

May 18, 2017

Battle Ground Response to Issue 5 - Part 2 of 2
Supplement to Buildable Lands Report for City of Battle Ground

Residential Land

The land capacity analysis was based on an estimated January 1, 2015 population of 20,871. The current population as of January 2015 is 19,250.

UGA	Population estimated (January 1, 2015)	Population Allocation	2035 estimated population
Battle Ground	20,871	17,572	38,443

The Vacant Buildable Lands model has not accounted for some recent development that has occurred in the City. There have been 3 recent subdivisions that have occurred on 31.82 acres of land, resulting in 116 single family lots. The original analysis was also built off the 2015 model; the numbers below have been updated based on the 2016 model.

Land Use	Developable Net Acres per VBLM	Deductions	Current Net Developable acres	Housing Units	Persons
Residential	1,055.8	31.82	1,023	6,139	16,329

Housing units are calculated based on 6 units per acre target.

Persons are calculated at with the factor of 2.66 persons per household

The capacity analysis indicates we have capacity for 16,329 people and we are allocated 17,572. If the numbers are based off the actual population for January 2015 then the UGA is still slightly undersized, and as such does not have a surplus of residential land as indicated in the Growth Management Hearings Board FDO.

Employment Land

During the Comprehensive Plan update process the City of Battle Ground was allocated 10,060 jobs. Of that total number, 8,605 jobs were allocated based on capacity in 2015. The county projected that 24,175 jobs would occur countywide due to redevelopment and public sector jobs. The City was allocated 6% of this assumption totaling 1,455 additional jobs, bringing the total allocation to 10,060.

The 2015 VBLM capacity analysis includes the 82-acre expansion area, which has a net of 55 developable acres. The model also only accounted for a portion of the Alder Point Apartment project, since the model was run 5.29 acres have fully developed on this mixed-use project, as well as an office development on .34 acres. These current developments along with the loss of the 55 net acres totals 60.63 acres.

Several small industrial developments have occurred since the last model was run - averaging around 2 acres apiece and totaling 9.44 acres.

Below are the numbers from the 2016 model coupled with updated analysis on development that has occurred since. The City has an employment capacity of 8,058 jobs, which is just shy of the allocation of 8,605.

Land Use	Developable Net Acres per VBLM	Deductions	Current Net Developable acres	Jobs
Commercial	398.5	60.63	337.87	6,757
Industrial	154	9.44	144.56	1,301
				8,058

Conclusion

With the removal of the 82 acres added to the UGA and the update to the VBLM model to account for current development, the City of Battle Ground's residential and employment capacity while adequate to meet the proposed 2035 projections for population and job growth, the UGA is on the small side. The City falls slightly short on both residential and employment capacity, but given market volatility and to be conservative, the City is not requesting additional acreage at this time. As a policy matter, rather than bringing in land incrementally, if the area proposed for economic development is to be brought in, it should be planned for and brought in a single action. Also, given recent market dynamics, the City wishes to wait to see if the present development patterns continue before requesting an expansion.