RIVERVIEW ASSET – ANNUAL REVIEW – CPZ2017-00022

APPLICANT'S SUPPLEMENTAL RESPONSE

The Applicant responds to issues raised in the June 1, 2017 correspondence submitted by the Columbia River Economic Development Council ("CREDC"), and responds to issues raised in the initial staff report.

RESPONSE TO JUNE 1, 2017 CREDC COMMENT LETTER

In its role as an advocate for employment sites throughout Clark County, the CREDC requests careful consideration of the zone change requested by the applicant. The CREDC's June 1, 2017 correspondence cites the 2016 Employment Land Study, which evaluated supply and readiness of employment sites for the purposes of both short and long term market demand for employment growth. The study identified 56 employment sites that are 20 acres and larger, and tiered the sites based on market considerations, land use, and physical characteristics to assess site readiness.

In response to the CREDC's June 1, 2017 correspondence, the applicant submits the following to clarify the findings and action taken with respect to the subject property in the context of CREDC's 2016 Employment Land Study. Sites were initially identified, then were evaluated, and as a result of the evaluation process some sites were removed from the list of employment sites based on a variety of factors.

The subject Riverview Asset property was initially identified as "Site 50." *See* Employment Land Study List Draft dated May 25, 2016, attached hereto as **EXHIBIT A**. Through the course of the review process, Site 50 was deleted from the Employment Land Study List, and was placed on the landbanked sites table with reference to potential use for public school purposes. *See* June 1, 2016 Planning Advisory Group (PAG) meeting notes, attached hereto as **EXHIBIT B**. Currently, the subject Riverview Asset property is not included on any Employment Lands inventory lists or maps, and is not even a Tier I or Tier II target site. *See* current Employment Lands Inventory lists and maps, attached hereto as **EXHIBIT C**.

SUBJECT PARCEL - COMPATIBILITY WITH ELEMENTARY SCHOOL LOCATIONAL CRITERIA

The plan to provide for school facility development on the original Riverview Asset land identified as Site 50 in the CREDC study took a significant step forward with Battle Ground School District's acquisition of approximately twenty acres of Site 50 (portion identified as tax parcel 200305000) in September 2016. This acquisition by the School District leaves approximately 60 acres (Riverview Asset parcel) of Site 50 immediately adjacent to and surrounding the planned school district site.

Locating residential development upon the Riverview Asset acreage immediately adjacent to the School District site will accomplish a number of broadly accepted and significant land use objectives related to school siting, including goals and objectives detailed in Clark County's Comprehensive Plan.

CLARK COUNTY COMPREHENSIVE PLAN – CHAPTER 10: SCHOOL ELEMENT

Clark County's Comprehensive Plan recognizes that current land use plans and capital facilities funding mechanisms for schools present unique challenges under the GMA. The Plan recognizes that "[t]he county's school districts are facing the challenge of providing a quality education given the rapid growth and development of Clark County," and notes that "[s]chool capacity in the county has not kept pace with enrollment growth." Comprehensive Plan, School Element – p. 232.

The Comprehensive Plan specifically addresses school siting, and states that "[s]iting a new school requires several considerations… A typical elementary school is sited on approximately 10 acres, a middle school site is about 20 acres … **These large parcels are hard to find, especially within an urban growth area… Districts must also compete with private developers for the land… Under the current growth conditions, land speculation drives the cost of land above its appraised value, putting the districts at a distinct disadvantage in land negotiations** …". Comprehensive Plan, School Element – p. 233 (emphasis added). The Comprehensive Plan specifically references the "operational benefits of locating schools proximate to existing residential areas (i.e., maximizing community support and participation and minimizing student transportation costs)." Id.

The Comprehensive Plan emphasizes "Schools as Community Centers." The Plan states that "public schools serve as a community focal point and provide facilities used for a variety of community civic and recreational needs…. There is an increasing use of ball fields and gymnasiums, meeting rooms, computer labs… many school sites also serve as neighborhood parks…". Comprehensive Plan, School Element – p. 234. The Plan emphasizes the need for "safe walking" environments, and cites the social, environmental and health benefits of student travel by foot and bicycle, and notes that the built environment influences travel choices. Students traveling through higher-quality environments are more likely to bike and walk to and from school. Comprehensive Plan, School Element – p. 235. The Plan further emphasizes the role of schools as community centers.

Clark County Comprehensive Plan Policy 10.2.4 recognizes that "Elementary (K-5) schools are natural elements of residential neighborhoods," and Clark County Comprehensive Plan Policy 10.3.2 promotes development of pedestrian and bicycle corridors between schools and housing, within neighborhoods.

OSPI SITE REVIEW CRITERIA

Washington State's Office of Superintendent of Public Instruction (OSPI) recently published a site review checklist to guide the school siting evaluation process. Key inquiries include: a) whether the site will be free of industrial and traffic noise; b) whether the site is safe; c) whether the site is conveniently located for the majority of pupils; d) whether surrounding zoning and development enhance the school site; and e) whether the site can be shared with other community facilities.

EPA MODEL GUIDELINES

These considerations are a common theme with respect to school siting. In December 2007, Congress enacted the Energy Independence and Security Act (EISA). Subtitle E, Section 502 of EISA required the Environmental Protection Agency (EPA) to develop model guidelines for the siting of school facilities that take into account a number of factors. In relevant part, the EPA siting guidelines available online at https://www.epa.gov/sites/production/files/2015-06/documents/environmental_siting_criteria_considerations.pdf

emphasize the importance of siting schools in the neighborhoods of the students the schools serve. Community centered schools encourage students to walk and bike between home, school and centers of community activity. In addition, locations that allow community access to school playgrounds and facilities encourage physical activity outside of school time. The location of schools in neighborhoods may allow more children to participate in after-school activities such as clubs, intramural and physical activity clubs, interscholastic sports or activities sponsored by the community.

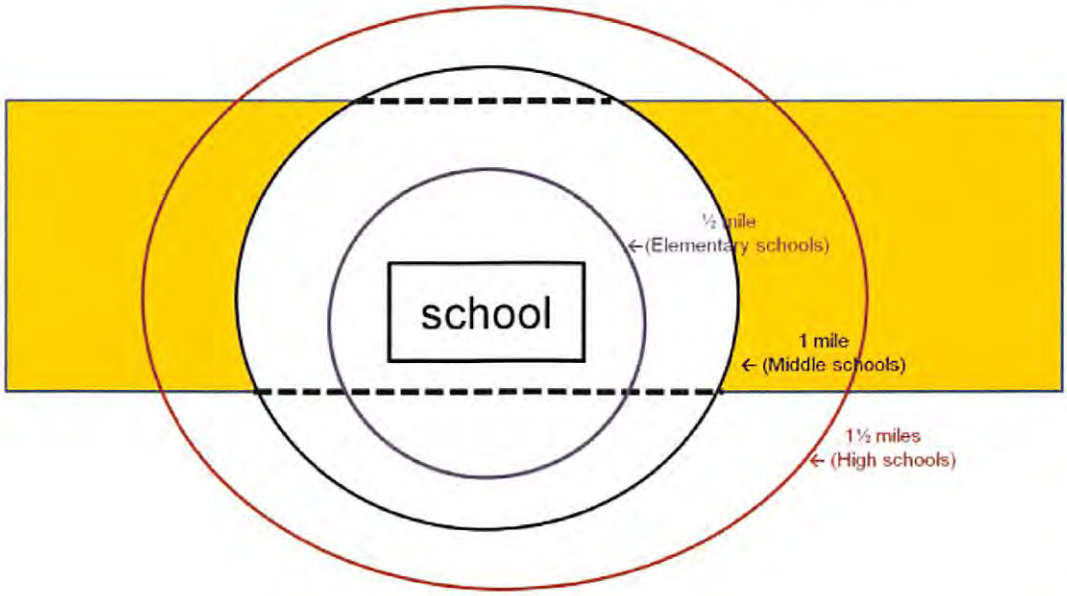
Schools located within neighborhoods can also increase access to public transportation for students, faculty and staff in the neighborhood and surrounding communities. The EPA publication emphasizes the importance of locational preferences for school facilities near existing populations to minimize transportation costs and related environmental, economic, public health and sustainability impacts.

Through coordination with adjacent residential development, safe sidewalks and trail networks that support walking and biking can be integrated to provide access between the school site and the community it serves. Points of emphasis include:

- Walkability
- Student transportation: transportation costs, emissions
- School facility to serve physical space needs of surrounding residential community
- Community visibility, interest and involvement
- Student safety and noise issues (consider distance, timing and intensity of commercial use noise/odor emissions, and the potential need for buffers, screening and fencing that would separate the school campus from the surrounding community)
- Integration of street patterns, sidewalks and trail networks
- Multiple purposes for use of the school by the immediate residential community: For example, potential use of the school by the immediate residential community as an emergency shelter

The EPA publication identifies **a ½ mile radius** around the school as the commonly accepted maximum walking/biking distance for elementary schools (see EPA publication schematic, below). This underscores the importance of the use of the subject Riverview Asset property for development of residential housing in close proximity to the proposed school.

Exhibit 3: Example Enrollment Area that Creates a Prohibitively Long Walking/Biking Trip for Some Students



WASHINGTON STATE DEPARTMENT OF TRANSPORTATION / WASHINGTON TRAFFIC SAFETY COMMISSION / OSPI

In March 2010, the Washington State Department of Transportation, Washington Traffic Safety Commission, and OSPI partnered to produce a guide for planning and improving walking and bicycling options for students. The guide can be viewed at:
http://www.k12.wa.us/Transportation/pubdocs/WalkRoutes.pdf

This guide details state regulations that require school districts to establish suggested walk route plans for elementary schools. As with many other sources, the guide reiterates the current emphasis placed on the creation of communities that facilitate safe walk and bike routes between schools and the residential communities they serve. The guide notes that school districts are responsible for locating and developing school facilities that foster good walking and biking conditions, and observes that "[s]chool districts have a great opportunity to influence pedestrian and bicycle safety when they establish a new school. While evaluating a potential site for a new school, consider sites which are easily connected to the existing pedestrian system and within walking distance of residential neighborhoods served by the school." Guide, page 14. Again, the content in this guide report emphasizes the importance of the type of use and development that will occur on the Riverview Asset acreage in terms of compatibility with the School District site.

CLARK COUNTY PHOTO SURVEY

A survey of schools in Clark County illustrates the compatibility of elementary school construction adjacent to residential development, and illustrates compatibility concerns and barriers to community connectivity when schools are constructed adjacent to commercial, business park-type development.

Sites surveyed include:

A) Grass Valley Elementary adjacent to the Sunningdale Gardens residential development; 3000 NW Grass Valley Drive Camas, WA 98607; *See* photos and aerials attached hereto as **EXHIBIT D.**
B) Woodburn Elementary adjacent to the Lake Hills residential development ; 2400 NE Woodburn Drive Camas, WA 98607; *See* photos and aerials attached hereto as **EXHIBIT E.**
C) Orchards Elementary adjacent to commercial development to the south; 11405 NE 69th Street Vancouver, WA 98662; *See* photos and aerials attached hereto as **EXHIBIT F.**
D) Fort Vancouver High School adjacent to commercial development to the east; 5700 E. 18th Street Vancouver, WA 98661; *See* photos and aerials attached hereto as **EXHIBIT G.**

The Grass Valley Elementary and Woodburn Elementary sites illustrate compatible integration of elementary schools into the residential communities they serve. In contrast, incompatible barriers are observed where commercial business-park type development separates portions of Orchards Elementary and portions of Fort Vancouver High School from the residential communities they serve.

When school districts have an opportunity to select the most suitable sites for elementary schools, they frequently integrate the elementary school campus with surrounding residential housing development. In the preset case, the request to rezone the acreage surrounding the school district site would enable compatible and necessary residential development to occur in a location where that type of development makes the most sense. This would be compatible with the vision for community-centered schools that "*...fit gracefully into the neighborhoods they serve... [are] located within a neighborhood and are safe for children to walk or bike to ... act as a neighborhood anchor and support community use of the school facility after school hours ... [are] well designed and fit in well with the scale and design of the surrounding neighborhood ...*". McCann, B. and Beaumont, C.E. Build "smart." American School Board Journal, 190(10):24 – 27 (2003).

RESPONSE TO STAFF REPORT – HOUSING DEMAND

In response to planning staff's reference to housing demand, the applicant respectfully asserts that Washington Office of Financial Management (OFM) data fails to accurately represent present-day housing demand. On the ground, the fact that the recent residential developments in the immediate vicinity of the subject Riverview Asset property (for example: Dunning Meadows and Urban Oaks) completely sold out immediately upon construction is a strong indicator that supports the applicant's position regarding the demand for housing.

A June 7, 2017 article in The Columbian, "Report: Rental Rates Rising Out of Reach," is just one example of numerous recent studies and articles that provide current snapshots of the housing situation in Clark County. The article indicates that despite development in the pipeline, rents in Clark County are expected to continue to rise because of the tight market and considerable ongoing net migration to the region.

2016 Census data , available online at https://www.census.gov/quickfacts/table/ , reports Clark County's population percent change from April 1, 2010 to July 1, 2016 at 9.8%, with a table graphic from that site pasted below:

Population	
Population estimates, July 1, 2016, (V2016)	467,018
Population estimates, July 1, 2015, (V2015)	**459,495**
Population estimates base, April 1, 2010, (V2016)	425,360
Population estimates base, April 1, 2010, (V2015)	425,363
Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)	9.8%
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (V2015)	8.0%
Population, Census, April 1, 2010	425,363

In 2015, US Census Bureau population data reported Clark County's annual growth rate at 1.7%, which far exceeded growth projections in place at that time. That trend of annual growth percentages over earlier projections has continued. Between July 2015 and July 2016, the County's population grew by 467,018, an increase of 1.88% (U.S. Census data report). A related article published in The Columbian on March 23, 2017, examined the impact of that growth percentage and related population projections. This current census data supports the applicant's contention that the present annual review application would satisfy the GMA goal of meeting demand for residential housing in an area where necessary services are readily available. As detailed in the applicant's original narrative, residential development is a much more viable and compatible use of the subject acreage in light of geographical, transportation, and market demand issues. Population data and evidence regarding housing demand and school compatibility, coupled with the fact that the subject acreage was removed from the 2016 Employment Land Study List, support the applicant's request. At the suggestion of County staff, the applicant also incorporated a commercial acreage element which, along with the school facility, would provide employment opportunities within the proposed residential neighborhood.

RESPONSE TO STAFF REPORT – INDUSTRIAL CONSIDERATIONS

The applicant appreciates planning staff's reference to industrial land considerations. This invites a larger policy discussion, beyond the scope of the present annual review application, regarding the balancing of sometimes competing goals and objectives related to school, residential and industrial

sites. Clark County's Comprehensive Plan, School Element – p. 237, observes that "[s]chool planning cannot be in isolation. The relationship between school, land-use, economic development, housing and transportation policies must be in concert and directly tied to each other throughout the comprehensive plan." Both the current and proposed comprehensive plan and zoning designations at issue allow school site development. School districts face great challenges in locating and acquiring property for school development. In this specific case, a school district has actually acquired and committed a portion of the subject acreage for school site development. This significant factor, and the Comprehensive Plan Goals and Policies associated with school site development weigh in favor of the applicant's annual review request.

