 14            | 2           | 0      | 1              | 10        | 143           | 89    |
| Vacant                                 | 4             | 1           | 0      | 0              | 3         | 43            | 27    |
| Underutilized                          | 10            | 1           | 0      | 1              | 7         | 99            | 62    |
| Neighborhood Commercial (NC)           | 2             | 0           | 0      | 0              | 1         | 0             | 20    |
| Underutilized                          | 2             | 0           | 0      | 0              | 1         | 0             | 20    |
| Regional Commercial (RC)               | 319           | 43          | 0      | 69             | 206       | 0             | 4,127 |
| Vacant                                 | 39            | 5           | 0      | 8              | 25        | 0             | 506   |
| Underutilized                          | 279           | 38          | 0      | 60             | 181       | 0             | 3,621 |
| <i>Commercial Subtotal</i>             | 492           | 66          | 0      | 104            | 321       | 208           | 6,237 |
| <i>Industrial</i>                      |               |             |        |                |           |               |       |
| Business Park (BP)                     | 360           | 99          | 0      | 65             | 196       | 289           | 1,726 |
| Underutilized                          | 360           | 99          | 0      | 65             | 196       | 289           | 1,726 |
| Heavy Industrial (HI)                  | 545           | 257         | 0      | 72             | 216       | 0             | 1,948 |
| Vacant                                 | 1             | 0           | 0      | 0              | 0         | 0             | 4     |
| Underutilized                          | 545           | 257         | 0      | 72             | 216       | 0             | 1,944 |
| Light Industrial (LI)                  | 50            | 21          | 0      | 7              | 22        | 0             | 196   |
| Underutilized                          | 50            | 21          | 0      | 7              | 22        | 0             | 196   |
| Light Industrial/Business Park (LI/BP) | 182           | 41          | 0      | 35             | 106       | 0             | 951   |
| Underutilized                          | 182           | 41          | 0      | 35             | 106       | 0             | 951   |
| <i>Industrial Subtotal</i>             | 1,138         | 418         | 0      | 180            | 540       | 289           | 4,822 |
| <i>Residential</i>                     |               |             |        |                |           |               |       |
| Multifamily Residential-10 (MF-10)     | 87            | 21          | 10     | 18             | 39        | 390           | 0     |
| Vacant                                 | 65            | 11          | 5      | 16             | 34        | 339           | 0     |
| Underutilized                          | 20            | 10          | 3      | 2              | 5         | 50            | 0     |
| Redevelopment                          | 2             | 1           | 1      | 0              | 0         | 1             | 0     |
| Multifamily Residential-18 (R-18)      | 83            | 13          | 13     | 18             | 39        | 699           | 0     |
| Vacant                                 | 59            | 8           | 5      | 14             | 31        | 559           | 0     |
| Underutilized                          | 19            | 3           | 5      | 3              | 7         | 134           | 0     |
| Redevelopment                          | 5             | 2           | 3      | 0              | 0         | 6             | 0     |
| Residential-10,000 (R-10)              | 435           | 131         | 74     | 72             | 158       | 791           | 0     |

# VBLM 2023

# Capacity and Yield by Zoning: Incorporated

## Camas (Incorporated)

|                                    | Gross                | Constrained | Market     | Infrastructure | Buildable    | Housing Units | Jobs          |
|------------------------------------|----------------------|-------------|------------|----------------|--------------|---------------|---------------|
|                                    | <i>Acres of Land</i> |             |            |                |              |               |               |
| <i>Residential</i>                 |                      |             |            |                |              |               |               |
| Vacant                             | 227                  | 63          | 16         | 46             | 101          | 547           | 0             |
| Underutilized                      | 174                  | 59          | 35         | 26             | 56           | 239           | 0             |
| Redevelopment                      | 34                   | 9           | 23         | 0              | 1            | 5             | 0             |
| Residential-12 (R-12)              | 125                  | 34          | 30         | 19             | 42           | 154           | 0             |
| Vacant                             | 44                   | 12          | 3          | 9              | 20           | 73            | 0             |
| Underutilized                      | 63                   | 18          | 14         | 10             | 22           | 78            | 0             |
| Redevelopment                      | 18                   | 4           | 13         | 0              | 1            | 2             | 0             |
| Residential-15,000 (R-15)          | 208                  | 72          | 68         | 20             | 47           | 145           | 0             |
| Vacant                             | 61                   | 24          | 4          | 10             | 23           | 75            | 0             |
| Underutilized                      | 71                   | 26          | 14         | 10             | 22           | 63            | 0             |
| Redevelopment                      | 76                   | 22          | 51         | 0              | 3            | 8             | 0             |
| Residential-6,000 (R-6)            | 23                   | 9           | 3          | 4              | 8            | 61            | 0             |
| Vacant                             | 19                   | 7           | 1          | 3              | 7            | 55            | 0             |
| Underutilized                      | 3                    | 1           | 0          | 0              | 1            | 5             | 0             |
| Redevelopment                      | 2                    | 1           | 1          | 0              | 0            | 1             | 0             |
| Residential-7,500 (R-7.5)          | 239                  | 67          | 53         | 37             | 82           | 490           | 0             |
| Vacant                             | 142                  | 43          | 10         | 28             | 61           | 370           | 0             |
| Underutilized                      | 51                   | 12          | 12         | 9              | 19           | 110           | 0             |
| Redevelopment                      | 46                   | 13          | 32         | 0              | 2            | 10            | 0             |
| Single Family Residential (R1-5)   | 0                    | 0           | 0          | 0              | 0            | 0             | 0             |
| Underutilized                      | 0                    | 0           | 0          | 0              | 0            | 0             | 0             |
| Single Family Residential (R1-6)   | 16                   | 1           | 3          | 4              | 8            | 0             | 0             |
| Vacant                             | 8                    | 1           | 1          | 2              | 4            | 0             | 0             |
| Underutilized                      | 8                    | 0           | 2          | 2              | 4            | 0             | 0             |
| Single Family Residential (R1-7.5) | 0                    | 0           | 0          | 0              | 0            | 0             | 0             |
| Redevelopment                      | 0                    | 0           | 0          | 0              | 0            | 0             | 0             |
| <b>Residential Subtotal</b>        | <b>1,216</b>         | <b>349</b>  | <b>254</b> | <b>191</b>     | <b>422</b>   | <b>2,728</b>  | <b>0</b>      |
| <b>Total</b>                       | <b>2,847</b>         | <b>833</b>  | <b>254</b> | <b>475</b>     | <b>1,284</b> | <b>3,225</b>  | <b>11,059</b> |

# VBLM 2023

# Capacity and Yield by Zoning: Incorporated

## La Center (Incorporated)

|                                     | Gross                | Constrained | Market    | Infrastructure | Buildable  | Housing Units | Jobs         |
|-------------------------------------|----------------------|-------------|-----------|----------------|------------|---------------|--------------|
|                                     | <i>Acres of Land</i> |             |           |                |            |               |              |
| <i>Commercial</i>                   |                      |             |           |                |            |               |              |
| Downtown Commercial (C-1)           | 2                    | 0           | 0         | 0              | 1          | 0             | 22           |
| Vacant                              | 0                    | 0           | 0         | 0              | 0          | 0             | 3            |
| Underutilized                       | 1                    | 0           | 0         | 0              | 1          | 0             | 19           |
| Junction Plan (JP)                  | 193                  | 19          | 0         | 44             | 131        | 392           | 1,961        |
| Vacant                              | 23                   | 1           | 0         | 6              | 17         | 50            | 249          |
| Underutilized                       | 170                  | 18          | 0         | 38             | 114        | 342           | 1,712        |
| Mixed Use (MX)                      | 27                   | 2           | 0         | 6              | 19         | 179           | 74           |
| Underutilized                       | 27                   | 2           | 0         | 6              | 19         | 179           | 74           |
| Residential/Professional (RP)       | 15                   | 2           | 0         | 3              | 10         | 61            | 38           |
| Vacant                              | 2                    | 0           | 0         | 0              | 1          | 7             | 4            |
| Underutilized                       | 13                   | 2           | 0         | 3              | 8          | 54            | 34           |
| <b>Commercial Subtotal</b>          | <b>236</b>           | <b>23</b>   | <b>0</b>  | <b>53</b>      | <b>160</b> | <b>632</b>    | <b>2,096</b> |
| <i>Residential</i>                  |                      |             |           |                |            |               |              |
| Low Density Residential (LDR-7.5)   | 563                  | 166         | 88        | 97             | 211        | 1,127         | 0            |
| Vacant                              | 252                  | 78          | 17        | 49             | 107        | 607           | 0            |
| Underutilized                       | 302                  | 86          | 65        | 48             | 104        | 519           | 0            |
| Redevelopment                       | 9                    | 3           | 6         | 0              | 0          | 2             | 0            |
| Medium Density Residential (MDR-16) | 29                   | 5           | 5         | 6              | 13         | 206           | 0            |
| Vacant                              | 13                   | 2           | 1         | 3              | 7          | 135           | 0            |
| Underutilized                       | 15                   | 3           | 4         | 3              | 6          | 69            | 0            |
| Redevelopment                       | 1                    | 0           | 1         | 0              | 0          | 1             | 0            |
| <b>Residential Subtotal</b>         | <b>592</b>           | <b>171</b>  | <b>94</b> | <b>103</b>     | <b>224</b> | <b>1,333</b>  | <b>0</b>     |
| <b>Total</b>                        | <b>828</b>           | <b>194</b>  | <b>94</b> | <b>156</b>     | <b>384</b> | <b>1,964</b>  | <b>2,096</b> |

# VBLM 2023

# Capacity and Yield by Zoning: Incorporated

## Ridgefield (Incorporated)

|                                     | Gross         | Constrained | Market | Infrastructure | Buildable | Housing Units | Jobs  |
|-------------------------------------|---------------|-------------|--------|----------------|-----------|---------------|-------|
|                                     | Acres of Land |             |        |                |           |               |       |
| <i>Commercial</i>                   |               |             |        |                |           |               |       |
| Central Mixed Use (CMU)             | 3             | 0           | 0      | 1              | 2         | 21            | 18    |
| Vacant                              | 0             | 0           | 0      | 0              | 0         | 1             | 1     |
| Underutilized                       | 3             | 0           | 0      | 1              | 2         | 21            | 17    |
| Commercial Community Business (CCB) | 57            | 4           | 0      | 13             | 39        | 0             | 784   |
| Vacant                              | 4             | 0           | 0      | 1              | 3         | 0             | 61    |
| Underutilized                       | 53            | 4           | 0      | 12             | 36        | 0             | 723   |
| Commercial Neighborhood Business    | 20            | 3           | 0      | 4              | 13        | 0             | 251   |
| Underutilized                       | 20            | 3           | 0      | 4              | 13        | 0             | 251   |
| Commercial Regional Business (CRB)  | 255           | 26          | 0      | 57             | 172       | 0             | 3,440 |
| Vacant                              | 5             | 1           | 0      | 1              | 3         | 0             | 66    |
| Underutilized                       | 250           | 25          | 0      | 56             | 169       | 0             | 3,375 |
| Waterfront Mixed Use (WMU)          | 39            | 7           | 0      | 8              | 24        | 263           | 195   |
| Underutilized                       | 39            | 7           | 0      | 8              | 24        | 263           | 195   |
| <i>Commercial Subtotal</i>          | 374           | 40          | 0      | 83             | 250       | 285           | 4,689 |
| <i>Industrial</i>                   |               |             |        |                |           |               |       |
| Employment (E)                      | 601           | 187         | 0      | 104            | 311       | 0             | 2,795 |
| Vacant                              | 34            | 8           | 0      | 6              | 19        | 0             | 172   |
| Underutilized                       | 567           | 179         | 0      | 97             | 291       | 0             | 2,622 |
| <i>Industrial Subtotal</i>          | 601           | 187         | 0      | 104            | 311       | 0             | 2,795 |
| <i>Residential</i>                  |               |             |        |                |           |               |       |
| Residential Low Density - 4 (RLD-4) | 711           | 233         | 109    | 116            | 254       | 1,531         | 0     |
| Vacant                              | 450           | 152         | 30     | 85             | 184       | 1,152         | 0     |
| Underutilized                       | 214           | 72          | 43     | 31             | 68        | 368           | 0     |
| Redevelopment                       | 47            | 9           | 36     | 0              | 2         | 10            | 0     |
| Residential Low Density - 6 (RLD-6) | 201           | 68          | 32     | 31             | 69        | 659           | 0     |
| Vacant                              | 141           | 49          | 9      | 26             | 57        | 570           | 0     |
| Underutilized                       | 37            | 13          | 7      | 5              | 12        | 83            | 0     |
| Redevelopment                       | 24            | 7           | 16     | 0              | 1         | 6             | 0     |
| Residential Low Density - 8 (RLD-8) | 81            | 17          | 11     | 17             | 36        | 345           | 0     |
| Vacant                              | 70            | 15          | 6      | 16             | 34        | 325           | 0     |
| Underutilized                       | 6             | 2           | 1      | 1              | 2         | 17            | 0     |
| Redevelopment                       | 5             | 0           | 4      | 0              | 0         | 2             | 0     |
| Residential Medium Density (RMD-16) | 72            | 16          | 9      | 15             | 32        | 548           | 0     |
| Vacant                              | 54            | 10          | 4      | 12             | 27        | 463           | 0     |

# VBLM 2023

# Capacity and Yield by Zoning: Incorporated

| Ridgefield (Incorporated)          | Gross                | Constrained | Market | Infrastructure | Buildable | Housing Units | Jobs  |
|------------------------------------|----------------------|-------------|--------|----------------|-----------|---------------|-------|
|                                    | <i>Acres of Land</i> |             |        |                |           |               |       |
| <i>Residential</i>                 |                      |             |        |                |           |               |       |
| Underutilized                      | 16                   | 6           | 3      | 2              | 5         | 83            | 0     |
| Redevelopment                      | 2                    | 0           | 1      | 0              | 0         | 2             | 0     |
| Single Family Residential (R1-6)   | 0                    | 0           | 0      | 0              | 0         | 0             | 0     |
| Underutilized                      | 0                    | 0           | 0      | 0              | 0         | 0             | 0     |
| Single Family Residential (R1-7.5) | 0                    | 0           | 0      | 0              | 0         | 0             | 0     |
| Underutilized                      | 0                    | 0           | 0      | 0              | 0         | 0             | 0     |
| <i>Residential Subtotal</i>        | 1,065                | 334         | 161    | 179            | 392       | 3,082         | 0     |
| <b>Total</b>                       | 2,040                | 561         | 161    | 366            | 952       | 3,367         | 7,484 |

