Clark County Employment Land Inventory

November 2, 2011

COLUMBIA RIVER ECONOMIC DEVELOPMENT COUNCIL

This information was compiled by the Columbia River Economic Development Council's Lands for Jobs Technical Sub-committee from sources deemed reliable. While the Sub-committee has attempted, in good faith, to ensure the information presented is accurate, there may be inadvertent (technical and factual) inaccuracies with the information presented. All information should be verified independently.

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The Lands for Jobs Committee

It is the view of the Columbia River Economic Development Council (CREDC) and its Board of Directors that recent economic and market changes have fundamentally altered Clark County's need for employment land. In response, the CREDC convened a Lands for Jobs Committee to take a lead role in creating new, innovative ideas for the development of the County's employment land. This process includes four general steps.

- Define employment land as it relates to Clark County's economic development goals.
- Inventory currently undeveloped and underdeveloped employment land.
- Evaluate the current employment land inventory and its level of readiness to support development.
- Make recommendations to local leaders and appropriate parties for the preparation and preservation of employment land to meet current and future economic development goals.

Purpose of the Technical Advisory Group

To support the Lands for Jobs Committee's goals of developing policy recommendations and identifying infrastructure changes for available jobs lands, an inventory of properties was needed. The Technical Advisory Group was formed to summarize the available jobs lands in the county capable of forming economic districts or supporting large users looking to relocate to Clark County. The goal was to create a concise and easily understood inventory.

Technical Advisory Group Members

A group of technical professionals from public sector agencies and private sector development firms with local experience were assembled to determine a set of criteria to evaluate available lands. The Technical Advisory Group reviewed the identified districts and applied local knowledge of additional characteristics that may impact the inventory.

Lands For Jobs Technical Subcommittee (Industrial Lands)

Active Status, reports to Lands for Jobs Committee

Chair - Brent Grening (Port of Ridgefield)
Staff - Peter Newman, Jeanie Ashe
Goal - To identify existing undeveloped and underdeveloped employment lands, and evaluate their readiness for development.

2011 Initiatives Committee

Members - Alisa Pyszka, City of Vancouver; Brent Grening, Port of Ridgefield (Chair); Helen Devery, Berger/ABAM Engineers; Jerry Olson, Olson Engineering; Peter Newman, CREDC; Todd Johnson, Group Mackenzie; Curtis Shuck, Port of Vancouver; Michael Mabrey, Clark County

LAND ASSESSMENT

COLUMBIA RIVER ECONOMIC DEVELOPMENT COUNCIL

GROUP MACKENZIE

CLARK COUNTY EMPLOYMENT LAND INVENTORY

NOVEMBER 2, 2011

Data Sources

Data used for the initial analysis was based on Clark County GIS Vacant Buildable Lands model from June 2010. This model was selected as the basis for the analysis because it has been widely used in predicting land inventory for Comprehensive Plan updates for at least the prior two update cycles. The Vacant Buildable Lands model is comprised of several GIS data sources which are combined to evaluate vacant lands for residential, commercial, and industrial lands. Following is a description of the Vacant Lands Model from Clark County GIS:

"The Vacant Buildable Lands Model (VBLM) is a planning tool developed to analyze residential, commercial, and industrial lands within urban growth areas. The model serves as a tool for evaluating urban area alternatives during Clark County 20-year Comprehensive Growth Management Plan updates and for monitoring growth patterns during interim periods. The VBLM analyzes potential residential and employment capacity of each urban growth area within the county based on vacant and underutilized land classifications. This potential capacity is used to determine the amount of urban land needed to accommodate projected population and job growth for the next 20 years during plan updates and to analyze land consumption or conversion rates on an annual basis for plan monitoring purposes."

The model uses the following criteria when determining what property is considered "Vacant and Buildable":

Constrained Lands Include:

- 100-year floodplain or flood fringe
- Wetlands inventory (NWI, high quality, permitted, modeled) with 100-foot buffer
- Slopes greater than 15% (>25% for City of Vancouver)
- Landslide area that has active or historically unstable slopes
- 200–foot shoreline buffers
- Hydric soils with 50 foot buffer
- Habitat areas with 100 foot buffer
- Species areas with 300 foot buffer
- Riparian stream buffers by Stream Type:
- Type S (shoreline) : 250 feet
- Type F (fish bearing): 200 feet
- Type NP (Non-fish bearing, perennial): 100 feet
- Type NS (Non-fish bearing, seasonal): 75 feet

Commercial and industrial models classify vacant and underutilized land as follows:

Vacant Land

- Building value less than $67,500
- Not "Assessed With"- Some parcels are assessed with other parcels.

These parcels are often parking lots, or multiple parcels comprising a single development. All "assessed with" parcels are considered built.

- Not Exempt
- Port property is exempt, and is included as a separate classification in the industrial land model.
- Not an easement or right-of-way
- Parcel greater than 5,000 SF
- Not a state assessed or institutional parcel

Underutilized Lands

Same as vacant except building value criteria is replaced with a building value per acre criteria of less than $50,000.

Constrained (Critical lands)

All classifications may be subdivided into constrained vs. not constrained. Commercial and industrial constrained lands are defined the same as residential constrained lands and are listed above.

Exempt Port Properties in the Industrial Model

Includes lands that are under Port ownership and available for development. Buildable exempt Port properties are included in available land calculations. Port properties can be classified as vacant, underutilized, or constrained.

Additional Notes and Criteria

In addition to the above criteria built into the model, the Technical Lands Committee determined that regionally significant areas would have at a minimum 20 acres of unconstrained, contiguous property. To facilitate identifying districts larger than 20 acres, property ownership was disregarded for the purpose of the initial sort, and instead is considered in the scoring methodology below. The initial sort was performed using ARC GIS and did not take into account the shape of the development area. Unless additional information was supplied by property owners (which was the case for the Port of Vancouver, Ridgefield, Camas, and Washougal properties), GIS data was the only data used. If additional site specific data becomes available, the properties represented in the inventory report should be updated.

Additional Scoring Methodology

Additional criteria were applied to further evaluate the readiness of the parcels identified in the sort. Basic criteria were chosen to assist in identifying how quickly a parcel could be developed under the current development regulations. The criteria are listed and briefly discussed below. A description of the criteria and how scoring was applied to each is included.

Common Ownership

1 Point = Common ownership of properties within the district
0 Points = Not common ownership of properties within each district
Common ownership was determined to be a factor because of the time required to either purchase property or establish a working relationship with multiple property owners.

Size

2 = 20–30 acres
3 = 30–50 acres
4 = 50–100 acres
The size of a development area is not only important for regional significance, but it also affects the ability of a development zone to make investments in permitting or infrastructure to overcome site challenges. From an economic standpoint, a larger site will likely yield a higher development value than a smaller one. Including a score for property size reflects the economic basis for costs associated with development.

Unconstrained

0 = Environmental Constraints Present
1 = No Environmental Constraints
The unconstrained score was used to indicate whether the development zone indicated in the model would be developable without additional environmental impacts. This was used to account for the fact that the GIS model did not include assessment of the shape of a parcel, nor did it reflect if there was an intervening wetland between the development district and available access or utilities. This score helps to account for those cases. The Technical Advisory Group modified this scoring based on regional knowledge.

Sewer

0 = No Sewer to Site
1 = Sewer to Site
If a development district had sewer from a public utility within 100 feet of the property, it was considered to be served. The 100-foot range was included to account for sewer lines in adjacent street right-of-ways or easements on adjacent properties. The size of the sewer line was not considered. Only the proximity to a sewer line was considered in this scoring. The Technical Advisory Group modified this scoring based on regional knowledge.

Water

0 = No Water to Site
1 = Water to Site
If a development district had water from a public utility within 100 feet of the property it was considered served. The 100 foot range was included to account for water lines in adjacent street right of ways or easements on adjacent properties. The size of the water line was not taken into consideration, only the proximity to a water line was considered in this scoring. The Technical Advisory Group modified this scoring based on regional knowledge.

Arterial Access

0 = Impeded access or no access
1 = Limited access or challenges in obtaining access
2 = Access to a minor arterial or future arterial in close proximity
3 = Direct access to a major road or arterial
Arterial access scoring was entirely populated through discussion with the Technical Advisory Committee. The 4-tiered scoring was determined to be most suitable because of varying conditions and importance of access to Regional Employment Districts. Extending or improving access is often the most costly and difficult infrastructure to obtain. Direct manual evaluation of each development district was needed for access to include an accurate accounting. Proximity to a state highway, for example, does not always indicate direct access. Access was scored using regional knowledge, and input from Clark County on current and future road capacities.

Scoring as it Relates to Time to Development

With the above criterion and review processes, the scoring establishes a simple way for comparison of the employment zones. A noticeable trend appeared with properties scoring within certain ranges. Properties that scored 9 and above appeared to be developable within 18 months or under; properties with scores of 7 or 8 appeared to be generally developable within 18–36 months; and properties that scored 6 or less appeared to be generally developable in a 36 month or more timeline.

Additional Notes and Criteria

In reviewing the development districts, the Technical Advisory Committee also made small notes about additional known or suspected constraints. These were not always reflected in the scoring, but represent items which should be considered in some development scenarios. Additional columns were also provided to reflect if a parcel was in proximity to rail, natural gas, or readily available high capacity power. Guidance on power availability was provided by Clark PUD. Rail and natural gas proximity was done by a manual review of the currently mapped lines.