Category	Site ID	Owner	Site Name	Jurisdiction	Gross Acres	Net Developable Acres	Number of Taxlots	Number of Property Owners
Mult. taxlots; 1 owner	1	CARLSON INVESTMENTS LLC	Carlson Site	La Center	22.03	20.20	2	1
Mult. taxlots; Mult. owners	2		La Center 2 Site	La Center	35.58	35.58	9	5
Mult. taxlots; Mult. owners	3		La Center 1 Site	La Center	34.03	34.03	10	4
1 taxlot; 1 owner	4	NN FARMS LLC	NN Farms Site	Ridgefield	26.32	20.27	1	1
Mult. taxlots; Mult. owners	5		Ridgefield 3 Site	Ridgefield	45.11	45.11	8	4
Mult. taxlots; Mult. owners	6		Anderson/Boschma/Clark College Site	Ridgefield	22.07	22.07	6	3
Mult. taxlots; Mult. owners	7		Ridgefield 2 Site	Ridgefield	27.32	27.32	5	4
1 taxlot; 1 owner	8	SCGRAF LLC	SCGraf Site	Ridgefield	43.16	27.13	1	1
Mult. taxlots; Mult. owners	9		Ridgefield 4 Site	Ridgefield	35.06	35.06	6	4
1 taxlot; 1 owner	10	LAHTI GARY H	Lahti Site	Ridgefield	79.27	38.94	1	1
Mult. taxlots; Mult. owners	11		Wells/Lahti Site	Ridgefield	27.48	27.48	7	2
Mult. taxlots; 1 owner	12	PORT OF RIDGEFIELD	Port of Ridgefield Site	Ridgefield	30.50	26.40	3	1
Mult. taxlots; 1 owner	13	JOHNSON WAYNE & JOHNSON CHERYL	Wayne Johnson Site	Ridgefield	28.07	21.30	2	1
1 taxlot; 1 owner	13.5	JOHNSON WAYNE & JOHNSON CHERYL	Wayne Johnson Site	Ridgefield	38.00	20.04	1	1
Mult. taxlots; Mult. owners	14		Ridgefield 1 Site	Ridgefield	65.35	65.35	10	6
Manually Added site	15	Temme Trustee / Pioneer Estates LLC / Belt	Temme Trustee / Pioneer Estates LLC / Belt	Ridgefield	27.59	20	4	3
Mult. taxlots; 1 owner	16	UNITED NATURAL FOODS INC	United Natural Foods Site	Ridgefield	22.09	20.50	2	1
Mult. taxlots; 1 owner	17	MOUNTAIN VIEW MORGANS II LLC	Mountain View Morgans Site	Ridgefield	45.59	40.00	2	1
Manually Added site	18	PORT OF RIDGEFIELD	Port of Ridgefield	Ridgefield	40.01	20	10	1
Mult. taxlots; 1 owner	19	WAGNER KAY L SUCCESSOR TRUSTEE	Kay Wagner Site	Battle Ground	33.04	22.50	2	1
Mult. taxlots; Mult. owners	20		Wagner/Scheel Site	Battle Ground	31.21	31.21	5	2
Mult. taxlots; Mult. owners	21		Frohs/Somdalen Site	Battle Ground	28.28	28.28	3	2
Mult. taxlots; Mult. owners	22		Studer/Walker/Lehman Site	Clark County	26.82	26.82	5	3
Mult. taxlots; Mult. owners	23		Waldal/Cascade Meadows Site	Battle Ground	36.24	36.24	6	2
1 taxlot; 1 owner	24	WALDAL ART & WALDAL CAROL	Waldal Site	Battle Ground	29.24	29.24	1	1
Mult. taxlots; Mult. owners	25		Battle Ground 1 Site	Battle Ground	24.13	24.13	5	4
Manually Added site	26	KRAVAS PROPERTIES LLC	Kravas Properties LLC	County	151.71	20	4	1
Manually Added site	27	CHELATCHIE ROCK LLC	Chelatchie Rock LLC	County	33.75	20	4	1
Mult. taxlots; Mult. owners	28		Clark County 10 Site	Clark County	51.47	51.47	10	8
Mult. taxlots; Mult. owners	29		Clark County 9 Site	Clark County	21.02	21.02	11	7
Mult. taxlots; Mult. owners	30		Clark County 8 Site	Clark County	26.29	26.29	14	6
Mult. taxlots; Mult. owners	31		Three Creeks North/Mumford Site	Clark County	30.13	30.13	4	2
Mult. taxlots; 1 owner	32	THREE CREEKS NORTH LLC	Three Creeks North Site	Vancouver	55.71	25.50	3	1
Mult. taxlots; Mult. owners	33		Clark County 7 Site	Clark County	27.70	27.70	8	7
Mult. taxlots; Mult. owners	34		Clark County 6 Site	Clark County	28.19	28.19	7	6
Mult. taxlots; Mult. owners	35		Clark County 5 Site	Clark County	20.78	20.78	5	4
1 taxlot; 1 owner	36	WEBER WAYNE & WEBER JOAN TRUSTEE	Weber Site	Vancouver	38.78	22.37	1	1
Mult. taxlots; 1 owner	37	RIFKIN MARTIN S & JONES KATHRYN E TRUSTEE	Rifkin Site	Vancouver	40.08	23.50	2	1
Manually Added site	38	PORT OF VANCOUVER	Port of Vancouver	Vancouver	493.21	20	2	1
Mult. taxlots; 1 owner	39	PORT OF VANCOUVER	Port of Vancouver Site	Vancouver	192.96	140.90	10	1
Mult. taxlots; Mult. owners	40		Vancouver 1 Site	Vancouver	20.53	20.53	8	4
Mult. taxlots; Mult. owners	41		Clark County 2 Site	Clark County	20.69	20.69	9	5
Mult. taxlots; Mult. owners	42		Clark County 1 Site	Clark County	30.77	30.77	17	9
1 taxlot; 1 owner	43	KYOCERA INTERNATIONAL INC	Kyocera Site	Vancouver	30.67	29.95	1	1
Manually Added site	44	ACKERLAND LLC / GRIFFITH	Ackerland LLC / Griffith	County	217.52	20	9	3
Manually Added site	45	LAGLER REAL PROPERTY LLC	Lagler Real Property LLC	County	359.76	20	4	1
1 taxlot; 1 owner	46	NIELSEN FAMILY PROPERTIES LLC	Nielsen Site	Vancouver	36.32	27.84	1	1
Mult. taxlots; Mult. owners	47		Clark County 4 Site	Clark County	37.77	37.77	6	4
Mult. taxlots; Mult. owners	48		Clark County 3 Site	Clark County	36.18	36.18	7	6
Mult. taxlots; 1 owner	49	SJO LO 90 B LLC	SJO LO 90 B Site	Vancouver	88.99	47.00	4	1
Mult. taxlots; 1 owner	50	RIVERVIEW ASSET MANAGEMENT & TRUST CO-TRUSTEES	Riverview Asset Management Site	Vancouver	78.60	78.60	2	1
Mult. taxlots; 1 owner	51	PACIFIC ROCK PRODUCTS LLC	Pacific Rock Products 2 Site	Vancouver	67.75	67.70	7	1
Mult. taxlots; 1 owner	52	IRON TRIANGLE INV LLC	Iron Triangle Site	Vancouver	24.58	24.60	3	1
Mult. taxlots; Mult. owners	53		Wollam/VAN Trap & Gun/Hyke Site	Clark County	36.62	36.62	6	3
Mult. taxlots; Mult. owners	54		Clark County 11 Site	Clark County	30.52	30.52	80	80
Mult. taxlots; Mult. owners	55		Keller/438/Weston Site	Vancouver	28.78	28.78	4	3
Mult. taxlots; Mult. owners	56		Heritage/Toedtli Site	Van./County	31.57	31.57	2	2
1 taxlot; 1 owner	57	TOEDTLI JOANN 1/2 INT	Toedtli Site	Vancouver	33.32	31.30	1	1
Mult. taxlots; 1 owner	58	TOEDTLI JOANN TRUSTEE 1/2 INT	Toedtli Site	Vancouver	35.53	35.50	2	1
Mult. taxlots; 1 owner	59	FENTON JEAN R TRUSTEE	Fenton Site	Vancouver	43.88	23.30	2	1
Mult. taxlots; Mult. owners	60		Haagen/1234 Site	Vancouver	22.80	22.80	6	2
Mult. taxlots; Mult. owners	61		J. D. Properties VAN/Landing at VAN Site	Vancouver	48.72	48.72	7	2
1 taxlot; 1 owner	62	LANDING AT VANCOUVER LLC	Landing at Vancouver Site	Vancouver	46.27	40.28	1	1
1 taxlot; 1 owner	63	CLARK COUNTY PARKS	Clark County Parks Site	Vancouver	37.76	23.08	1	1
Manually Added site	64	SECTION 30 PIT LLC	Section 30 Pit LLC	Vancouver	25.32	20	2	1
Mult. taxlots; 1 owner	65	FRIBERG HARRY	Friberg Site	Vancouver	125.50	125.50	6	1
Manually Added site	66	GRAYROCK RESOURCES LLC	Grayrock Resources LLC	Vancouver	29.96	20	1	1
Manually Added site	67	FGE & ASSOCIATES LLC 50%	FGE & Associates LLC	Vancouver	60.85	20	6	1
Manually Added site	68	NORTHWEST MATERIALS HOLDING	Northwest Materials Holding	Vancouver	59.24	20	3	1
Manually Added site	69	GRAYROCK RESOURCES LLC	Grayrock Resources LLC	Vancouver	23.17	20	2	1
Manually Added site	70	DIRG LLC	DIRG LLC	Vancouver	36.15	20	2	1
Mult. taxlots; 1 owner	71	PACIFIC ROCK PRODUCTS LLC	Pacific Rock Products 1 Site	Vancouver	22.57	22.40	2	1
Mult. taxlots; 1 owner	72	COLUMBIA TECH CENTER LLC	CTC Site	Vancouver	35.72	35.70	6	1
Mult. taxlots; Mult. owners	73		Camas 4 Site	Camas	23.22	23.22	11	5
Mult. taxlots; Mult. owners	74		Camas 2 Site	Camas	98.51	98.51	12	7
Mult. taxlots; 1 owner	75	GRIMM CAROLYN M TRUSTEE	Grimm Site	Camas	74.43	68.60	2	1
Mult. taxlots; Mult. owners	76		Eiford/Fisher Creek Campus Site	Camas	28.95	28.95	3	2
Mult. taxlots; 1 owner	77	EIFORD PROPERTIES LLC	Eiford Site	Camas	35.36	23.40	2	1
Mult. taxlots; 1 owner	78	SHARP ELECTRONICS CORPORATION	Sharp Electronics Site	Camas	46.31	37.10	2	1
Mult. taxlots; Mult. owners	79		Camas 1 Site	Camas	67.88	67.88	10	6
Mult. taxlots; Mult. owners	80		Camas 3 Site	Camas	109.20	109.20	8	4
Mult. taxlots; 1 owner	81	LACAMAS HERITAGE PROPERTIES LLC	Lacamas Heritage Properties Site	Camas	229.86	72.70	4	1
Mult. taxlots; Mult. owners	82		Deboever/Rays Acres Site	Washougal	40.80	40.80	3	2
1 taxlot; 1 owner	83	RAYS ACRES LLC	Rays Acres Site	Washougal	68.41	26.47	1	1
1 taxlot; 1 owner	84	JOHNSON GEORGE 1/3 INT	George Johnson Site	Washougal	51.47	20.72	1	1
Manually Added site	85	JOHNSON GEORGE	George Johnson	Washougal	46.61	20	1	1
Mult. taxlots; Mult. owners	86		Farrell/Cayton/Hickey Site	Washougal	112.53	112.53	6	3
1 taxlot; 1 owner	87	FARRELL BRIAN	Brian Farrell Site	Washougal	23.65	22.49	1	1
1 taxlot; 1 owner	88	FARRELL CANDACE	Candace Farrell Site	Washougal	25.25	24.56	1	1
Mult. taxlots; 1 owner	89	PORT OF CAMAS WASHOUGAL	Port of Camas-Washougal S Site	Washougal	69.66	38.40	12	1
Mult. taxlots; 1 owner	90	PORT OF CAMAS WASHOUGAL	Port of Camas-Washougal N Site	Washougal	23.37	23.37	12	1

June 1, 2016 PAG meeting: Review draft inventory

MAP 1

- Site 1: **Steve Horenstein** to confirm site boundary/net developable acreage
- Site 2: **Steve Horenstein** to confirm site boundary/net developable acreage
- Site 5: **Mike Bomar** to confirm PeaceHealth availability and site boundary
- Site 6: master planned for Clark Community College; delete
- Sites 13, 13.5, 14: aggregate into one site
- Site 16: landbanked site; put on user owned/user designated table
- **New site in LaCenter**: **Steve Horenstein** to provide documentation of new 56 acre site (3BNW and Fudge/Griffith Trust?); site boundary and net developable acreage
- **New site in Ridgefield**: west of site 17: **Brent Grening** to provide site boundary/net developable acreage

MAP 2

- Site 23/24: rezoned to residential; delete
- Site 25: **Mike Bomar** to confirm with City staff
- Site 27: delete; in use with existing user

MAP 3

- Site 31 & 32: delete; slated for retail development
- Site 36: delete; does not have 20 acres net developable

MAP 4

- Site 38: **Elizabeth Scott** to confirm with Port staff on site boundary and net developable acreage
- Site 39: **Elizabeth Scott** to confirm with Port staff on site boundary and net developable acreage

MAP 5

- Site 41: Potentially expand site boundary to the east; **Todd Johnson** and **Bryan Snodgrass** to confirm boundary
- Site 43: keep on inventory. **Jamie Howsley** to confirm site boundary and which portions of the site are available for sale, if any

MAP 6

- Site 37: keep on inventory; owner not willing to transact

- Site 46: keep as is; one taxlot.
- Site 47: delete; not available
- Site 49: delete; currently in development
- Site 50: delete from inventory; include on landbanked sites table since it will be used for public schools
- Site 51: delete; user owned/ in use
- Site 53: update site boundary; delete eastern portion of the site. If site falls below 20 acres; remove.
- Site 54: Bob Pool to confirm the model assumptions and confirm if site should be included on inventory
- Site 55: reduce site boundary; cut off southern portion; if site falls below 20 acres, remove.
- Site 56: delete – approved and half built with retail
- Site 57: delete– approved and half built with retail
- Site 59: reduce site boundary; cut off northern portion; if site falls below 20 acres, remove.
- New site: NE 119th St and NE 72nd Ave, Vancouver. **Todd Johnson** to confirm site boundary
- New site: NE 94th Ave and NE 95th St, Vancouver. **Alistaire Clary** to confirm site boundary; 160 acres:

MAP 7

- Site 60: delete; rezoned to residential. Bryan Snodgrass to confirm
- Site 61 and 62: someone was going to confirm
- Site 63: delete: dog park
- Sites 64 – 70: keep all sites as shown based on ownership. Bryan Snodgrass to confirm with staff.

- Sites 71 and 72: keep as two separate sites
- Sites 76 and 77: **Elizabeth Scott** to confirm with Paul Dennis on site boundaries

MAP 8

- Site 73: existing golf course; delete
- Site 74: keep
- Site 75: reduce site boundary to area only east of site 74 if site has 20 net developable
- Site 78: **Mike Bomar** to confirm is site is for sale or landbanked for future use/expansion
- Site 79: Update site boundary to exclude southeast corner
- Site 81: delete
- Site 80: Receive aerial map with updated site boundary from **Jamie Howsley**

MAP 9

- Sites 82 – 88: potentially delete due to residential concept plans. **Mike Bomar** to confirm with Mitch.

NEW SITES

- Quad Investments in Vancouver: **Bryan Snodgrass** to provide site boundary and net developable acreage estimate
- Pac Rock Property in Vancouver; RGX zone; **Bryan Snodgrass** to provide site boundary and net developable acreage estimate

Site Characteristics									Availability/Ownership	
Category	Site ID	Map #	Preliminary Tier	Owner	Site Name	City	Gross Acres	Net Developable Acres	Currently for Sale/Lease	Willing to Transact
Mult. taxlots; Mult. owners	3	1			La Center 1 Site	La Center	34.03	34.03		
1 taxlot; 1 owner	4	1		NN FARMS LLC	NN Farms Site	Ridgefield	26.32	20.27		
Mult. taxlots; Mult. owners	5	1			Ridgefield 3 Site	Ridgefield	45.11	45.11		
Mult. taxlots; Mult. owners	7	1			Ridgefield 2 Site	Ridgefield	27.32	27.32		
1 taxlot; 1 owner	8	1		SCGRAF LLC	SCGraf Site	Ridgefield	43.16	27.13		
Mult. taxlots; Mult. owners	9	1			Ridgefield 4 Site	Ridgefield	35.06	35.06		
1 taxlot; 1 owner	10	1		LAHTI GARY H	Lahti Site	Ridgefield	79.27	38.94		
Mult. taxlots; Mult. owners	11	1			Wells/Lahti Site	Ridgefield	27.48	27.48		
Mult. taxlots; 1 owner	12	1		PORT OF RIDGEFIELD	Port of Ridgefield Site	Ridgefield	30.50	26.40		
Mult. taxlots; 1 owner	13	1		JOHNSON WAYNE & JOHNSON CHERYL	Wayne Johnson Site	Ridgefield	28.07	21.30		
Manually Added site	15	1		Temme Trustee / Pioneer Estates LLC / Belt	Temme Trustee / Pioneer Estates LLC / Belt	Ridgefield	27.59	20		
Mult. taxlots; 1 owner	17	1		MOUNTAIN VIEW MORGANS II LLC	Mountain View Morgans Site	Ridgefield	45.59	40.00		
Manually Added site	18	1		PORT OF RIDGEFIELD	Port of Ridgefield	Ridgefield	40.01	20		
Mult. taxlots; 1 owner	19	2		WAGNER KAY L SUCCESSOR TRUSTEE	Kay Wagner Site	Battle Ground	33.04	22.50		
Mult. taxlots; Mult. owners	20	2			Wagner/Scheel Site	Battle Ground	31.21	31.21		
Mult. taxlots; Mult. owners	21	2			Frohs/Somdalen Site	Battle Ground	28.28	28.28		
Mult. taxlots; Mult. owners	22	2			Studer/Walker/Lehman Site	Clark County	26.82	26.82		
Mult. taxlots; Mult. owners	25	2			Battle Ground 1 Site	Battle Ground	24.13	24.13		
Manually Added site	26	2		KRAVAS PROPERTIES LLC	Kravas Properties LLC	County	151.71	20		
Mult. taxlots; Mult. owners	28	3			Clark County 10 Site	Clark County	51.47	51.47		
Mult. taxlots; Mult. owners	29	3			Clark County 9 Site	Clark County	21.02	21.02		
Mult. taxlots; Mult. owners	30	3			Clark County 8 Site	Clark County	26.29	26.29		
Mult. taxlots; Mult. owners	33	3			Clark County 7 Site	Clark County	27.70	27.70		
Mult. taxlots; Mult. owners	34	3			Clark County 6 Site	Clark County	28.19	28.19		
Mult. taxlots; Mult. owners	35	3			Clark County 5 Site	Clark County	20.78	20.78		
Mult. taxlots; 1 owner	37	6		RIFKIN MARTIN S & JONES KATHRYN E TRUSTEE	Rifkin Site	Vancouver	40.08	23.50		
Manually Added site	38	4		PORT OF VANCOUVER	Port of Vancouver	Vancouver	493.21	20		
Mult. taxlots; 1 owner	39	4		PORT OF VANCOUVER	Port of Vancouver Site	Vancouver	192.96	140.90		
Mult. taxlots; Mult. owners	40	4			Vancouver 1 Site	Vancouver	20.53	20.53		
Mult. taxlots; Mult. owners	41	5			Clark County 2 Site	Clark County	20.69	20.69		
Mult. taxlots; Mult. owners	42	5			Clark County 1 Site	Clark County	30.77	30.77		
1 taxlot; 1 owner	43	5		KYOCERA INTERNATIONAL INC	Kyocera Site	Vancouver	30.67	29.95		
Manually Added site	44	6		ACKERLAND LLC / GRIFFITH	Ackerland LLC / Griffith	County	217.52	20		
Manually Added site	45	6		LAGLER REAL PROPERTY LLC	Lagler Real Property LLC	County	359.76	20		
1 taxlot; 1 owner	46	6		NIELSEN FAMILY PROPERTIES LLC	Nielsen Site	Vancouver	36.32	27.84		
Mult. taxlots; Mult. owners	48	6			Clark County 3 Site	Clark County	36.18	36.18		
Mult. taxlots; 1 owner	52	6		IRON TRIANGLE INV LLC	Iron Triangle Site	Vancouver	24.58	24.60		
Mult. taxlots; Mult. owners	53	6			Wollam/VAN Trap & Gun/Hyke Site	Clark County	36.62	36.62		
Mult. taxlots; Mult. owners	54	6			Clark County 11 Site	Clark County	30.52	30.52		
Mult. taxlots; 1 owner	58	6		TOEDTLI JOANN TRUSTEE 1/2 INT	Toedtli Site	Vancouver	35.53	35.50		
Mult. taxlots; Mult. owners	61	7			J. D. Properties VAN/Landing at VAN Site	Vancouver	48.72	48.72		
1 taxlot; 1 owner	62	7		LANDING AT VANCOUVER LLC	Landing at Vancouver Site	Vancouver	46.27	40.28		
Manually Added site	64	7		SECTION 30 PIT LLC	Section 30 Pit LLC	Vancouver	25.32	20		
Mult. taxlots; 1 owner	65	7		FRIBERG HARRY	Friberg Site	Vancouver	125.50	125.50		

