



PROJECT OVERVIEW

In 2016, the Columbia River Economic Development Council (CREDC) produced a detailed report that identified large sites suitable for new employment across Clark County. Supported by two stakeholder advisory groups, the 2016 Employment Land Study defined criteria by which to evaluate potential employment sites. This report presents an update to the 2016 analysis and updates an understanding of employment sites across the county. Additionally, a new, robust online application, presents the employment lands inventory with detailed findings for each employment site.

2019 INVENTORY RESULTS

METHODS

Site Selection

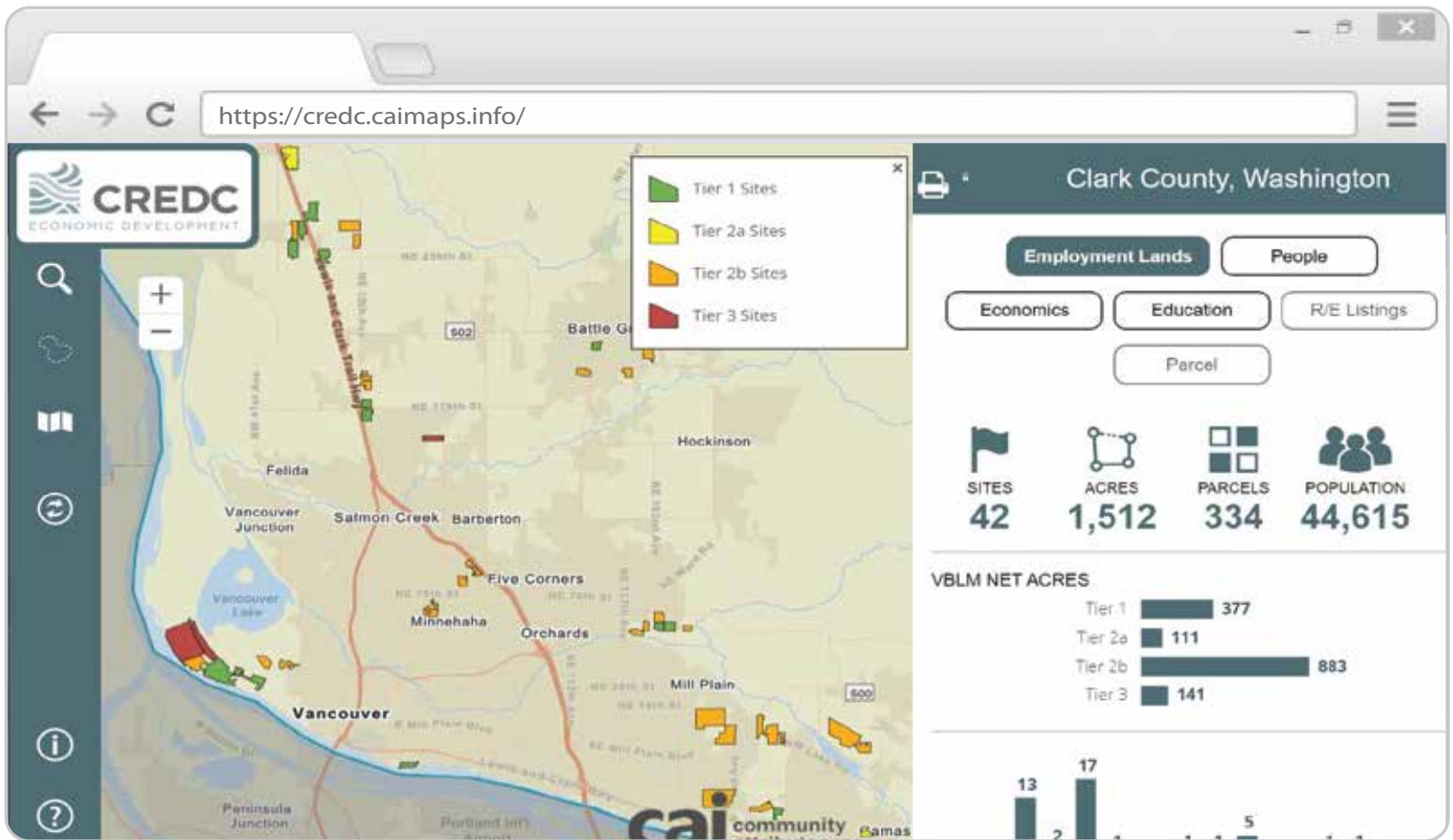
Each site met the following criteria to be considered for the inventory:

- 20 gross, contiguous vacant or underutilized acres
- Located within municipal or Urban Growth Area boundaries
- Zoned or planned for commercial, mixed-use, or industrial uses

Site Tiering

The sites were then assigned to tiers that described the time required to make the sites ready for new development, as follows:

- Tier 1:** 6 months or less
- Tier 2a:** 7-12 months
- Tier 2b:** 13-30 months
- Tier 3:** more than 30 months

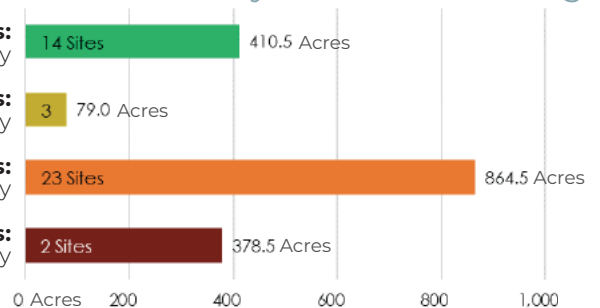


Inventory Findings

A total of **42 sites** greater than 20 acres are potential large employment sites in Clark County. Together they total approximately **3,250 gross acres** in Clark County's cities and unincorporated Urban Growth Area (UGA) boundaries.