# VBLM 2023

# Capacity and Yield by Zoning: Incorporated

## Vancouver (Incorporated)

|                                   | Gross         | Constrained | Market     | Infrastructure | Buildable  | Housing Units | Jobs         |
|-----------------------------------|---------------|-------------|------------|----------------|------------|---------------|--------------|
|                                   | Acres of Land |             |            |                |            |               |              |
| <i>Commercial</i>                 |               |             |            |                |            |               |              |
| Central Park Mixed Use (CPX)      | 31            | 5           | 0          | 7              | 20         | 0             | 392          |
| Underutilized                     | 31            | 5           | 0          | 7              | 20         | 0             | 392          |
| City Center (CX)                  | 182           | 3           | 146        | 6              | 35         | 2,524         | 378          |
| Vacant                            | 5             | 0           | 0          | 1              | 5          | 360           | 53           |
| Underutilized                     | 27            | 1           | 0          | 5              | 29         | 2,052         | 303          |
| Redevelopment                     | 149           | 2           | 146        | 0              | 2          | 112           | 22           |
| Community Commercial (CC)         | 873           | 13          | 694        | 24             | 183        | 6,583         | 2,005        |
| Vacant                            | 5             | 0           | 0          | 1              | 6          | 209           | 59           |
| Underutilized                     | 128           | 4           | 0          | 23             | 132        | 4,926         | 1,398        |
| Redevelopment                     | 739           | 9           | 694        | 0              | 46         | 1,448         | 548          |
| General Commercial (CG)           | 113           | 7           | 0          | 20             | 113        | 1,314         | 1,192        |
| Vacant                            | 7             | 0           | 0          | 1              | 7          | 86            | 78           |
| Underutilized                     | 106           | 7           | 0          | 19             | 105        | 1,228         | 1,114        |
| Heights Plan District (HX)        | 41            | 0           | 0          | 2              | 39         | 1,424         | 197          |
| Vacant                            | 2             | 0           | 0          | 0              | 2          | 96            | 19           |
| Underutilized                     | 39            | 0           | 0          | 2              | 37         | 1,328         | 178          |
| Mixed Use (MX)                    | 111           | 8           | 0          | 32             | 97         | 1,035         | 1,159        |
| Vacant                            | 3             | 1           | 0          | 1              | 3          | 28            | 31           |
| Underutilized                     | 108           | 8           | 0          | 31             | 94         | 1,007         | 1,127        |
| Neighborhood Commercial (CN)      | 29            | 1           | 14         | 3              | 14         | 135           | 198          |
| Vacant                            | 4             | 0           | 0          | 1              | 4          | 31            | 52           |
| Underutilized                     | 11            | 1           | 0          | 2              | 10         | 98            | 133          |
| Redevelopment                     | 14            | 0           | 14         | 0              | 1          | 6             | 13           |
| Waterfront Mixed Use (WX)         | 33            | 6           | 0          | 1              | 28         | 689           | 39           |
| Underutilized                     | 33            | 6           | 0          | 1              | 28         | 689           | 39           |
| <b>Commercial Subtotal</b>        | <b>1,412</b>  | <b>42</b>   | <b>853</b> | <b>95</b>      | <b>529</b> | <b>13,705</b> | <b>5,560</b> |
| <i>Industrial</i>                 |               |             |            |                |            |               |              |
| Employment Center Mixed Use (ECX) | 404           | 73          | 0          | 41             | 290        | 3,482         | 2,487        |
| Vacant                            | 10            | 1           | 0          | 1              | 8          | 92            | 66           |
| Underutilized                     | 394           | 71          | 0          | 40             | 283        | 3,390         | 2,422        |
| Heavy Industrial (IH)             | 1,036         | 390         | 0          | 162            | 485        | 0             | 4,364        |
| Vacant                            | 23            | 8           | 0          | 4              | 11         | 0             | 96           |
| Underutilized                     | 1,013         | 381         | 0          | 158            | 474        | 0             | 4,267        |
| Light Industrial (IL)             | 855           | 272         | 0          | 146            | 437        | 0             | 3,934        |
| Vacant                            | 73            | 23          | 0          | 12             | 37         | 0             | 336          |
| Underutilized                     | 782           | 249         | 0          | 133            | 400        | 0             | 3,598        |

# VBLM 2023

# Capacity and Yield by Zoning: Incorporated

## Vancouver (Incorporated)

|                                      | Gross         | Constrained | Market   | Infrastructure | Buildable    | Housing Units | Jobs          |
|--------------------------------------|---------------|-------------|----------|----------------|--------------|---------------|---------------|
|                                      | Acres of Land |             |          |                |              |               |               |
| <i>Industrial</i>                    |               |             |          |                |              |               |               |
| Office Commercial Industrial (OCI)   | 103           | 17          | 0        | 11             | 75           | 2,028         | 290           |
| Vacant                               | 0             | 0           | 0        | 0              | 0            | 4             | 1             |
| Underutilized                        | 103           | 17          | 0        | 11             | 75           | 2,024         | 289           |
| <i>Industrial Subtotal</i>           | <b>2,399</b>  | <b>752</b>  | <b>0</b> | <b>360</b>     | <b>1,287</b> | <b>5,510</b>  | <b>11,075</b> |
| <i>Residential</i>                   |               |             |          |                |              |               |               |
| Higher Density Residential (R-18)    | 154           | 44          | 36       | 11             | 63           | 1,183         | 0             |
| Vacant                               | 101           | 37          | 6        | 9              | 49           | 941           | 0             |
| Underutilized                        | 23            | 4           | 6        | 2              | 11           | 196           | 0             |
| Redevelopment                        | 30            | 4           | 24       | 0              | 3            | 46            | 0             |
| Higher Density Residential (R-22)    | 74            | 5           | 26       | 7              | 37           | 953           | 0             |
| Vacant                               | 38            | 4           | 3        | 5              | 26           | 672           | 0             |
| Underutilized                        | 16            | 1           | 5        | 2              | 9            | 231           | 0             |
| Redevelopment                        | 20            | 0           | 18       | 0              | 2            | 51            | 0             |
| Higher Density Residential (R-30)    | 27            | 4           | 6        | 3              | 14           | 440           | 0             |
| Vacant                               | 20            | 3           | 2        | 2              | 13           | 398           | 0             |
| Underutilized                        | 2             | 0           | 0        | 0              | 1            | 29            | 0             |
| Redevelopment                        | 5             | 0           | 4        | 0              | 0            | 13            | 0             |
| Higher Density Residential-35du/ac   | 1             | 0           | 0        | 0              | 0            | 15            | 0             |
| Vacant                               | 1             | 0           | 0        | 0              | 0            | 15            | 0             |
| Redevelopment                        | 0             | 0           | 0        | 0              | 0            | 0             | 0             |
| Low Density Residential-2du/ac (R-2) | 118           | 18          | 62       | 11             | 27           | 120           | 0             |
| Vacant                               | 12            | 4           | 1        | 2              | 5            | 22            | 0             |
| Underutilized                        | 49            | 8           | 12       | 9              | 20           | 86            | 0             |
| Redevelopment                        | 58            | 6           | 49       | 0              | 3            | 11            | 0             |
| Low Density Residential-4du/ac (R-4) | 535           | 123         | 236      | 52             | 124          | 1,674         | 0             |
| Vacant                               | 108           | 29          | 8        | 22             | 48           | 679           | 0             |
| Underutilized                        | 191           | 54          | 41       | 30             | 66           | 866           | 0             |
| Redevelopment                        | 236           | 39          | 187      | 0              | 10           | 130           | 0             |
| Low Density Residential-6du/ac (R-6) | 402           | 71          | 193      | 41             | 97           | 1,772         | 0             |
| Vacant                               | 71            | 12          | 6        | 17             | 36           | 680           | 0             |
| Underutilized                        | 130           | 20          | 33       | 24             | 53           | 945           | 0             |
| Redevelopment                        | 201           | 39          | 154      | 0              | 8            | 146           | 0             |
| Low Density Residential-9du/ac (R-9) | 412           | 66          | 157      | 57             | 131          | 3,828         | 43            |
| Vacant                               | 181           | 36          | 15       | 41             | 90           | 2,530         | 0             |
| Underutilized                        | 87            | 13          | 22       | 16             | 35           | 1,120         | 43            |
| Redevelopment                        | 144           | 17          | 121      | 0              | 6            | 177           | 0             |



# VBLM 2023

# Capacity and Yield by Zoning: Incorporated

| Vancouver (Incorporated)          | Gross                | Constrained | Market | Infrastructure | Buildable | Housing Units | Jobs   |
|-----------------------------------|----------------------|-------------|--------|----------------|-----------|---------------|--------|
|                                   | <i>Acres of Land</i> |             |        |                |           |               |        |
| <i>Residential</i>                |                      |             |        |                |           |               |        |
| Residential (R-18)                | 0                    | 0           | 0      | 0              | 0         | 0             | 0      |
| Underutilized                     | 0                    | 0           | 0      | 0              | 0         | 0             | 0      |
| Riverview Gateway Mixed Use (RGX) | 143                  | 44          | 10     | 7              | 105       | 2,528         | 1,347  |
| Vacant                            | 143                  | 44          | 10     | 7              | 105       | 2,528         | 1,347  |
| Underutilized                     | 0                    | 0           | 0      | 0              | 0         | 0             | 0      |
| <i>Residential Subtotal</i>       | 1,866                | 375         | 726    | 189            | 598       | 12,512        | 1,390  |
| <b>Total</b>                      | 5,677                | 1,169       | 1,579  | 644            | 2,414     | 31,726        | 18,025 |

# VBLM 2023

# Capacity and Yield by Zoning: Incorporated

## Washougal (Incorporated)

|                                     | Gross         | Constrained | Market | Infrastructure | Buildable | Housing Units | Jobs  |
|-------------------------------------|---------------|-------------|--------|----------------|-----------|---------------|-------|
|                                     | Acres of Land |             |        |                |           |               |       |
| <i>Commercial</i>                   |               |             |        |                |           |               |       |
| Community Commercial (CC)           | 15            | 1           | 0      | 4              | 11        | 0             | 216   |
| Vacant                              | 1             | 0           | 0      | 0              | 1         | 0             | 18    |
| Underutilized                       | 14            | 1           | 0      | 3              | 10        | 0             | 198   |
| Convenience Commercial (CV)         | 0             | 0           | 0      | 0              | 0         | 0             | 5     |
| Underutilized                       | 0             | 0           | 0      | 0              | 0         | 0             | 5     |
| Highway Commercial (CH)             | 45            | 5           | 0      | 10             | 30        | 0             | 602   |
| Vacant                              | 1             | 0           | 0      | 0              | 1         | 0             | 19    |
| Underutilized                       | 43            | 5           | 0      | 10             | 29        | 0             | 582   |
| Town Center Core (TC-C)             | 14            | 2           | 0      | 3              | 9         | 158           | 70    |
| Vacant                              | 12            | 2           | 0      | 2              | 7         | 130           | 58    |
| Underutilized                       | 2             | 0           | 0      | 1              | 2         | 28            | 12    |
| Town Center East Village (TC-EV)    | 53            | 8           | 0      | 11             | 34        | 413           | 276   |
| Underutilized                       | 53            | 8           | 0      | 11             | 34        | 413           | 276   |
| Town Center West Village (TC-WV)    | 2             | 0           | 0      | 0              | 1         | 5             | 10    |
| Underutilized                       | 2             | 0           | 0      | 0              | 1         | 5             | 10    |
| <i>Commercial Subtotal</i>          | 130           | 16          | 0      | 29             | 86        | 576           | 1,179 |
| <i>Industrial</i>                   |               |             |        |                |           |               |       |
| Heavy Industrial (HI)               | 121           | 56          | 0      | 16             | 49        | 0             | 442   |
| Vacant                              | 2             | 1           | 0      | 0              | 1         | 0             | 7     |
| Underutilized                       | 119           | 55          | 0      | 16             | 48        | 0             | 435   |
| <i>Industrial Subtotal</i>          | 121           | 56          | 0      | 16             | 49        | 0             | 442   |
| <i>Residential</i>                  |               |             |        |                |           |               |       |
| Multiple-family Residential (AR-16) | 9             | 5           | 0      | 1              | 3         | 73            | 0     |
| Vacant                              | 9             | 5           | 0      | 1              | 3         | 73            | 0     |
| Redevelopment                       | 0             | 0           | 0      | 0              | 0         | 0             | 0     |
| Multiple-family Residential (AR-22) | 6             | 2           | 2      | 1              | 2         | 30            | 0     |
| Vacant                              | 2             | 1           | 0      | 0              | 1         | 19            | 0     |
| Underutilized                       | 1             | 0           | 0      | 0              | 0         | 8             | 0     |
| Redevelopment                       | 2             | 1           | 2      | 0              | 0         | 3             | 0     |
| Single Family Residential (R1-10)   | 1             | 0           | 1      | 0              | 0         | 0             | 0     |
| Redevelopment                       | 1             | 0           | 1      | 0              | 0         | 0             | 0     |
| Single Family Residential (R1-5)    | 0             | 0           | 0      | 0              | 0         | 0             | 0     |
| Vacant                              | 0             | 0           | 0      | 0              | 0         | 0             | 0     |
| Underutilized                       | 0             | 0           | 0      | 0              | 0         | 0             | 0     |

# VBLM 2023

# Capacity and Yield by Zoning: Incorporated

## Washougal (Incorporated)

|                                    | Gross                | Constrained | Market | Infrastructure | Buildable | Housing Units | Jobs  |
|------------------------------------|----------------------|-------------|--------|----------------|-----------|---------------|-------|
|                                    | <i>Acres of Land</i> |             |        |                |           |               |       |
| <i>Residential</i>                 |                      |             |        |                |           |               |       |
| Single Family Residential (R1-7.5) | 8                    | 4           | 0      | 1              | 3         | 0             | 0     |
| Vacant                             | 8                    | 4           | 0      | 1              | 3         | 0             | 0     |
| Underutilized                      | 0                    | 0           | 0      | 0              | 0         | 0             | 0     |
| Redevelopment                      | 0                    | 0           | 0      | 0              | 0         | 0             | 0     |
| Single-family Residential (R1-10)  | 105                  | 28          | 26     | 16             | 35        | 182           | 0     |
| Vacant                             | 41                   | 9           | 3      | 9              | 20        | 118           | 0     |
| Underutilized                      | 41                   | 12          | 9      | 6              | 14        | 61            | 0     |
| Redevelopment                      | 23                   | 8           | 14     | 0              | 1         | 3             | 0     |
| Single-family Residential (R1-15)  | 288                  | 92          | 47     | 47             | 103       | 362           | 0     |
| Vacant                             | 191                  | 58          | 13     | 38             | 82        | 302           | 0     |
| Underutilized                      | 62                   | 21          | 12     | 9              | 20        | 57            | 0     |
| Redevelopment                      | 34                   | 12          | 21     | 0              | 1         | 3             | 0     |
| Single-family Residential (R1-5)   | 51                   | 11          | 13     | 9              | 19        | 209           | 0     |
| Vacant                             | 34                   | 8           | 3      | 7              | 16        | 183           | 0     |
| Underutilized                      | 8                    | 2           | 2      | 1              | 3         | 22            | 0     |
| Redevelopment                      | 10                   | 1           | 9      | 0              | 0         | 4             | 0     |
| Single-family Residential (R1-7.5) | 295                  | 87          | 68     | 43             | 96        | 619           | 0     |
| Vacant                             | 170                  | 51          | 12     | 34             | 73        | 485           | 0     |
| Underutilized                      | 65                   | 22          | 13     | 10             | 21        | 120           | 0     |
| Redevelopment                      | 60                   | 14          | 43     | 0              | 2         | 13            | 0     |
| <i>Residential Subtotal</i>        | 763                  | 227         | 158    | 118            | 260       | 1,475         | 0     |
| <b>Total</b>                       | 1,014                | 299         | 158    | 162            | 395       | 2,050         | 1,621 |