Manually Added site	66	7		GRAYROCK RESOURCES LLC	Grayrock Resources LLC	Vancouver	29.96	20		
Manually Added site	67	7		FGE & ASSOCIATES LLC 50%	FGE & Associates LLC	Vancouver	60.85	20		
Manually Added site	68	7		NORTHWEST MATERIALS HOLDING	Northwest Materials Holding	Vancouver	59.24	20		
Manually Added site	69	7		GRAYROCK RESOURCES LLC	Grayrock Resources LLC	Vancouver	23.17	20		
Manually Added site	70	7		DIRG LLC	DIRG LLC	Vancouver	36.15	20		
Mult. taxlots; 1 owner	71	7		PACIFIC ROCK PRODUCTS LLC	Pacific Rock Products 1 Site	Vancouver	22.57	22.40		
Mult. taxlots; 1 owner	72	7		COLUMBIA TECH CENTER LLC	CTC Site	Vancouver	35.72	35.70		
Mult. taxlots; Mult. owners	74	8			Camas 2 Site	Camas	98.51	98.51		
Mult. taxlots; 1 owner	75	8		GRIMM CAROLYN M TRUSTEE	Grimm Site	Camas	74.43	68.60		
Mult. taxlots; 1 owner	78	8		SHARP ELECTRONICS CORPORATION	Sharp Electronics Site	Camas	46.31	37.10		
Mult. taxlots; Mult. owners	79	8			Camas 1 Site	Camas	67.88	67.88		
Mult. taxlots; 1 owner	81	8		LACAMAS HERITAGE PROPERTIES LLC	Lacamas Heritage Properties Site	Camas	229.86	72.70		
Mult. taxlots; 1 owner	89	9		PORT OF CAMAS WASHOUGAL	Port of Camas-Washougal S Site	Washougal	69.66	38.40		
Mult. taxlots; 1 owner	90	9		PORT OF CAMAS WASHOUGAL	Port of Camas-Washougal N Site	Washougal	23.37	23.37		
Mult. taxlots; Mult. owners	100	1		3NW LLC & Fudge Farm	3NW LLC & Fudge Farm	Clark County	56.55	35.90		
Mult. taxlots; Mult. owners	101	6		Rye Yard site 1	Rye Yard Site 1	Clark County	358.92	20.00		
Mult. taxlots; 1 owner	102	6		Thornton Tree Farm	Thornton Tree Farm	Clark County	50.13	20.00		
Mult. taxlots; 1 owner	103	6		CLARK COUNTY PUBLIC WORKS	Leitchner Land Fill site	Clark County	31.42	20.00		
Mult. taxlots; 1 owner	104			QUAD INVESTMENTS	QUAD INVESTMENTS	Vancouver	35.28	35.28		
Mult. taxlots; 1 owner	105			PACIFIC ROCK PRODUCTS LLC	PACIFIC ROCK PRODUCTS LLC	Vancouver	113.58	20.00		

Site ID	Notes
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39	Could develop on-site marine Potential for rail extension
40	Potential for rail connection
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44	Potential for rail connection
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101	Potential for rail connection
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Site Characteristics															Infrastructure			Transportation				Availability/Ownership			
Category	Site ID	Map #	Preliminary Tier	Owner	Site Name	City	Gross Acres	Net Developable Acres	Use Restriction	Brownfield	WDFW Biodiversity on site	Number of Taxlots	Taxlot ID(s)	Number of Property Owners	Sewer Score	Water Score	Storm Score	Surrounding System Quality	Access to Interstate Highway	Access to Freight Route (Roadway)	Access to Freight Route (All Modes)	Currently for Sale/Lease	Willing to Transact	Site ID2	Notes
Mult. taxlots; Mult. owners	3	1	2B		La Center 1 Site	La Center	34.03	34.03			X	10	211209000, 211224000, 211225000, 211229000, 211242000, 211258000, 211262000, 211263000, 602310000 & 986029548	4	C	C	A	A	A	B	C	Yes		3	Biodiversity mapping indicators appear to be acknowledged in VBLM
1 taxlot; 1 owner	4	1	2B OR 3	NN FARMS LLC	NN Farms Site	Ridgefield	26.32	20.27				1	212769000	1	C	A	A	A	B	B	C	No		4	
Mult. taxlots; Mult. owners	5	1	2B OR 3		Ridgefield 3 Site	Ridgefield	45.11	45.11				8	212769000, 212770000, 212790000, 212804000, 212806000, 212808000, 212809000 & 610939000	4	C	A	A	A	A	B	C	No		5	
Mult. taxlots; Mult. owners	7	1	1 OR 3		Ridgefield 2 Site	Ridgefield	27.32	27.32				5	214198000, 214199000, 214206000, 214214002 & 214219000	4	A	A	B	A	B	A	C	No		7	
1 taxlot; 1 owner	8	1	2B	SCGRAF LLC	SCGraf Site	Ridgefield	43.16	27.13				1	213978000	1	C	B	A	B	A	A	C	Yes		8	
Mult. taxlots; Mult. owners	9	1	2B OR 3		Ridgefield 4 Site	Ridgefield	35.06	35.06				6	213956001, 214001000, 214021000, 214026000, 214038000 & 214039000	4	C	A	A	A	A	A	C	No		9	
1 taxlot; 1 owner	10	1	2B	LAHTI GARY H	Lahti Site	Ridgefield	79.27	38.94				1	213989000	1	C	A	A	A	A	A	C	Yes		10	
Mult. taxlots; Mult. owners	11	1	1 OR 3		Wells/Lahti Site	Ridgefield	27.48	27.48				7	213989000, 215597000, 602965000, 603083000, 606483000, 606996000 & 610130000	2	A	A	A	B	A	A	C	No		11	
Mult. taxlots; 1 owner	12	1	2B	PORT OF RIDGEFIELD	Port of Ridgefield Site	Ridgefield	30.50	26.40				3	213968000, 213970000 & 214071000	1	C	A	A	A	A	A	C	Yes		12	
Mult. taxlots; 1 owner	13	1	1	JOHNSON WAYNE & JOHNSON CHERYL	Wayne Johnson Site	Ridgefield	66.06	38.78				4	214215000, 215337000, 215384000 & 601891000	1	A	A	A	A	A	A	C	Yes		13	Confirming 6XXXXXXX taxlots with Assessor re: ownership, etc. (ownership for this site appears to be 2 though may be only 1)
Manually Added site	15	1	1	Temme Trustee / Pioneer Estates LLC / Belt	Temme Trustee / Pioneer Estates LLC / Belt	Ridgefield	27.59	20+				4	215369000, 215443002, 215443004 & 215443006	3	A	B	A	A	A	A	C	Yes		15	
Mult. taxlots; 1 owner	17	1	2B OR 3	MOUNTAIN VIEW MORGANS II LLC	Mountain View Morgans Site	Ridgefield	45.59	40.00				2	215592000 & 215605000	1	C	B	B	B	B	B	C	No		17	
Manually Added site	18	1	1	PORT OF RIDGEFIELD	Port of Ridgefield	Ridgefield	40.01	20+		X		10	67883000, 67898000, 67998000, 68314000, 68319000, 68331000, 68345000, 68360000, 68362000 & 986028601	1	A	B	A	A	B	A	B	Yes		18	Potential for rail connection; brownfield mapping indicators on taxlot 67897000 on S side of site for potential contaminants (chemicals), cleanup started
Manually Added site	100	1	2B	3NW LLC & Fudge Farm	3NW LLC & Fudge Farm	Clark County	56.55	35.90				3	209705000, 209746000 & 209748000	2	C	B	A	A	B	A	C	Yes	Yes	100	NW corner of site listed for sale
Mult. taxlots; 1 owner	19	2	2B OR 3	WAGNER KAY L SUCCESSOR TRUSTEE	Kay Wagner Site	Battle Ground	33.04	22.50				2	226928000 & 986029160	1	C	C	C	B	C	B	C	No		19	
Mult. taxlots; Mult. owners	20	2	2B OR 3		Wagner/Scheel Site	Battle Ground	31.21	31.21				5	226928000, 226983000, 226984000, 227013000 & 986029160	2	C	C	C	B	C	B	C	No		20	
Mult. taxlots; Mult. owners	21	2	2B		Frohs/Somdalen Site	Battle Ground	28.28	28.28				3	226929000, 226939000 & 226949000	2	A	A	C	A	C	A	C	Yes		21	
Mult. taxlots; Mult. owners	22	2	1 OR 3		Studer/Walker/Lehman Site	Clark County	26.82	26.82				5	226932000, 226933000, 226950000, 226951000 & 227003000	3	B	B	A	A	C	A	C	No		22	
Mult. taxlots; Mult. owners	25	2	1 OR 3		Battle Ground 1 Site	Battle Ground	24.13	24.13				5	192588000, 192596000, 192606000, 192680000 & 192688000	4	A	A	A	A	B	A	C	No		25	
Manually Added site	26	2	2B	KRAVAS PROPERTIES LLC	Kravas Properties LLC	County	151.71	20+		X		4	274352000, 274403000, 281133000 & 281171000	1	C	C	A	A	C	A	B	No	Yes	26	Brownfield mapping indicators on taxlots 274352000 & 274403000 on W side of site for potential contamination (chemicals), awaiting cleanup; immediately adjacent to W of land banked site

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Site Characteristics															Infrastructure			Transportation				Availability/Ownership			
Category	Site ID	Map #	Preliminary Tier	Owner	Site Name	City	Gross Acres	Net Developable Acres	Use Restriction	Brownfield	WDFW Biodiversity on site	Number of Taxlots	Taxlot ID(s)	Number of Property Owners	Sewer Score	Water Score	Storm Score	Surrounding System Quality	Access to Interstate Highway	Access to Freight Route (Roadway)	Access to Freight Route (All Modes)	Currently for Sale/Lease	Willing to Transact	Site ID2	Notes
Mult. taxlots; Mult. owners	28	3	2B OR 3		Clark County 10 Site	Clark County	51.47	51.47			X	10	179143000, 179146000, 179152000, 179153000, 179165000, 179168000, 179174000, 179178000, 179184000 & 179191000	8	C	A	A	A	B	A	C	No		28	Biodiversity mapping indicators appear to be acknowledged in VBLM
Mult. taxlots; Mult. owners	29	3	2B OR 3		Clark County 9 Site	Clark County	21.02	21.02				11	117441000, 117450000, 117451000, 117460000, 117470000, 117720000, 117730000, 117740000, 117760000, 117761000 & 608163000	7	C	A	A	A	A	A	C	No		29	
Mult. taxlots; Mult. owners	30	3	2B OR 3		Clark County 8 Site	Clark County	26.29	26.29				14	181168000, 181190000, 181970000, 181990000, 181234000, 181243000, 181247000, 181251000, 181278000, 181295000, 181312000, 181316000, 181324000 & 607205000	6	C	A	A	A	A	A	C	No		30	
Mult. taxlots; Mult. owners	33	3	2B OR 3		Clark County 7 Site	Clark County	27.70	27.70				8	181205000, 181238000, 181239000, 181244000, 181244005, 181268000, 181303000 & 986027435	7	C	A	A	A	A	A	C	No		33	
Mult. taxlots; Mult. owners	34	3	2B OR 3		Clark County 6 Site	Clark County	28.19	28.19			X	7	195924000, 195925000, 195926000, 195929000, 195945005, 195995000 & 608386000	6	C	B	A	A	B	B	C	No		34	Biodiversity mapping indicators appear to be acknowledged in VBLM
Mult. taxlots; Mult. owners	35	3	1 OR 3		Clark County 5 Site	Clark County	20.78	20.78			X	5	185665000, 185698000, 185707000, 185751000 & 605584000	4	A	A	A	A	A	B	C	No		35	Biodiversity mapping indicators appear to be acknowledged in VBLM
Manually Added site	38	4	1	PORT OF VANCOUVER	Port of Vancouver	Vancouver	493.21	20+			X	2	153105000 & 153310000	1	A	A	A	A	B	A	B	Yes		38	Bald eagle, dusky canada goose, sandhill crane & other waterfowl habitat mapping indicators
Mult. taxlots; 1 owner	39	4	1	PORT OF VANCOUVER	Port of Vancouver Site	Vancouver	192.96	140.90		X		10	152166000, 152798000, 152799000, 152803000, 152903000, 152905000, 152907000, 986027146, 986028026 & 986028027	1	A	A	A	A	B	A	A	Yes		39	Could develop on-site marine; potential for rail extension; brownfield mapping indicators on taxlot 152799000 on N side of site for potential contaminants (chemicals), cleanup started
Mult. taxlots; Mult. owners	40	4	1		Vancouver 1 Site	Vancouver	20.53	20.53				8	6727004, 6727005, 152382000, 152589000, 152590000, 152591000, 152595000 & 152599000	4	A	A	A	A	B	A	C	Yes		40	Potential for rail connection
Mult. taxlots; Mult. owners	41	5	1		Clark County 2 Site	Clark County	34.80	34.80			X	6	144492000, 144514000, 144515000, 144516000, 144527000 & 144534000	3	A	A	A	A	B	A	C	Yes		41	Wetland mapping indiactors on E side of site; owner has approved commercial/office site plan from County
Mult. taxlots; Mult. owners	42	5	1 OR 3		Clark County 1 Site	Clark County	30.77	30.77				17	99720000, 99746000, 99749000, 99750000, 148677000, 149129002, 149129006, 149129026, 149129028, 149130000, 149156000, 149165000, 149166000, 149168000, 149274000, 149276000 &	9	A	B	A	A	B	A	C			42	Todd Johnson & Marty Snell working on targeted Industrial Site Readiness Study including this site
1 taxlot; 1 owner	43	5	1	KYOCERA INTERNATIONAL INC	Kyocera Site	Vancouver	30.67	29.95				1	29472018	1	A	A	A	A	B	A	C	Yes		43	Fourth Plain Overlay mapping indicators