STATISTICAL SUMMARY

COLUMBIA RIVER ECONOMIC DEVELOPMENT COUNCIL

GROUP MACKENZIE

CLARK COUNTY EMPLOYMENT LAND INVENTORY

NOVEMBER 2, 2011

Property Valuation Data Table

PROPERTY DESCRIPTION						EVALUATION CRITERIA						SCORE		OTHER CONSIDERATIONS AND COMMENTS
GIS ID	Name	Use	Zone	Jurisdiction	Acres	Size	UnCnstrd	Water	Sewer	Arterial Access	Comm Own	Score	Delivery	Notes
1	South of Tribe	Industrial	Ind	La Center	62.08	4	1	0	0	1	0	6	Greater than 36 months	Urban Holding
2	Circle C	Industrial	Ind	La Center	23.38	2	0	0	0	1	0	3	Greater than 36 months	Environmental constraints
3	Tribe	Industrial	Ind	La Center	56.94	4	0	0	0	1	1	6	Greater than 36 months	Urban Holding
4	Tribe	Industrial	Ind	La Center	27.65	2	0	0	0	1	1	4	Greater than 36 months	Urban holding
5	Circle C	Commercial	Com	La Center	26.52	2	1	0	0	1	0	4	Greater than 36 months	Environmental constraints
6	Gramor	Industrial	Ind	Ridgefield	21.84	2	0	0	0	0	1	3	Greater than 36 months	Wetlands seperating utilities and access, if combined with ID9 yield 40+ acres
7	Union Ridge	Industrial	Ind	Ridgefield	20.92	2	1	1	1	3	1	9	0-18 months	Union Ridge Parcel Entitled and ready for site development
8	Union Ridge	Industrial	Ind	Ridgefield	55.81	4	0	1	1	3	1	10	0-18 months	Union Ridge Parcel Entitled and ready for site development some environmental constraints
9	Gramor	Industrial	Ind	Ridgefield	21.61	2	0	0	0	1	0	3	Greater than 36 months	Wetlands seperating utilies and access, if combined with ID9 yield 40+ acres
10	Lahti	Commercial	BP	Ridgefield	28.38	2	0	0	0	0	1	3	Greater than 36 months	Poor access and utility access due to wetlands
11	Lahti	Commercial	BP	Ridgefield	20.58	2	0	1	1	3	1	8	18-36 months	Environmental constraints, access through future roundabout
12A	Lutzen-Berger	Commercial	BP	Ridgefield	186	4	1	0	0	1	0	6	Greater than 36 months	May need wetlands permit for access and utilities
12B	Lutzen-Berger	Industrial	Ind	Ridgefield	154	4	1	0	0	1	0	6	Greater than 36 months	May need wetlands permit for access and utilities
13	Boshma	Commercial	BP	Ridgefield	24.62	2	1	0	0	1	1	5	Greater than 36 months	May need wetlands permit for access and utilities
13A	Boshma	Commercial	BP	Ridgefield	88.44	4	1	0	0	1	0	6	Greater than 36 months	May need wetlands permit for access and utilities
14A	PeaceHealth	Commercial	BP	Ridgefield	65.23	4	1	1	1	3	0	10	0-18 months	Entitled and ready for site development/ Peace Health Ownership
14B	PeaceHealth	Commercial	BP	Ridgefield	47.72	3	1	1	1	3	1	10	0-18 months	Entitled and ready for site development/ Peace Health Ownership
15	Coop	Commercial	BP	Vancouver	30.50	3	1	1	0	3	0	8	18-36 months	Urban Holding/ownership issues
16	Bria	Commercial	Com	Vancouver	25.54	2	1	1	0	3	1	8	18-36 months	likely to be Retail/Commercial, 15th Ave alignment
17	Saur	Industrial	Ind	Vancouver	20.13	2	1	1	0	3	0	7	18-36 months	improvements planned for 139th interchange open 2013
18	Weber	Commercial	MX	Vancouver	26.40	2	0	1	0	1	1	5	Greater than 36 months	Parcel specific override due to stream through the middle - Removed
19	Steinmueller	Commercial	OC	Vancouver	49.96	3	1	1	0	1	0	6	Greater than 36 months	Sewer difficulty...up hill. Ownership concerns, topography for large scale development
20	Firestone	Industrial	Ind	Vancouver	20.21	2	1	1	1	2	0	7	18-36 months	arterial roadway proposed through property
21	Boise	Commercial	MX	Vancouver	20.69	2	1	1	1	3	1	9	0-18 months	includes Mixed use (housing?) Columbia Water Front LLC
22	Somdalen	Commercial	OC	Battle Ground	27.40	2	1	1	1	1	1	7	18-36 months	Access impeeded by wetland, may include adjacent propteries.
~~23~~	~~Weldal~~	~~Commercial~~	~~R7~~	~~Battle Ground~~	~~41.19~~	~~3~~	~~4~~	~~4~~	~~4~~	~~4~~	~~0~~	~~7~~	~~18-36 months~~	~~Planned/zoned residential R7~~
24	Nellen	Industrial	Ind	Vancouver	29.03	2	1	1	0	2	1	7	18-36 months	Sewer access may hold it up a bit.
25	Visser	Commercial	BP	Vancouver	24.40	2	1	1	0	2	0	6	Greater than 36 months	Sewer access may hold it up a bit.
26	Trap Club	Industrial	Ind	Vancouver	36.62	3	1	1	1	2	0	8	18-36 months	Potential historic landfill
27	Asphalt Plant	Industrial	H Ind	Vancouver	24.38	2	1	1	0	1	1	6	Greater than 36 months	Rock Quary - Not available
28	Leichner	Industrial	Ind	Vancouver	39.07	3	1	1	1	2	1	9	0-18 months	Adjacent to landfill
29	Leichner	Industrial	Ind	Vancouver	21.75	2	1	1	1	2	1	8	18-36 months	closed landfill
30	Dempsey	Commercial	OC	Vancouver	38.97	3	1	0	1	1	1	7	18-36 months	should include parcel to the west
31	Rodeo Club	Commercial	Ind	Vancouver	21.39	2	1	1	1	2	0	7	18-36 months	association ownership- Horse club - available?
32	SJO LO	Commercial	MX	Vancouver	48.41	3	1	1	1	2	1	9	0-18 months	Mixed Use -
33	Junk Yard	Industrial	Ind	Vancouver	28.30	2	1	1	1	2	1	8	18-36 months	existing wrecking yard
34	Fenlon	Industrial	Ind	Vancouver	25.51	2	1	1	1	2	1	8	18-36 months	needs a pump station
35	Toedli	Commercial	MX	Vancouver	31.33	3	1	1	1	1	1	8	18-36 months	Residential
36	Walmart	Commercial	Com	Vancouver	34.72	3	1	1	1	2	0	8	18-36 months	Walmart owns part
37	Evergreen Airport	Commercial	MX	Vancouver	60.76	4	1	1	1	3	0	10	0-18 months	Mixed Use - Evergreen Airport - Binding Master Plan
38	Section 30	Industrial	OC	Vancouver	34.17	3	1	0	0	1	1	6	Greater than 36 months	Section 30 master planed
~~39~~	~~Park~~	~~Industrial~~	~~Ind~~	~~Vancouver~~	~~37.75~~	~~3~~	~~4~~	~~4~~	~~4~~	~~4~~	~~4~~	~~8~~	~~18-36 months~~	~~C.C. Park~~
40	Col Tech	Industrial	Ind	Vancouver	63.67	4	1	1	1	1	0	8	18-36 months	Active rock pit
41	Section 30	Industrial	OC	Vancouver	224.81	4	1	1	0	1	0	7	18-36 months	Section 30 master plan
42	Section 30	Industrial	OC	Vancouver	100.19	4	1	1	1	1	0	8	18-36 months	Section 30 master plan
43	Section 30	Commercial	OC	Vancouver	30.65	3	1	1	1	1	0	7	18-36 months	Section 30 master plan
44	Pac Rock	Commercial	BP	Vancouver	24.07	2	1	0	0	1	0	4	Greater than 36 months	master planned
45	Weston	Commercial	BP	Vancouver	26.31	2	1	0	0	1	1	5	Greater than 36 months	master planned
46	McKay	Commercial	BP	Camas	59.73	4	1	1	1	1	0	8	18-36 months	
47	Efford	Commercial	BP	Camas	35.31	3	1	0	0	1	0	5	Greater than 36 months	
48	Grimm	Commercial	BP	Camas	78.23	4	1	1	1	1	1	9	0-18 months	
49	Johnson	Commercial	BP	Camas	77.05	4	1	0	0	1	0	6	Greater than 36 months	Unusual Shape
50	Weakley	Commercial	BP	Camas	22.94	2	0	0	0	1	1	4	Greater than 36 months	
51	Johnson	Commercial	BP	Camas	81.49	4	0	0	0	1	0	5	Greater than 36 months	Unusual Shape
52	Rays Acres	Commercial	OC	Washougal	31.93	3	1	1	0	0	1	6	Greater than 36 months	
53	Hickey	Commercial	OC	Washougal	41.18	3	1	0	0	1	0	5	Greater than 36 months	
54	Hickey	Commercial	OC	Washougal	21.97	2	1	0	0	1	1	5	Greater than 36 months	
55	Hickey	Commercial	OC	Washougal	23.65	2	1	0	0	0	1	4	Greater than 36 months	
56	Hickey	Commercial	OC	Washougal	42.09	3	1	0	0	0	1	5	Greater than 36 months	
~~57~~	~~Hickey~~	~~Commercial~~	~~OC~~	~~Washougal~~	~~415.83~~	~~4~~	~~4~~	~~0~~	~~0~~	~~4~~	~~0~~	~~6~~	~~Greater than 36 months~~	~~Out of UGB~~
58	Port of Ridgefield	Commercial	Ind	Ridgefield	40.56	3	1	1	1	2	1	9	0-18 months	Port of Ridgefield
59	Centennial Phase1	Industrial	Ind	Vancouver	45	3	1	1	1	2	1	9	0-18 months	Port of Vancouver - Centennial Park
60	Lakeside Batch Plant	Industrial	H Ind	Clark County	20.06	2	0	1	1	2	0	6	Greater than 36 months	Achieves 20 acres including adjacent RI developed parcel
61	Kravas	Industrial	H Ind	Clark County	153	4	1	0	0	1	1	7	18-36 months	Chelatchie Rail Industril - Getting info from Kelly Sills
62	Port of C/W	Industrial	Ind	Washougal	93.17	4	0	1	0	1	1	7	18-36 months	Port of Camas Washougal
63	BG Corporate	Industrial	Ind	Battle Ground	32	3	1	1	1	2	1	9	0-18 months	Battle Ground Corporate Center
64	Port Parcel 1b	Industrial	H Ind	Vancouver	22.6	2	1	1	1	3	1	9	0-18 months	Port of Vancouver
65	Gateway	Industrial	H Ind	Vancouver	500	4	0	0	0	1	1	6	Greater than 36 months	Port of Vancouver
66	Centennial Phase2	Industrial	Ind	Vancouver	47	3	1	1	0	1	1	7	18-36 months	Port of Vancouver
67	Terminal 5 West	Industrial	H Ind	Vancouver	32	3	0	1	1	2	1	8	18-36 months	Port of Vancouver

Statistical Analysis

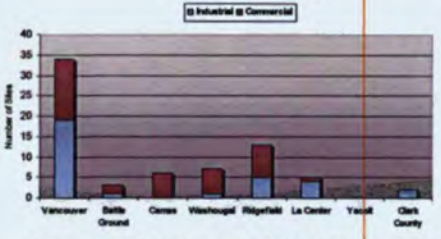
Through the employment land inventory process, the Technical Advisory Group identified 70 pieces of industrial and commercial land that met the Group's minimum evaluation criteria. The following is a summary of the inventory results.

Evaluation Results Summary	
Total Site Identified	**70**
Size	
Under 20 acres	0
20-30 acres	29
30-50 acres	22
Over 50 acres	19
Constrained Land	
Unconstrained	55
Constrained	15
Utilities Near Site	
Sewer	32
Water	43
Ownership	
Common	40
Not Common	30
Arterial Access Score	
0	5
1	38
2	16
3	11

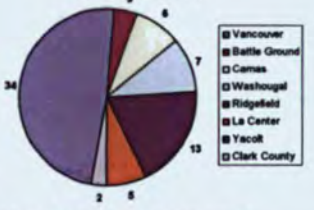
Inventory by Jurisdiction

	Sites			Size (in acres)		
Jurisdiction	Sites	Industrial	Commercial	20-30	30-50	50+
Vancouver	34	19	15	15	14	5
Battle Ground	3	1	2	1	2	0
Camas	6	0	6	1	1	4
Washougal	7	1	6	2	3	2
Ridgefield	13	5	8	6	2	5
La Center	5	4	1	3	0	2
Yacolt	0	0	0	0	0	0
Clark County	2	2	0	1	0	1
Total	70	32	38	29	22	19

Sites by Jurisdiction



Site Distribution

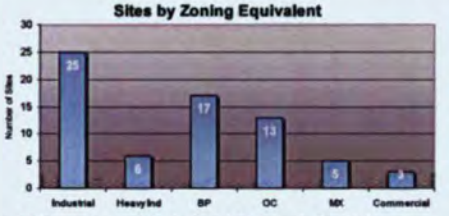


- Of the 70 identified sites, nearly half (34) are found within the City of Vancouver's urban growth boundary.

Site Zoning

	Zones					
Jurisdiction	Industrial	Heavy Ind	BP	OC	MX	Commercial
Vancouver	13	4	4	6	5	2
Battle Ground	1	0	0	1	0	0
Camas	0	0	6	0	0	0
Washougal	1	0	0	6	0	0
Ridgefield	6	0	7	0	0	0
La Center	4	0	0	0	0	1
Yacolt	0	0	0	0	0	0
Clark County	0	2	0	0	0	0
Total	25	6	17	13	5	3

Sites by Zoning Equivalent

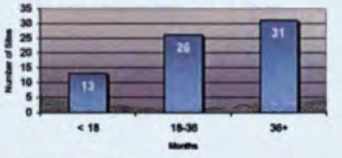


- 31sites are zoned for Industrial/Heavy Industrial uses.
- 30 sites are zoned for Business Park/Office Campus.