# VBLM 2023

# Capacity and Yield by Zoning: Incorporated

## Woodland (Incorporated)

|                                 | Gross                | Constrained | Market | Infrastructure | Buildable | Housing Units | Jobs |
|---------------------------------|----------------------|-------------|--------|----------------|-----------|---------------|------|
|                                 | <i>Acres of Land</i> |             |        |                |           |               |      |
| <i>Residential</i>              |                      |             |        |                |           |               |      |
| Low Density Residential (LDR-6) | 5                    | 3           | 1      | 1              | 1         | 9             | 0    |
| Vacant                          | 0                    | 0           | 0      | 0              | 0         | 1             | 0    |
| Underutilized                   | 5                    | 3           | 1      | 1              | 1         | 9             | 0    |
| <i>Residential Subtotal</i>     | 5                    | 3           | 1      | 1              | 1         | 9             | 0    |
| <b>Total</b>                    | 5                    | 3           | 1      | 1              | 1         | 9             | 0    |

# VBLM 2023

# Capacity and Yield by Zoning: Incorporated

## Yacolt (Incorporated)

|                                     | Gross                | Constrained | Market | Infrastructure | Buildable | Housing Units | Jobs |
|-------------------------------------|----------------------|-------------|--------|----------------|-----------|---------------|------|
|                                     | <i>Acres of Land</i> |             |        |                |           |               |      |
| <i>Commercial</i>                   |                      |             |        |                |           |               |      |
| Community Commercial (C2)           | 5                    | 0           | 0      | 1              | 3         | 0             | 69   |
| Vacant                              | 1                    | 0           | 0      | 0              | 1         | 0             | 11   |
| Underutilized                       | 4                    | 0           | 0      | 1              | 3         | 0             | 58   |
| Neighborhood Commercial (C1)        | 2                    | 0           | 0      | 1              | 2         | 0             | 35   |
| Underutilized                       | 2                    | 0           | 0      | 1              | 2         | 0             | 35   |
| <i>Commercial Subtotal</i>          | 7                    | 0           | 0      | 2              | 5         | 0             | 104  |
| <i>Industrial</i>                   |                      |             |        |                |           |               |      |
| Light Industrial (ML)               | 10                   | 1           | 0      | 2              | 7         | 0             | 59   |
| Underutilized                       | 10                   | 1           | 0      | 2              | 7         | 0             | 59   |
| <i>Industrial Subtotal</i>          | 10                   | 1           | 0      | 2              | 7         | 0             | 59   |
| <i>Residential</i>                  |                      |             |        |                |           |               |      |
| Single-family Residential (R1-10)   | 9                    | 1           | 2      | 2              | 4         | 18            | 0    |
| Vacant                              | 7                    | 0           | 1      | 2              | 4         | 18            | 0    |
| Underutilized                       | 0                    | 0           | 0      | 0              | 0         | 0             | 0    |
| Redevelopment                       | 2                    | 0           | 2      | 0              | 0         | 0             | 0    |
| Single-family Residential (R1-12.5) | 79                   | 15          | 15     | 15             | 34        | 121           | 0    |
| Vacant                              | 56                   | 9           | 5      | 13             | 29        | 104           | 0    |
| Underutilized                       | 13                   | 3           | 3      | 2              | 5         | 16            | 0    |
| Redevelopment                       | 10                   | 3           | 7      | 0              | 0         | 1             | 0    |
| <i>Residential Subtotal</i>         | 88                   | 16          | 17     | 17             | 38        | 139           | 0    |
| <b>Total</b>                        | 105                  | 17          | 17     | 21             | 50        | 139           | 163  |

# VBLM 2023

# Capacity and Yield by Zoning: Unincorporated

## Unincorporated UGA

|  | Gross         | Constrained | Market   | Infrastructure | Buildable  | Housing Units | Jobs         |
|--|---------------|-------------|----------|----------------|------------|---------------|--------------|
|  | Acres of Land |             |          |                |            |               |              |
| <i>Commercial</i>                      |               |             |          |                |            |               |              |
| <b>Battle Ground Unincorporated</b>    | <b>76</b>     | <b>7</b>    | <b>0</b> | <b>17</b>      | <b>52</b>  | <b>315</b>    | <b>128</b>   |
| Mixed Use (MX)                         | 67            | 6           | 0        | 15             | 46         | 315           | 0            |
| Underutilized                          | 67            | 6           | 0        | 15             | 46         | 315           | 0            |
| Neighborhood Commercial (NC)           | 9             | 1           | 0        | 2              | 6          | 0             | 128          |
| Underutilized                          | 9             | 1           | 0        | 2              | 6          | 0             | 128          |
| <b>Ridgefield Unincorporated</b>       | <b>11</b>     | <b>1</b>    | <b>0</b> | <b>2</b>       | <b>7</b>   | <b>0</b>      | <b>144</b>   |
| Commercial Community Business (CCB)    | 0             | 0           | 0        | 0              | 0          | 0             | 4            |
| Underutilized                          | 0             | 0           | 0        | 0              | 0          | 0             | 4            |
| Commercial Neighborhood Business (CNB) | 4             | 0           | 0        | 1              | 2          | 0             | 49           |
| Underutilized                          | 4             | 0           | 0        | 1              | 2          | 0             | 49           |
| Neighborhood Commercial (NC)           | 7             | 1           | 0        | 2              | 5          | 0             | 91           |
| Underutilized                          | 7             | 1           | 0        | 2              | 5          | 0             | 91           |
| <b>Vancouver Unincorporated</b>        | <b>740</b>    | <b>54</b>   | <b>0</b> | <b>171</b>     | <b>514</b> | <b>1,837</b>  | <b>8,246</b> |
| Community Commercial (CC)              | 189           | 11          | 0        | 44             | 133        | 0             | 2,666        |
| Vacant                                 | 24            | 1           | 0        | 6              | 17         | 0             | 347          |
| Underutilized                          | 165           | 10          | 0        | 39             | 116        | 0             | 2,319        |
| General Commercial (CG)                | 3             | 0           | 0        | 1              | 2          | 0             | 45           |
| Vacant                                 | 1             | 0           | 0        | 0              | 1          | 0             | 17           |
| Underutilized                          | 2             | 0           | 0        | 0              | 1          | 0             | 28           |
| General Commercial (GC)                | 284           | 23          | 0        | 65             | 196        | 0             | 3,913        |
| Vacant                                 | 48            | 4           | 0        | 11             | 32         | 0             | 648          |
| Underutilized                          | 237           | 19          | 0        | 54             | 163        | 0             | 3,265        |
| Mixed Use (MX)                         | 245           | 18          | 0        | 57             | 170        | 1,837         | 1,361        |
| Vacant                                 | 37            | 4           | 0        | 8              | 25         | 265           | 197          |
| Underutilized                          | 208           | 14          | 0        | 49             | 146        | 1,572         | 1,164        |
| Neighborhood Commercial (NC)           | 18            | 1           | 0        | 4              | 13         | 0             | 261          |
| Underutilized                          | 18            | 1           | 0        | 4              | 13         | 0             | 261          |
| <b>Washougal Unincorporated</b>        | <b>47</b>     | <b>2</b>    | <b>0</b> | <b>11</b>      | <b>34</b>  | <b>0</b>      | <b>671</b>   |
| Community Commercial (CC)              | 47            | 2           | 0        | 11             | 34         | 0             | 671          |
| Underutilized                          | 47            | 2           | 0        | 11             | 34         | 0             | 671          |
| <b>Yacolt Unincorporated</b>           | <b>0</b>      | <b>0</b>    | <b>0</b> | <b>0</b>       | <b>0</b>   | <b>0</b>      | <b>0</b>     |
| General Commercial (GC)                | 0             | 0           | 0        | 0              | 0          | 0             | 0            |
| Underutilized                          | 0             | 0           | 0        | 0              | 0          | 0             | 0            |

# VBLM 2023

## Capacity and Yield by Zoning: Unincorporated

### Unincorporated UGA

|                     | Gross                | Constrained | Market | Infrastructure | Buildable | Housing Units | Jobs  |
|---------------------|----------------------|-------------|--------|----------------|-----------|---------------|-------|
|                     | <i>Acres of Land</i> |             |        |                |           |               |       |
| Commercial Subtotal | 874                  | 64          | 0      | 202            | 607       | 2,152         | 9,189 |

# VBLM 2023

# Capacity and Yield by Zoning: Unincorporated

| Unincorporated UGA                  | Gross         | Constrained | Market   | Infrastructure | Buildable    | Housing Units | Jobs         |
|-------------------------------------|---------------|-------------|----------|----------------|--------------|---------------|--------------|
|                                     | Acres of Land |             |          |                |              |               |              |
| <i>Industrial</i>                   |               |             |          |                |              |               |              |
| <b>Battle Ground Unincorporated</b> | <b>4</b>      | <b>0</b>    | <b>0</b> | <b>0</b>       | <b>350</b>   | <b>0</b>      | <b>2,027</b> |
| Light Industrial (IL)               | 4             | 0           | 0        | 0              | 350          | 0             | 2,027        |
| Underutilized                       | 4             | 0           | 0        | 0              | 350          | 0             | 2,027        |
| <b>Camas Unincorporated</b>         | <b>66</b>     | <b>21</b>   | <b>0</b> | <b>11</b>      | <b>34</b>    | <b>0</b>      | <b>303</b>   |
| Business Park (BP)                  | 66            | 21          | 0        | 11             | 34           | 0             | 303          |
| Underutilized                       | 66            | 21          | 0        | 11             | 34           | 0             | 303          |
| <b>Ridgefield Unincorporated</b>    | <b>74</b>     | <b>19</b>   | <b>0</b> | <b>14</b>      | <b>41</b>    | <b>0</b>      | <b>370</b>   |
| Business Park (BP)                  | 74            | 19          | 0        | 14             | 41           | 0             | 369          |
| Vacant                              | 4             | 2           | 0        | 1              | 2            | 0             | 16           |
| Underutilized                       | 70            | 18          | 0        | 13             | 39           | 0             | 353          |
| Light Industrial (IL)               | 0             | 0           | 0        | 0              | 0            | 0             | 0            |
| Underutilized                       | 0             | 0           | 0        | 0              | 0            | 0             | 0            |
| <b>Vancouver Unincorporated</b>     | <b>1,422</b>  | <b>397</b>  | <b>0</b> | <b>256</b>     | <b>769</b>   | <b>0</b>      | <b>6,922</b> |
| Business Park (BP)                  | 555           | 173         | 0        | 96             | 287          | 0             | 2,584        |
| Vacant                              | 62            | 10          | 0        | 13             | 39           | 0             | 351          |
| Underutilized                       | 493           | 163         | 0        | 83             | 248          | 0             | 2,233        |
| Heavy Industrial (IH)               | 0             | 0           | 0        | 0              | 0            | 0             | 2            |
| Underutilized                       | 0             | 0           | 0        | 0              | 0            | 0             | 2            |
| Light Industrial (IL)               | 866           | 224         | 0        | 161            | 482          | 0             | 4,336        |
| Vacant                              | 41            | 6           | 0        | 9              | 27           | 0             | 238          |
| Underutilized                       | 825           | 218         | 0        | 152            | 455          | 0             | 4,098        |
| <b>Washougal Unincorporated</b>     | <b>31</b>     | <b>14</b>   | <b>0</b> | <b>4</b>       | <b>12</b>    | <b>0</b>      | <b>112</b>   |
| Business Park (BP)                  | 4             | 1           | 0        | 1              | 2            | 0             | 21           |
| Vacant                              | 4             | 1           | 0        | 1              | 2            | 0             | 20           |
| Underutilized                       | 0             | 0           | 0        | 0              | 0            | 0             | 1            |
| Heavy Industrial (IH)               | 27            | 14          | 0        | 3              | 10           | 0             | 91           |
| Underutilized                       | 27            | 14          | 0        | 3              | 10           | 0             | 91           |
| <b>Yacolt Unincorporated</b>        | <b>40</b>     | <b>10</b>   | <b>0</b> | <b>7</b>       | <b>22</b>    | <b>0</b>      | <b>197</b>   |
| Light Industrial (IL)               | 40            | 10          | 0        | 7              | 22           | 0             | 197          |
| Underutilized                       | 40            | 10          | 0        | 7              | 22           | 0             | 197          |
| <b>Industrial Subtotal</b>          | <b>1,637</b>  | <b>462</b>  | <b>0</b> | <b>293</b>     | <b>1,228</b> | <b>0</b>      | <b>9,931</b> |