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Site Characteristics															Infrastructure			Transportation				Availability/Ownership			
Category	Site ID	Map #	Preliminary Tier	Owner	Site Name	City	Gross Acres	Net Developable Acres	Use Restriction	Brownfield	WDFW Biodiversity on site	Number of Taxlots	Taxlot ID(s)	Number of Property Owners	Sewer Score	Water Score	Storm Score	Surrounding System Quality	Access to Interstate Highway	Access to Freight Route (Roadway)	Access to Freight Route (All Modes)	Currently for Sale/Lease	Willing to Transact	Site ID2	Notes
Manually Added site	104	5	2B	QUAD INVESTMENTS	QUAD INVESTMENTS	Vancouver	35.28	35.28			X	9	30862005, 30862010, 30862015, 30862020, 30862025, 37521000, 37916965, 37916969 & 37916981	1	A	C	A	A	B	B	C	Yes		104	Oak woodland mapping indicators; listed for sale but not at market rate, owner particular about industry type, other considerations
Mult. taxlots; 1 owner	37	6	2B OR 3	RIFKIN MARTIN S & JONES KATHRYN E TRUSTEE	Rifkin Site	Vancouver	40.08	23.50				2	198554000 & 198633000	1	C	A	A	A	B	A	C	No		37	
Manually Added site	44	6	2B	ACKERLAND LLC / GRIFFITH	Ackerland LLC / Griffith	County	217.52	20+			X	9	196656000, 198082000, 198111000, 198113000, 198324000, 198335000, 198375000, 300012000 & 608127000	3	C	A	A	A	C	A	B	No	Yes	44	Potential for rail connection; wetland mapping indicators; requires rural industrial land bank designation
Manually Added site	45	6	2B	LAGLER REAL PROPERTY LLC	Lagler Real Property LLC	County	359.76	20+			X	4	198072000, 198076000, 198080000 & 198112000	1	C	B	A	A	C	A	C	No	Yes	45	Wetland mapping indicators
1 taxlot; 1 owner	46	6	2B	NIELSEN FAMILY PROPERTIES LLC	Nielsen Site	Vancouver	36.32	27.84				1	198090000	1	C	B	A	A	C	A	C	Yes		46	
Mult. taxlots; Mult. owners	48	6	2B OR 3		Clark County 3 Site	Clark County	36.18	36.18				7	200074000, 200075000, 200096000, 200123000, 200133000, 200180000 & 200181000	6	C	B	A	A	B	A	C	Yes		48	1.56 acres listed for sale
Mult. taxlots; 1 owner	52	6	2B OR 3	IRON TRIANGLE INV LLC	Iron Triangle Site	Vancouver	24.58	24.58				3	154886000, 154887000 & 154888000	1	C	A	A	A	B	A	C	No		52	Immediately adjacent to S of land banked site
Mult. taxlots; Mult. owners	53	6	2B OR 3		Wollam/VAN Trap & Gun/Hyke Site	Clark County	23.57	23.57				5	155111000, 155112000, 155119000, 155121000 & 155123000	3	C	A	A	A	B	A	C	Yes		53	2.56 acres listed for sale
Mult. taxlots; Mult. owners	54	6	2B OR 3		Clark County 11 Site	Clark County	30.52	30.52				8	106531000, 157491000, 157492000, 157492001, 157492002, 157492003, 157497021 & 157497022	3	C	A	A	A	B	A	C	No		54	Taxlot 157492000 includes 70+ additional ownerships of mobile homes on parcel
Mult. taxlots; 1 owner	58	6	1	TOEDTLI JOANN TRUSTEE 1/2 INT	Toedtli Site	Vancouver	35.53	35.50				2	159113000 & 159167000	1	A	A	A	A	B	A	C	Yes		58	
Manually Added site	101	6	3	Rye Yard site 1	Rye Yard Site 1	Clark County	358.92	20+		X	X	64	Taxlot numbers not included in this spreadsheet due to space constraints.	49	C	A	A	A	B	A	B		No	101	Potential for rail connection; brownfield mapping indicators on taxlot 199463000 in NW corner of site for potential contaminants (chemicals), cleanup started; brownfield mapping indicators on taxlot 119500000 on S side of site for potential contaminants (chemicals), cleanup started; rainbow trout, cutthroat, coho, winter steelhead, & resident coastal cutthroat habitat mapping indiactors; Todd Johnson & Marty Snell working on targeted Industrial Site Readiness Study including this site
Manually Added site	102	6	2B OR 3	Thornton Tree Farm	Thornton Tree Farm	Clark County	50.13	20+			X	3	199390000, 199396000 & 199461000	2	C	A	A	A	B	A	C			102	Rainbow trout, cutthroat, coho, winter steelhead, & resident coastal cutthroat habitat mapping indiactors; Todd Johnson & Marty Snell working on targeted Industrial Site Readiness Study including this site
Manually Added site	103	6	2B OR 3	CLARK COUNTY PUBLIC WORKS	Leichner Campus	Clark County	31.84	20+				4	105740000, 199845000, 199863000 & 199864000	1	C	C	A	A	B	A	C	No	Yes?	103	Master plan underway as of June 2016; site not for sale but County may be willing to transact if buyer expressed interest
Manually Added site	64	7	1 OR 3	SECTION 30 PIT LLC	Section 30 Pit LLC	Vancouver	25.32	20+				2	176389000 &176410000	1	B	A	A	A	B	B	C	No		64	Section 30 Employment Center & surface mining district overlays (no use restrictions but some design constraints)
Mult. taxlots; 1 owner	65	7	1	FRIBERG HARRY	Friberg Site	Vancouver	125.50	125.50				7	176368000, 176369000, 176383000, 176391000, 176395000, 176414000 & 602888000	1	B	A	A	A	B	B	C	Yes		65	
Manually Added site	66	7	2B OR 3	GRAYROCK RESOURCES LLC	Grayrock Resources LLC	Vancouver	29.96	20+				1	986030025	1	C	C	A	B	B	B	C	No		66	

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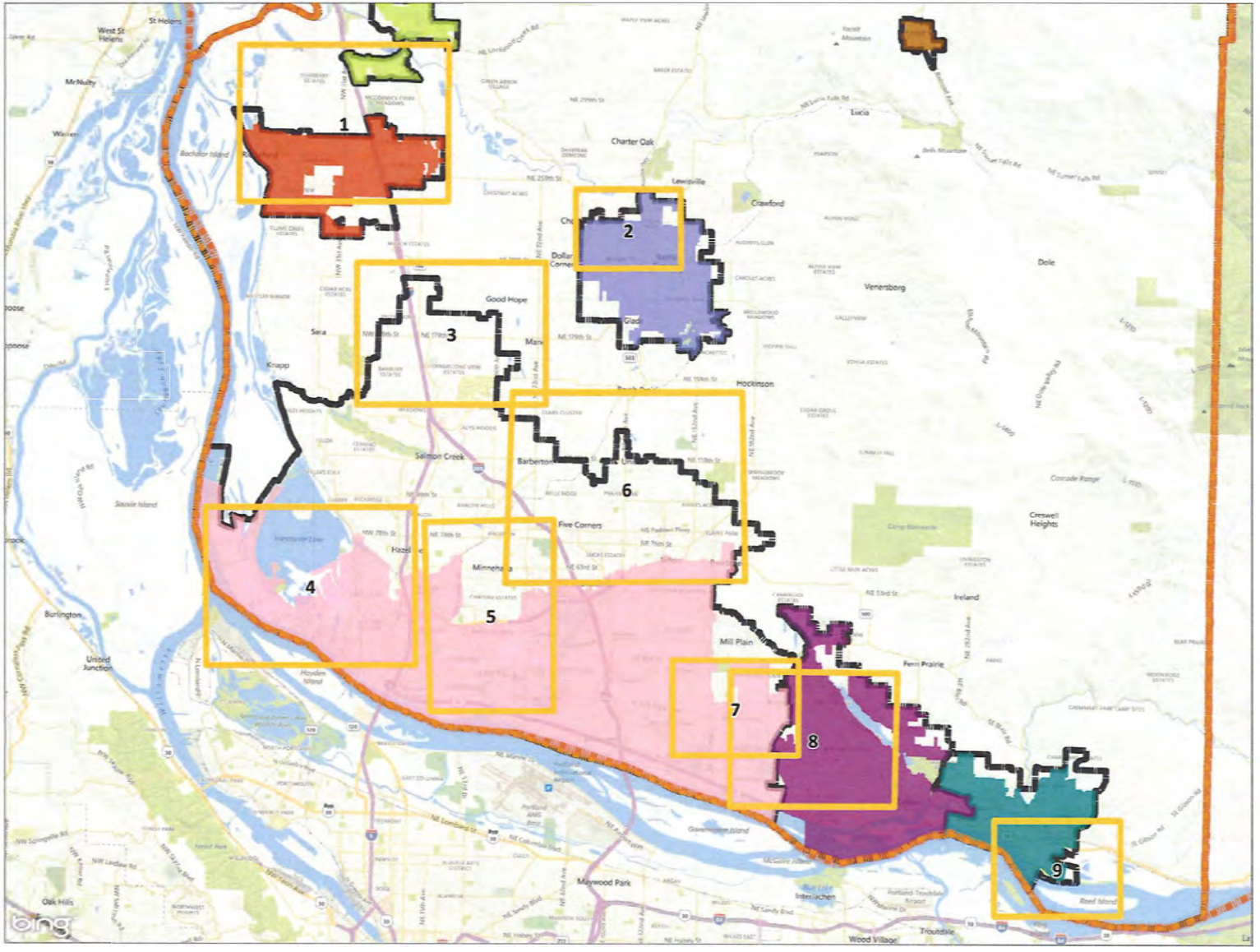
DRAFT 6/23/2016

Site Characteristics															Infrastructure			Transportation				Availability/Ownership			
Category	Site ID	Map #	Preliminary Tier	Owner	Site Name	City	Gross Acres	Net Developable Acres	Use Restriction	Brownfield	WDFW Biodiversity on site	Number of Taxlots	Taxlot ID(s)	Number of Property Owners	Sewer Score	Water Score	Storm Score	Surrounding System Quality	Access to Interstate Highway	Access to Freight Route (Roadway)	Access to Freight Route (All Modes)	Currently for Sale/Lease	Willing to Transact	Site ID2	Notes
Manually Added site	67	7	1 OR 3	FGE & ASSOCIATES LLC 50%	FGE & Associates LLC	Vancouver	60.85	20+				6	176376000, 176380000, 176387000, 176416000, 176417000 & 176424000	1	B	A	A	A	B	A	C	No		67	
Manually Added site	68	7	2B OR 3	NORTHWEST MATERIALS HOLDING	Northwest Materials Holding	Vancouver	59.24	20+				3	176374000, 176385000 & 176386000	1	C	C	A	A	B	A	C	No		68	
Manually Added site	69	7	2B OR 3	GRAYROCK RESOURCES LLC	Grayrock Resources LLC	Vancouver	23.17	20+				2	176375000 & 176420000	1	C	B	A	A	B	A	C	No		69	
Manually Added site	70	7	1	DIRG LLC	DIRG LLC	Vancouver	36.15	20+				2	176378000 & 176381000	1	B	B	A	A	B	A	C	Yes		70	
Mult. taxlots; 1 owner	71	7	2B OR 3	PACIFIC ROCK PRODUCTS LLC	Pacific Rock Products 1 Site	Vancouver	22.57	22.40				2	176598000 & 176605000	1	B	C	A	A	B	A	C	No		71	
Mult. taxlots; 1 owner	72	7	1	COLUMBIA TECH CENTER LLC	CTC Site	Vancouver	35.72	35.70				6	176594000, 986030486, 986035426, 986035430, 986035756 & 986035757	1	B	B	A	A	B	A	C	Yes		72	Build to suit lease
Mult. taxlots; 1 owner	74	8	3		Camas 2 Site	Camas	24.24	24.24	X			7	175936000, 175938000, 175942000, 175943000, 175949000, 175963000 & 175975000	4	C	C	B	A	C	A	C	No	No	74	Planned Industrial Development (PID) overlay includes use limitations (e.g., "Under no conditions shall the amount of the land designated for commercial use within the PID exceed twenty-five percent of the gross developed area within the PID, nor shall secondary uses be allowed to solely be established on parcels greater than five acres in size" [Camas Municipal Code Section 18.20.090])
Mult. taxlots; 1 owner	75	8	3	GRIMM CAROLYN M TRUSTEE	Grimm Site	Camas	74.43	68.62	X			2	176155000 & 176170000	1	C	C	C	A	C	A	C		No	75	Planned Industrial Development (PID) overlay includes use limitations (e.g., "Under no conditions shall the amount of the land designated for commercial use within the PID exceed twenty-five percent of the gross developed area within the PID, nor shall secondary uses be allowed to solely be established on parcels greater than five acres in size" [Camas Municipal Code Section 18.20.090]); seller turned down buyer despite above-market offer, plan to hold onto site for 3–5 years (reflect in tiering)
Mult. taxlots; 1 owner	78	8	3	SHARP ELECTRONICS CORPORATION	Sharp Electronics Site	Camas	46.31	37.10				2	986033959 & 986033960	1	A	A	C	A	B	A	C		No	78	Biodiversity mapping indicators appear to be acknowledged in VBLM; site included in master planning efforts, likely mixed use development=landbank site?
Mult. taxlots; Mult. owner	79	8	1 OR 3		Camas 1 Site	Camas	46.90	46.90				6	125185000, 125193000, 125207000, 125208000, 125623000 & 125627000	3	A	A	A	A	C	A	C	No		79	Biodiversity mapping indicators appear to be acknowledged in VBLM
Mult. taxlots; 1 owner	81	8	2B OR 3	LACAMAS HERITAGE PROPERTIES LLC	Lacamas Heritage Properties Site	Camas	229.86	72.70				4	175726000, 175727000, 175733000 & 175747000	1	C	A	A	B	C	A	C	No		81	Biodiversity mapping indicators appear to be acknowledged in VBLM
Manually Added site	105	8	2B OR 3	PACIFIC ROCK PRODUCTS LLC	PACIFIC ROCK PRODUCTS LLC	Vancouver	113.58	20+	X		X	7	125839000, 126042368, 126042370, 126669000, 126936000, 126941000 & 126948000	3	A	C	B	A	B	A	C			105	Wetlands, caves & oak woodland habitat mapping indicators; Riverview Gateway overlay includes use maximums & minimums (e.g. max. 35% non-office commercial uses, min. 30% office/light industrial uses)
Mult. taxlots; 1 owner	89	9	1	PORT OF CAMAS WASHOUGAL	Port of Camas-Washougal S Site	Washougal	69.66	38.40			X	3	986028316, 986034714 & 986034715	1	B	A	A	A	C	B	C	Yes		89	Mapping indicators for purple martin, northern spotted owl & other waterfowl habitat
Mult. taxlots; 1 owner	90	9	1	PORT OF CAMAS WASHOUGAL	Port of Camas-Washougal N Site	Washougal	23.37	23.37			X	11	986028315, 986034704, 986034705, 986034706, 986034707, 986034708, 986034709, 986034710, 986034711, 986034712 & 986034716	1	B	A	B	A	C	B	C	Yes		90	Mapping indicators for purple martin, northern spotted owl & other waterfowl habitat; Port confirm all under their ownership

= REQUIRES YOUR CONFIRMATION



CREDC INVENTORY
IMPACTED SITES
Clark County, WA

LEGEND

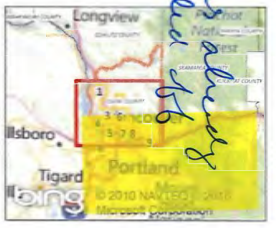
Boundaries:

- Battle Ground City Boundary
- Camas
- La Center
- Ridgefield
- Vancouver
- Washougal
- Yacolt
- County Boundary
- Urban Growth Boundary