Time to Development

	Time to Permit (months)			
Jurisdiction	< 18	18-36	36+	Total
Vancouver	6	20	8	34
Battle Ground	1	2	0	3
Camas	1	1	4	6
Washougal	0	1	6	7
Ridgefield	5	1	7	13
La Center	0	0	5	5
Yacolt	0	0	0	0
Clark County	0	1	1	2
Total	13	26	31	70

Estimated Time to Readiness



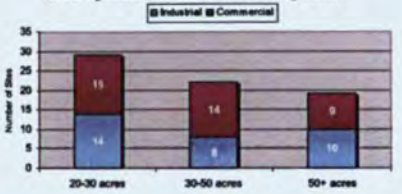
- 13 sites are potentially developable within 18 months or less.
- 26 sites are potentially developable within 18-36 months.
- 31 sites identified would require more than 36 months to be developable.

Site Evaluation by Size

Land Use by Size			
Size	Industrial	Commercial	Total
20-30 acres	14	15	29
30-50 acres	8	14	22
50+ acres	10	9	19
Total	**32**	**38**	**70**

- 19 sites identified are 50 acres or more.
- 2 sites identified are 30 to 50 acres in size.
- 29 sites identified are 20 to 30 acres in size.

Sites by Size and Land Use Designation



Site Zoning by Size							
Size	Light Ind	Heavy Ind	BP	OC	MX	Comm	Total
20-30 acres	12	3	7	3	2	2	29
30-50 acres	7	1	3	7	2	1	21
50+ acres	6	2	7	3	1	0	19
Total	**25**	**6**	**17**	**13**	**5**	**3**	**69**

- 1 site with an industrial land designation was zoned residential (R7) due to development agreement.
- Of the 50+ acre sites, 8 are zoned industrial, and 10 are zoned Business Park or Office Campus.

Readiness by Size	Months			
Acres	<18	18-36	36+	Total
20-30	3	10	16	29
30-50	6	10	6	22
50+	4	6	9	19
Total	**13**	**26**	**31**	**70**

Ownership by Size	Ownership	
Acres	Common	Multiple
20-30	20	9
30-50	14	8
50+	6	13
Total	**40**	**30**

Ownership by Readiness	Ownership	
Months	Common	Multiple
<18	11	2
18-36	14	12
36+	15	16
Total	**40**	**30**

Readiness by Size and Ownership		Months				
Acres	Ownership	<18	18-36	36+	Total	Grand Total
20-30	common	3	7	10	20	29
	multiple	0	3	6	9	
30-50	common	6	5	3	14	22
	multiple	0	5	3	8	
50+	common	2	2	2	6	19
	multiple	2	4	7	13	

- 31 of the identified sites have multiple owners.
- Of the 19 sites that are 50+ acres, only 5 are under common ownership.
- Only 2 sites are 50+ net acres, within 18 months developable, and under common ownership.

Site Evaluation Attribute Summary

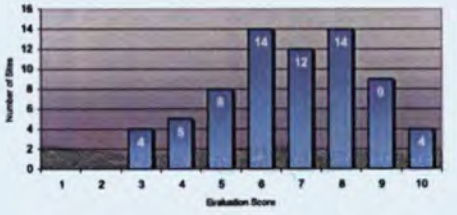
Site Attributes by Jurisdiction		Evaluation Criteria				
Jurisdiction	Sites	Not Constrained	Water	Sewer	Access (2,3)	Comm Owner
Vancouver	34	31	29	20	19	20
Battle Ground	3	3	3	3	1	2
Camas	6	4	2	2	0	2
Washougal	7	6	2	0	0	5
Ridgefield	13	8	6	6	6	8
La Center	5	2	0	0	0	2
Yacolt	0	0	0	0	0	0
Clark County	2	1	1	1	1	1
Total	**70**	**55**	**43**	**32**	**27**	**40**

Needed Site Improvements by Jurisdiction		Evaluation Criteria				
Jurisdiction	Sites	Constrained	No Water	No Sewer	Access (0,1)	Multi Owner
Vancouver	34	3	5	14	15	14
Battle Ground	3	0	0	0	2	1
Camas	6	2	4	4	6	4
Washougal	7	1	5	7	7	2
Ridgefield	13	5	7	7	7	5
La Center	5	3	5	5	5	3
Yacolt	0	0	0	0	0	0
Clark County	2	1	1	1	1	1
Total	**70**	**15**	**27**	**38**	**43**	**30**

Needed Improvements by Readiness		Evaluation Criteria				
Months	Sites	Constrained	No Water	No Sewer	Access (0,1)	Multi Owner
<18	13	1	0	0	1	2
18-36	26	3	2	8	13	12
36+	31	11	25	30	29	16
Total	**70**	**15**	**27**	**38**	**43**	**30**

- Of the 70 potential employment land sites 15 are constrained by critical lands or geologic hazards, 27 are not in proximity to water service, 38 are not near sewer service, 43 have poor or challenging access, and 30 have multiple owners.
- 31 identified sites are in proximity (100 ft) of both water and sewer service.
- 12 properties, in total, are found to be under common ownership, have water and sewer access, and are easily accessible from a highway or minor arterial road.

Sites by Evaluation Score



COLUMBIA RIVER ECONOMIC DEVELOPMENT COUNCIL

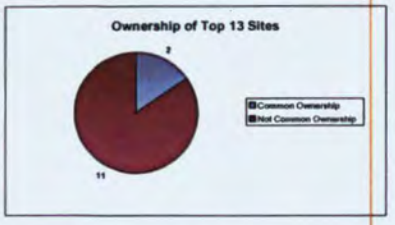
GROUP MACKENZIE

CLARK COUNTY EMPLOYMENT LAND INVENTORY

NOVEMBER 2, 2011

Ownership of Top 13 Sites

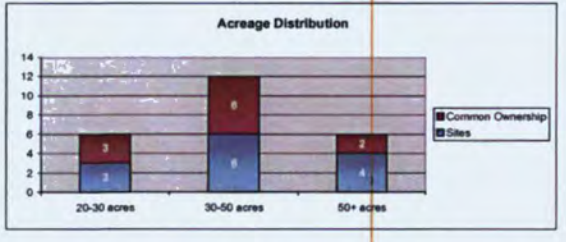
Top 13 Sites		
Common Ownership	Not Common Ownership	Total
2	11	13



- Of the top 13 sites, two do not have common ownership.

Acreage Distribution of Top 13 Sites

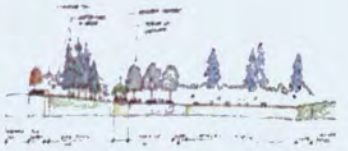
Top 13 Sites			
20-30 acres	30-50 acres	50+ acres	Total
3	6	4	13
Common Ownership			
20-30 acres	30-50 acres	50+ acres	Total
3	6	2	11

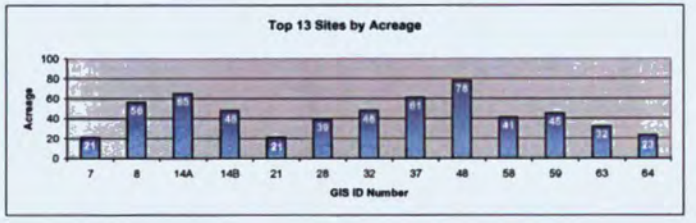


- 4 of the sites are greater than 50 acres and 9 are less than 50 acres. Only two of the greater than 50 acre sites have common ownership.

Acreage of Top 13 Sites

Top 13 Sites by Acreage	
GIS ID Number	Acres
7	21
8	56
14A	65
14B	48
21	21
28	39
32	46
37	61
48	78
58	41
59	45
63	32
64	23
Total Acres	578





- The largest site in the top 13 is 78 Acres.

COLUMBIA RIVER ECONOMIC DEVELOPMENT COUNCIL

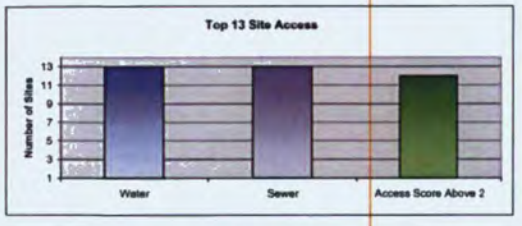
MACKENZIE GROUP

CLARK COUNTY EMPLOYMENT LAND INVENTORY

NOVEMBER 2, 2011

Site Acess for Top 13 Sites

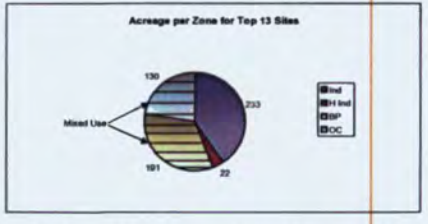
Top 13 Site Access		
Water	Sewer	Access Score Above 2
13	13	12



- All of the top 13 sites have water, sewer. All except one have an access score of 2 or more, which indicates reasonably direct access to an arterial. Because the top 13 sites can be served with current infrastructure, regional infrastructure investments do not dramatically improve the near term developable properties.

Acreage per Zone for Top 13 Sites

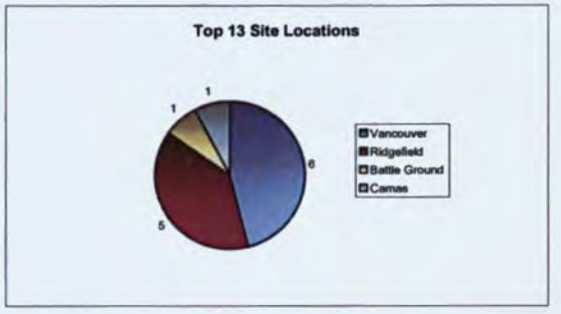
Acreage per Zone for Top 13 Sites				
Ind	H Ind	BP	OC	Total
233	22	191	130	576



- Of the top 13 sites (total of about 576 acres), 6 are industrially zoned (total of about 233 acres), one is zoned for heavy industry (Port of Vancouver parcel 1b, which is about 22 acres), 3 are zoned BP (about 191 acres), and 3 are zoned mixed use (about 130 acres). Almost half of the short term developable properties have a mixed use zone (about 321 acres).

Locations by Jurisdication of Top 13 Sites

Top 13 Site Locations			
Vancouver	Ridgefield	Battle Ground	Camas
6	5	1	1



- Of the top 13 sites, 6 are in Vancouver; 5 are in Ridgefield; 1 in Battle Ground and 1 in Camas.

COLUMBIA RIVER ECONOMIC DEVELOPMENT COUNCIL

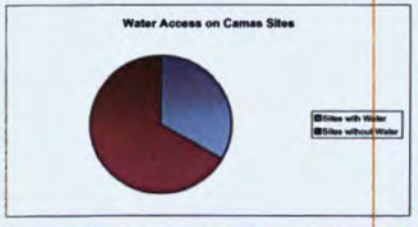
GROUP MACKENZIE

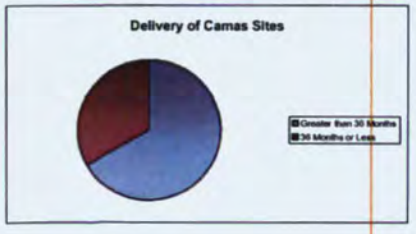
CLARK COUNTY EMPLOYMENT LAND INVENTORY

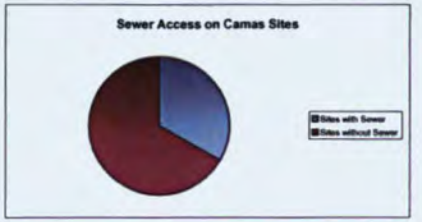
NOVEMBER 2, 2011

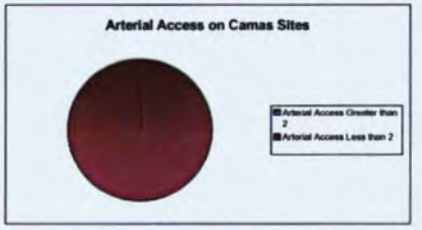
Site Analysis for Camas

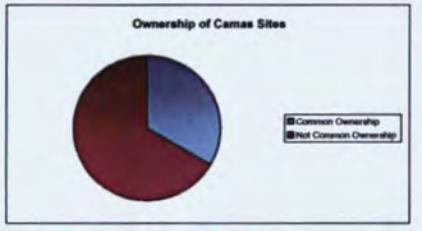
Sites in Camas	
Greater than 36 Months	36 Months or Less
4	2
Sites with Water	Sites without Water
2	4
Sites with Sewer	Sites without Sewer
2	4
Arterial Access Greater than 2	Arterial Access Less than 2
0	6
Common Ownership	Not Common Ownership
2	4







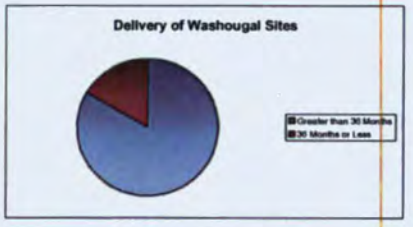


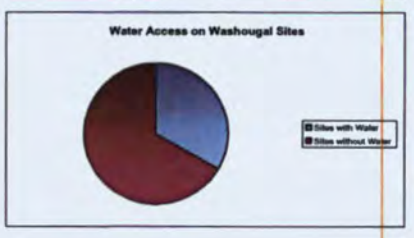


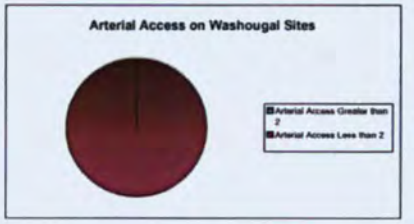
• 4 out of 6 of the sites in Camas are greater than 36 months. All of these lack water, and sewer. Adding water and sewer would improve all of these except one into the 18-36 month category. 2 of the 6 sites have no direct access to an arterial or planned arterial or greater classification of roadway. 4 out of 6 of the Camas sites are not in common ownership.