# VBLM 2023

# Capacity and Yield by Zoning: Unincorporated

## Unincorporated UGA

|                                     | Gross         | Constrained | Market     | Infrastructure | Buildable  | Housing Units | Jobs     |
|-------------------------------------|---------------|-------------|------------|----------------|------------|---------------|----------|
|                                     | Acres of Land |             |            |                |            |               |          |
| <i>Residential</i>                  |               |             |            |                |            |               |          |
| <b>Battle Ground Unincorporated</b> | <b>587</b>    | <b>135</b>  | <b>172</b> | <b>87</b>      | <b>194</b> | <b>1,335</b>  | <b>0</b> |
| Residential (R-12)                  | 26            | 3           | 9          | 4              | 9          | 65            | 0        |
| Vacant                              | 7             | 1           | 1          | 2              | 4          | 28            | 0        |
| Underutilized                       | 12            | 2           | 3          | 2              | 5          | 32            | 0        |
| Redevelopment                       | 7             | 1           | 6          | 0              | 1          | 4             | 0        |
| Residential (R-18)                  | 14            | 5           | 4          | 2              | 4          | 24            | 0        |
| Vacant                              | 0             | 0           | 0          | 0              | 0          | 0             | 0        |
| Underutilized                       | 11            | 4           | 2          | 2              | 3          | 23            | 0        |
| Redevelopment                       | 3             | 1           | 2          | 0              | 0          | 1             | 0        |
| Single Family Residential (R1-10)   | 163           | 41          | 42         | 25             | 55         | 382           | 0        |
| Vacant                              | 1             | 0           | 0          | 0              | 1          | 4             | 0        |
| Underutilized                       | 152           | 39          | 34         | 25             | 54         | 375           | 0        |
| Redevelopment                       | 10            | 2           | 7          | 0              | 0          | 3             | 0        |
| Single Family Residential (R1-20)   | 279           | 63          | 87         | 40             | 89         | 616           | 0        |
| Vacant                              | 68            | 19          | 5          | 14             | 30         | 205           | 0        |
| Underutilized                       | 143           | 24          | 36         | 26             | 57         | 394           | 0        |
| Redevelopment                       | 68            | 19          | 47         | 0              | 2          | 17            | 0        |
| Single Family Residential (R1-5)    | 86            | 21          | 24         | 13             | 28         | 193           | 0        |
| Vacant                              | 7             | 2           | 0          | 1              | 3          | 20            | 0        |
| Underutilized                       | 69            | 18          | 15         | 11             | 25         | 170           | 0        |
| Redevelopment                       | 10            | 2           | 8          | 0              | 0          | 3             | 0        |
| Single Family Residential (R1-6)    | 19            | 2           | 5          | 4              | 8          | 55            | 0        |
| Underutilized                       | 18            | 1           | 5          | 4              | 8          | 55            | 0        |
| Redevelopment                       | 1             | 0           | 0          | 0              | 0          | 0             | 0        |
| <b>Camas Unincorporated</b>         | <b>392</b>    | <b>58</b>   | <b>89</b>  | <b>77</b>      | <b>168</b> | <b>996</b>    | <b>0</b> |
| Residential (R-12)                  | 88            | 20          | 14         | 17             | 38         | 332           | 0        |
| Vacant                              | 52            | 10          | 4          | 12             | 26         | 228           | 0        |
| Underutilized                       | 33            | 9           | 7          | 5              | 12         | 101           | 0        |
| Redevelopment                       | 3             | 0           | 2          | 0              | 0          | 2             | 0        |
| Single Family Residential (R1-10)   | 26            | 2           | 6          | 5              | 12         | 59            | 0        |
| Vacant                              | 7             | 0           | 1          | 2              | 4          | 21            | 0        |
| Underutilized                       | 18            | 2           | 5          | 3              | 8          | 39            | 0        |
| Redevelopment                       | 1             | 0           | 1          | 0              | 0          | 0             | 0        |
| Single Family Residential (R1-20)   | 0             | 0           | 0          | 0              | 0          | 0             | 0        |
| Vacant                              | 0             | 0           | 0          | 0              | 0          | 0             | 0        |
| Single Family Residential (R1-5)    | 0             | 0           | 0          | 0              | 0          | 0             | 0        |

# VBLM 2023

# Capacity and Yield by Zoning: Unincorporated

## Unincorporated UGA

|                                    | Gross         | Constrained | Market     | Infrastructure | Buildable  | Housing Units | Jobs     |
|------------------------------------|---------------|-------------|------------|----------------|------------|---------------|----------|
|                                    | Acres of Land |             |            |                |            |               |          |
| <i>Residential</i>                 |               |             |            |                |            |               |          |
| <i>Underutilized</i>               | 0             | 0           | 0          | 0              | 0          | 0             | 0        |
| Single Family Residential (R1-6)   | 278           | 36          | 69         | 54             | 119        | 605           | 0        |
| <i>Vacant</i>                      | 59            | 4           | 5          | 15             | 33         | 170           | 0        |
| <i>Underutilized</i>               | 208           | 31          | 53         | 39             | 85         | 432           | 0        |
| <i>Redevelopment</i>               | 12            | 1           | 10         | 0              | 1          | 3             | 0        |
| Single Family Residential (R1-7.5) | 0             | 0           | 0          | 0              | 0          | 0             | 0        |
| <i>Vacant</i>                      | 0             | 0           | 0          | 0              | 0          | 0             | 0        |
| <i>Underutilized</i>               | 0             | 0           | 0          | 0              | 0          | 0             | 0        |
| <i>Redevelopment</i>               | 0             | 0           | 0          | 0              | 0          | 0             | 0        |
| <b>La Center Unincorporated</b>    | <b>125</b>    | <b>46</b>   | <b>24</b>  | <b>17</b>      | <b>38</b>  | <b>157</b>    | <b>0</b> |
| Residential (R-12)                 | 12            | 3           | 3          | 2              | 4          | 32            | 0        |
| <i>Vacant</i>                      | 0             | 0           | 0          | 0              | 0          | 0             | 0        |
| <i>Underutilized</i>               | 12            | 3           | 3          | 2              | 4          | 32            | 0        |
| Single Family Residential (R1-10)  | 3             | 1           | 1          | 1              | 1          | 5             | 0        |
| <i>Underutilized</i>               | 3             | 1           | 1          | 1              | 1          | 5             | 0        |
| Single Family Residential (R1-20)  | 30            | 13          | 5          | 4              | 8          | 30            | 0        |
| <i>Underutilized</i>               | 30            | 13          | 5          | 4              | 8          | 30            | 0        |
| Single Family Residential (R1-6)   | 29            | 10          | 6          | 4              | 9          | 33            | 0        |
| <i>Underutilized</i>               | 29            | 10          | 6          | 4              | 9          | 33            | 0        |
| Single Family Residential (R1-7.5) | 52            | 20          | 10         | 7              | 15         | 57            | 0        |
| <i>Vacant</i>                      | 0             | 0           | 0          | 0              | 0          | 0             | 0        |
| <i>Underutilized</i>               | 52            | 20          | 10         | 7              | 15         | 57            | 0        |
| <b>Ridgefield Unincorporated</b>   | <b>901</b>    | <b>244</b>  | <b>175</b> | <b>152</b>     | <b>331</b> | <b>2,454</b>  | <b>0</b> |
| Residential (R-12)                 | 37            | 14          | 6          | 6              | 12         | 158           | 0        |
| <i>Vacant</i>                      | 10            | 4           | 1          | 2              | 3          | 44            | 0        |
| <i>Underutilized</i>               | 27            | 9           | 5          | 4              | 9          | 114           | 0        |
| Residential (R-22)                 | 201           | 48          | 35         | 37             | 81         | 1,059         | 0        |
| <i>Vacant</i>                      | 68            | 13          | 6          | 16             | 34         | 444           | 0        |
| <i>Underutilized</i>               | 133           | 36          | 29         | 22             | 47         | 615           | 0        |
| Single Family Residential (R1-10)  | 147           | 47          | 36         | 20             | 44         | 231           | 0        |
| <i>Vacant</i>                      | 30            | 11          | 2          | 5              | 12         | 60            | 0        |
| <i>Underutilized</i>               | 100           | 33          | 20         | 15             | 32         | 167           | 0        |
| <i>Redevelopment</i>               | 17            | 2           | 14         | 0              | 1          | 4             | 0        |
| Single Family Residential (R1-6)   | 264           | 60          | 46         | 50             | 108        | 562           | 0        |
| <i>Vacant</i>                      | 104           | 26          | 8          | 22             | 48         | 250           | 0        |
| <i>Underutilized</i>               | 159           | 34          | 37         | 28             | 60         | 312           | 0        |

# VBLM 2023

# Capacity and Yield by Zoning: Unincorporated

## Unincorporated UGA

|                                    | Gross         | Constrained  | Market       | Infrastructure | Buildable    | Housing Units | Jobs     |
|------------------------------------|---------------|--------------|--------------|----------------|--------------|---------------|----------|
|                                    | Acres of Land |              |              |                |              |               |          |
| <i>Residential</i>                 |               |              |              |                |              |               |          |
| Redevelopment                      | 1             | 0            | 1            | 0              | 0            | 0             | 0        |
| Single Family Residential (R1-7.5) | 251           | 75           | 52           | 39             | 85           | 443           | 0        |
| <i>Vacant</i>                      | 27            | 12           | 1            | 4              | 9            | 47            | 0        |
| <i>Underutilized</i>               | 222           | 63           | 48           | 35             | 76           | 396           | 0        |
| Redevelopment                      | 3             | 0            | 2            | 0              | 0            | 1             | 0        |
| <b>Vancouver Unincorporated</b>    | <b>6,208</b>  | <b>1,211</b> | <b>1,874</b> | <b>912</b>     | <b>2,211</b> | <b>37,501</b> | <b>0</b> |
| Office Residential-15 (OR-15)      | 1             | 0            | 1            | 0              | 0            | 1             | 0        |
| Redevelopment                      | 1             | 0            | 1            | 0              | 0            | 1             | 0        |
| Office Residential-18 (OR-18)      | 3             | 1            | 0            | 0              | 2            | 31            | 0        |
| <i>Vacant</i>                      | 3             | 1            | 0            | 0              | 2            | 31            | 0        |
| Redevelopment                      | 0             | 0            | 0            | 0              | 0            | 1             | 0        |
| Office Residential-22 (OR-22)      | 65            | 10           | 15           | 6              | 34           | 678           | 0        |
| <i>Vacant</i>                      | 14            | 3            | 1            | 2              | 8            | 166           | 0        |
| <i>Underutilized</i>               | 50            | 7            | 13           | 5              | 26           | 510           | 0        |
| Redevelopment                      | 1             | 0            | 1            | 0              | 0            | 2             | 0        |
| Office Residential-30 (OR-30)      | 24            | 8            | 2            | 2              | 12           | 273           | 0        |
| <i>Vacant</i>                      | 21            | 7            | 1            | 2              | 11           | 243           | 0        |
| <i>Underutilized</i>               | 3             | 1            | 1            | 0              | 1            | 30            | 0        |
| Office Residential-43 (OR-43)      | 1             | 0            | 0            | 0              | 0            | 1             | 0        |
| Redevelopment                      | 1             | 0            | 0            | 0              | 0            | 1             | 0        |
| Residential (R-12)                 | 176           | 31           | 31           | 18             | 97           | 961           | 0        |
| <i>Vacant</i>                      | 112           | 27           | 8            | 12             | 64           | 699           | 0        |
| <i>Underutilized</i>               | 58            | 3            | 16           | 6              | 32           | 257           | 0        |
| Redevelopment                      | 7             | 0            | 6            | 0              | 1            | 5             | 0        |
| Residential (R-18)                 | 174           | 36           | 39           | 15             | 84           | 1,552         | 0        |
| <i>Vacant</i>                      | 111           | 23           | 9            | 13             | 67           | 1,256         | 0        |
| <i>Underutilized</i>               | 32            | 8            | 7            | 3              | 14           | 250           | 0        |
| Redevelopment                      | 30            | 5            | 23           | 0              | 3            | 46            | 0        |
| Residential (R-22)                 | 24            | 5            | 8            | 1              | 9            | 173           | 0        |
| <i>Vacant</i>                      | 10            | 2            | 1            | 1              | 6            | 116           | 0        |
| <i>Underutilized</i>               | 7             | 3            | 1            | 0              | 2            | 43            | 0        |
| Redevelopment                      | 8             | 0            | 7            | 0              | 1            | 14            | 0        |
| Residential (R-30)                 | 89            | 9            | 20           | 9              | 51           | 1,130         | 0        |
| <i>Vacant</i>                      | 45            | 4            | 4            | 6              | 32           | 708           | 0        |
| <i>Underutilized</i>               | 34            | 3            | 9            | 3              | 19           | 407           | 0        |
| Redevelopment                      | 9             | 2            | 6            | 0              | 1            | 15            | 0        |
| Residential (R-43)                 | 22            | 6            | 7            | 1              | 7            | 176           | 0        |

# VBLM 2023

# Capacity and Yield by Zoning: Unincorporated

## Unincorporated UGA

|                                    | Gross         | Constrained | Market     | Infrastructure | Buildable  | Housing Units | Jobs     |
|------------------------------------|---------------|-------------|------------|----------------|------------|---------------|----------|
|                                    | Acres of Land |             |            |                |            |               |          |
| <i>Residential</i>                 |               |             |            |                |            |               |          |
| Vacant                             | 6             | 2           | 0          | 1              | 3          | 68            | 0        |
| Underutilized                      | 9             | 2           | 2          | 1              | 4          | 96            | 0        |
| Redevelopment                      | 6             | 1           | 5          | 0              | 1          | 12            | 0        |
| Single Family Residential (R1-10)  | 1,544         | 341         | 472        | 227            | 505        | 5,242         | 0        |
| Vacant                             | 288           | 66          | 22         | 63             | 137        | 1,488         | 0        |
| Underutilized                      | 966           | 223         | 223        | 164            | 356        | 3,633         | 0        |
| Redevelopment                      | 290           | 52          | 227        | 0              | 12         | 122           | 0        |
| Single Family Residential (R1-20)  | 754           | 216         | 170        | 115            | 253        | 1,389         | 0        |
| Vacant                             | 301           | 118         | 18         | 52             | 113        | 632           | 0        |
| Underutilized                      | 377           | 92          | 85         | 63             | 137        | 738           | 0        |
| Redevelopment                      | 76            | 6           | 66         | 0              | 4          | 19            | 0        |
| Single Family Residential (R1-5)   | 400           | 88          | 105        | 64             | 143        | 3,225         | 0        |
| Vacant                             | 221           | 57          | 16         | 46             | 101        | 2,309         | 0        |
| Underutilized                      | 102           | 22          | 24         | 18             | 39         | 842           | 0        |
| Redevelopment                      | 77            | 9           | 65         | 0              | 3          | 74            | 0        |
| Single Family Residential (R1-6)   | 1,652         | 235         | 604        | 250            | 563        | 12,587        | 0        |
| Vacant                             | 477           | 67          | 41         | 116            | 253        | 5,825         | 0        |
| Underutilized                      | 725           | 120         | 182        | 133            | 290        | 6,324         | 0        |
| Redevelopment                      | 450           | 48          | 382        | 0              | 20         | 438           | 0        |
| Single Family Residential (R1-7.5) | 1,279         | 226         | 399        | 202            | 452        | 10,081        | 0        |
| Vacant                             | 455           | 83          | 37         | 105            | 229        | 5,224         | 0        |
| Underutilized                      | 545           | 106         | 132        | 97             | 211        | 4,592         | 0        |
| Redevelopment                      | 280           | 37          | 230        | 0              | 12         | 264           | 0        |
| <b>Washougal Unincorporated</b>    | <b>651</b>    | <b>141</b>  | <b>134</b> | <b>118</b>     | <b>258</b> | <b>1,691</b>  | <b>0</b> |
| Residential (R-30)                 | 81            | 6           | 22         | 17             | 37         | 710           | 0        |
| Vacant                             | 5             | 1           | 0          | 1              | 2          | 45            | 0        |
| Underutilized                      | 76            | 5           | 21         | 16             | 34         | 665           | 0        |
| Single Family Residential (R1-10)  | 166           | 53          | 37         | 24             | 53         | 235           | 0        |
| Vacant                             | 21            | 8           | 1          | 4              | 8          | 37            | 0        |
| Underutilized                      | 134           | 42          | 28         | 20             | 44         | 196           | 0        |
| Redevelopment                      | 11            | 3           | 8          | 0              | 0          | 2             | 0        |
| Single Family Residential (R1-20)  | 32            | 2           | 8          | 7              | 15         | 67            | 0        |
| Vacant                             | 7             | 1           | 1          | 2              | 4          | 17            | 0        |
| Underutilized                      | 25            | 1           | 7          | 5              | 11         | 51            | 0        |
| Single Family Residential (R1-5)   | 286           | 61          | 50         | 55             | 120        | 531           | 0        |
| Vacant                             | 121           | 30          | 9          | 26             | 56         | 248           | 0        |
| Underutilized                      | 163           | 30          | 40         | 29             | 64         | 282           | 0        |
| Redevelopment                      | 2             | 1           | 1          | 0              | 0          | 0             | 0        |

