

MEMORANDUM



12/05/2016

To: Dawn Hert, City of The Dalles, and Brendan Buckley, Johnson Economics
From: Matt Hastie AICP, and Andrew Parish AICP, Angelo Planning Group
RE: **The Dalles Buildable Lands Inventory (BLI) – Methodology and Results**

Introduction

This memorandum describes the approach and initial results of The Dalles Buildable Lands Inventory (BLI), conducted in support of the Housing Needs Analysis performed by Johnson Economics. The inventory includes land within the entire urban growth boundary, both within and outside the city limits.

The memo and results of the analysis have been updated to reflect comments from City staff regarding specific parcels in the inventory. These comments generally resulted in removing properties that are not suitable for development because they are currently used or planned for future public facilities such as water storage reservoirs and public and private schools. The results of the inventory will be compared to the estimated need for residential to meet projected future housing needs in The Dalles.

Methodology

The methodology of this BLI is based upon the process laid out in OAR 660-038-0060: Simplified Urban Growth Boundary (UGB) Method – Buildable Lands Inventory for Residential Land Within the UGB. The process is as follows:

- Step 1: Classify residential land within the UGB
 - Classify lands with a residential comprehensive plan designation as either “Low Density”, “Medium Density”, or “High Density.” Zoning designations of The Dalles fall neatly into these categories.
 - Classify lands as either Developed, Partially Developed, or Vacant.
 - Vacant:
 - Residential parcels at least 3,000 square feet with a real market improvement value of less than \$10,000 are considered vacant.
 - Taxlots with a property code of “Residential Vacant” based on assessor’s data were also classified as vacant.
 - Partially Vacant:
 - For lots and parcels at least ½ acre in size that contain a single-family residence (based on assessor’s property classification), subtract ¼ acre for the residence and count the remainder of the parcel as vacant land.
 - For lots and parcels at least ½ acre in size that contain more than one single-family residence, multifamily residences, non-residential uses, or ancillary uses such as parking and recreational facilities, identify vacant

areas using aerial imagery or other similar method. Publicly owned park land shall be considered developed. If vacant area is at least $\frac{1}{4}$ acre, consider that portion of the lot or parcel to be vacant.

- Developed:
 - All land not considered vacant or partially vacant is considered developed.
- Determine the amount and mapped location of low density, medium density, and high density vacant and partially vacant land within the city. (See the following maps and tables for the amount and location of vacant/partially vacant land within the city).
- Determine the total amount of developed land within the City Limits, and calculate the total number of existing dwelling units located on that land. Calculate net density of residential development on this land.
- Step 2: Adjust residential lands inventory to account for constrained lands
 - Identify the following physical constraints on land inventoried as vacant or partially vacant:
 - Floodways and water bodies
 - Special Flood Hazard Area
 - Contiguous lands of at least one acre with slopes greater than 25 percent.
 - Lands subject to development restrictions as a result of acknowledged regulations to implement Statewide Planning Goals 5, 6, or 7.
 - Lands subject to development restrictions as a result of acknowledged regulations to implement Statewide Planning Goals 15, 16, 17, or 18.
 - For lands identified above, reduce estimated development capacity by the following factors
 - Floodways and water bodies: 100%
 - Special Flood Hazard Area: 100%
 - Slopes: 100% (applied only to the portion of the parcel containing steep slopes)
 - Land subject to restrictions under goals 5, 6, or 7: reduce to maximum level of development authorized by the applicable regulations.
 - Land subject to restrictions under goals 15, 16, 17, or 18: reduce to maximum level of development authorized by the applicable regulations.
- Step 3: Review and revision
 - Staff and advisory committee members reviewed initial BLI results and provided comments concerning recent development, Gorge Scenic Area designations, and other issues expected to limit capacity.

Inputs

The following data sources were used in this analysis:

- The Dalles city limits and UGB polygons, provided by Wasco County
- The Dalles zoning and overlay zone data, provided by Wasco County

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- The Dalles taxlot polygons, provided by Wasco County
- Assessor taxlot tables, provided by Wasco County
- Waterbodies and FEMA Flood Hazard Area, provided by Oregon Spatial Data Library
- LiDAR elevation data, provided by DOGAMI
- 25% Slope polygons derived from LiDAR by Angelo Planning Group
- Wasco County Address Points, provided by Wasco County
- Aerial Imagery, provided by ESRI
- Geological hazard data, provided by Wasco County
- Wetland Inventory, provided by Oregon Spatial Data Library

Preliminary Results

The initial results of the buildable lands inventory are described in the maps and tables on the following pages. They show a total inventory of 480 acres of vacant or partially vacant residential land within the UGB, with approximately two-thirds of the acres located within the city limits (316 acres) and the remainder between the city limits and UGB (164 acres). Just over half of the acreage (239 acres) is found on vacant parcels, with the remainder on partially vacant properties. As noted previously, the results of the inventory will be compared to future land needs in detail in a separate memo. However, a preliminary review of that comparison indicates that there is an adequate supply of vacant and partially vacant land to meet future needs both overall and in each individual city zoning designation.