0 6,000 12,000 24,000 Feet

1 inch = 11,880 feet

N



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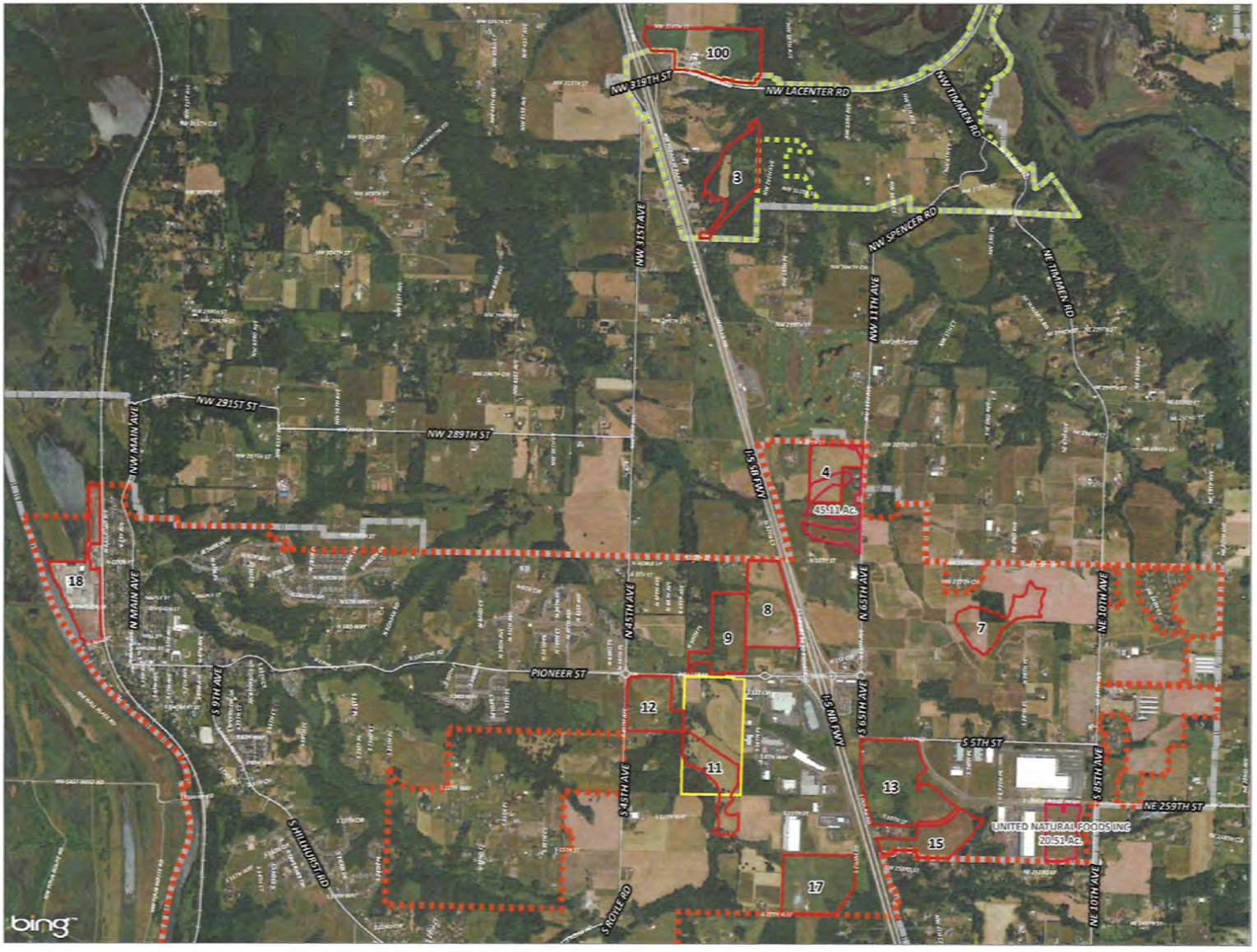


CLARK COUNTY EMPLOYMENT LAND INVENTORY MAP # 1 LaCenter & Ridgefield

LEGEND

- Final Inventory
- Landbanked Site
- Deleted sites from 6/29/16 Mtg

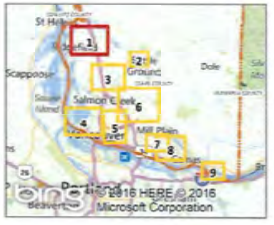
Boundaries:

- La Center
- Ridgefield
- Urban Growth Boundary

0 1,000 2,000 4,000 Feet

1 inch = 2,000 feet

N



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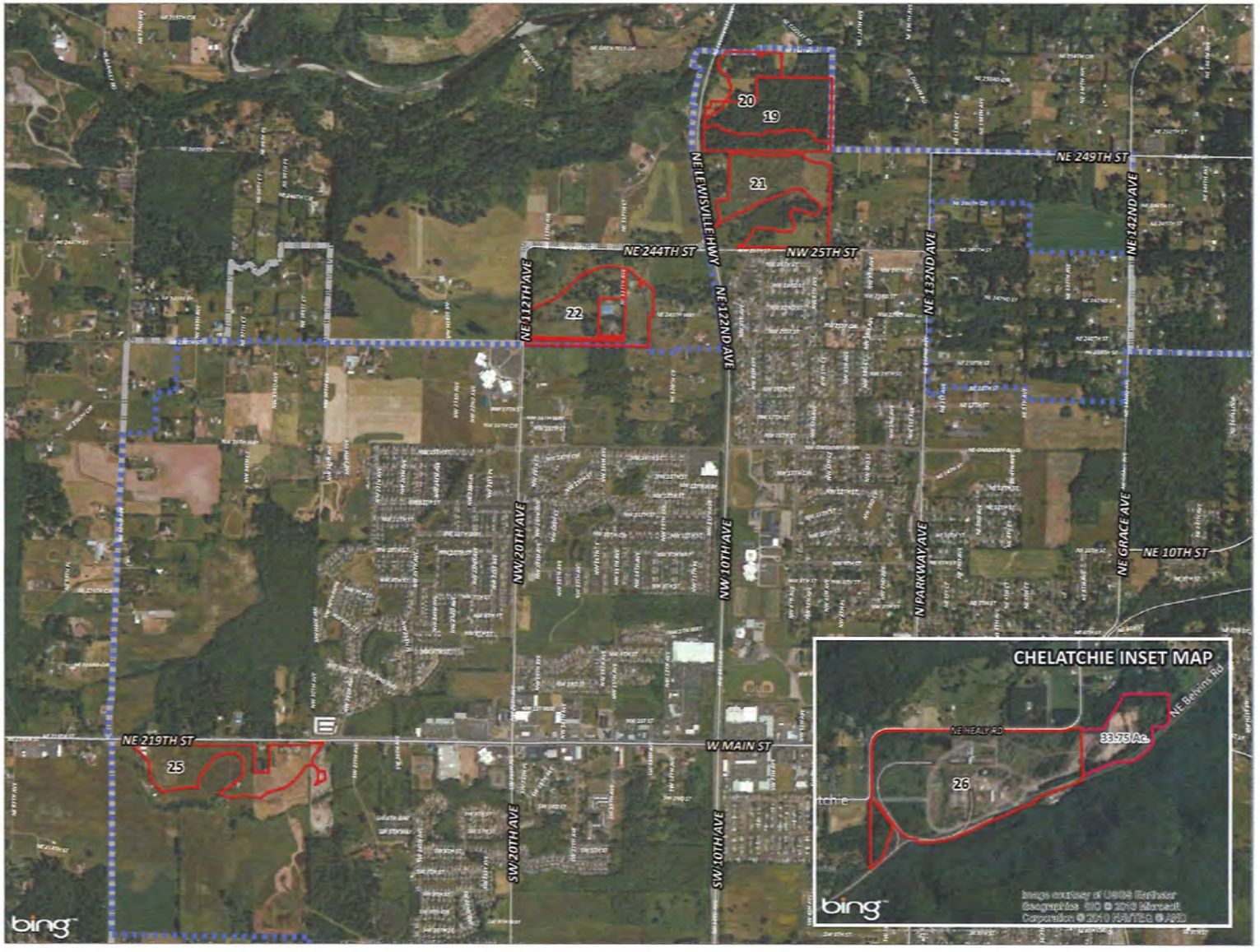

CLARK COUNTY EMPLOYMENT LAND INVENTORY MAP # 2 Battle Ground

LEGEND

- Final Inventory
- Landbanked Site

Boundaries:

- Battle Ground City Boundary
- Urban Growth Boundary

0 600 1,200 2,400 Feet

1 inch = 1,200 feet

N

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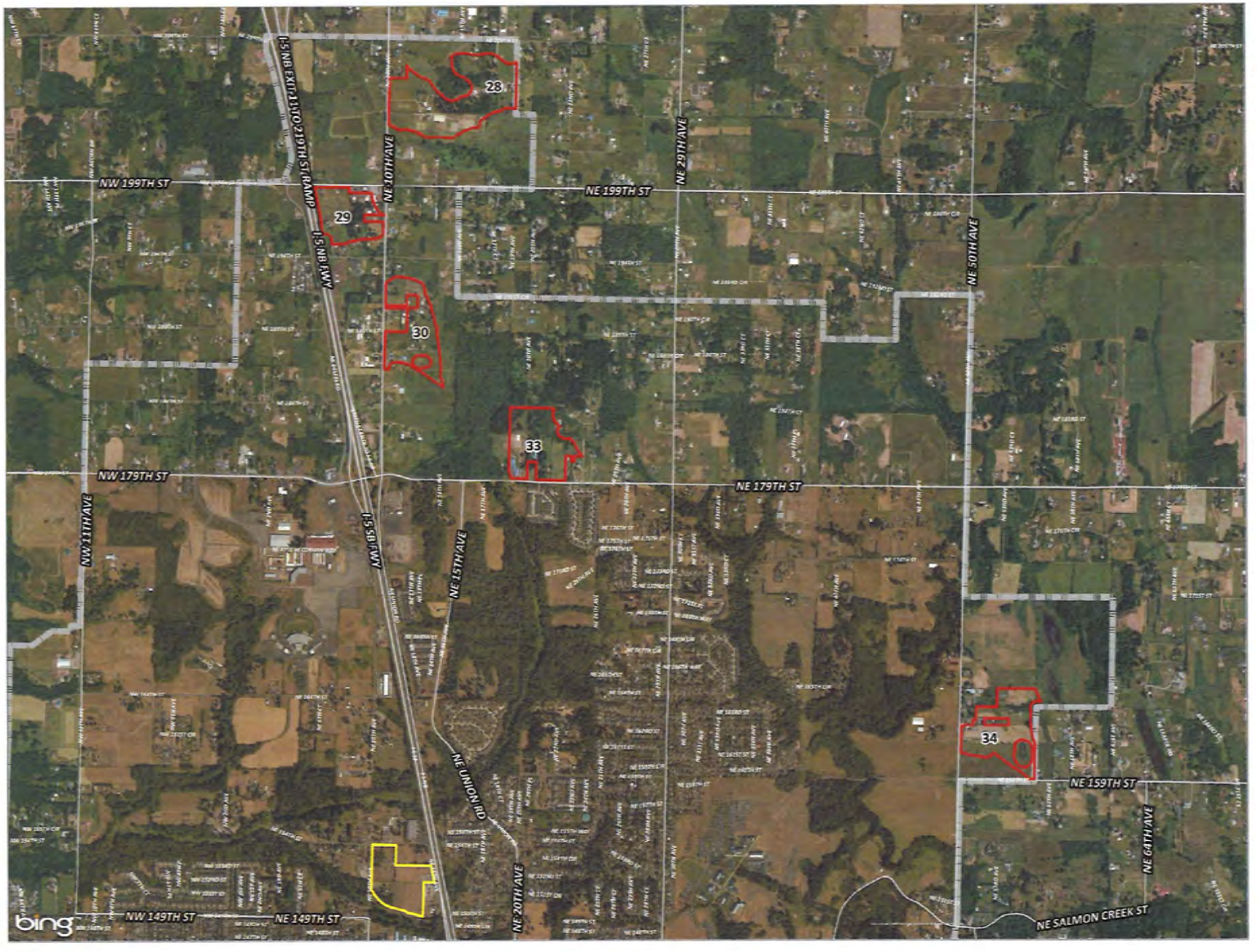

CLARK COUNTY EMPLOYMENT LAND INVENTORY MAP # 3 North Vancouver

LEGEND

- Final Inventory
- Deleted sites from 6/29/16 Mtg
- Urban Growth Boundary

0 800 1,600 3,200 Feet

1 inch = 1,600 feet

N

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CLARK COUNTY EMPLOYMENT LAND INVENTORY MAP # 4 West Vancouver

LEGEND

- Final Inventory
- Deleted sites from 6/29/16 Mtg

Boundaries:

- Vancouver
- Clark County Boundary
- Urban Growth Boundary

0 800 1,600 3,200 Feet

1 inch = 1,600 feet

N

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CLARK COUNTY EMPLOYMENT LAND INVENTORY MAP # 5 Central Vancouver

LEGEND

- Final Inventory

Boundaries:

- Vancouver
- County Boundary

0 1,100 2,200 4,400 Feet

1 inch = 2,200 feet

N

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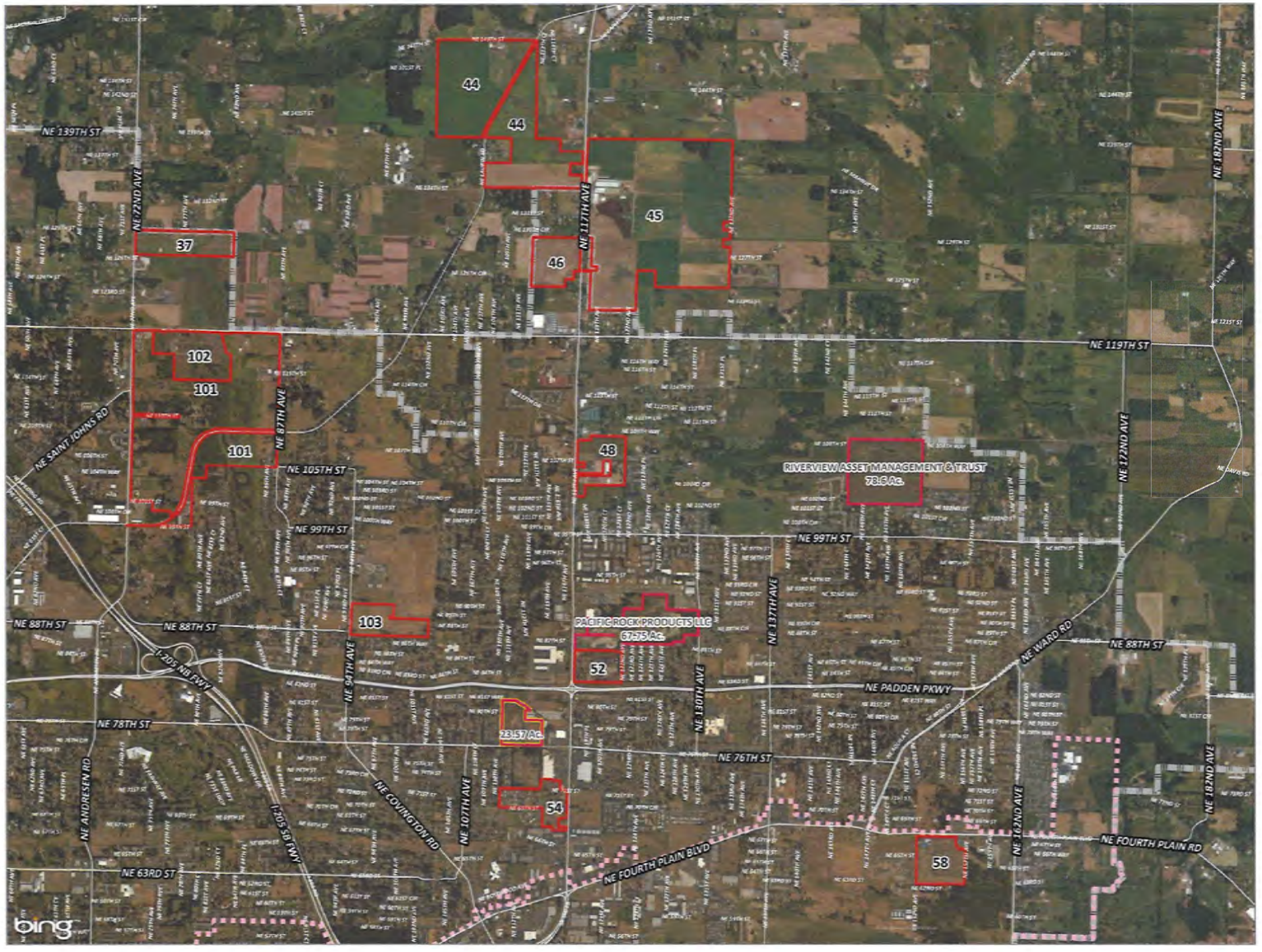

CLARK COUNTY EMPLOYMENT LAND INVENTORY MAP # 6 Northeast Vancouver

LEGEND

- Final Inventory
- Landbanked Site
- Deleted sites from 6/29/16 Mtg

Boundaries:

- Vancouver
- Urban Growth Boundary

0 1,200 2,400 4,800 Feet

1 inch = 2,400 feet

N

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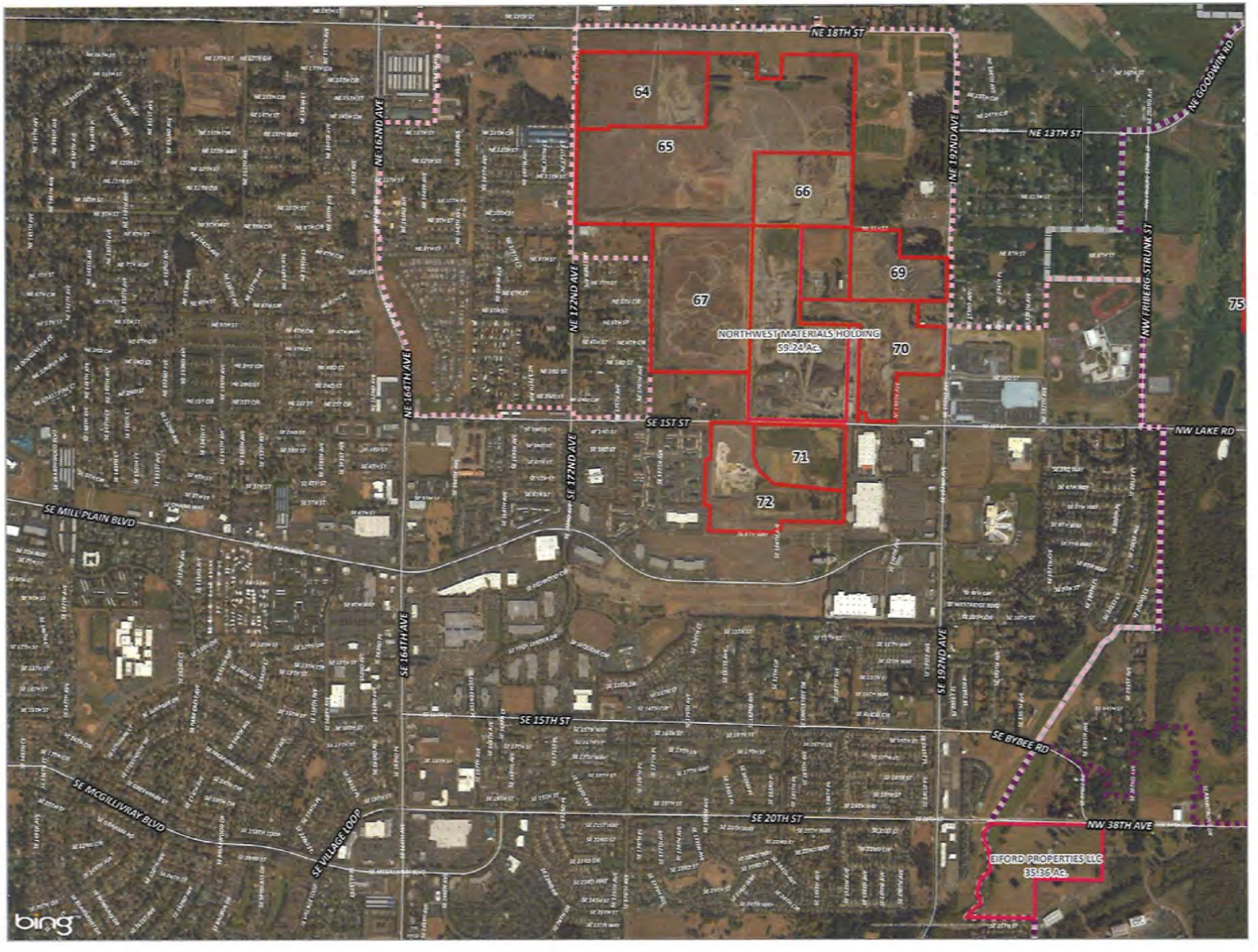


CLARK COUNTY EMPLOYMENT LAND INVENTORY MAP # 7 East Vancouver

LEGEND

- Final Inventory
- Landbanked Site
- Deleted sites from 6/29/16 Mtg

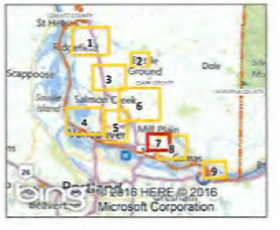
Boundaries:

- Camas
- Vancouver
- Urban Growth Boundary

0 600 1,200 2,400 Feet

1 inch = 1,200 feet

N



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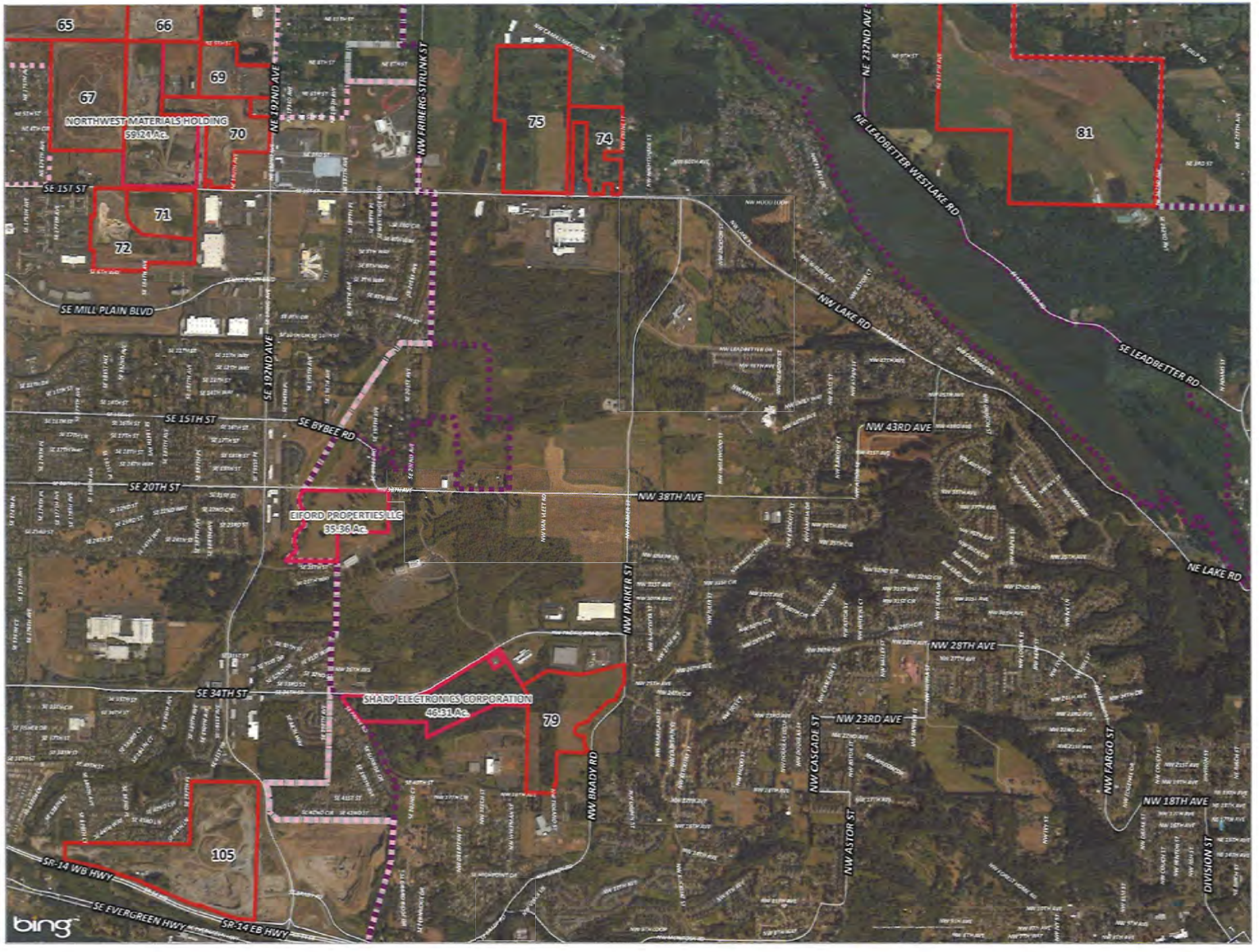

CLARK COUNTY EMPLOYMENT LAND INVENTORY MAP # 8 Camas

LEGEND

- Final Inventory
- Landbanked Site
- Deleted sites from 6/29/16 Mtg

Boundaries:

- Camas
- Vancouver
- Urban Growth Boundary

0 800 1,600 3,200 Feet

1 inch = 1,600 feet

N

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CLARK COUNTY EMPLOYMENT LAND INVENTORY MAP # 9 Washougal

LEGEND

Final Inventory

Boundaries:

Washougal

Clark County Boundary

Urban Growth Boundary

0 600 1,200 2,400 Feet

1 inch = 1,200 feet

N

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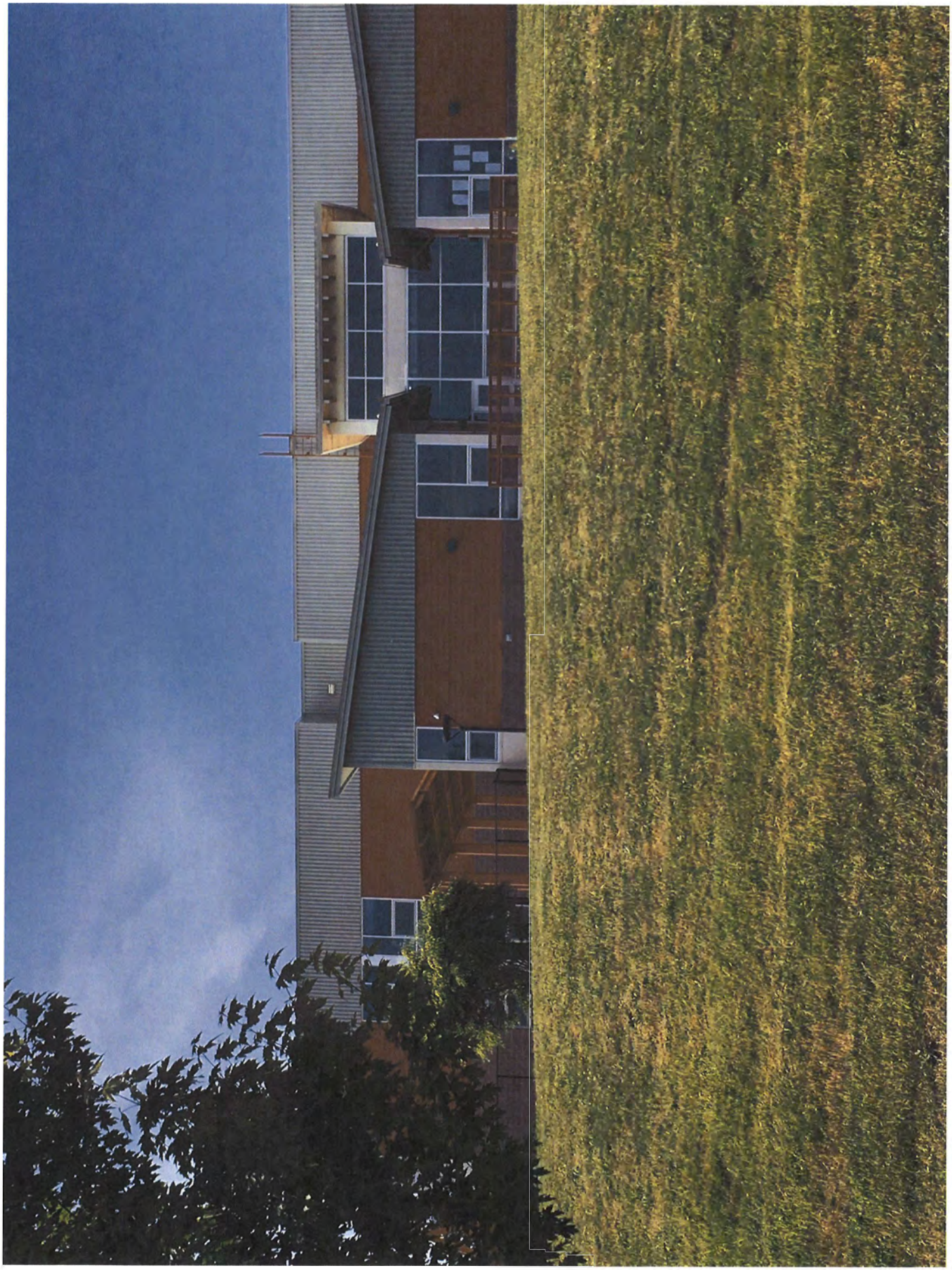
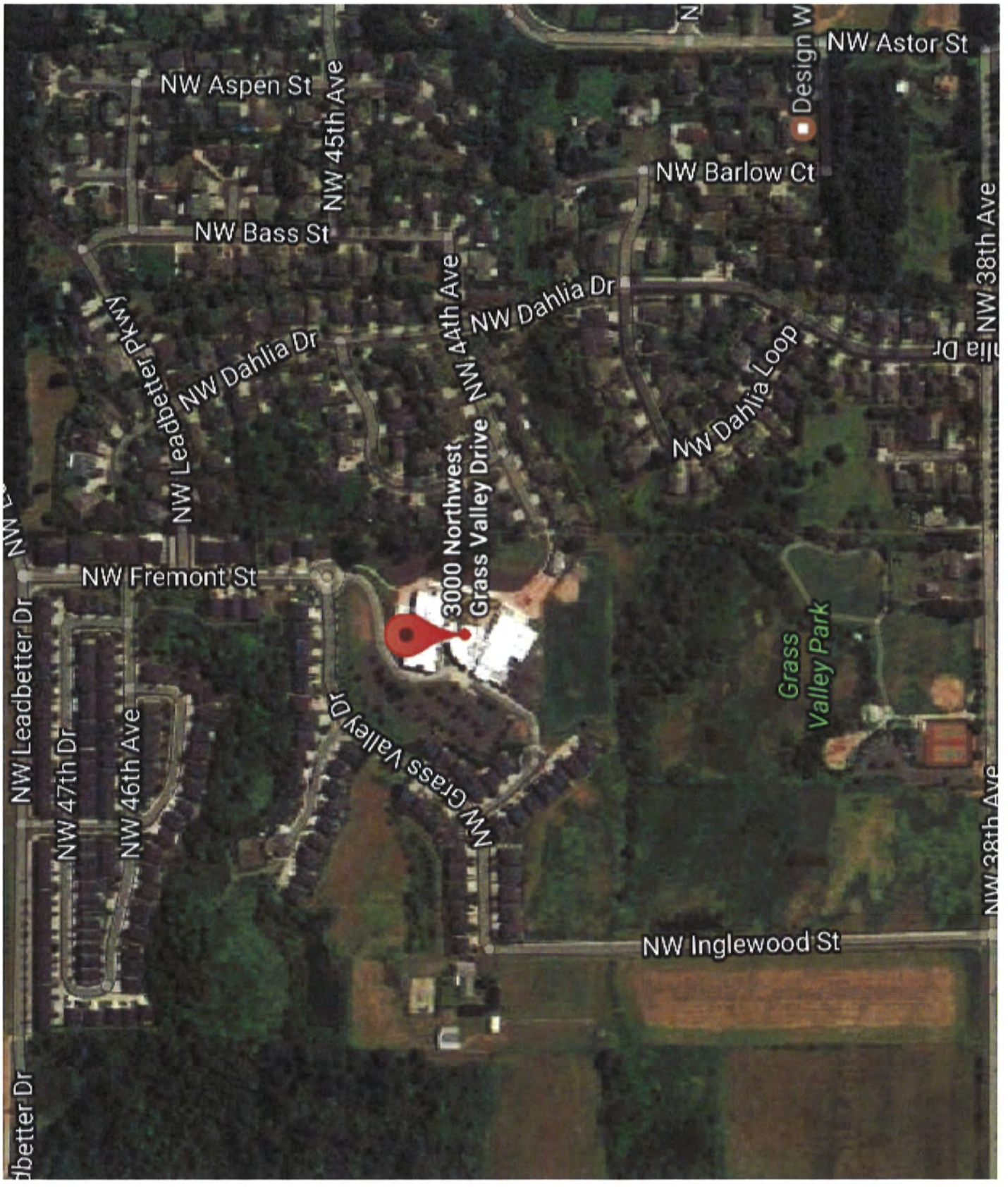
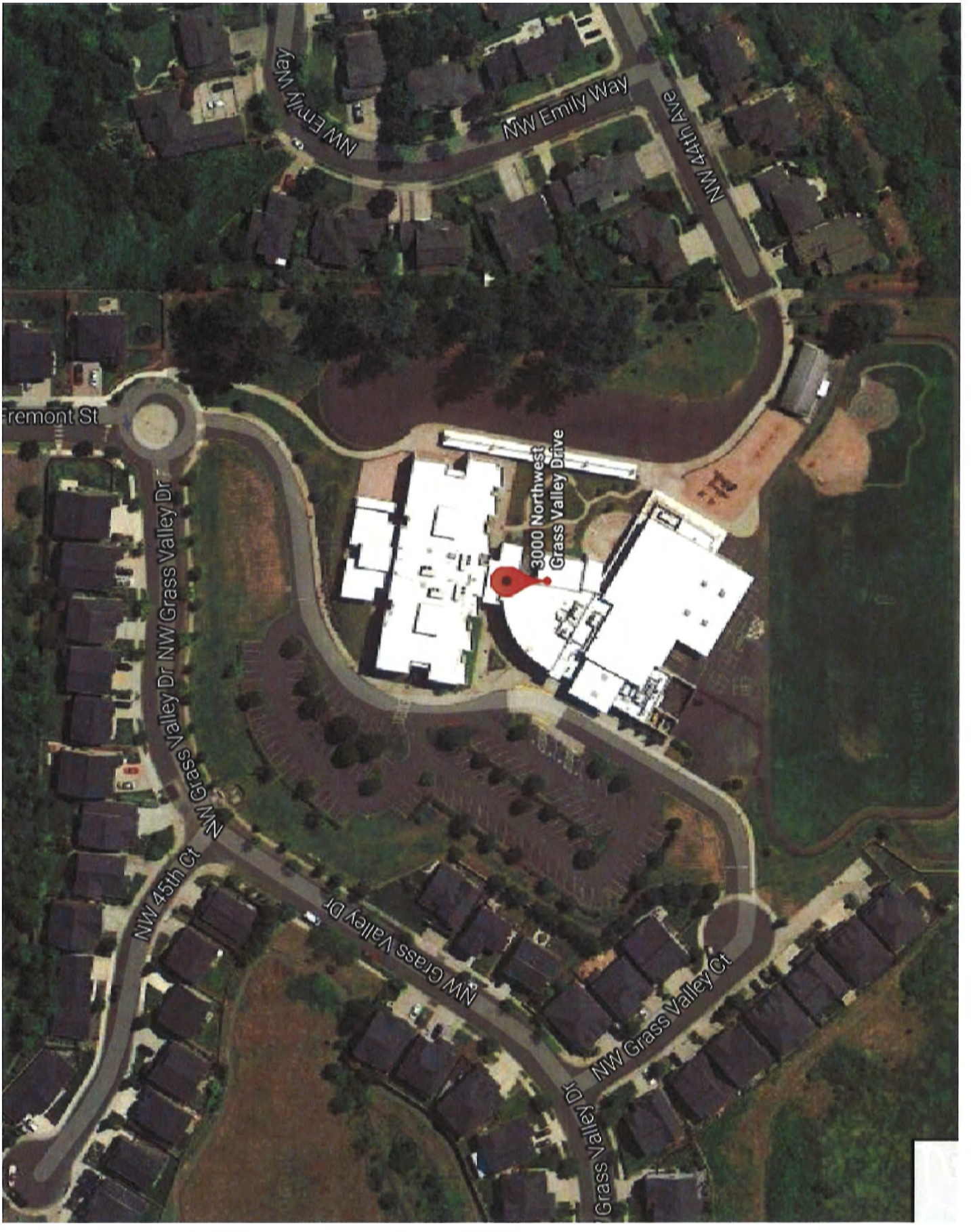
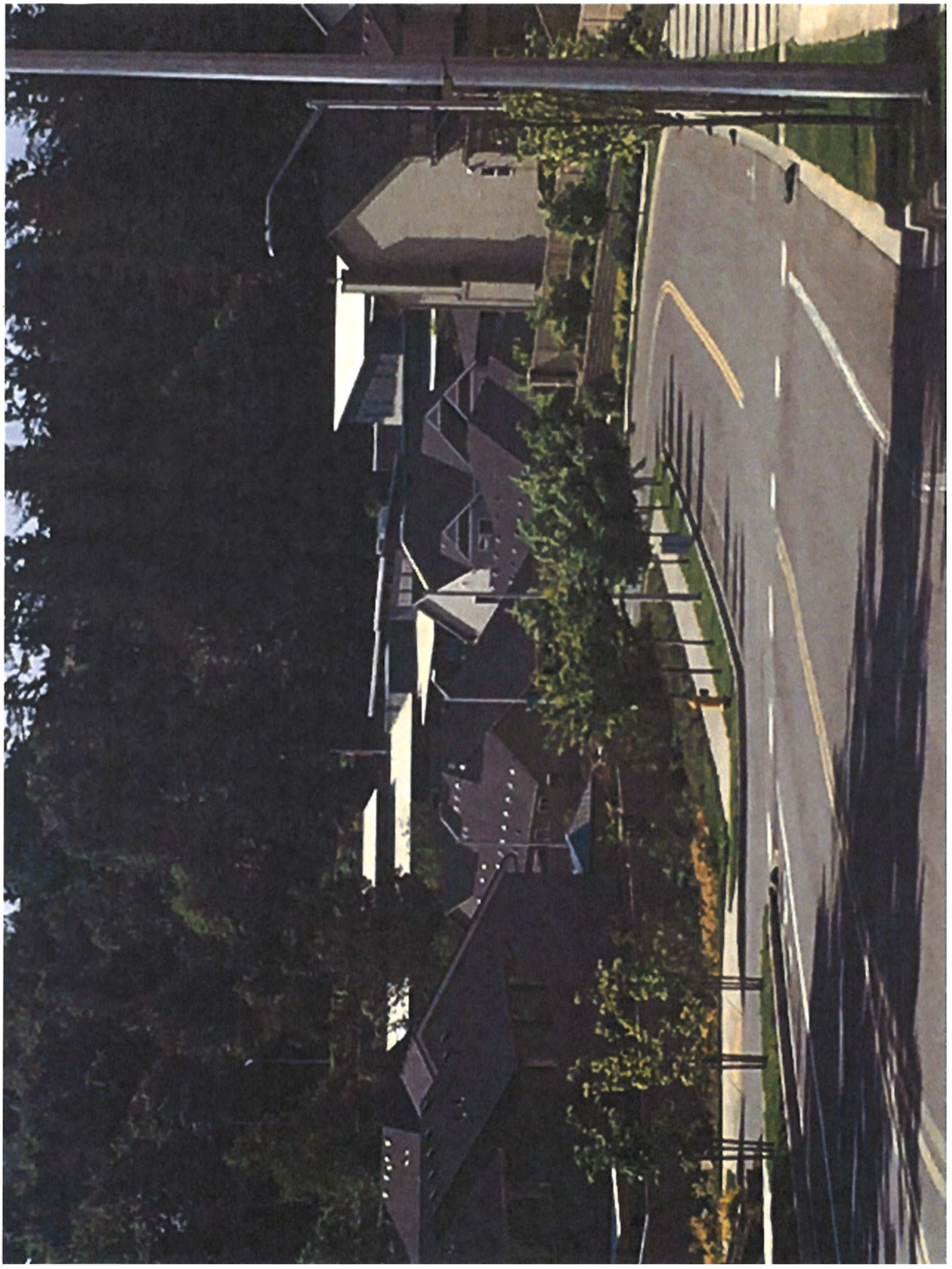
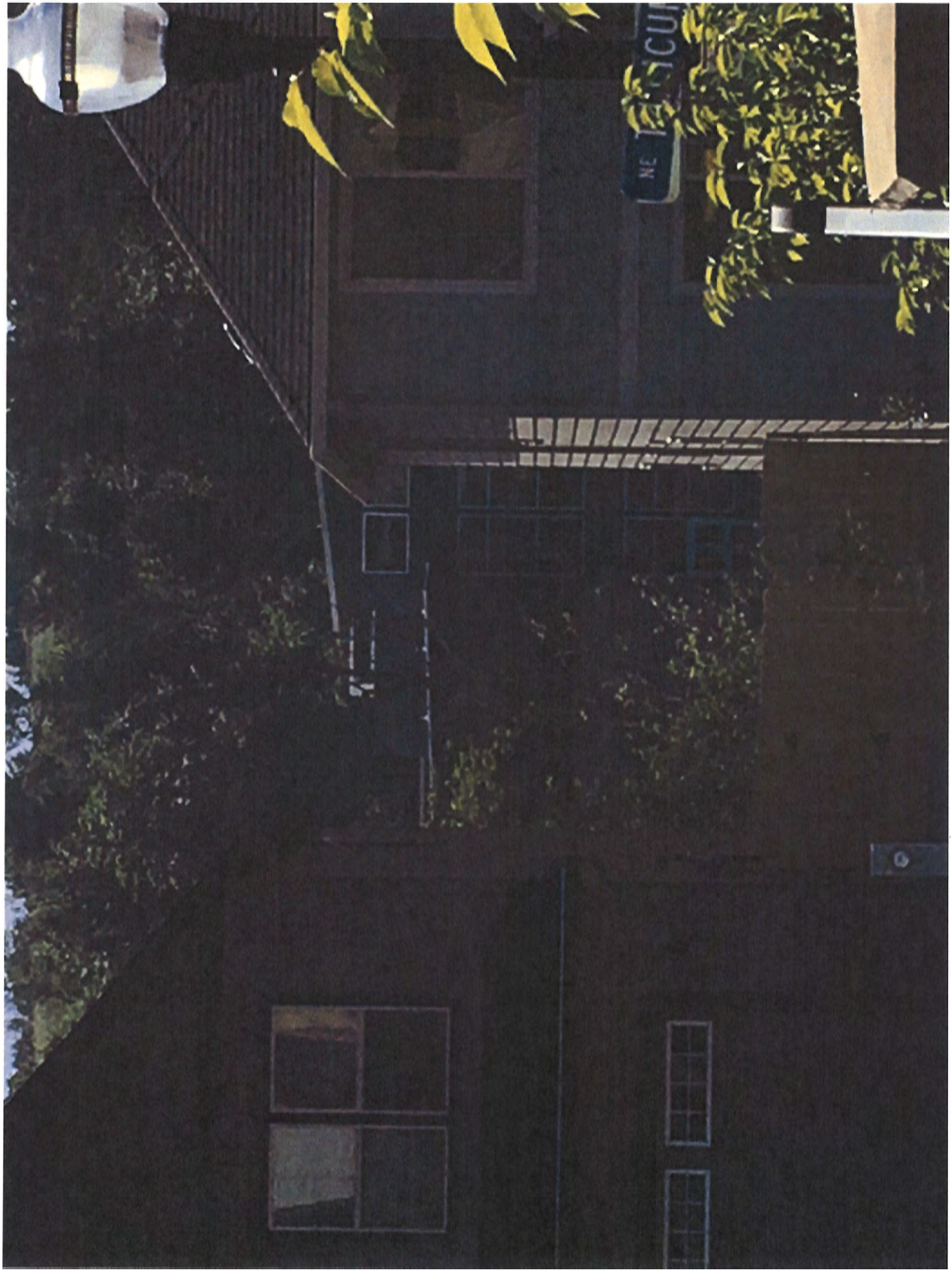