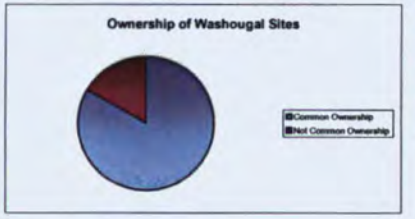
Site Analysis for Washougal

Sites in Washougal	
Greater than 36 Months	36 Months or Less
5	1
Sites with Water	Sites without Water
2	4
Sites with Sewer	Sites without Sewer
0	6
Arterial Access Greater than 2	Arterial Access Less than 2
0	6
Common Ownership	Not Common Ownership
5	1





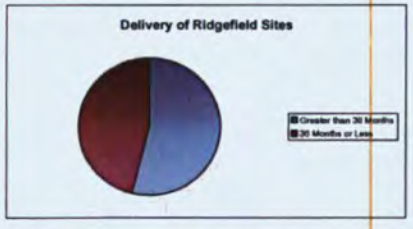


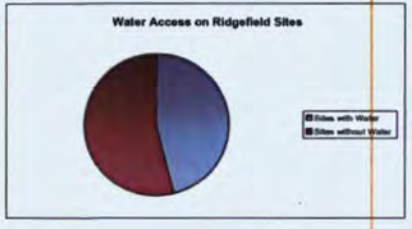


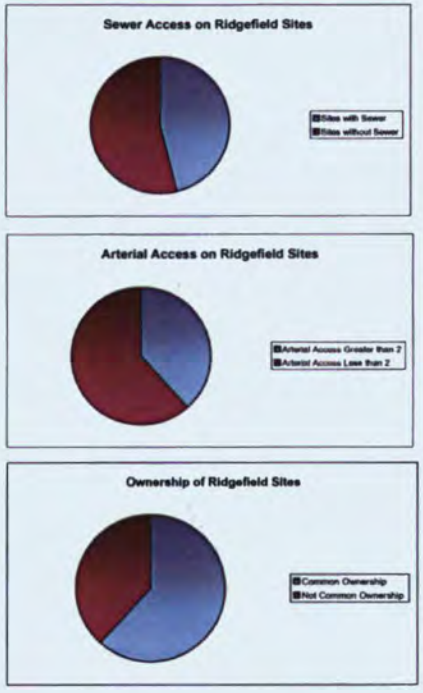
- 6 of the 6 sites in Washougal lack sewer, and 4 out of 6 lack water. 4 of 6 sites are single owner sites, and half lack access to an arterial or greater classification of roadway.

Site Analysis for Ridgefield

Sites in Ridgefield	
Greater than 36 Months	36 Months or Less
7	6
Sites with Water	Sites without Water
6	7
Sites with Sewer	Sites without Sewer
6	7
Arterial Access Greater than 2	Arterial Access Less than 2
5	8
Common Ownership	Not Common Ownership
8	5



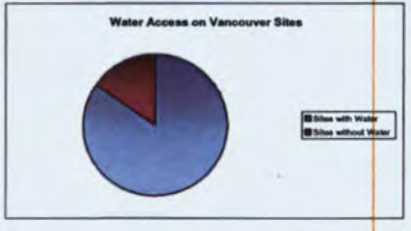


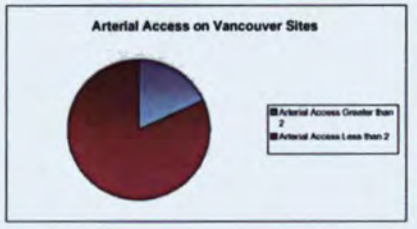


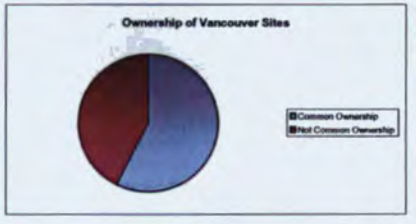
- Ridgefield has long term water and sewer expansion needs in order to maintain an inventory of developable property. The timing of this need is based on the absorption of the permitted residential properties and the types of development on the commercial and industrial sites.

Site Analysis for Vancouver

Sites in Vancouver	
Greater than 36 Months	36 Months or Less
15	18
Sites with Water	Sites without Water
28	5
Sites with Sewer	Sites without Sewer
19	14
Arterial Access Greater than 2	Arterial Access Less than 2
6	27
Common Ownership	Not Common Ownership
19	14



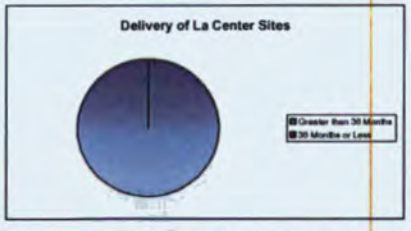


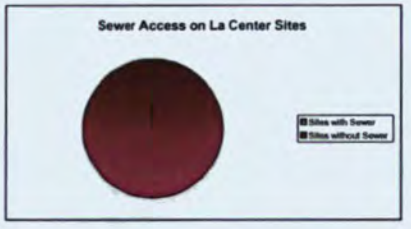


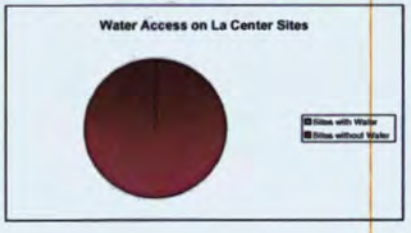
- In Vancouver, of the 34 sites, one was eliminated from the inventory by conversion to a park, 6 are 0-18 month sites. 14 need sewer, 4 need both water and sewer. One lacks water but has sewer. 14 of the 33 remaining sites are not single owner sites.

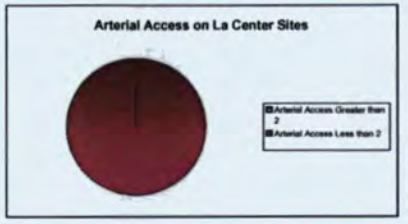
Site Analysis for La Center

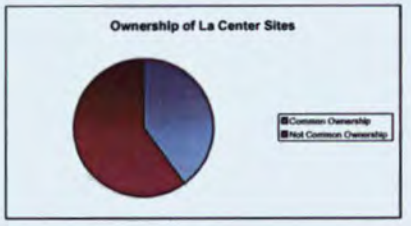
Sites in La Center	
Greater than 36 Months	36 Months or Less
5	0
Sites with Water	Sites without Water
0	5
Sites with Sewer	Sites without Sewer
0	5
Arterial Access Greater than 2	Arterial Access Less than 2
0	5
Common Ownership	Not Common Ownership
2	3





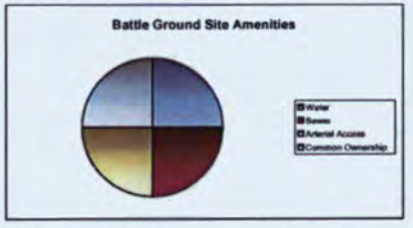






- In LaCenter, there are 5 properties identified. 2 of the 5 have common ownership, and those are the parcels identified for tribal development. None of the parcels have water or sewer, and all of the parcels score a 1 for access, indicating only marginal access. All sites would benefit from an investment in transportation and utility infrastructure.

Site Analysis for Battle Ground



- In the city of Battle Ground, there was only one site that met the minimum 20 acre unconstratined criteria. It is under common ownership and has water, sewer, and available access to an arterial. While this analysis only identified the one site in Battle Ground, there are many more smaller sites to utilized for regional employment.