# VBLM 2023

# Capacity and Yield by Zoning: Unincorporated

| Unincorporated UGA                 | Gross         | Constrained  | Market       | Infrastructure | Buildable    | Housing Units | Jobs          |
|------------------------------------|---------------|--------------|--------------|----------------|--------------|---------------|---------------|
|                                    | Acres of Land |              |              |                |              |               |               |
| <i>Residential</i>                 |               |              |              |                |              |               |               |
| Single Family Residential (R1-6)   | 34            | 5            | 7            | 7              | 15           | 67            | 0             |
| <i>Vacant</i>                      | 11            | 1            | 1            | 3              | 6            | 27            | 0             |
| <i>Underutilized</i>               | 23            | 4            | 6            | 4              | 9            | 40            | 0             |
| <i>Redevelopment</i>               | 1             | 0            | 1            | 0              | 0            | 0             | 0             |
| Single Family Residential (R1-7.5) | 51            | 13           | 10           | 8              | 18           | 82            | 0             |
| <i>Vacant</i>                      | 9             | 2            | 1            | 2              | 4            | 18            | 0             |
| <i>Underutilized</i>               | 40            | 11           | 9            | 7              | 14           | 63            | 0             |
| <i>Redevelopment</i>               | 1             | 0            | 1            | 0              | 0            | 0             | 0             |
| <b>Woodland Unincorporated</b>     | <b>90</b>     | <b>45</b>    | <b>14</b>    | <b>10</b>      | <b>22</b>    | <b>91</b>     | <b>0</b>      |
| Single Family Residential (R1-10)  | 90            | 45           | 14           | 10             | 22           | 91            | 0             |
| <i>Underutilized</i>               | 90            | 45           | 14           | 10             | 22           | 91            | 0             |
| <b>Yacolt Unincorporated</b>       | <b>10</b>     | <b>2</b>     | <b>2</b>     | <b>2</b>       | <b>4</b>     | <b>13</b>     | <b>0</b>      |
| Single Family Residential (R1-20)  | 10            | 2            | 2            | 2              | 4            | 13            | 0             |
| <i>Vacant</i>                      | 2             | 1            | 0            | 0              | 1            | 2             | 0             |
| <i>Underutilized</i>               | 8             | 1            | 2            | 2              | 3            | 11            | 0             |
| <i>Redevelopment</i>               | 0             | 0            | 0            | 0              | 0            | 0             | 0             |
| Residential Subtotal               | 8,964         | 1,882        | 2,482        | 1,375          | 3,225        | 44,238        | 0             |
| <b>Total</b>                       | <b>11,475</b> | <b>2,408</b> | <b>2,482</b> | <b>1,870</b>   | <b>5,060</b> | <b>46,391</b> | <b>19,120</b> |



|                      |                    |
|----------------------|--------------------|
| Parcel ID: 193773010 | Exclusion: Exclude |
| Parcel ID: 193773012 | Exclusion: Exclude |
| Parcel ID: 193773014 | Exclusion: Exclude |
| Parcel ID: 193773016 | Exclusion: Exclude |
| Parcel ID: 193773018 | Exclusion: Exclude |
| Parcel ID: 193773020 | Exclusion: Exclude |
| Parcel ID: 193773022 | Exclusion: Exclude |
| Parcel ID: 193773024 | Exclusion: Exclude |
| Parcel ID: 193773026 | Exclusion: Exclude |
| Parcel ID: 193773028 | Exclusion: Exclude |

by Jurisdiction

# VBLM 2023 - Land Adjustments

## Constraint Factor

Proportion of land within areas identified as having environmental constraints that is not expected to develop (nor contribute to capacity for additional housing units or employment).

|                    |                   |                   |
|--------------------|-------------------|-------------------|
| <b>Residential</b> | <b>Commercial</b> | <b>Industrial</b> |
| 50%                | 20%               | 50%               |

## Market Factor

Proportion of land, which remains after the constrained land deduction (if any), that is not expected to develop (nor contribute to capacity for additional housing units or employment) due to market influences such as location, land configuration, or readiness for development.

| Residential                  |           | Commercial                  |           |
|------------------------------|-----------|-----------------------------|-----------|
| Utilization                  | Deduction | Utilization                 | Deduction |
| Vacant                       | 10%       | Redevelopment - City Center | 99%       |
| Underutilized                | 30%       | Redevelopment - Commercial  | 95%       |
| Redevelopment - High Density | 90%       |                             |           |
| Redevelopment - Low Density  | 95%       |                             |           |

## Infrastructure Factor

Proportion of land, which remains after the constrained land and market deductions (if any), that is expected to develop an infrastructure (nor contribute to capacity for additional housing units or employment).

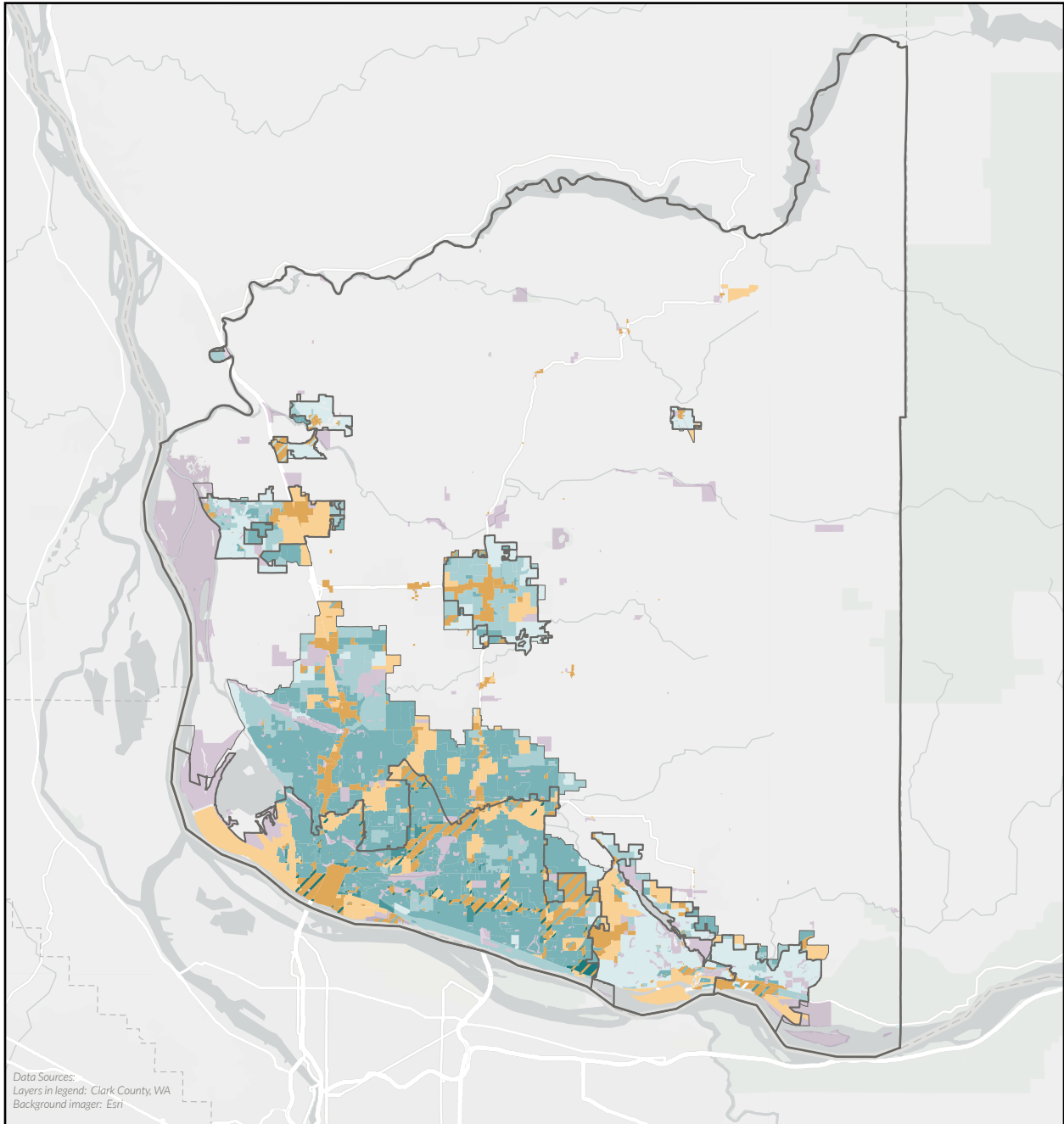
| Residential   |                    | Deduction:<br>Housing Acreage | Deduction:<br>Jobs Acreage |
|---------------|--------------------|-------------------------------|----------------------------|
| Jurisdiction  | Landuse Category   |                               |                            |
| All           | Urban Low Density  | 31.5%                         |                            |
| Non-Vancouver | Urban High Density | 31.5%                         |                            |
| Vancouver     | Urban High Density | 31.5%                         | * applies to 50% of land   |

| Commercial   |                         | Deduction:<br>Housing Acreage | Deduction:<br>Jobs Acreage |
|--------------|-------------------------|-------------------------------|----------------------------|
| Jurisdiction | Landuse Category        |                               |                            |
| All          | Commercial              |                               | 25.0%                      |
| All          | Mixed Use               | 25.0%                         | 25.0%                      |
| All          | Mixed use - Commercial  | 0.0%                          | 25.0%                      |
| All          | Mixed use - City Center | 0.0%                          | 25.0%                      |
| All          | Mixed Use - Employment  | 25.0%                         | 25.0%                      |

| Industrial   |                  | Deduction:<br>Housing Acreage | Deduction:<br>Jobs Acreage |
|--------------|------------------|-------------------------------|----------------------------|
| Jurisdiction | Landuse Category |                               |                            |
| All          | Industrial       |                               | 25.0%                      |

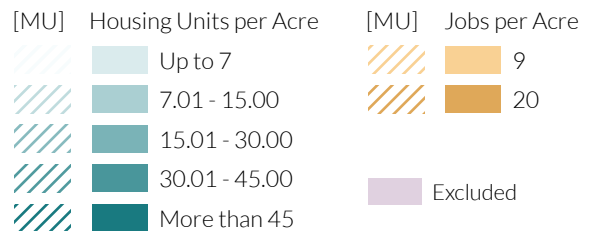
\*\* Land adjustments do not apply to vacant platted lots: each vacant platted parcel contributes a single unit of additional housing capacity (regardless of land size).

## VBLM 2023 - Yield Assumptions by Zoning



Each jurisdiction provided yield assumptions for the zoning designations under their purview (per HB1220).

Mixed use (MU) zones split yields between housing and employment. The split is a percentage of the land that contributes to each type of yield (housing units and jobs). Housing and employment splits are not complements - their sum may exceed 100%. VBLM landuse categories with mixed use have a default split, and jurisdictions may refine those values.





## VBLM 2023 - Yield Assumptions by Zoning Battle Ground (City)

|   | HOUSING UNITS<br>PER ACRE | JOBS<br>PER ACRE |
|---|---------------------------|------------------|
| <i>Commercial (Commercial)</i>          |                           |                  |
| Community Center (CC)                   |                           | 20.00            |
| Downtown (D)                            |                           | 20.00            |
| Neighborhood Center (NC)                |                           | 20.00            |
| Regional Center (RC)                    |                           | 20.00            |
| <i>Industrial (Industrial)</i>          |                           |                  |
| Light Industrial (ML)                   |                           | 9.00             |
| Westside Employment (WE)                |                           | 9.00             |
| <i>Urban High Density (Residential)</i> |                           |                  |
| Residential 10 units/acre (R10)         | 10.00                     |                  |
| Residential 12 units/acre (R12)         | 12.00                     |                  |
| Residential 16 units/acre (R16)         | 16.00                     |                  |
| Residential 20 units/acre (R20)         | 20.00                     |                  |
| <i>Urban Low Density (Residential)</i>  |                           |                  |
| Residential 3 units/acre (R3)           | 3.00                      |                  |
| Residential 5 units/acre (R5)           | 5.00                      |                  |
| Residential 7 units/acre (R7)           | 7.00                      |                  |

VBLM 2023 - Yield Assumptions by Zoning  
Battle Ground (Unincorporated UGA)

|   | HOUSING UNITS<br>PER ACRE |        | JOBS<br>PER ACRE |      |
|---|---------------------------|--------|------------------|------|
| <i>Commercial (Commercial)</i>          |                           |        |                  |      |
| Community Commercial (CC)               |                           |        | 20.00            |      |
| General Commercial (GC)                 |                           |        | 20.00            |      |
| Neighborhood Commercial (NC)            |                           |        | 20.00            |      |
| <i>Industrial (Industrial)</i>          |                           |        |                  |      |
| Business Park (BP)                      |                           |        | 9.00             |      |
| Heavy Industrial (IH)                   |                           |        | 9.00             |      |
| Light Industrial (IL)                   |                           |        | 9.00             |      |
| <i>Mixed Use (Commercial)</i>           |                           |        |                  |      |
| Mixed Use (MX)                          | 6.90                      | (100%) | 20.00            | (0%) |
| <i>Urban High Density (Residential)</i> |                           |        |                  |      |
| Office Residential-15 (OR-15)           | 6.90                      |        |                  |      |
| Office Residential-18 (OR-18)           | 6.90                      |        |                  |      |
| Office Residential-22 (OR-22)           | 6.90                      |        |                  |      |
| Office Residential-30 (OR-30)           | 6.90                      |        |                  |      |
| Office Residential-43 (OR-43)           | 6.90                      |        |                  |      |
| Residential (R-12)                      | 6.90                      |        |                  |      |
| Residential (R-18)                      | 6.90                      |        |                  |      |
| Residential (R-22)                      | 6.90                      |        |                  |      |
| Residential (R-30)                      | 6.90                      |        |                  |      |
| Residential (R-43)                      | 6.90                      |        |                  |      |
| <i>Urban Low Density (Residential)</i>  |                           |        |                  |      |
| Single Family Residential (R1-10)       | 6.90                      |        |                  |      |
| Single Family Residential (R1-20)       | 6.90                      |        |                  |      |
| Single Family Residential (R1-5)        | 6.90                      |        |                  |      |
| Single Family Residential (R1-6)        | 6.90                      |        |                  |      |
| Single Family Residential (R1-7.5)      | 6.90                      |        |                  |      |

