

**APPENDIX C
GROWTH ASSUMPTIONS**

Vancouver internal forecasts

GMA requires local governments to indicate the land use assumptions used to estimate capital facilities and other needs. City of Vancouver forecasts are based on Vancouver development assumptions applied to base inventories of vacant and underutilized land identified by Clark County from GIS and assessor records. Existing population in 2003 was estimated at 150,700 persons in city limits, 112,792 in the VUGA. New growth is estimated as follows:

New growth forecast within 2003 City limits	New growth forecasted within 2003 VUGA (including city)
25,930 new persons from 2003-23	95,334 new persons from 2003-23
29,917 new jobs	59,311 new jobs

- The forecasts are predictions of growth anticipated under current plans, not policy goals for how much growth is desired.
- The forecasts do not include future annexations, or future boundary expansions. They are based on 2003 city limits, and 2003 VUGA boundaries only.
- The forecasts do not attempt to project annual growth within the 20-year period. Annual growth rates may vary widely in individual years, and in general faster growth is likely in the early years of the period when more land is available for development. For capital facilities purposes Vancouver estimates that ½ of total 20-year growth will occur in the first 6 years.
- Growth is very sensitive to land supply as well as demand. The City of Vancouver, with a generally diminishing land supply, is projected to grow more slowly than the Vancouver UGA which has more available land.
- Individual subareas or neighborhoods may grow faster or slower than the City or UGA as a whole.
- Employment forecasts depend on a wider range of factors than population, and are generally more speculative.

Clark County official forecasts for sizing Urban Growth Areas (As of January 2004)

- For purposes of sizing Urban Growth Area boundaries, GMA requires counties to adopt 20-year population and employment forecasts, countywide and for individual UGAs. Existing countywide population at beginning of 2003 was estimated at 370,463 by Clark County. As of January 2004, County forecasts for new growth are as follows:

New countywide growth forecast	New growth allocated to Vancouver UGA (including city)
163,728 new persons from 2003-23 (534,191 total)	93,071 new persons from 2003-23
84,203 new jobs	72,088 new jobs

- The County future growth forecasts function as policy inputs as well as predictions. The forecasts, along with development assumptions devised by Clark County, are used to establish the size of UGAs. The size of UGAs in turn greatly influences the amount of growth that occurs.
- GMA requires that the countywide total population forecast must fall within a range of high, medium (most likely), and low forecast options provided for each county by the Washington Office of Financial Management (OFM). The Clark County forecast of 534,191 total persons for 2023 is slightly above the OFM medium and most likely forecast for Clark County of 530,962 persons.
- The countywide employment forecast can be selected through any reasonable means of local choosing.
- The official countywide population forecast for 2023 averages out to a 1.8% growth rate per year over the 20-year period. However, GMA does not require adopting annual growth forecasts, and year-to-year growth is likely to fluctuate widely, with faster growth in the early years when more land is available for development.
- By comparison, Portland METRO projects 1.6% average annual population growth for the 4-county metropolitan region, including Clark, through 2025. Washington State projects 1.3% average annual long-term population growth through 2020. Actual past population growth in Clark County in the previous 10 years (1993-2003) averaged 3.3% per year.
- The methodology used by Clark County to determine necessary UGA sizes from the population and employment forecasts is based on a GIS based inventory of assessor parcel records, subject to various assumptions. It is usually referred to as the Vacant Buildable Lands Model (VBLM). Consult County for details.

**Vancouver 2023 assumptions for growth in City of Vancouver and VUGA
(Current boundaries as of 2003)**

Step	General Rationale	Totals
Population		
Begin with County year-end 2002 VBLM inventory of vacant and underutilized residential parcels, not counting exclusions for critical lands or tax status	Inventory from County methodology includes residential parcels with no structures, or structures of little value likely to be replaced.	1444 acres in city limits, 4067 in unincorporated VUGA. (871 vacant and 574 underutilized in city) (1633 vacant and 2434 underutilized in VUGA)
Subtract 10% of vacant acreage, 30% of underutilized acreage that are assumed not to develop during planning period.	Assumption from County methodology dating back to 1994.	=1186 acres in the city, and 3174 in the VUGA
Subtract 27.5% of acreage to account for infrastructure needs.	2000 County Monitoring Report sample of subdivisions indicated 27.5% average. Vancouver GIS sampling in 2000 indicated 28%. Portland METRO assumes 10%-18.5% for roads.	=860 acres in the city, and 2301 in the VUGA
Multiply by 9.5 units per acre	2002 County Buildable Lands Report indicates City of Vancouver net density of 9.5 units/acre	=8167 units in the city, and 21,860 units in the VUGA
Multiply by 2.54 persons per acre	2000 census shows 2.54 in Vancouver.	=20,744 people in the city, and 55,523 people in the VUGA
Divide by .8, to account for assumptions that 10% of total growth will occur through redevelopment of built properties, and 10% through development on critical lands	10% redevelopment assumption based on Portland METRO area assumptions of 10-20% for suburban areas. 10% development on critical lands assumptions included in County methodology, and supported by 2002 County Buildable Lands Report.	=25,930 new persons in city, and 69,404 new persons in the VUGA through 2023. Total : 95,334 new persons
Employment		
Begin with County year-end 2002 VBLM inventory of vacant and underutilized commercial and industrial parcels, not counting exclusions for critical lands or tax status. (exclude tertiary industrial with more than 50% critical)	Inventory from County methodology includes residential parcels with no structures, or structures of little value likely to be replaced. Exclusion of tertiary industrial parcels with more than 50% critical is used to counterbalance inclusion of entire parcels with less than 50% critical.	391 acres commercial and 1742 acres industrial in city. 703 acres commercial and 842 acres industrial in VUGA
Subtract 25% of acreage to account for infrastructure needs.	From County methodology	=293 acres commercial and 1306 acres industrial in city. 527 acres commercial and 631 acres industrial in VUGA
Multiply by 25 jobs per acre net commercial acre, 11 industrial	Based on 2002 County Buildable Lands Report, which indicated gross densities of 25 commercial jobs per acre commercial, 11 industrial for VUGA.	= 7325 commercial jobs and 14,366 industrial in city. 13,175 commercial jobs and 6941 industrial in VUGA.
Divide commercial jobs by .75 and industrial jobs by .9 to account for assumption that redevelopment will account for 25% and 10% of new	Based on Vancouver staff findings of 41% total job growth through redevelopment between 1996 and 1998 based on ESD census data, and Portland METRO assumptions of 50%	= 9767 commercial jobs and 15,962 industrial in city. 17,567 commercial jobs and 7712 industrial jobs in VUGA.

commercial and industrial job growth	commercial redevelopment, 20% industrial.	
Divide total jobs by .86, to account for assumed 9% of total job growth that will be in the public sector, and 5% that will be home-based work	9% public sector assumption based on data and projections from Washington ESD. 5% work at home assumption based on 2000 census and technology trends.	= 29,917 total new jobs in city, and 29,394 new jobs in VUGA through 2023. Total: 59,311 new jobs

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