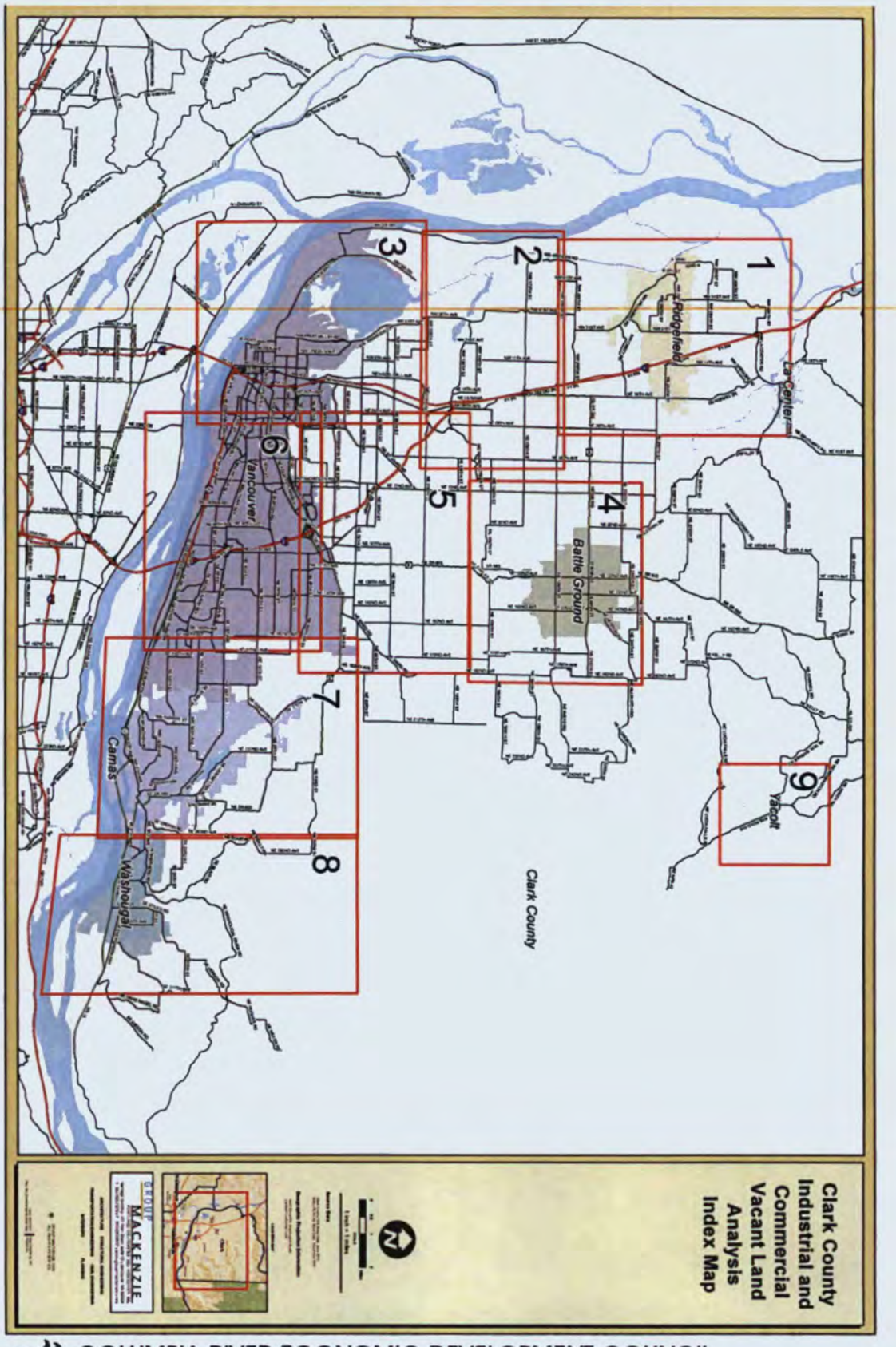
MAPS FOR CLARK COUNTY

COLUMBIA RIVER ECONOMIC DEVELOPMENT COUNCIL

GROUP MACKENZIE

CLARK COUNTY EMPLOYMENT LAND INVENTORY

NOVEMBER 2, 2011



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GROUP MACKENZIE

CLARK COUNTY EMPLOYMENT LAND INVENTORY

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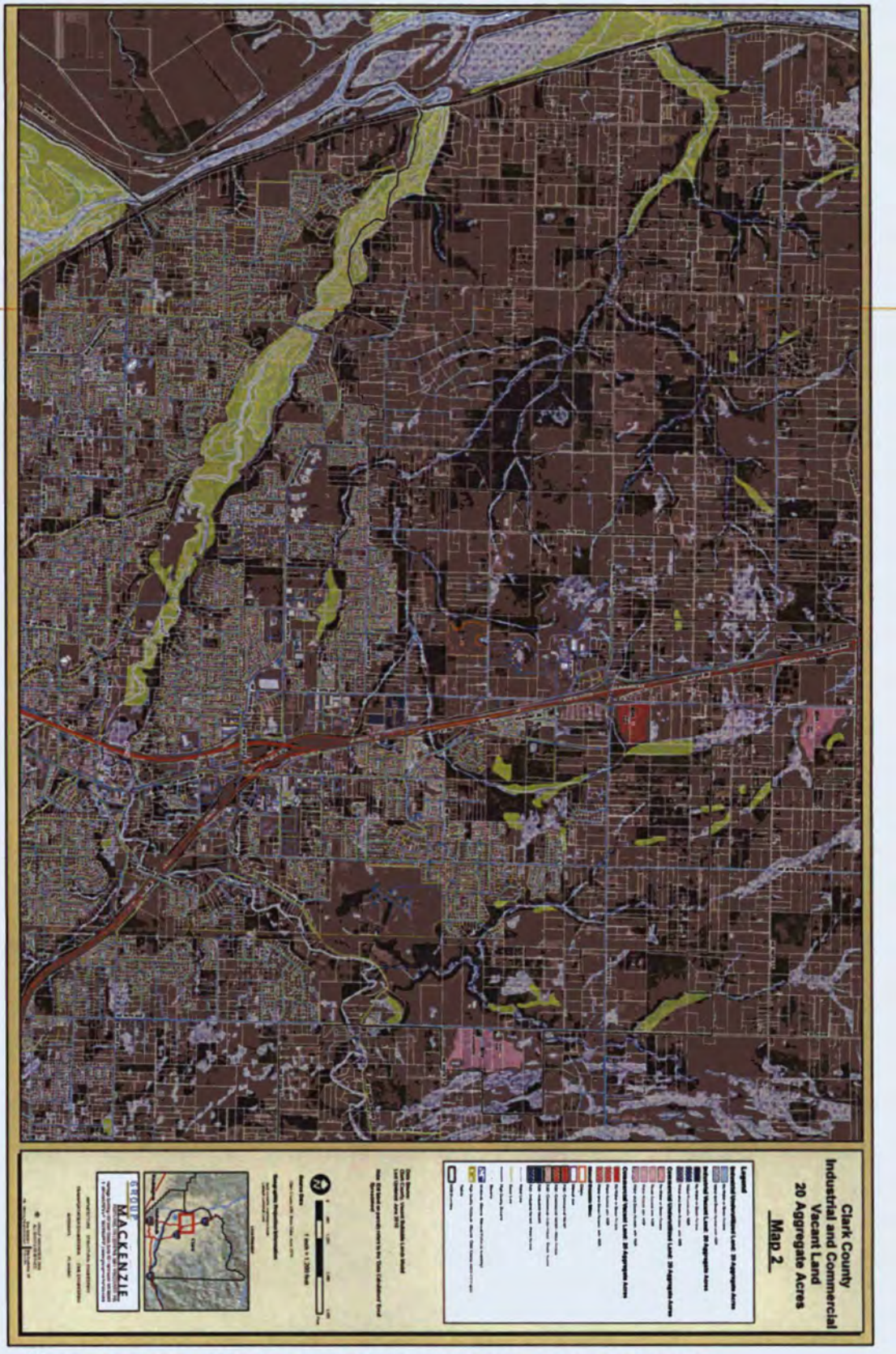

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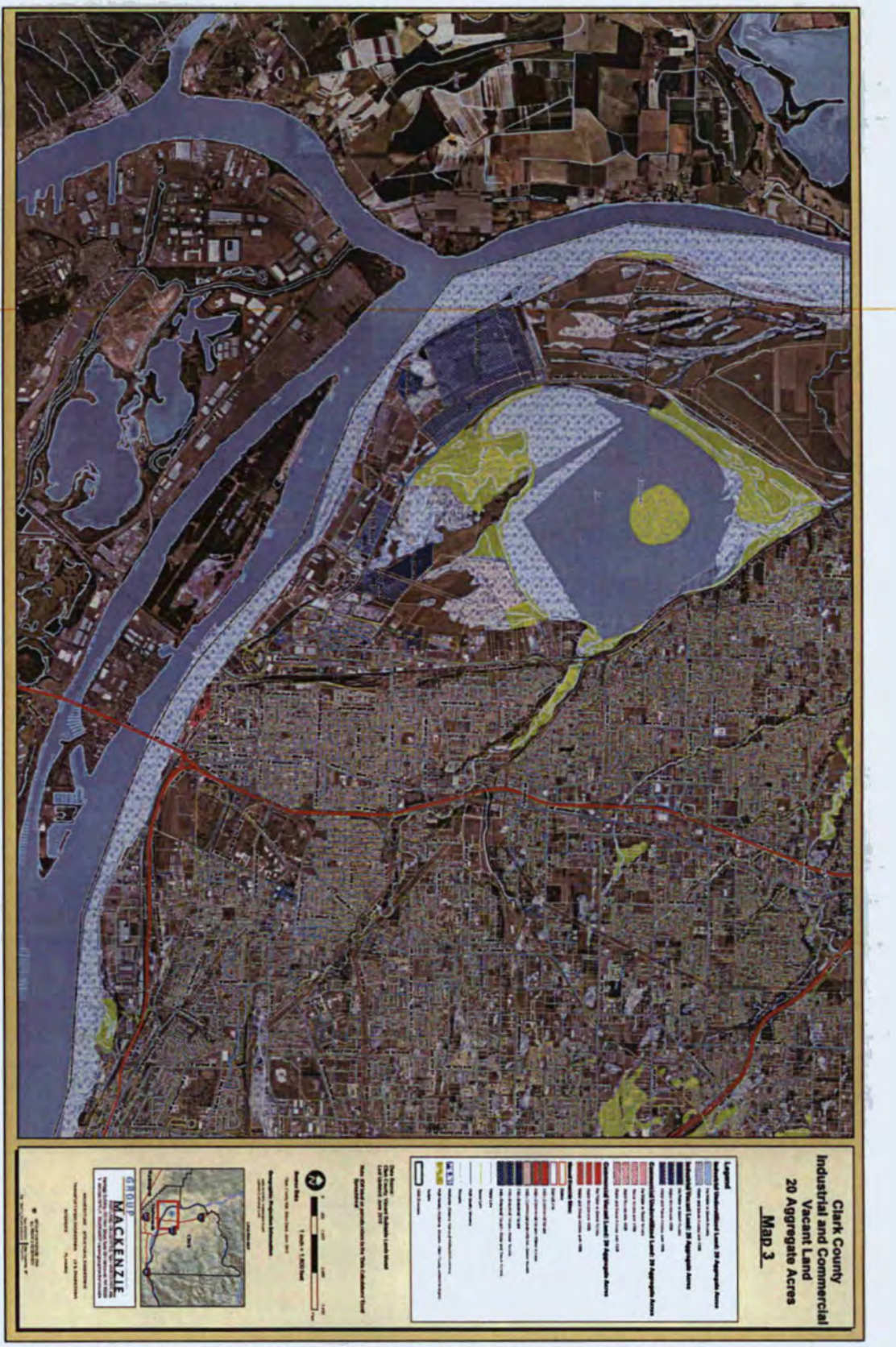

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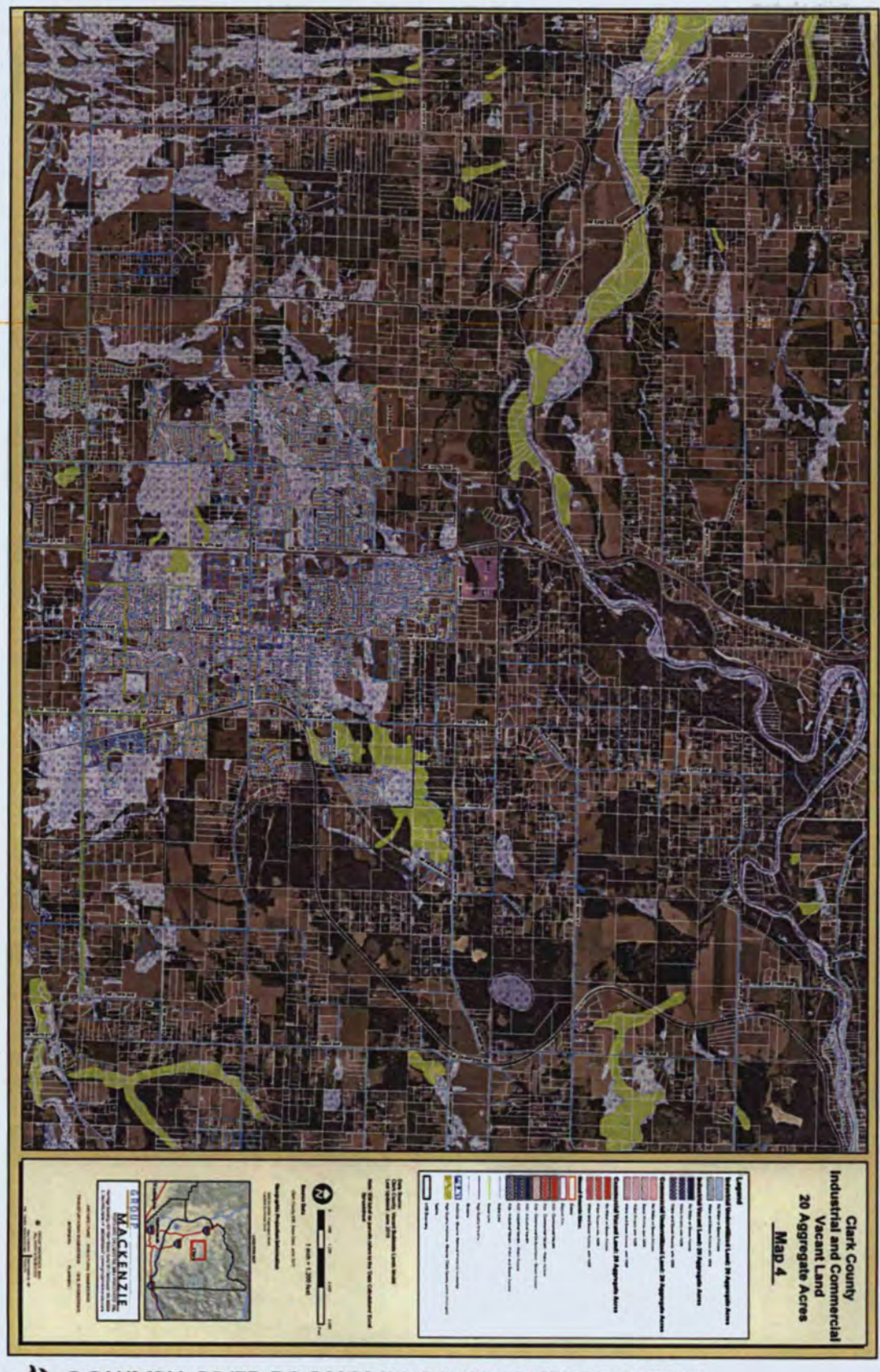