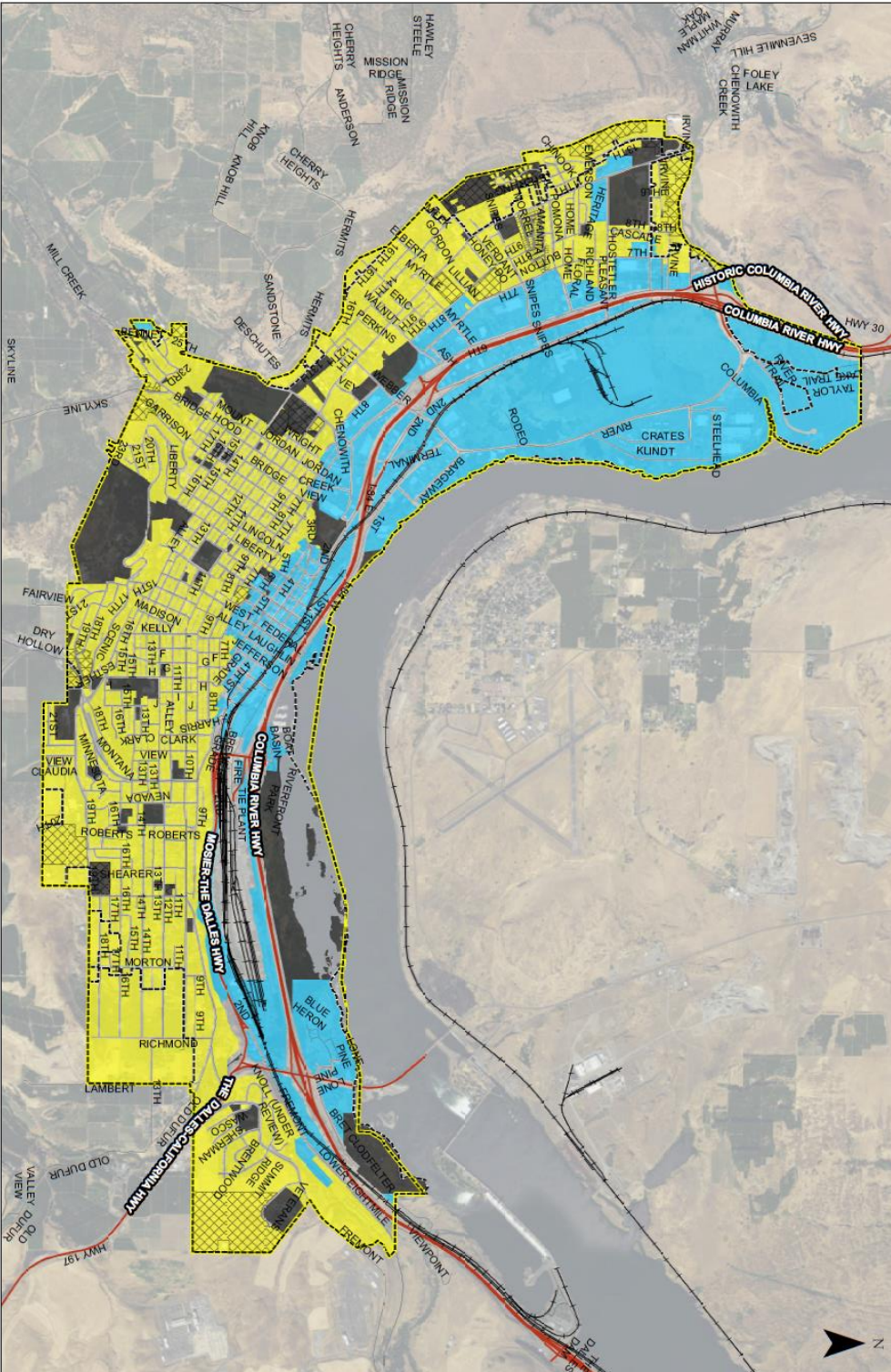
Because the Streamlined UGB guidelines were used (see OAR Division 38), redevelopable properties were not included in the inventory. While vacant properties in the City's downtown commercial area where residential development is allowed on upper stories were included in the inventory, existing buildings in this and other commercial areas with the capacity for residential development were not included. However, there is potential additional residential capacity in these areas in the form of future mixed use development. This development could take the form of multifamily units on the second or third stories of existing or new buildings above first floor retail or commercial uses. We have not quantified the capacity for redevelopment at this time but if existing commercial buildings and/or rehabilitated buildings were used for this purpose, it could result in the development of at least several hundred additional multifamily units