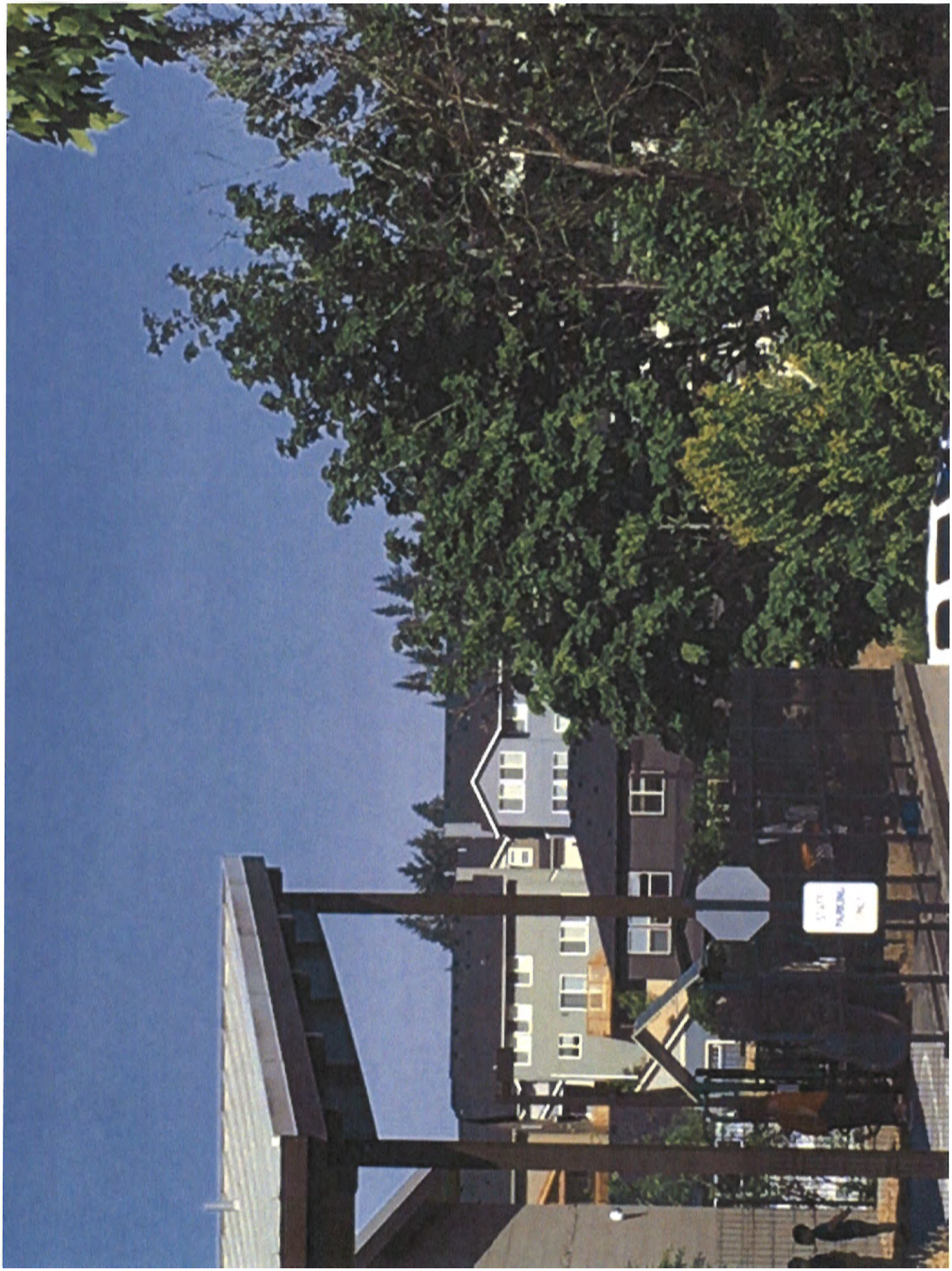

NW Aspen St
NW 45th Ave
NW Bass St
NW Leadbetter Pkwy
NW Dahlia Dr
NW 44th Ave
NW Dahlia Dr
NW Barlow Ct
Design W
NW Astor St
NW 38th Ave
NW Dahlia Loop
3000 Northwest Grass Valley Drive
NW Fremont St
NW Leadbetter Dr
NW 47th Dr
NW 46th Ave
NW Grass Valley Dr
Grass Valley Park
NW Inglewood St
NW 38th Ave

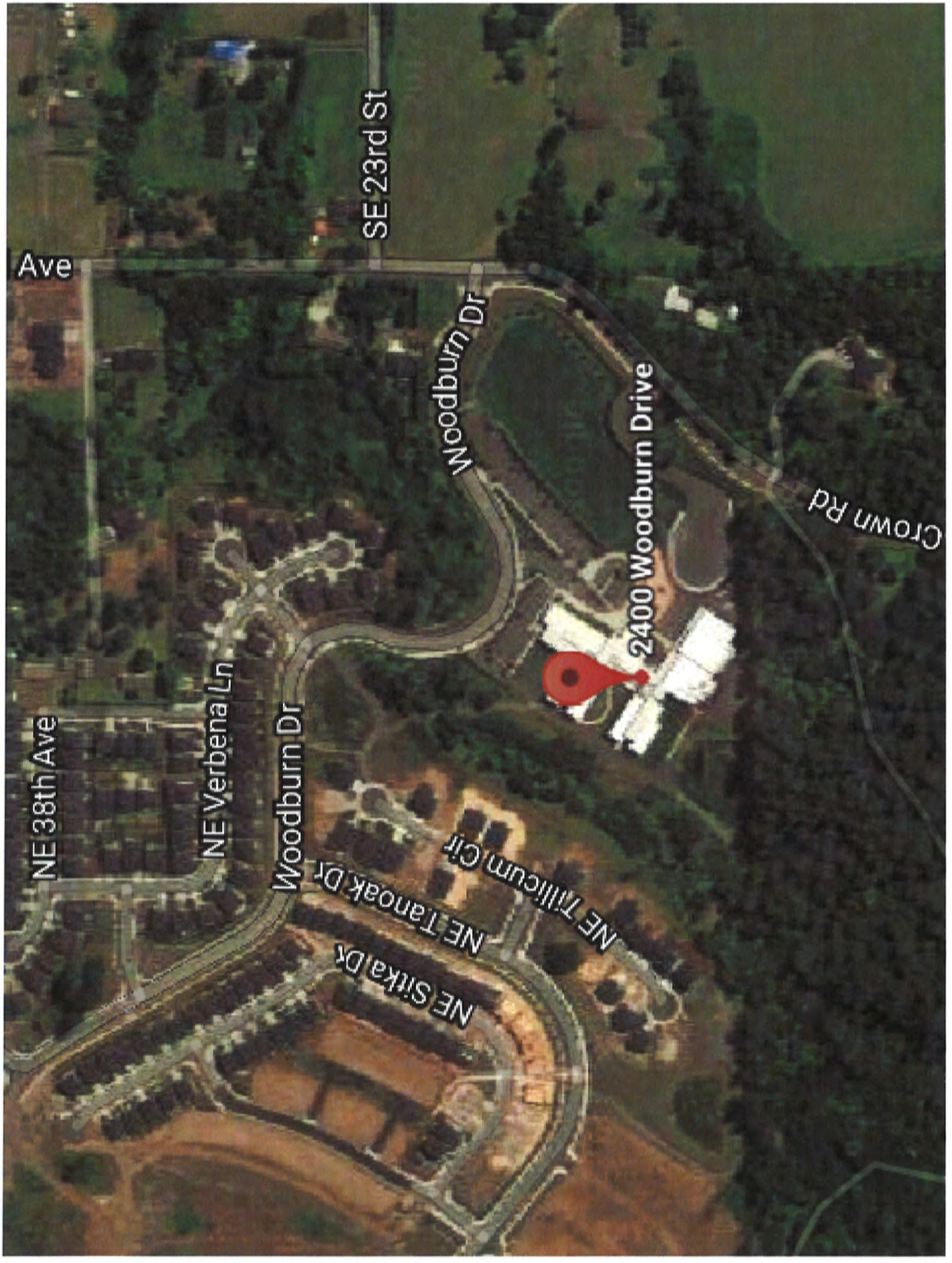

NW Emily Way
NW Emily Way
NW 44th Ave
3000 Northwest Grass Valley Drive
remont St
NW Grass Valley Dr
NW Grass Valley Dr
NW 45th Ct
NW Grass Valley Dr
NW Grass Valley Ct
Grass Valley Dr