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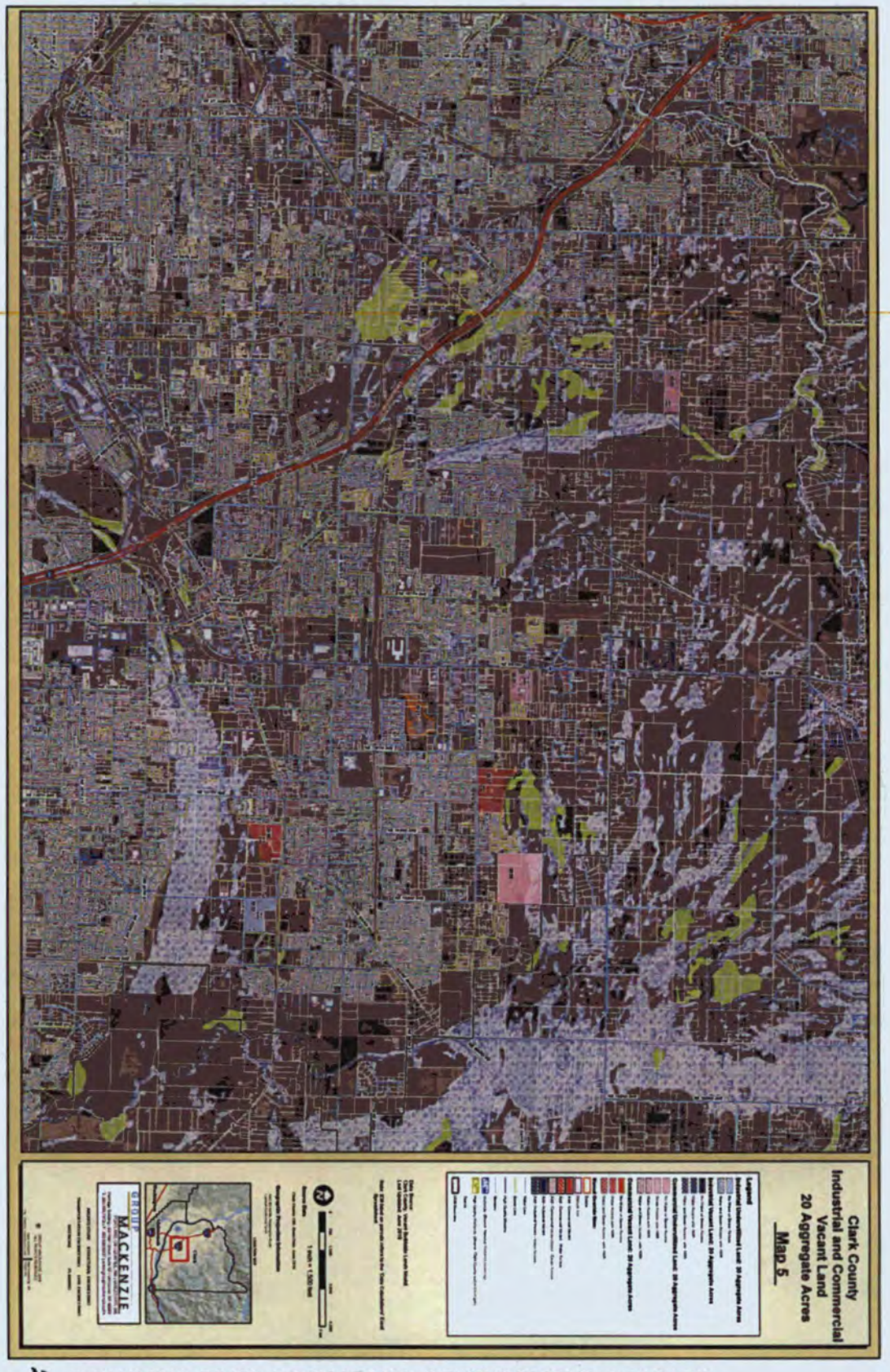

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CLARK COUNTY EMPLOYMENT LAND INVENTORY

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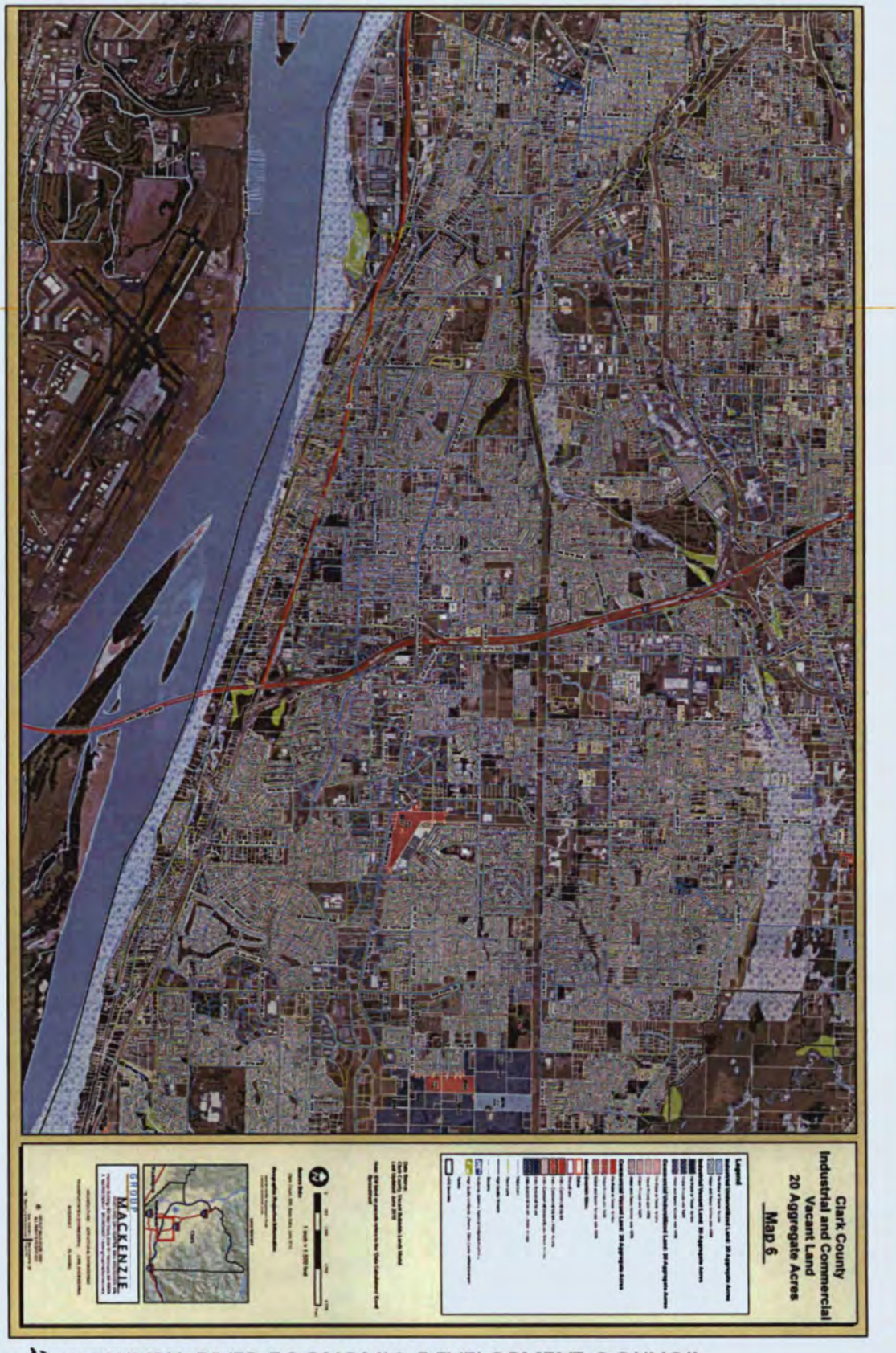

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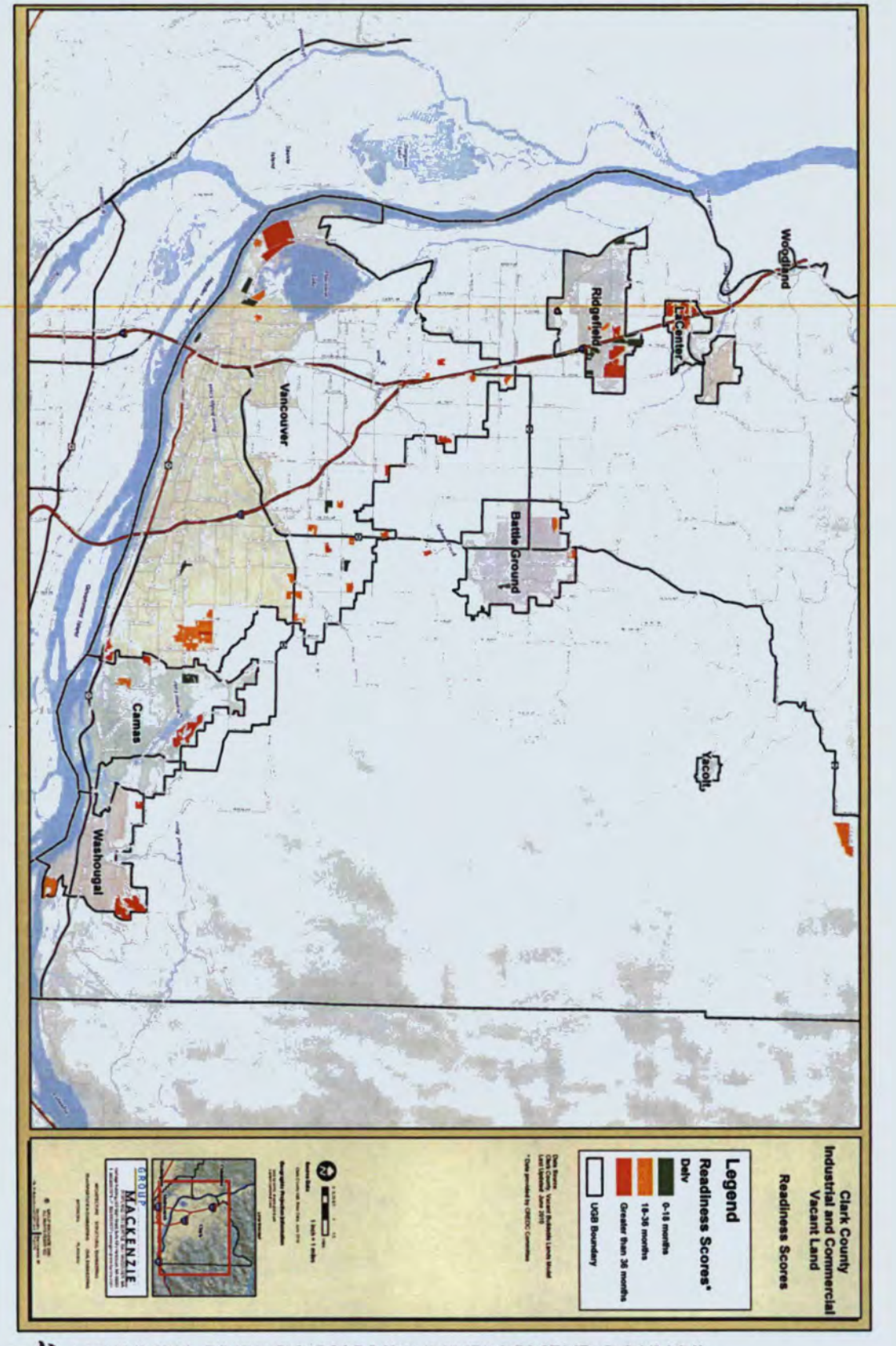