- Tier 1 Employment Sites:** 6 months or less to development-ready
- Tier 2a Employment Sites:** 7-12 months to development-ready
- Tier 2b Employment Sites:** 13-30 months to development-ready
- Tier 3 Employment Sites:** more than 30 months to development-ready

Distribution by Tier & Gross Acreage



For More Information

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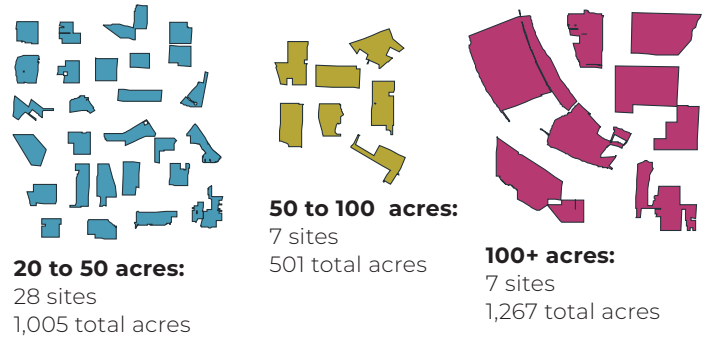




KEY FINDINGS

- 67% of sites (28 sites) are from 20 to 50 gross acres in size. 17% (7 sites) are from 50-100 acres in size. Another 17% (7 sites) are larger than 100 acres (SEE GRAPHIC, RIGHT).
- Sites comprise between **1,130 and 1,520 net buildable acres** (or between 1.77 and 2.34 square miles) in total, depending on gross to net conversion method.
- A total of **24 sites are single-owner sites**, simplifying site assembly in comparison with sites with multiple owners and typically requiring the aggregation of fewer tax lots.

2019 Site Distribution by Size



UTILITY GAP ANALYSIS

Water



Most sites are well-served by public water, with 81% of inventory sites located within 200 feet of a 12-inch or greater water main. Of the eight sites beyond that, four are adjacent to an 8-inch main while another four are within 1,000 feet of a 12-inch or greater main. Two sites, 5%, did not meet any criteria for water availability.

Sewer



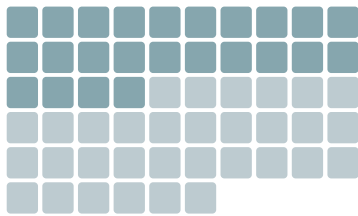
About two-thirds of sites, or 67%, are accessible to a sanitary sewer line within 200 feet with no capacity issues, while a majority of sites (86%) have access within 1,000 feet. Six sites, or 14%, did not meet any criteria for sanitary sewer serviceability.

Stormwater

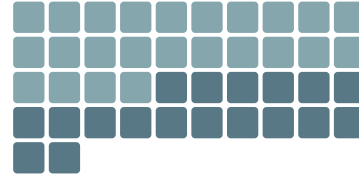


The evaluation of stormwater serviceability has not resulted in the downgrading of any of the 42 inventory sites. This is due to the fact that stormwater management methods typically represent less of a time constraint – the critical factor in our readiness assessment – than a constraint on site design and construction costs.

2016 - 2019 COMPARISON



2016
The 2016 inventory identified **56 sites** totaling approximately **3,950 gross acres**.



2019
The 2019 study identified **42 sites** totaling **3,250 acres**.
Among the 56 sites identified in 2016, **24** remained a part of the inventory in 2019.

POLICY INSIGHTS & IMPACTS

Clark County's 2019 update to its Employment Lands Inventory revealed insights - with possible policy implications - that have the potential to increase the supply of large, competitive, and development-ready sites in the County.

Land Assembly. Land assembly policies could help assure a continued supply of larger employment sites for future development. One promising new planning strategy to encourage voluntary land assembly is **GRADUATED DENSITY ZONING**, which allows higher density on larger sites. This strategy can increase the incentive for owners to cooperate in a land assembly that creates higher land values. Graduated density zoning will not eliminate the incentive to hold out, but it can create a new fear of being left out. Holdouts who are left with sites that cannot be combined with enough contiguous properties to trigger higher density lose a valuable economic opportunity.

Infrastructure Buildout. Two areas where sewage infrastructure gaps may be filled were within the "Discovery Corridor" area along I-5 in unincorporated Clark County, and near western portions of the Port of Vancouver in the City of Vancouver. **PROVISION OF A SANITARY SEWER LINE** along NE 10th Avenue within the I-5 corridor mini-basin would improve the development readiness of adjacent sites, and extension of a sewer line to the west along NW Old Lower River Road would provide access to Port of Vancouver employment sites.

Shovel-Ready Certification. Site certification is one of the most effective site marketing tools for economic development organizations desiring to create a competitive advantage in successfully locating significant manufacturing operations. For corporations, access to certified sites presents a unique site screening advantage that reduces overall site location risk, saves time, and reduces site development costs. A site certification program would signal that a that site as market-ready, employment-oriented, zoned for industrial or traded sector use, has passed a series of stipulations - and is **DEVELOPABLE WITHIN 180 DAYS OR LESS**.