The tables below provide potential population and employment capacity based on the 2016 Vacant and Buildable Lands Model (VBLM) and current urban growth areas. The capacity analysis displays residential, commercial, and industrial capacity per urban growth area based on the 2016 Assessor’s rollover values. For a complete description of the VBLM, please refer to [http://gis.clark.wa.gov/vblm/assets/VBLM.pdf](http://gis.clark.wa.gov/vblm/assets/VBLM.pdf) [http://gis.clark.wa.gov/vblm/](http://gis.clark.wa.gov/vblm/)

The Assessor’s rollover, which typically occurs in November, is when the Assessor’s database is synchronized to reflect current parcel characteristics that are used to determine current year assessed values. Rollover is the best time to benchmark the model since Assessor data is finalized for the current year.

The Assessor’s permit cycle affects when new land divisions and building permits are updated in the rollover process. This can affect when a parcel converts from vacant or underutilized to built in the model. There are specific cutoff dates for subdivisions, short plats, and residential building permits. For subdivisions the cutoff date is May 31st and for short plats and building permits the cutoff date is July 1st. Permits issued prior to and including these dates will be appraised for new construction in the current year. Permits issued after these dates will not be updated until the following years rollover. For example, parcels with building permits issued on August 1, 2016 will not be reflected in the 2016 rollover, but will appear in the 2016 rollover. The following flow diagram illustrates the Assessor’s permit cycle.

Note: This capacity analysis is based on a snapshot of the Vacant Buildable Lands Model run. It does not represent total capacity as it does not include redevelopment potential.
The 2017 VBLM data below indicates that countywide there are 7,156 net developable (buildable) residential acres with a capacity of 129,761 residents; 2,107 net developable (buildable) commercial acres with an employment capacity of 42,132 and 3,793 net developable (buildable) industrial acres with an employment capacity of 34,140.
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<td>INDUSTRIAL TOTAL</td>
<td>7,299.1</td>
<td>2,241.4</td>
<td>1,264.4</td>
<td>3,793</td>
<td>34,140</td>
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