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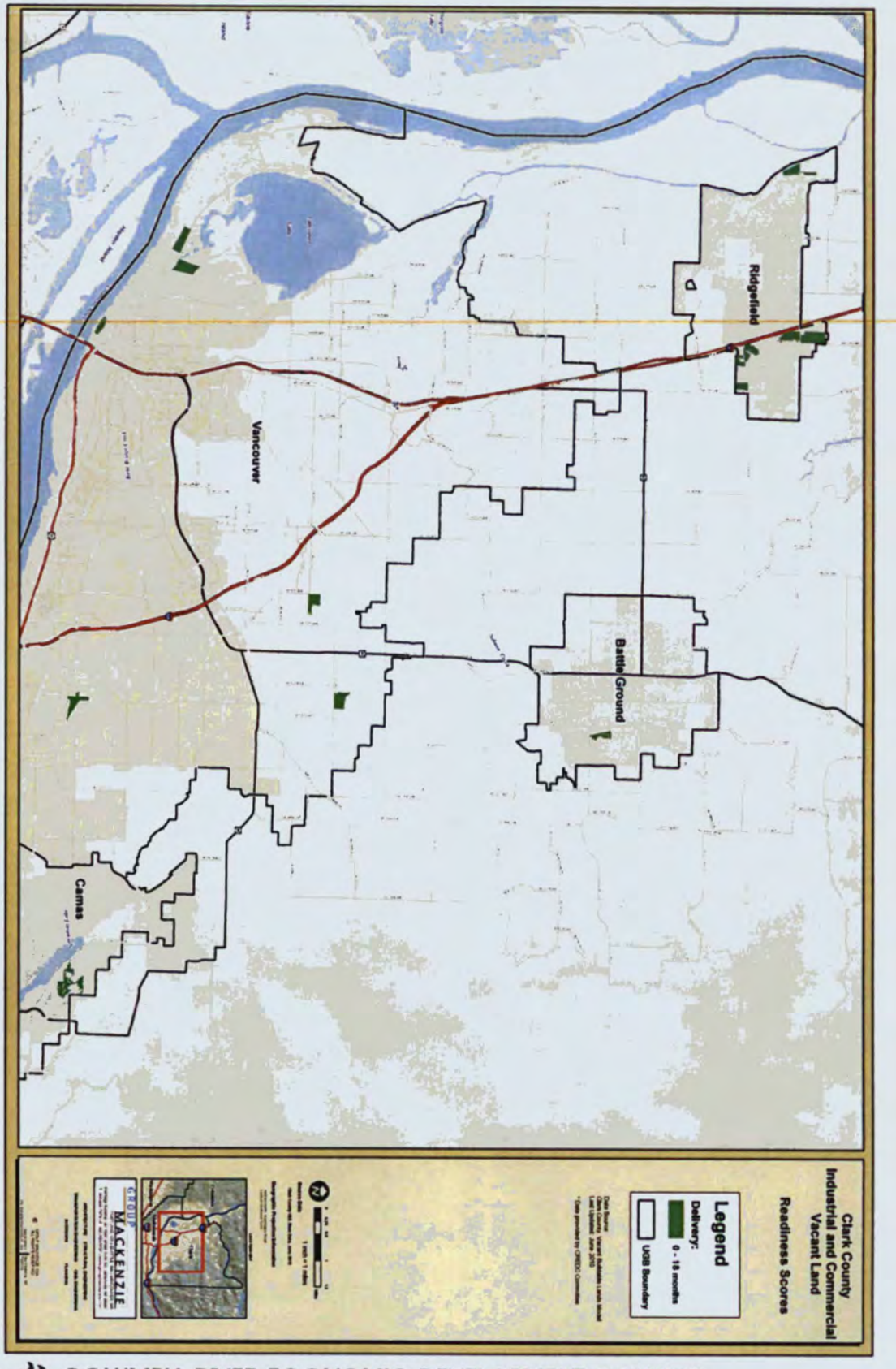

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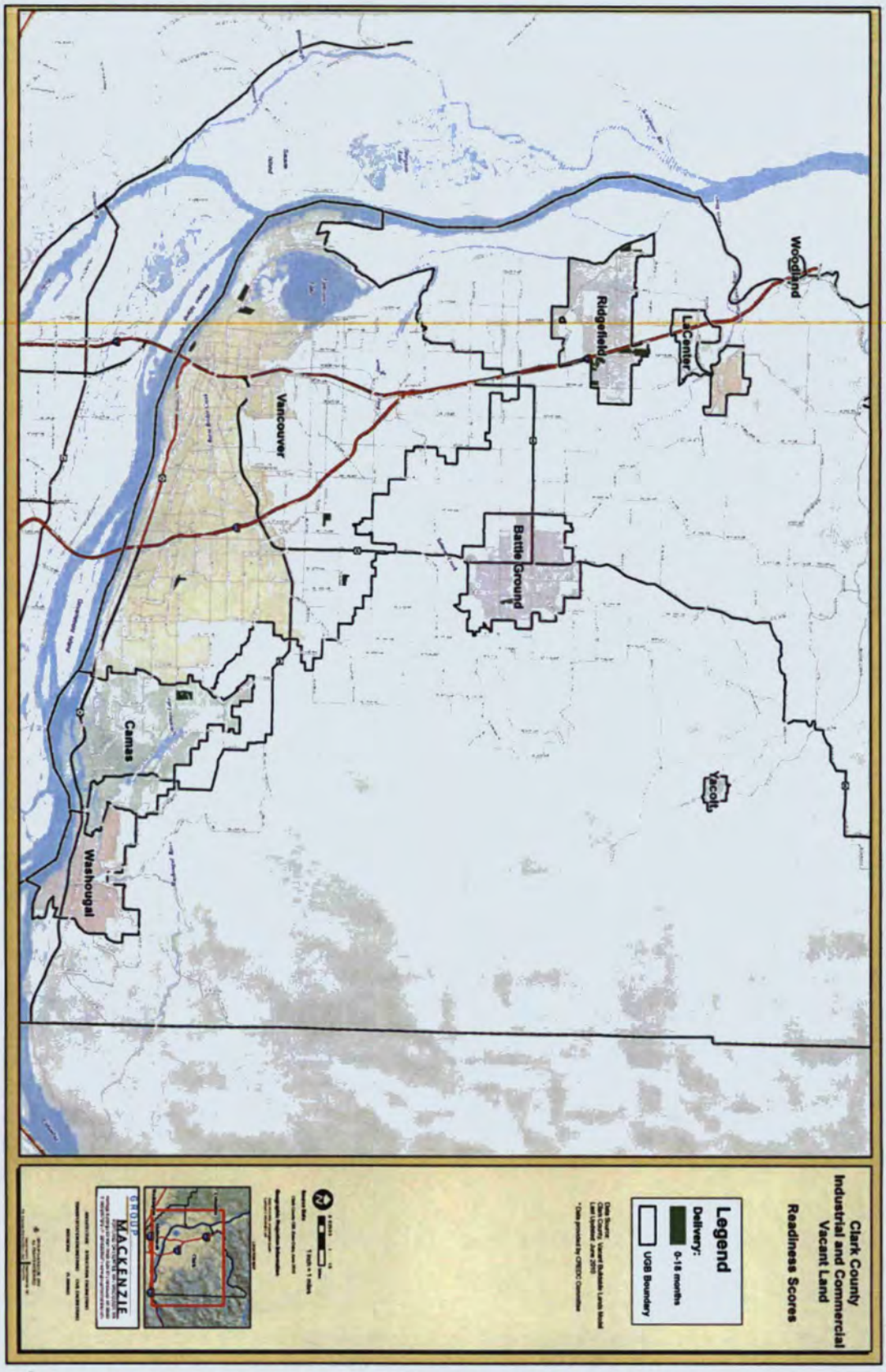

COLUMBIA RIVER ECONOMIC DEVELOPMENT COUNCIL

GROUP MACKENZIE

CLARK COUNTY EMPLOYMENT LAND INVENTORY

NOVEMBER 2, 2011

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DATA
CONCLUSIONS

COLUMBIA RIVER ECONOMIC DEVELOPMENT COUNCIL

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NOVEMBER 2, 2011

Absorption Observations by the EDC and Clark County on Vacant Lands

Absorption

During the past five years CREDC saw 13 projects that required 20+ acres for industrial development (please note non of these projects reached development):

- 1 project was a consolidation of several facilities
- 1 project was manufacturing and distribution (auto parts)
- 5 projects were warehouse/distribution
- 1 project was a Tier V data center
- 2 projects were electronics manufacturers
- 1 project was assembly (auto)

- During the same five years, Clark County saw three successful projects requiring 20+ acres of industrial land:

- SEH America's purchase of the HP property
- United Natural Foods
- Farwest Steel

Large Parcel Development

In review of the list of developable lands, the parcels 10 acres and over have typically not seen significant industrial development. In fact, the majority of the development has occured on sites 10 acres or less. Therefore, it is clear that although large parcels of land are important in future progress, smaller parcels may continue to be even more critical to subsequent growth.

Clark County Job Growth

In their Clark County Economic Development Plan, TIP Strategies reported that the growth of the manufacturing sector (nationally) between 2010-2020 would be limited to recouping jobs lost during the recession. With the devaluation of the US Dollar and the federal government's push to promote exports, the manufacturing sector may bounce back sooner.

TIP Strategies profiled six sectors (and the associated US Job Growth numbers for the period 2010-2020) that are best suited for growth in Clark County:

Technology Products -22,344 jobs (based on Clark County's existing high-tech companies, the sector is suited for growth)

- Technology Services 825,666 jobs
- Agriculture Processing 52,598 jobs
- Logistics and Distribution 598,175 jobs
- Wealth Management 1,331,807
- Healthcare Management 596,945 jobs

Vacant Buildable Lands Model (VBLM) By Employment Zoning*		
ZONING	VBLM DESCRIPTION	ACRES
Office Campus (OC)	Commercial Vacant	287.80
	Commercial Vacant Critical	184.90
	Commercial Vacant Lot less than 5000 sq feet	0.00
	Commercial Vacant Exempt	5.00
	Commercial Underutilized	243.90
	Commercial Underutilized Critical	194.30
	Commercial Built	81.20
	Roads and Easements	34.80
	Office Campus (OC) Total	**1,031.90**
Business park (BP)	Commercial Vacant	82.30
	Commercial Vacant Critical	153.10
	Commercial Vacant Lot less than 5000 sq feet	0.20
	Commercial Underutilized	144.80
	Commercial Underutilized Critical	124.20
	Commercial Built	61.10
	Roads and Easements	106.80
	Business park (BP) Total	**672.50**
Light industrial (ML)**	Commercial Vacant	23.00
	Commercial Vacant Critical	9.00
	Commercial Underutilized	28.75
	Commercial Underutilized Critical	2.25
	Commercial Built	29.10
	Industrial Vacant	684.10
	Industrial Vacant Critical	629.10
	Industrial Underutilized	230.50
	Industrial Underutilized Critical	281.20
	Exempt Underutilized Not Port	101.40
	Industrial Built	812.50
	Roads and Easements	442.60
	Light industrial (ML) Total	**3,273.50**
Heavy industrial (MH)	Industrial Vacant	32.30
	Industrial Vacant Critical	18.20
	Exempt Vacant Port Property Cr	27.00
	Industrial Underutilized	11.90
	Industrial Underutilized Critical	4.60
	Exempt Underutilized Not Port	8.90
	Industrial Built	9.60
	Roads and Easements	1.50
	Heavy industrial (MH) Total	**114.00**
		5,091.90

VBLM Source: 2011(V)

*This report is VBLM Designations by Select Employment Zones(OC,BP,ML,MH) for unincorporated Clark County UGAs.