## VBLM 2023 - Yield Assumptions by Zoning

### Camas (City)

|   | HOUSING UNITS<br>PER ACRE |       | JOBS<br>PER ACRE |        |
|---|---------------------------|-------|------------------|--------|
| <i>Commercial (Commercial)</i>              |                           |       |                  |        |
| North Shore Commercial (C-NS)               |                           |       | 20.00            |        |
| Community Commercial (CC)                   |                           |       | 20.00            |        |
| Downtown Commercial (DC)                    | 18.00                     | (50%) | 20.00            | (50%)  |
| North Shore Mixed Employment (ME-NS)        | 0.00                      | (0%)  | 20.00            | (100%) |
| Mixed Use (MX)                              | 24.00                     | (50%) | 20.00            | (50%)  |
| North Shore Mixed Use (MX-NS)               | 24.00                     | (50%) | 20.00            | (50%)  |
| Neighborhood Commercial (NC)                |                           |       | 20.00            |        |
| Regional Commercial (RC)                    |                           |       | 20.00            |        |
| <i>Industrial (Industrial)</i>              |                           |       |                  |        |
| Business Park (BP)                          |                           |       | 9.00             |        |
| Heavy Industrial (HI)                       |                           |       | 9.00             |        |
| Light Industrial (LI)                       |                           |       | 9.00             |        |
| Light Industrial/Business Park (LI/BP)      |                           |       | 9.00             |        |
| <i>Urban High Density (Residential)</i>     |                           |       |                  |        |
| North Shore Higher Density Residential (HD- | 18.00                     |       |                  |        |
| Multifamily Residential-10 (MF-10)          | 10.00                     |       |                  |        |
| Multifamily Residential-18 (R-18)           | 18.00                     |       |                  |        |
| <i>Urban Low Density (Residential)</i>      |                           |       |                  |        |
| North Shore Lower Density Residential (LD-  | 5.80                      |       |                  |        |
| Residential-10,000 (R-10)                   | 4.30                      |       |                  |        |
| Residential-12 (R-12)                       | 3.60                      |       |                  |        |
| Residential-15,000 (R-15)                   | 2.90                      |       |                  |        |
| Residential-6,000 (R-6)                     | 7.20                      |       |                  |        |
| Residential-7,500 (R-7.5)                   | 5.80                      |       |                  |        |

## VBLM 2023 - Yield Assumptions by Zoning Camas (Unincorporated UGA)

|   | HOUSING UNITS<br>PER ACRE | JOBS<br>PER ACRE |
|---|---------------------------|------------------|
| <i>Commercial (Commercial)</i>          |                           |                  |
| Community Commercial (CC)               |                           | 20.00            |
| General Commercial (GC)                 |                           | 20.00            |
| Neighborhood Commercial (NC)            |                           | 20.00            |
| <i>Industrial (Industrial)</i>          |                           |                  |
| Business Park (BP)                      |                           | 9.00             |
| Heavy Industrial (IH)                   |                           | 9.00             |
| Light Industrial (IL)                   |                           | 9.00             |
| <i>Mixed Use (Commercial)</i>           |                           |                  |
| Mixed Use (MX)                          | 6.50 (60%)                | 20.00 (40%)      |
| <i>Urban High Density (Residential)</i> |                           |                  |
| Office Residential-15 (OR-15)           | 8.80                      |                  |
| Office Residential-18 (OR-18)           | 8.80                      |                  |
| Office Residential-22 (OR-22)           | 8.80                      |                  |
| Office Residential-30 (OR-30)           | 8.80                      |                  |
| Office Residential-43 (OR-43)           | 8.80                      |                  |
| Residential (R-12)                      | 8.80                      |                  |
| Residential (R-18)                      | 8.80                      |                  |
| Residential (R-22)                      | 8.80                      |                  |
| Residential (R-30)                      | 8.80                      |                  |
| Residential (R-43)                      | 8.80                      |                  |
| <i>Urban Low Density (Residential)</i>  |                           |                  |
| Single Family Residential (R1-10)       | 5.10                      |                  |
| Single Family Residential (R1-20)       | 5.10                      |                  |
| Single Family Residential (R1-5)        | 5.10                      |                  |
| Single Family Residential (R1-6)        | 5.10                      |                  |
| Single Family Residential (R1-7.5)      | 5.10                      |                  |

# VBLM 2023 - Yield Assumptions by Zoning

## La Center (City)

|  | HOUSING UNITS<br>PER ACRE |       | JOBS<br>PER ACRE |       |
|--|---------------------------|-------|------------------|-------|
| <i>Commercial (Commercial)</i>             |                           |       |                  |       |
| Downtown Commercial (C-1)                  |                           |       | 20.00            |       |
| <i>Mixed Use (Commercial)</i>              |                           |       |                  |       |
| Mixed Use (MX)                             | 12.00                     | (80%) | 20.00            | (20%) |
| Residential/Professional (RP)              | 8.00                      | (80%) | 20.00            | (20%) |
| <i>Mixed Use - Employment (Commercial)</i> |                           |       |                  |       |
| Junction Plan (JP)                         | 12.00                     | (25%) | 20.00            | (75%) |
| <i>Urban High Density (Residential)</i>    |                           |       |                  |       |
| Medium Density Residential (MDR-16)        | 12.00                     |       |                  |       |
| <i>Urban Low Density (Residential)</i>     |                           |       |                  |       |
| Low Density Residential (LDR-7.5)          | 5.00                      |       |                  |       |

VBLM 2023 - Yield Assumptions by Zoning  
La Center (Unincorporated UGA)

|   | HOUSING UNITS<br>PER ACRE | JOBS<br>PER ACRE |
|---|---------------------------|------------------|
| <i>Commercial (Commercial)</i>          |                           |                  |
| Community Commercial (CC)               |                           | 20.00            |
| General Commercial (GC)                 |                           | 20.00            |
| Neighborhood Commercial (NC)            |                           | 20.00            |
| <i>Industrial (Industrial)</i>          |                           |                  |
| Business Park (BP)                      |                           | 9.00             |
| Heavy Industrial (IH)                   |                           | 9.00             |
| Light Industrial (IL)                   |                           | 9.00             |
| <i>Mixed Use (Commercial)</i>           |                           |                  |
| Mixed Use (MX)                          | 3.60 (60%)                | 20.00 (40%)      |
| <i>Urban High Density (Residential)</i> |                           |                  |
| Office Residential-15 (OR-15)           | 7.70                      |                  |
| Office Residential-18 (OR-18)           | 7.70                      |                  |
| Office Residential-22 (OR-22)           | 7.70                      |                  |
| Office Residential-30 (OR-30)           | 7.70                      |                  |
| Office Residential-43 (OR-43)           | 7.70                      |                  |
| Residential (R-12)                      | 7.70                      |                  |
| Residential (R-18)                      | 7.70                      |                  |
| Residential (R-22)                      | 7.70                      |                  |
| Residential (R-30)                      | 7.70                      |                  |
| Residential (R-43)                      | 7.70                      |                  |
| <i>Urban Low Density (Residential)</i>  |                           |                  |
| Single Family Residential (R1-10)       | 3.70                      |                  |
| Single Family Residential (R1-20)       | 3.70                      |                  |
| Single Family Residential (R1-5)        | 3.70                      |                  |
| Single Family Residential (R1-6)        | 3.70                      |                  |
| Single Family Residential (R1-7.5)      | 3.70                      |                  |

# VBLM 2023 - Yield Assumptions by Zoning

## Ridgefield (City)

|   | HOUSING UNITS<br>PER ACRE |       | JOB<br>PER ACRE |       |
|---|---------------------------|-------|-----------------|-------|
| <i>Commercial (Commercial)</i>          |                           |       |                 |       |
| Commercial Community Business (CCB)     |                           |       | 20.00           |       |
| Commercial Neighborhood Business (CNB)  |                           |       | 20.00           |       |
| Commercial Regional Business (CRB)      |                           |       | 20.00           |       |
| <i>Industrial (Industrial)</i>          |                           |       |                 |       |
| Employment (E)                          |                           |       | 9.00            |       |
| <i>Mixed Use (Commercial)</i>           |                           |       |                 |       |
| Central Mixed Use (CMU)                 | 16.00                     | (60%) | 20.00           | (40%) |
| Waterfront Low Scale (WLS)              | 12.00                     | (60%) | 20.00           | (40%) |
| Waterfront Mixed Use (WMU)              | 18.00                     | (60%) | 20.00           | (40%) |
| <i>Urban High Density (Residential)</i> |                           |       |                 |       |
| Residential Medium Density (RMD-16)     | 16.00                     |       |                 |       |
| <i>Urban Low Density (Residential)</i>  |                           |       |                 |       |
| Residential Low Density - 4 (RLD-4)     | 5.40                      |       |                 |       |
| Residential Low Density - 6 (RLD-6)     | 7.20                      |       |                 |       |
| Residential Low Density - 8 (RLD-8)     | 8.00                      |       |                 |       |

## VBLM 2023 - Yield Assumptions by Zoning Ridgefield (Unincorporated UGA)

|   | HOUSING UNITS<br>PER ACRE | JOBS<br>PER ACRE |
|---|---------------------------|------------------|
| <i>Commercial (Commercial)</i>          |                           |                  |
| Community Commercial (CC)               |                           | 20.00            |
| General Commercial (GC)                 |                           | 20.00            |
| Neighborhood Commercial (NC)            |                           | 20.00            |
| <i>Industrial (Industrial)</i>          |                           |                  |
| Business Park (BP)                      |                           | 9.00             |
| Heavy Industrial (IH)                   |                           | 9.00             |
| Light Industrial (IL)                   |                           | 9.00             |
| <i>Mixed Use (Commercial)</i>           |                           |                  |
| Mixed Use (MX)                          | 13.00 (60%)               | 20.00 (40%)      |
| <i>Urban High Density (Residential)</i> |                           |                  |
| Office Residential-15 (OR-15)           | 13.10                     |                  |
| Office Residential-18 (OR-18)           | 13.10                     |                  |
| Office Residential-22 (OR-22)           | 13.10                     |                  |
| Office Residential-30 (OR-30)           | 13.10                     |                  |
| Office Residential-43 (OR-43)           | 13.10                     |                  |
| Residential (R-12)                      | 13.10                     |                  |
| Residential (R-18)                      | 13.10                     |                  |
| Residential (R-22)                      | 13.10                     |                  |
| Residential (R-30)                      | 13.10                     |                  |
| Residential (R-43)                      | 13.10                     |                  |
| <i>Urban Low Density (Residential)</i>  |                           |                  |
| Single Family Residential (R1-10)       | 5.20                      |                  |
| Single Family Residential (R1-20)       | 5.20                      |                  |
| Single Family Residential (R1-5)        | 5.20                      |                  |
| Single Family Residential (R1-6)        | 5.20                      |                  |
| Single Family Residential (R1-7.5)      | 5.20                      |                  |



## VBLM 2023 - Yield Assumptions by Zoning

### Vancouver (City)

|   | HOUSING UNITS<br>PER ACRE |        | JOBS<br>PER ACRE |       |
|---|---------------------------|--------|------------------|-------|
| <i>Commercial (Commercial)</i>              |                           |        |                  |       |
| General Commercial (CG)                     | 24.80                     | (50%)  | 20.00            | (75%) |
| Central Park Mixed Use (CPX)                |                           |        | 20.00            |       |
| Heights Plan District (HX)                  | 60.90                     | (80%)  | 20.00            | (20%) |
| Waterfront Mixed Use (WX)                   | 26.20                     | (100%) | 20.00            | (10%) |
| <i>Industrial (Industrial)</i>              |                           |        |                  |       |
| Employment Center Mixed Use (ECX)           | 21.00                     | (50%)  | 20.00            | (50%) |
| Heavy Industrial (IH)                       |                           |        | 9.00             |       |
| Light Industrial (IL)                       |                           |        | 9.00             |       |
| Office Commercial Industrial (OCI)          | 47.20                     | (50%)  | 9.00             | (50%) |
| <i>Mixed Use (Commercial)</i>               |                           |        |                  |       |
| Mixed Use (MX)                              | 26.80                     | (50%)  | 20.00            | (75%) |
| <i>Mixed use - City Center (Commercial)</i> |                           |        |                  |       |
| City Center (CX)                            | 152.40                    | (50%)  | 20.00            | (75%) |
| <i>Mixed use - Commercial (Commercial)</i>  |                           |        |                  |       |
| Community Commercial (CC)                   | 79.30                     | (50%)  | 20.00            | (75%) |
| Neighborhood Commercial (CN)                | 32.70                     | (25%)  | 20.00            | (90%) |
| <i>Urban High Density (Residential)</i>     |                           |        |                  |       |
| Higher Density Residential (R-18)           | 17.60                     |        |                  |       |
| Higher Density Residential (R-22)           | 25.50                     |        |                  |       |
| Higher Density Residential (R-30)           | 30.10                     |        |                  |       |
| Higher Density Residential-35du/ac (R-35)   | 33.80                     |        |                  |       |
| Riverview Gateway Mixed Use (RGX)           | 65.90                     | (50%)  | 20.00            | (75%) |
| <i>Urban Low Density (Residential)</i>      |                           |        |                  |       |
| Low Density Residential-2du/ac (R-2)        | 4.40                      |        |                  |       |
| Low Density Residential-4du/ac (R-4)        | 13.20                     |        |                  |       |
| Low Density Residential-6du/ac (R-6)        | 18.00                     |        |                  |       |
| Low Density Residential-9du/ac (R-9)        | 27.90                     |        |                  |       |

## VBLM 2023 - Yield Assumptions by Zoning Vancouver (Unincorporated UGA)

|   | HOUSING UNITS<br>PER ACRE |       | JOBS<br>PER ACRE |       |
|---|---------------------------|-------|------------------|-------|
| <i>Commercial (Commercial)</i>          |                           |       |                  |       |
| Community Commercial (CC)               |                           |       | 20.00            |       |
| General Commercial (GC)                 |                           |       | 20.00            |       |
| Neighborhood Commercial (NC)            |                           |       | 20.00            |       |
| <i>Industrial (Industrial)</i>          |                           |       |                  |       |
| Business Park (BP)                      |                           |       | 9.00             |       |
| Heavy Industrial (IH)                   |                           |       | 9.00             |       |
| Light Industrial (IL)                   |                           |       | 9.00             |       |
| <i>Mixed Use (Commercial)</i>           |                           |       |                  |       |
| Mixed Use (MX)                          | 18.00                     | (60%) | 20.00            | (40%) |
| <i>Urban High Density (Residential)</i> |                           |       |                  |       |
| Office Residential-15 (OR-15)           | 12.00                     |       |                  |       |
| Office Residential-18 (OR-18)           | 18.00                     |       |                  |       |
| Office Residential-22 (OR-22)           | 20.00                     |       |                  |       |
| Office Residential-30 (OR-30)           | 22.00                     |       |                  |       |
| Office Residential-43 (OR-43)           | 24.00                     |       |                  |       |
| Residential (R-12)                      | 8.00                      |       |                  |       |
| Residential (R-18)                      | 18.00                     |       |                  |       |
| Residential (R-22)                      | 20.00                     |       |                  |       |
| Residential (R-30)                      | 22.00                     |       |                  |       |
| Residential (R-43)                      | 24.00                     |       |                  |       |
| <i>Urban Low Density (Residential)</i>  |                           |       |                  |       |
| Single Family Residential (R1-10)       | 10.20                     |       |                  |       |
| Single Family Residential (R1-20)       | 5.40                      |       |                  |       |
| Single Family Residential (R1-5)        | 21.80                     |       |                  |       |
| Single Family Residential (R1-6)        | 21.80                     |       |                  |       |
| Single Family Residential (R1-7.5)      | 21.80                     |       |                  |       |