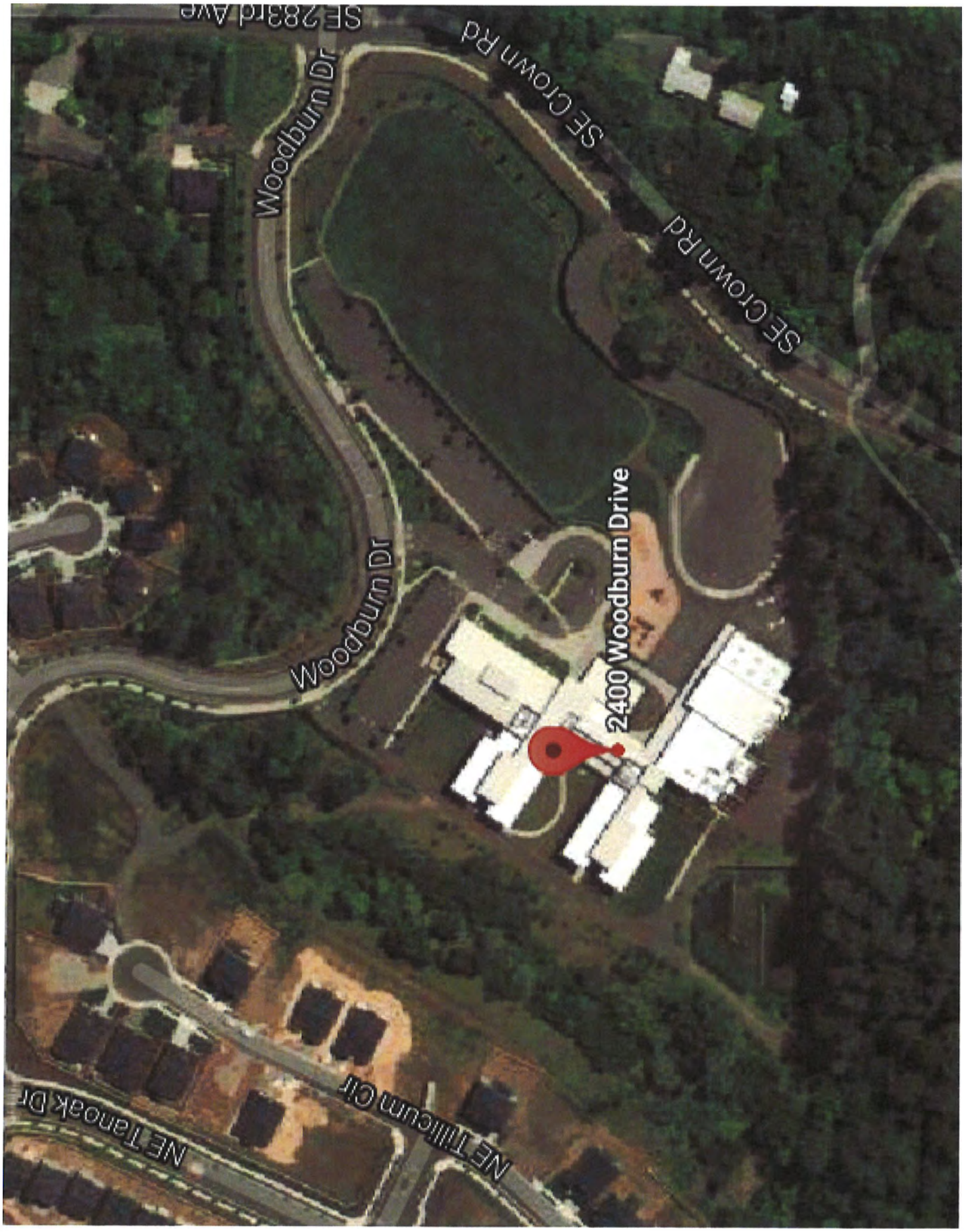



NE

SPEED
LIMIT
20




Ave
SE 23rd St
Woodburn Dr
2400 Woodburn Drive
Crown Rd
NE 38th Ave
NE Verbena Ln
Woodburn Dr
NE Tillicum Cir
NE Tanoak Dr
NE Sitka Dr


SE 288rd Ave
Woodburn Dr
SE Crown Rd
SE Crown Rd
Woodburn Dr
2400 Woodburn Drive
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NE Tanoak Dr

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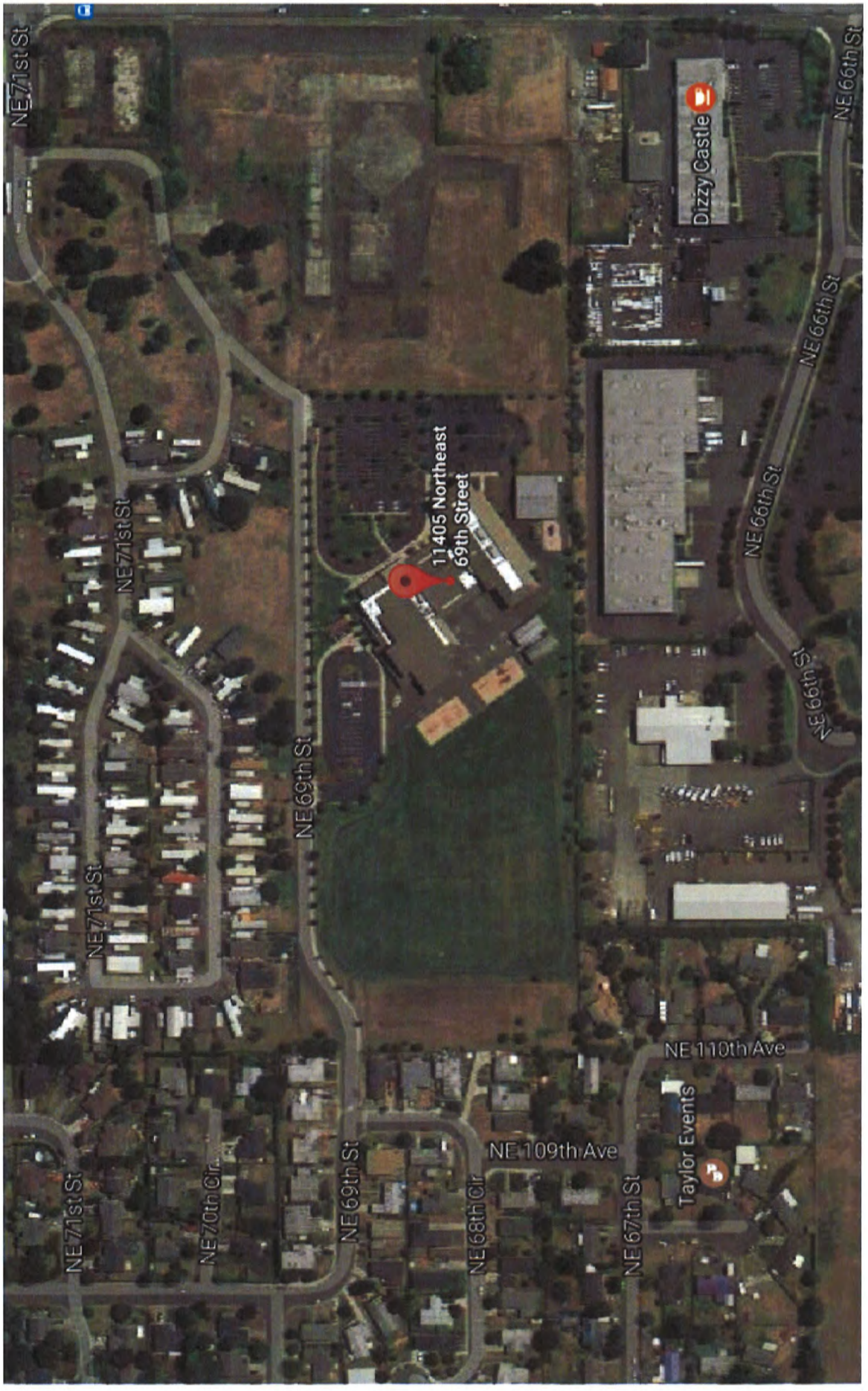
NE 71st St
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NE 110th Ave
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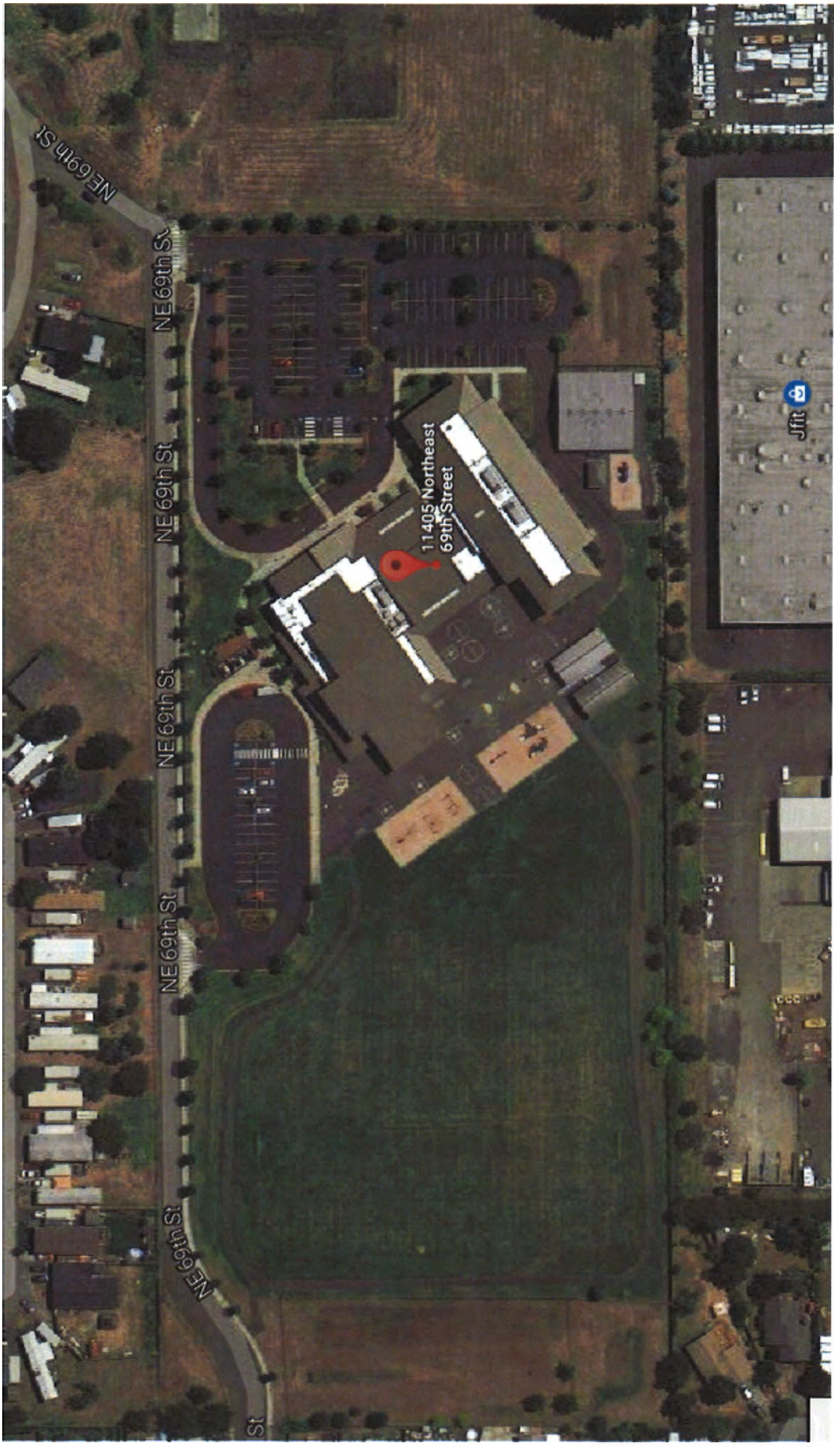
Dizzy Castle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69th Street
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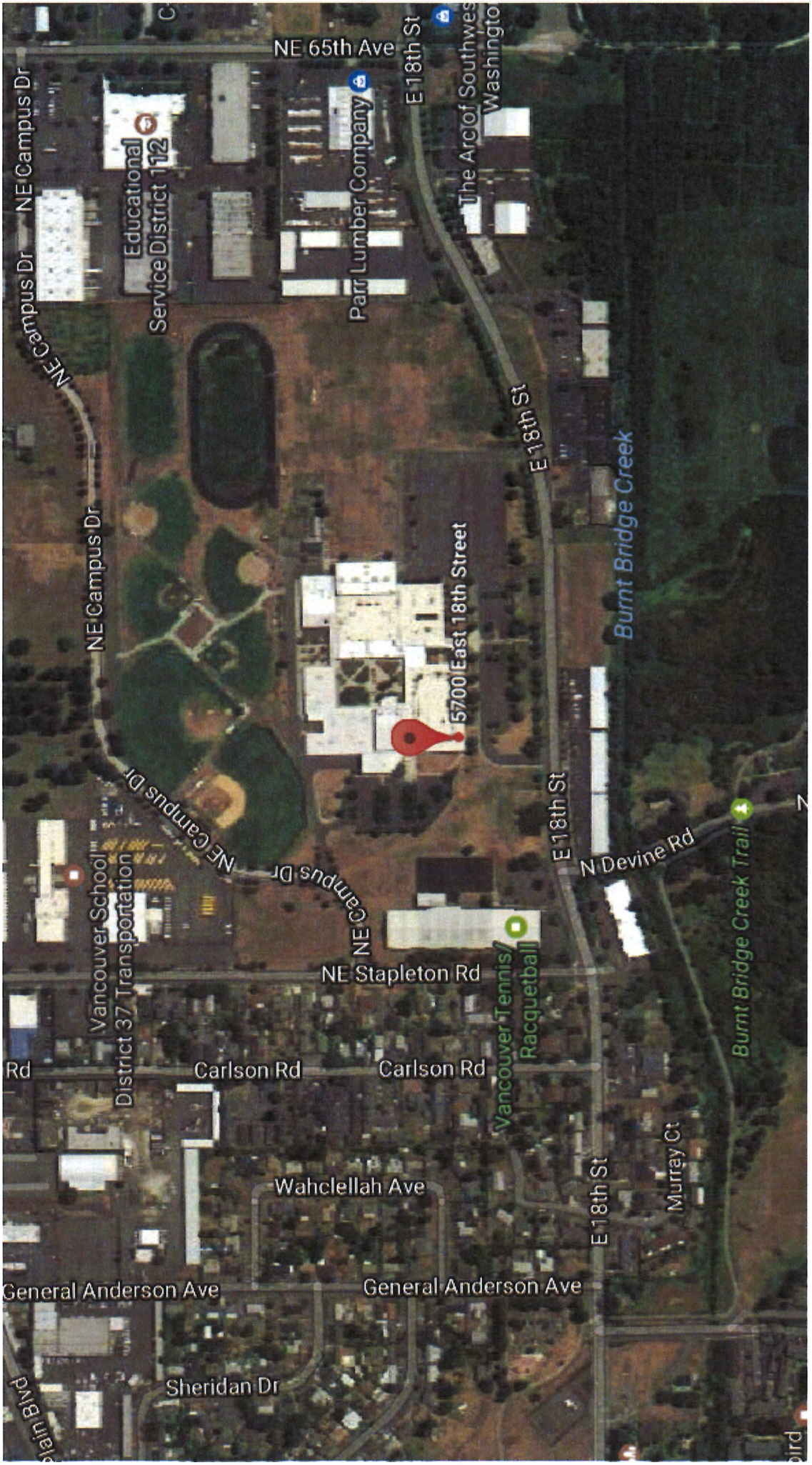
NE 65th Ave
E 18th St
The Arc of Southwes
Washingto
Parr Lumber Company
Educational
Service District 112
NE Campus Dr
NE Campus Dr
NE Campus Dr
NE Campus Dr
5700 East 18th Street
E 18th St
E 18th St
Burnt Bridge Creek
N Devine Rd
Burnt Bridge Creek Trail
NE Campus Dr
NE Campus Dr
NE Stapleton Rd
Vancouver Tennis/
Racquetball
Vancouver School
District 37 Transportation
Rd
Carlson Rd
Carlson Rd
Wahclellah Ave
E 18th St
Murray Ct
General Anderson Ave
General Anderson Ave
Sheridan Dr

NE Campus Dr
NE Campus Dr
NE Campus Dr
NE Stapleton Rd
NE Stapleton Rd
Carlson Rd
Carlson Rd
Carlson Rd
5700 East 18th Street
Vancouver Tennis/
Racquetball
ATM
ATM
E 18th St
E 18th St
E 18th St
E 18th St
N Devine Rd
CrossFit Epiphany
On Target
Driving School
The Source
Coffee Company
Burnt Bridge Creek
Lincare
The Gravity Cartel
Cascadia Cre
& Burial
Advance
System
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er Korean
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