Note: The model is run using Comprehensive Plan land use.

Office Campus & Business Park Zones are in Employment Center Comprehensive Plan, which is by default run in the commercial category.

**There is an area along SR-503 that is Mixed Use Comprehensive Plan with Light Industrial Zoning (mixed use is run in the commercial category).

Report created: April 2011, Clark County GIS

Additional Observations

According to the 2007 Comprehensive Plan, there are 12,140 acres designated for industrial use plus 5,826 acres designated for employment center. There were 1,885 gross acres of industrial land and 871 gross acres of employment center land added to the UGAs in 2007. About 300 acres of industrial were taken out of the UGA as a result of the AG lands appeal.

The sub-committee worked on identifying what was shovel-ready, but started with the assumption that 20+ acre sites were what the market wanted. The data doesn't necessarily support this assumption. Most of the actual development has been on parcels of 5 acres or less. It's up to others to set the goal for shovel ready land supply, but it is unlikely that there are 1,000 acres available in the entire Metro area.

Predicting demand for job land is not easy. A Commercial Lands Demand Assessment prepared by Community Attributes in May 2007 concludes that no additional land is needed for employment over the next 20 years. This was done before the big UGA expansion.

Based on the Clark County Buildable Lands Report, county-wide building permits were issued on 1162.35 acres of industrial land from 1995 to June, 2000 and 228.50 acres of industrial land developed from 2001 through 2004.

The 2007 Comprehensive Plan set the urban growth boundary such that there would land available for 133,000 new jobs.

Clark County Community Planning

May 9, 2011

YIELD REPORT

LAND USE	ZONING	VBLM DESCRIPTION	ACRES	WILL NOT CONVERT ACRES	INFRASTRUCTURE ACRES	DEVELOPABLE NET ACRES	POTENTIAL JOBS
Mixed Use ** (40%)	Light industrial (ML)	Commercial Vacant	9.2	0.0	2.3	6.9	138.6
		Commercial Vacant Critical	3.6	0.7	0.7	2.2	43.7
		Commercial Underutilized	11.5	0.0	2.9	8.6	172.8
		Commercial Underutilized Critical	0.9	0.2	0.2	0.5	10.6
			25.3	**0.9**	**6.1**	**18.2**	**365.7**
Employment Center	Business park (BP)	Commercial Vacant	82.3	0.0	20.6	61.7	1,234.5
		Commercial Vacant Critical	153.1	30.6	30.6	91.9	1,837.2
		Vacant Lot less than 5000 sq feet	0.2	0.0	0.1	0.2	3.0
		Commercial Underutilized	144.8	0.0	36.2	108.6	2,172.0
		Commercial Underutilized Critical	124.2	24.8	24.8	74.5	1,490.4
			504.6	**55.4**	**112.3**	**336.9**	**6,737.1**
	Office Campus (OC)	Commercial Vacant	287.8	0.0	72.0	215.9	4,317.0
		Commercial Vacant Critical	184.9	37.0	37.0	111.0	2,218.8
		Commercial Vacant Lot less than 5000 sq feet	0.0	0.0	0.0	0.0	0.0
		Commercial Underutilized	243.9	0.0	61.0	182.9	3,658.5
		Commercial Underutilized Critical	194.3	38.9	38.9	116.5	2,331.6
			910.9	**75.9**	**208.9**	**626.3**	**12,525.9**
Industrial	Light industrial (ML)	Industrial Vacant	684.1	0.0	171.0	513.1	4,617.7
		Industrial Vacant Critical	629.1	314.6	78.6	235.9	2,123.2
		Industrial Underutilized	230.5	0.0	57.6	172.9	1,555.9
		Industrial Underutilized Critical	281.2	140.6	35.1	105.4	949.0
	Heavy industrial (MH)	Industrial Vacant	32.3	0.0	8.1	24.2	218.0
		Industrial Vacant Critical	18.2	9.1	2.3	6.8	61.4
		Exempt Vacant Port Property Cr	27.0	13.5	3.4	10.1	91.1
		Industrial Underutilized	11.9	0.0	3.0	8.9	80.3
		Industrial Underutilized Critical	4.6	2.3	0.6	1.7	15.5
			1,918.9	**480.1**	**359.7**	**1,079.0**	**9,712.1**
							29,340.8

*This report is a potential jobs yield report by VBLM Designations for Select Employment Zones(OC,BP,ML,MH) in unincorporated Clark County UGAs.
Note: The model is run using Comprehensive Plan land use.
Office Campus & Business Park Zones are in Employment Center Comprehensive Plan, which is by default run in the commercial category.
**There is an area along SR-503 that is Mixed Use Comprehensive Plan with Light Industrial Zoning (mixed use is run in the commercial category).
VBLM Source: 2011(V)
Report created: April 2011, Clark County GIS

CONCLUSIONS & RECOMMENDATIONS

Lands for Jobs Committee Recommendations

Recommendation 1: Lands for Jobs Committee

The CREDC needs to work to ensure that there is sufficient readily developable land available for job creation in Clark County by:

- Making the Lands for Jobs Committee a standing CREDC committee.
- Developing a work plan to address Committee recommendations to trackand respond to land, zoning, and Urban Growth Boundary (UGB) changes.
- Developing conceptual layouts for the 13 most readily developable sites which could be provided to site selectors.
- Tracking new market credits to determine whether these could be applied to industrial land.
- Assigning a CREDC staff member to the Committee as a resource. Responsibilities for the CREDC staff member should be defined and should include keeping up to date on changing regulatory and policy issues related to lands for jobs and providing updates and suggested direction to the Committee.
- Including a report on lands for jobs in the CREDC annual report.

Recommendation 2: Zoning/Permitting/Urban Growth Boundary

In the short term, zoning, permitting, and regulatory changes have positive and negative effects on the development readiness of land within Clark County. In the longer term, the UGB will define which areas provide potential opportunities for new lands for jobs. The CREDC should be influential in working with the community as coherent choices are made about the supply and availability of lands for jobs and the investment strategy needed to ensure their availability and readiness. This will be particularly important during future Urban Growth Area revisions. A local example of positive policy change is the fast track permitting program that was recently developed for projects of state-wide significance in Oregon. The CREDC needs to fully engage in land use policy, zoning, permitting, and UGB issues by:

- Working with jurisdictions to ensure that zoning codes provide flexibility, particularly within industrial and mixed-use districts to preserve their use for lands for jobs.
- Working with jurisdictions as zoning codes are updated to ensure that lands for jobs are protected.
- Working with state and local agencies to determine opportunities for expeditious and pre-permitting of properties.
- Working with jurisdictions to simplify and expedite permit processing timelines.
- Implementing a standing subcommittee to track and advocate zoning/code revisions that could affect lands for jobs.
- Working with Clark County as future decisions on the UGB are made. When the Growth Management Act process is revisited, the CREDC should be at the table to advocate for lands for jobs.
- Working with Clark County to bring current urban holding lands into the UGB.

Recommendation 3: Infrastructure

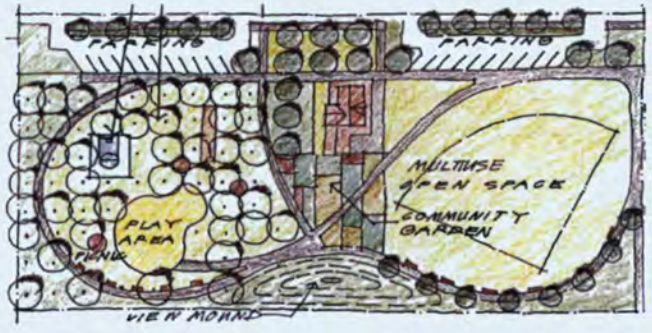
The Lands for Jobs Committee noted that to encourage new job growth, we need to lead with infrastructure which is often constrained by our pay-as-you-go policy. For example, of the 13 readily developable sites within the inventory, 5 are in Ridgefield which is constrained by regional sewer capacity in north Clark County. The CREDC should be involved in developing creative and cost-effective solutions by:

- Advocating for infrastructure investment including new roads, rail, bridges, and utilities within the county.
- Working with public agencies to advocate and obtain funding for key infrastructure projects within the community, particularly for properties which could become shovel-ready and add to the available lands for jobs as a result.
- Advocating for creative solutions to infrastructure needs. (A good example is the non-gravity sewer system solution that made available lands for jobs in the City of Camas during the 1990s.)
- Advocating for a solution to the regional sewer discussions on-going in Ridgefield. A solution that is cost efficient and can be implemented within the short term is required.

Recommendation 4: Lands for Jobs Inventory

The Lands for Jobs inventory is a useful tool which took significant staff and volunteer time to prepare and review. The CREDC now has a good source for information about land within Clark County. Since land is bought and sold and infrastructure opportunities and constraints change constantly, the inventory should be seen as a living document and should be kept up to date by:

- Assigning a CREDC staff member to ensure that the inventory is updated regularly.
- Encouraging ongoing input about buildings into the inventory.
- Developing a useable and efficient tool to track project demand by property, size, and type.



COLUMBIA RIVER ECONOMIC DEVELOPMENT COUNCIL

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CLARK COUNTY EMPLOYMENT LAND INVENTORY

NOVEMBER 2, 2011

Recommendation 5: Industrial Land

Of the 70 sites larger than 20 acres in the inventory, only 13 are potentially ready for development and only 7 of these are zoned for industrial use. The Plan notes that sites, including Centennial Industrial Park (Vancouver), 199th Street Industrial Area (Battle Ground), Ridgefield Industrial Park and Discovery Pointe (Ridgefield), and Camas Meadows (Camas), could be available for development in the short term. The Lands for Jobs Committee has concluded that there is a critical need to ensure an adequate supply of industrial land and the CREDC should be an advocate for this by:

- Increasing the inventory of industrial land in the county.
- Ensuring that industrial lands within the 18-month timeframe remain ready for development and those within the 18-36 month timeframe can be made shovel-ready.
- Advocating for the preservation of industrial zoning/comprehensive plan designations.
- Encouraging retention of larger parcel sizes which are essential to this sector.
- Supporting Clark County ports which are critical in ensuring an adequate supply of industrial land.
- Advocating that Clark County ports work together to land bank industrial land for the future, within and outside existing port boundaries.
- Supporting Clark County ports in buying and aggregating land, developing infrastructure, and selling/leasing industrial land in the county.
- Supporting Clark County ports in obtaining financing to purchase and develop heavy industrial lands.
- Working with the City of Vancouver and Clark County to determine whether there are existing light industrially zoned properties that could be used for heavy industry.

Recommendation 6: Commercial Office/Business Park

The Lands for Jobs Committee concluded that the retail sector is wellrepresented in the community. However, the CREDC should be forward-thinking and recognize that future job growth in Clark County is likely to result from new office and business parks in sectors such as software development, healthcare, and professional services. The inventory indicates that only 3 sites larger than 20 acres and zoned for business park use arepotentially ready for development within 18 months. For commercial office/business parks, the CREDC should be:

- Increasing the inventory of shovel-ready lands for employment office/business parks in the county.
- Supporting Vancouver, Ridgefield, and Camas/Washougal as appropriate land for waterfront mixed-use development is purchased, planned, and developed.
- Ensuring that commercial office business park lands within the 18-month timeframe remain ready for development and those within the 18–36 month timeframe can be made shovel-ready.
- Refocusing on ensuring that land in the Discovery Corridor is developable for new office and business park uses.
- Working with educational institutions to find land for business parks, readily accessible to WSU Vancouver to leverage research and development opportunities.