# VBLM 2023 - Yield Assumptions by Zoning

## Washougal (City)

|   | HOUSING UNITS<br>PER ACRE |       | JOB<br>PER ACRE |       |
|---|---------------------------|-------|-----------------|-------|
| <i>Commercial (Commercial)</i>          |                           |       |                 |       |
| Community Commercial (CC)               |                           |       | 20.00           |       |
| Highway Commercial (CH)                 |                           |       | 20.00           |       |
| Convenience Commercial (CV)             |                           |       | 20.00           |       |
| <i>Industrial (Industrial)</i>          |                           |       |                 |       |
| Heavy Industrial (HI)                   |                           |       | 9.00            |       |
| <i>Mixed Use (Commercial)</i>           |                           |       |                 |       |
| Town Center Core (TC-C)                 | 30.00                     | (60%) | 20.00           | (40%) |
| Town Center East Village (TC-EV)        | 20.00                     | (60%) | 20.00           | (40%) |
| Town Center West Village (TC-WV)        | 6.00                      | (60%) | 20.00           | (40%) |
| <i>Urban High Density (Residential)</i> |                           |       |                 |       |
| Multiple-family Residential (AR-16)     | 12.00                     |       |                 |       |
| Multiple-family Residential (AR-22)     | 18.00                     |       |                 |       |
| <i>Urban Low Density (Residential)</i>  |                           |       |                 |       |
| Single-family Residential (R1-10)       | 4.30                      |       |                 |       |
| Single-family Residential (R1-15)       | 2.90                      |       |                 |       |
| Single-family Residential (R1-5)        | 8.70                      |       |                 |       |
| Single-family Residential (R1-7.5)      | 5.80                      |       |                 |       |

## VBLM 2023 - Yield Assumptions by Zoning Washougal (Unincorporated UGA)

|   | HOUSING UNITS<br>PER ACRE | JOBS<br>PER ACRE |
|---|---------------------------|------------------|
| <i>Commercial (Commercial)</i>          |                           |                  |
| Community Commercial (CC)               |                           | 20.00            |
| General Commercial (GC)                 |                           | 20.00            |
| Neighborhood Commercial (NC)            |                           | 20.00            |
| <i>Industrial (Industrial)</i>          |                           |                  |
| Business Park (BP)                      |                           | 9.00             |
| Heavy Industrial (IH)                   |                           | 9.00             |
| Light Industrial (IL)                   |                           | 9.00             |
| <i>Mixed Use (Commercial)</i>           |                           |                  |
| Mixed Use (MX)                          | 25.30 (60%)               | 20.00 (40%)      |
| <i>Urban High Density (Residential)</i> |                           |                  |
| Office Residential-15 (OR-15)           | 19.40                     |                  |
| Office Residential-18 (OR-18)           | 19.40                     |                  |
| Office Residential-22 (OR-22)           | 19.40                     |                  |
| Office Residential-30 (OR-30)           | 19.40                     |                  |
| Office Residential-43 (OR-43)           | 19.40                     |                  |
| Residential (R-12)                      | 19.40                     |                  |
| Residential (R-18)                      | 19.40                     |                  |
| Residential (R-22)                      | 19.40                     |                  |
| Residential (R-30)                      | 19.40                     |                  |
| Residential (R-43)                      | 19.40                     |                  |
| <i>Urban Low Density (Residential)</i>  |                           |                  |
| Single Family Residential (R1-10)       | 4.43                      |                  |
| Single Family Residential (R1-20)       | 4.43                      |                  |
| Single Family Residential (R1-5)        | 4.43                      |                  |
| Single Family Residential (R1-6)        | 4.43                      |                  |
| Single Family Residential (R1-7.5)      | 4.43                      |                  |

# VBLM 2023 - Yield Assumptions by Zoning

## Woodland (City)

|  | HOUSING UNITS<br>PER ACRE | JOBS<br>PER ACRE |
|--|---------------------------|------------------|
| <i>Urban Low Density (Residential)</i> |                           |                  |
| Low Density Residential (LDR-6)        | 7.26                      |                  |

## VBLM 2023 - Yield Assumptions by Zoning Woodland (Unincorporated UGA)

|   | HOUSING UNITS<br>PER ACRE |       | JOBS<br>PER ACRE |       |
|---|---------------------------|-------|------------------|-------|
| <i>Commercial (Commercial)</i>          |                           |       |                  |       |
| Community Commercial (CC)               |                           |       | 20.00            |       |
| General Commercial (GC)                 |                           |       | 20.00            |       |
| Neighborhood Commercial (NC)            |                           |       | 20.00            |       |
| <i>Industrial (Industrial)</i>          |                           |       |                  |       |
| Business Park (BP)                      |                           |       | 9.00             |       |
| Heavy Industrial (IH)                   |                           |       | 9.00             |       |
| Light Industrial (IL)                   |                           |       | 9.00             |       |
| <i>Mixed Use (Commercial)</i>           |                           |       |                  |       |
| Mixed Use (MX)                          | 4.20                      | (60%) | 20.00            | (40%) |
| <i>Urban High Density (Residential)</i> |                           |       |                  |       |
| Office Residential-15 (OR-15)           | 4.20                      |       |                  |       |
| Office Residential-18 (OR-18)           | 4.20                      |       |                  |       |
| Office Residential-22 (OR-22)           | 4.20                      |       |                  |       |
| Office Residential-30 (OR-30)           | 4.20                      |       |                  |       |
| Office Residential-43 (OR-43)           | 4.20                      |       |                  |       |
| Residential (R-12)                      | 4.20                      |       |                  |       |
| Residential (R-18)                      | 4.20                      |       |                  |       |
| Residential (R-22)                      | 4.20                      |       |                  |       |
| Residential (R-30)                      | 4.20                      |       |                  |       |
| Residential (R-43)                      | 4.20                      |       |                  |       |
| <i>Urban Low Density (Residential)</i>  |                           |       |                  |       |
| Single Family Residential (R1-10)       | 4.20                      |       |                  |       |
| Single Family Residential (R1-20)       | 4.20                      |       |                  |       |
| Single Family Residential (R1-5)        | 4.20                      |       |                  |       |
| Single Family Residential (R1-6)        | 4.20                      |       |                  |       |
| Single Family Residential (R1-7.5)      | 4.20                      |       |                  |       |

# VBLM 2023 - Yield Assumptions by Zoning

## Yacolt (Town)

|  | HOUSING UNITS<br>PER ACRE | JOBS<br>PER ACRE |
|--|---------------------------|------------------|
| <i>Commercial (Commercial)</i>         |                           |                  |
| Neighborhood Commercial (C1)           |                           | 20.00            |
| Community Commercial (C2)              |                           | 20.00            |
| <i>Industrial (Industrial)</i>         |                           |                  |
| Light Industrial (ML)                  |                           | 9.00             |
| <i>Urban Low Density (Residential)</i> |                           |                  |
| Single-family Residential (R1-10)      | 4.36                      |                  |
| Single-family Residential (R1-12.5)    | 3.50                      |                  |

## VBLM 2023 - Yield Assumptions by Zoning Yacolt (Unincorporated UGA)

|   | HOUSING UNITS<br>PER ACRE | JOBS<br>PER ACRE |
|---|---------------------------|------------------|
| <i>Commercial (Commercial)</i>          |                           |                  |
| Community Commercial (CC)               |                           | 20.00            |
| General Commercial (GC)                 |                           | 20.00            |
| Neighborhood Commercial (NC)            |                           | 20.00            |
| <i>Industrial (Industrial)</i>          |                           |                  |
| Business Park (BP)                      |                           | 9.00             |
| Heavy Industrial (IH)                   |                           | 9.00             |
| Light Industrial (IL)                   |                           | 9.00             |
| <i>Mixed Use (Commercial)</i>           |                           |                  |
| Mixed Use (MX)                          | 3.40 (60%)                | 20.00 (40%)      |
| <i>Urban High Density (Residential)</i> |                           |                  |
| Office Residential-15 (OR-15)           | 3.20                      |                  |
| Office Residential-18 (OR-18)           | 3.20                      |                  |
| Office Residential-22 (OR-22)           | 3.20                      |                  |
| Office Residential-30 (OR-30)           | 3.20                      |                  |
| Office Residential-43 (OR-43)           | 3.20                      |                  |
| Residential (R-12)                      | 3.20                      |                  |
| Residential (R-18)                      | 3.20                      |                  |
| Residential (R-22)                      | 3.20                      |                  |
| Residential (R-30)                      | 3.20                      |                  |
| Residential (R-43)                      | 3.20                      |                  |
| <i>Urban Low Density (Residential)</i>  |                           |                  |
| Single Family Residential (R1-10)       | 3.20                      |                  |
| Single Family Residential (R1-20)       | 3.20                      |                  |
| Single Family Residential (R1-5)        | 3.20                      |                  |
| Single Family Residential (R1-6)        | 3.20                      |                  |
| Single Family Residential (R1-7.5)      | 3.20                      |                  |



# VBLM 2023 - Parcel Overrides

## Override Scenario: VBLM

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Authorized by: Claire Lust, City of Ridgefield, Community Development Director

Notes: Based on our analysis, we would like to see all three parcels under review shown as vacant rather than excluded in the VBLM.

Parcel ID: 214195000

Exclusion: Retain - contributes to capacity

Parcel ID: 215602000

Exclusion: Retain - contributes to capacity

Parcel ID: 986062842

Exclusion: Retain - contributes to capacity

---

Authorized by: Ben Han, Berk: Consultant for the City of Battle Ground

Notes: Land Use Master Plan: exclude southwest section of the UGA (adjacent to Meadow Glade rural center to the South); Memorandum dated 31 January 2024

Parcel ID: 193750000

Exclusion: Exclude

Parcel ID: 193756000

Exclusion: Exclude

Parcel ID: 193767000

Exclusion: Exclude

Parcel ID: 193767005

Exclusion: Exclude

Parcel ID: 193767010

Exclusion: Exclude

Parcel ID: 193767015

Exclusion: Exclude

Parcel ID: 193767020

Exclusion: Exclude

Parcel ID: 193767025

Exclusion: Exclude

Parcel ID: 193768000

Exclusion: Exclude

Parcel ID: 193769000

Exclusion: Exclude

Parcel ID: 193770000

Exclusion: Exclude

Parcel ID: 193773002

Exclusion: Exclude

## Override Scenario: VBLM

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Authorized by: Ben Han, Berk: Consultant for the City of Battle Ground

Notes: Land Use Master Plan: exclude southwest section of the UGA (adjacent to Meadow Glade rural center to the South);  
Memorandum dated 31 January 2024

Parcel ID: 193773004  
Exclusion: Exclude

Parcel ID: 193773006  
Exclusion: Exclude

Parcel ID: 193773008  
Exclusion: Exclude

Parcel ID: 193773010  
Exclusion: Exclude

Parcel ID: 193773012  
Exclusion: Exclude

Parcel ID: 193773014  
Exclusion: Exclude

Parcel ID: 193773016  
Exclusion: Exclude

Parcel ID: 193773018  
Exclusion: Exclude

Parcel ID: 193773020  
Exclusion: Exclude

Parcel ID: 193773022  
Exclusion: Exclude

Parcel ID: 193773024  
Exclusion: Exclude

Parcel ID: 193773026  
Exclusion: Exclude

Parcel ID: 193773028  
Exclusion: Exclude

Parcel ID: 193773030  
Exclusion: Exclude

Parcel ID: 193773032  
Exclusion: Exclude

Parcel ID: 193773034  
Exclusion: Exclude

Parcel ID: 193773036  
Exclusion: Exclude

Parcel ID: 193773038  
Exclusion: Exclude

Parcel ID: 193773040  
Exclusion: Exclude

Parcel ID: 193773042

# Override Scenario: VBLM

---

Authorized by: Ben Han, Berk: Consultant for the City of Battle Ground

Notes: Land Use Master Plan: exclude southwest section of the UGA (adjacent to Meadow Glade rural center to the South);  
Memorandum dated 31 January 2024

Exclusion: Exclude  
Parcel ID: 193773044

Exclusion: Exclude  
Parcel ID: 193773046

Exclusion: Exclude  
Parcel ID: 193773048

Exclusion: Exclude  
Parcel ID: 193773050

Exclusion: Exclude  
Parcel ID: 193773052

Exclusion: Exclude  
Parcel ID: 193773054

Exclusion: Exclude  
Parcel ID: 193773056

Exclusion: Exclude  
Parcel ID: 193773058

Exclusion: Exclude  
Parcel ID: 193773060

Exclusion: Exclude  
Parcel ID: 193773062

Exclusion: Exclude  
Parcel ID: 193774000

Exclusion: Exclude  
Parcel ID: 193792000

Exclusion: Exclude  
Parcel ID: 193793000

Exclusion: Exclude  
Parcel ID: 193793001

Exclusion: Exclude  
Parcel ID: 193793002

Exclusion: Exclude  
Parcel ID: 193793003

Exclusion: Exclude  
Parcel ID: 193799000

Exclusion: Exclude  
Parcel ID: 193802000

Exclusion: Exclude  
Parcel ID: 193807000

# Override Scenario: VBLM

---

Authorized by: Ben Han, Berk: Consultant for the City of Battle Ground

Notes: Land Use Master Plan: exclude southwest section of the UGA (adjacent to Meadow Glade rural center to the South);  
Memorandum dated 31 January 2024

Parcel ID: 193811000  
Exclusion: Exclude

Parcel ID: 193812000  
Exclusion: Exclude

Parcel ID: 193814000  
Exclusion: Exclude

Parcel ID: 193822000  
Exclusion: Exclude

Parcel ID: 193825000  
Exclusion: Exclude

Parcel ID: 193826000  
Exclusion: Exclude

Parcel ID: 193829002  
Exclusion: Exclude

Parcel ID: 193829004  
Exclusion: Exclude

Parcel ID: 193829006  
Exclusion: Exclude

Parcel ID: 193829008  
Exclusion: Exclude

Parcel ID: 193829010  
Exclusion: Exclude

Parcel ID: 193829012  
Exclusion: Exclude

Parcel ID: 193829014  
Exclusion: Exclude

Parcel ID: 193829016  
Exclusion: Exclude

Parcel ID: 193829018  
Exclusion: Exclude

Parcel ID: 193829020  
Exclusion: Exclude

Parcel ID: 193829022  
Exclusion: Exclude

Parcel ID: 193829024  
Exclusion: Exclude

Parcel ID: 193829026  
Exclusion: Exclude

Parcel ID: 193829028

# Override Scenario: VBLM

---

Authorized by: Ben Han, Berk: Consultant for the City of Battle Ground

Notes: Land Use Master Plan: exclude southwest section of the UGA (adjacent to Meadow Glade rural center to the South);  
Memorandum dated 31 January 2024

Exclusion: Exclude  
Parcel ID: 193829030

Exclusion: Exclude  
Parcel ID: 193829032

Exclusion: Exclude  
Parcel ID: 193829034

Exclusion: Exclude  
Parcel ID: 193829036

Exclusion: Exclude  
Parcel ID: 193829038

Exclusion: Exclude  
Parcel ID: 193829040

Exclusion: Exclude  
Parcel ID: 193829042

Exclusion: Exclude  
Parcel ID: 193829044

Exclusion: Exclude  
Parcel ID: 193829046

Exclusion: Exclude  
Parcel ID: 193829048

Exclusion: Exclude  
Parcel ID: 193829050

Exclusion: Exclude  
Parcel ID: 193829052

Exclusion: Exclude  
Parcel ID: 193829054

Exclusion: Exclude  
Parcel ID: 193829056

Exclusion: Exclude  
Parcel ID: 193829058

Exclusion: Exclude  
Parcel ID: 193829060

Exclusion: Exclude  
Parcel ID: 193829062

Exclusion: Exclude  
Parcel ID: 193829064

Exclusion: Exclude  
Parcel ID: 193829066

# Override Scenario: VBLM

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Authorized by: Ben Han, Berk: Consultant for the City of Battle Ground

Notes: Land Use Master Plan: exclude southwest section of the UGA (adjacent to Meadow Glade rural center to the South);  
Memorandum dated 31 January 2024

Parcel ID: 193829068  
Exclusion: Exclude

Parcel ID: 193829070  
Exclusion: Exclude

Parcel ID: 193829072  
Exclusion: Exclude

Parcel ID: 193829074  
Exclusion: Exclude

Parcel ID: 193829076  
Exclusion: Exclude

Parcel ID: 193829078  
Exclusion: Exclude

Parcel ID: 193829080  
Exclusion: Exclude

Parcel ID: 193829082  
Exclusion: Exclude

Parcel ID: 193829084  
Exclusion: Exclude

Parcel ID: 193829086  
Exclusion: Exclude

Parcel ID: 193859000  
Exclusion: Exclude

Parcel ID: 193860000  
Exclusion: Exclude

Parcel ID: 193893000  
Exclusion: Exclude

Parcel ID: 193897000  
Exclusion: Exclude

Parcel ID: 193898000  
Exclusion: Exclude

Parcel ID: 193899000  
Exclusion: Exclude

Parcel ID: 193899005  
Exclusion: Exclude

Parcel ID: 193899010  
Exclusion: Exclude

Parcel ID: 193899015  
Exclusion: Exclude

Parcel ID: 193903000

# Override Scenario: VBLM

---

Authorized by: Ben Han, Berk: Consultant for the City of Battle Ground

Notes: Land Use Master Plan: exclude southwest section of the UGA (adjacent to Meadow Glade rural center to the South);  
Memorandum dated 31 January 2024

|                      |                    |
|----------------------|--------------------|
|                      | Exclusion: Exclude |
| Parcel ID: 193923000 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193924002 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193924004 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193924006 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193925002 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193925004 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193925006 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193925008 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193925010 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193926000 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193927000 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193928000 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193929000 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193930000 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193931000 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193932000 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193933000 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193934000 |                    |
|                      | Exclusion: Exclude |
| Parcel ID: 193935000 |                    |
|                      | Exclusion: Exclude |

## Override Scenario: VBLM

---

Authorized by: Ben Han, Berk: Consultant for the City of Battle Ground

Notes: Land Use Master Plan: exclude southwest section of the UGA (adjacent to Meadow Glade rural center to the South);  
Memorandum dated 31 January 2024

Parcel ID: 193936000  
Exclusion: Exclude

Parcel ID: 193937000  
Exclusion: Exclude

Parcel ID: 193938000  
Exclusion: Exclude

Parcel ID: 193940000  
Exclusion: Exclude

Parcel ID: 193941000  
Exclusion: Exclude

Parcel ID: 193942000  
Exclusion: Exclude

Parcel ID: 193943000  
Exclusion: Exclude

Parcel ID: 193944000  
Exclusion: Exclude

Parcel ID: 193945000  
Exclusion: Exclude

Parcel ID: 193947000  
Exclusion: Exclude

Parcel ID: 193950000  
Exclusion: Exclude

Parcel ID: 193951000  
Exclusion: Exclude

Parcel ID: 986028007  
Exclusion: Exclude

Parcel ID: 986028008  
Exclusion: Exclude

Parcel ID: 986028009  
Exclusion: Exclude

Parcel ID: 986028010  
Exclusion: Exclude

Parcel ID: 986028011  
Exclusion: Exclude

Parcel ID: 986028012  
Exclusion: Exclude

Parcel ID: 986028013  
Exclusion: Exclude

Parcel ID: 986047121



## Override Scenario: VBLM

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Authorized by: Ben Han, Berk: Consultant for the City of Battle Ground

Notes: Land Use Master Plan: exclude southwest section of the UGA (adjacent to Meadow Glade rural center to the South);  
Memorandum dated 31 January 2024

Exclusion: Exclude  
Parcel ID: 986060466

Exclusion: Exclude  
Parcel ID: 986063377

Exclusion: Exclude

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Authorized by: Jose Alvarez, Community Planning: Program Manager/Todd Hickok, Assessor: Appraisal Senior Analyst

Notes: Review identified updates needed to economic unit with 71281143, confirmed 02 Jan 2024; updated in Assessor's  
DB 2023-2024 layer (override for VBLM2023)

Parcel ID: 71281160  
Utilization Category: Vacant

Parcel ID: 986029864  
Utilization Category: Built

---

Authorized by: Jose Alvarez, Community Planning: Program Manager/Todd Hickok, Assessor: Appraisal Senior Analyst

Notes: Sold Jan 2022 and no longer part of economic unit 159113000, confirmed 02 Jan 2024 - CM1 link removed in  
Assessor's DB 2023-2024 layer (override for VBLM2023)

Parcel ID: 159142000  
Utilization Category: Vacant

---

Authorized by: Mitch Kneipp, City of Washougal

Notes: Switch properties from the employment capacity (all excluded properties zoned "BP") to housing/residential (use  
"R1-5"); refrence document Ordinance 1800

Parcel ID: 123209000  
Zoning Designation: Single Family Residential (R1-5)

Parcel ID: 123409000  
Zoning Designation: Single Family Residential (R1-5)

Parcel ID: 123411000  
Zoning Designation: Single Family Residential (R1-5)

Parcel ID: 123412000  
Zoning Designation: Single Family Residential (R1-5)

Parcel ID: 123413000

# Override Scenario: VBLM

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Authorized by: Mitch Kneipp, City of Washougal

Notes: Switch properties from the employment capacity (all excluded properties zoned "BP") to housing/residential (use "R1-5"); reference document Ordinance 1800

Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 123620000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 129815000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 129827000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 129830000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 129831000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 129832000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 129833000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 129834000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 129901000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 129902000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 129903000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 129904000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 130044000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 130080000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 130110000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 130326000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 130954000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 130955000  
Zoning Designation: Single Family Residential (R1-5)  
Parcel ID: 130957000  
Zoning Designation: Single Family Residential (R1-5)

## Override Scenario: VBLM

---

Authorized by: Mitch Kneipp, City of Washougal

Notes: Switch properties from the employment capacity (all excluded properties zoned "BP") to housing/residential (use "R1-5"); reference document Ordinance 1800

Parcel ID: 130958000

Zoning Designation: Single Family Residential (R1-5)

Parcel ID: 130982000

Zoning Designation: Single Family Residential (R1-5)

Parcel ID: 605305000

Zoning Designation: Single Family Residential (R1-5)

Parcel ID: 986039581

Zoning Designation: Single Family Residential (R1-5)

---

# Override Scenario: VBLM

Authorized by: Bryan Snodgrass, City of Vancouver

Notes: Heights District Subarea Plan - Override to subarea plan implementation analysis projecting 2200 new housing units and 350 new jobs over full zone (yields distributed across parcels based on land size and anticipated landuse)

|   | <i>Housing Units</i> | <i>Jobs</i> |
|---|----------------------|-------------|
| Parcel ID: 36359292                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 59.8                 | 12.0        |
| Parcel ID: 37909800                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 11.0                 | 0.0         |
| Parcel ID: 37909802                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 99.3                 | 0.0         |
| Parcel ID: 37909804                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 98.3                 | 0.0         |
| Parcel ID: 37909805                         |                      |             |
| Exclusion: Retain - contributes to capacity |                      |             |
| Yield: Override value(s)                    | 452.4                | 91.0        |
| Parcel ID: 37910007                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 15.6                 | 0.0         |
| Parcel ID: 37910011                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 12.5                 | 0.0         |
| Parcel ID: 37910014                         |                      |             |
| Exclusion: Retain - contributes to capacity |                      |             |
| Yield: Override value(s)                    | 214.9                | 43.2        |
| Parcel ID: 37910016                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 81.3                 | 0.0         |
| Parcel ID: 37910018                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 16.3                 | 0.0         |
| Parcel ID: 37910019                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 9.1                  | 0.0         |
| Parcel ID: 37910020                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 73.7                 | 0.0         |
| Parcel ID: 37910023                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 6.4                  | 0.0         |

## Override Scenario: VBLM

Authorized by: Bryan Snodgrass, City of Vancouver

Notes: Heights District Subarea Plan - Override to subarea plan implementation analysis projecting 2200 new housing units and 350 new jobs over full zone (yields distributed across parcels based on land size and anticipated landuse)

|   | <i>Housing Units</i> | <i>Jobs</i> |
|---|----------------------|-------------|
| Parcel ID: 37910109                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 87.7                 | 17.6        |
| Parcel ID: 37910131                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 8.1                  | 1.6         |
| Parcel ID: 37910132                         |                      |             |
| Yield: Override value(s)                    | 95.3                 | 19.1        |
| Parcel ID: 37910133                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 7.1                  | 1.4         |
| Parcel ID: 37910134                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 25.4                 | 5.1         |
| Parcel ID: 37910138                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 15.4                 | 3.1         |
| Parcel ID: 37910139                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 4.1                  | 0.8         |
| Parcel ID: 37910142                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 10.6                 | 2.1         |
| Parcel ID: 37910148                         |                      |             |
| Exclusion: Retain - contributes to capacity |                      |             |
| Yield: Override value(s)                    | 461.9                | 92.9        |
| Parcel ID: 37910149                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 26.9                 | 5.4         |
| Parcel ID: 37910150                         |                      |             |
| Yield: Override value(s)                    | 20.7                 | 4.2         |
| Parcel ID: 37910151                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 15.6                 | 3.1         |
| Parcel ID: 37910152                         |                      |             |
| Utilization Category: Underutilized         |                      |             |
| Yield: Override value(s)                    | 5.7                  | 1.1         |
| Parcel ID: 37910153                         |                      |             |
| Utilization Category: Underutilized         |                      |             |

## Override Scenario: VBLM

Authorized by: Bryan Snodgrass, City of Vancouver

Notes: Heights District Subarea Plan - Override to subarea plan implementation analysis projecting 2200 new housing units and 350 new jobs over full zone (yields distributed across parcels based on land size and anticipated landuse)

|                     |   | Housing Units | Jobs  |
|---------------------|---|---------------|-------|
| Parcel ID: 37910160 | Yield: Override value(s)                    | 21.4          | 4.3   |
|                     | Exclusion: Retain - contributes to capacity |               |       |
| Parcel ID: 37910163 | Yield: Override value(s)                    | 91.5          | 18.4  |
|                     | Utilization Category: Underutilized         |               |       |
| Parcel ID: 37910164 | Yield: Override value(s)                    | 62.8          | 12.6  |
|                     | Exclusion: Retain - contributes to capacity |               |       |
| Parcel ID: 37910165 | Yield: Override value(s)                    | 31.5          | 6.3   |
|                     | Utilization Category: Underutilized         |               |       |
| Parcel ID: 37910189 | Yield: Override value(s)                    | 16.6          | 3.3   |
| Parcel ID: 37910265 | Yield: Override value(s)                    | 5.8           | 1.2   |
|                     | Utilization Category: Underutilized         |               |       |
| Parcel ID: 37910266 | Yield: Override value(s)                    | 17.6          | 0.0   |
|                     | Utilization Category: Underutilized         |               |       |
|                     | Yield: Override value(s)                    | 18.0          | 0.0   |
|                     | Override Total<br>(yield overrides only)    | 2,200.0       | 350.0 |

Authorized by: Alan Peters, City of Camas

Notes: Industrial parcel part of the North Shore development area previously zoned BP (22.89 acres ME-NS; 56.72 HD-NS); zoning captured in Zoning2023 (override for VBLM2023)

|                      |  | Housing Units | Jobs  |
|----------------------|--|---------------|-------|
| Parcel ID: 175727000 | Yield: Override value(s)                 | 289.5         | 293.6 |
|                      | Override Total<br>(yield overrides only) | 289.5         | 293.6 |

Authorized by: Ben Han, Berk: Consultant for the City of Battle Ground

Notes: Land Use Master Plan: anticipated employment capacity outside the current UGA (parcelId is a placeholder that is within the UGA so that the fixed jobs yield shows in VBLM totals); Memorandum dated 31 January 2024

|                      |   | Housing Units | Jobs |
|----------------------|---|---------------|------|
| Parcel ID: 227149000 | Zoning Designation: Light Industrial (IL) |               |      |
|                      | Utilization Category: Underutilized       |               |      |

# Override Scenario: VBLM

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Authorized by: Ben Han, Berk: Consultant for the City of Battle Ground  
Notes: Land Use Master Plan: anticipated employment capacity outside the current UGA (parcelId is a placeholder that is within the UGA so that the fixed jobs yield shows in VBLM totals); Memorandum dated 31 January 2024

|   | <i>Housing Units</i> | <i>Jobs</i> |
|---|----------------------|-------------|
| Yield: Override value(s)                        |                      | 2,027.0     |
| Override Total<br><i>(yield overrides only)</i> | 0.0                  | 2,027.0     |

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