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The Dalles Housing Needs Analysis Buildable Lands Inventory - Land Type

Prepared by: Angelo Planning Group
Date: 12/5/2016

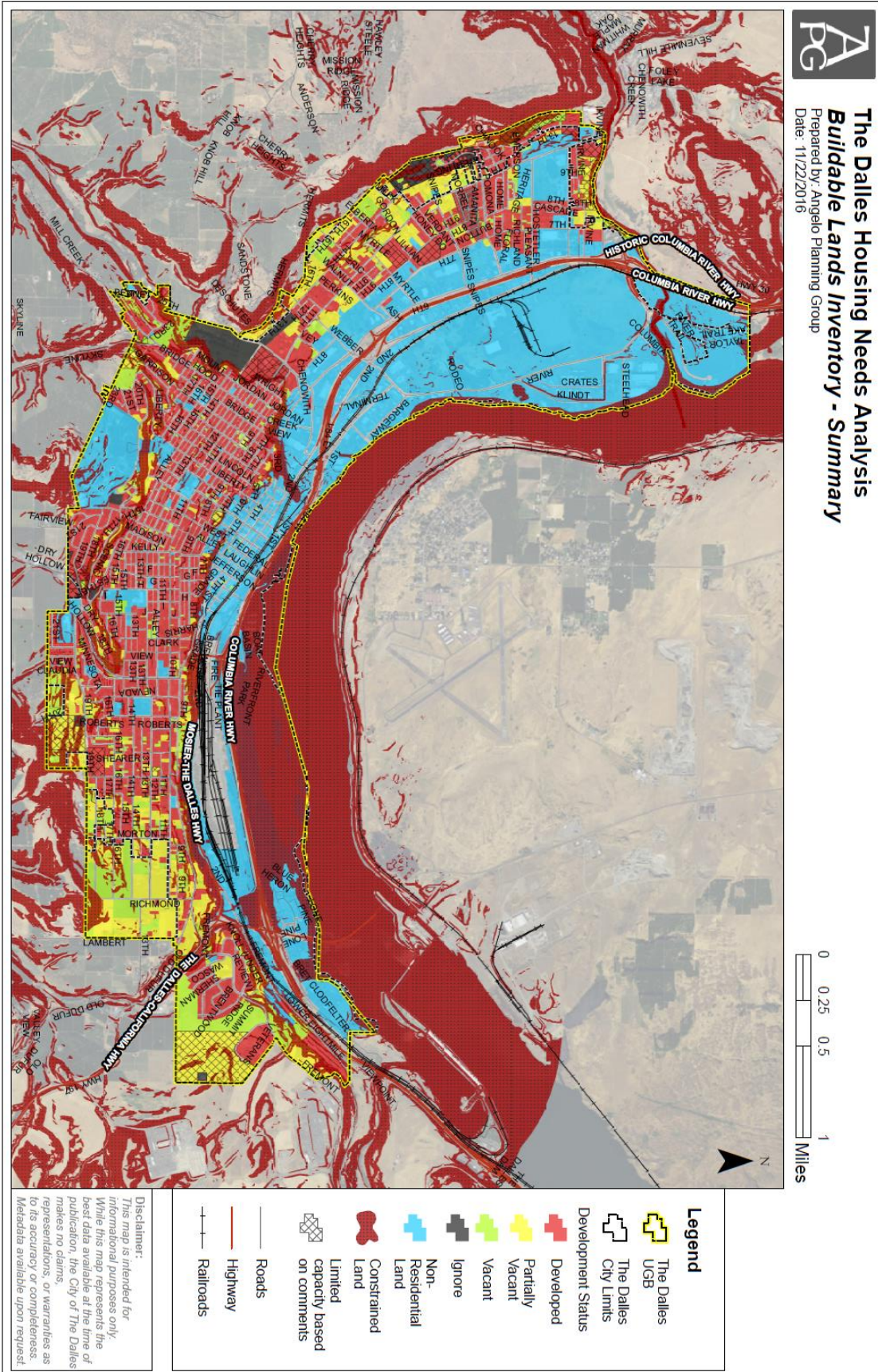


Legend

Landtype

- Residential
- Employment
- Ignore (Church/ Public/ Parks/ HOA)
- UGB
- The Dalles City Limits
- Limited capacity based on comments
- Roads
- Highway
- Railroads

Disclaimer:
This map is intended for informational purposes only. While this map represents the best data available at the time of publication, the City of The Dalles makes no claims, representations, or warranties as to its accuracy or completeness. Metadata available upon request.

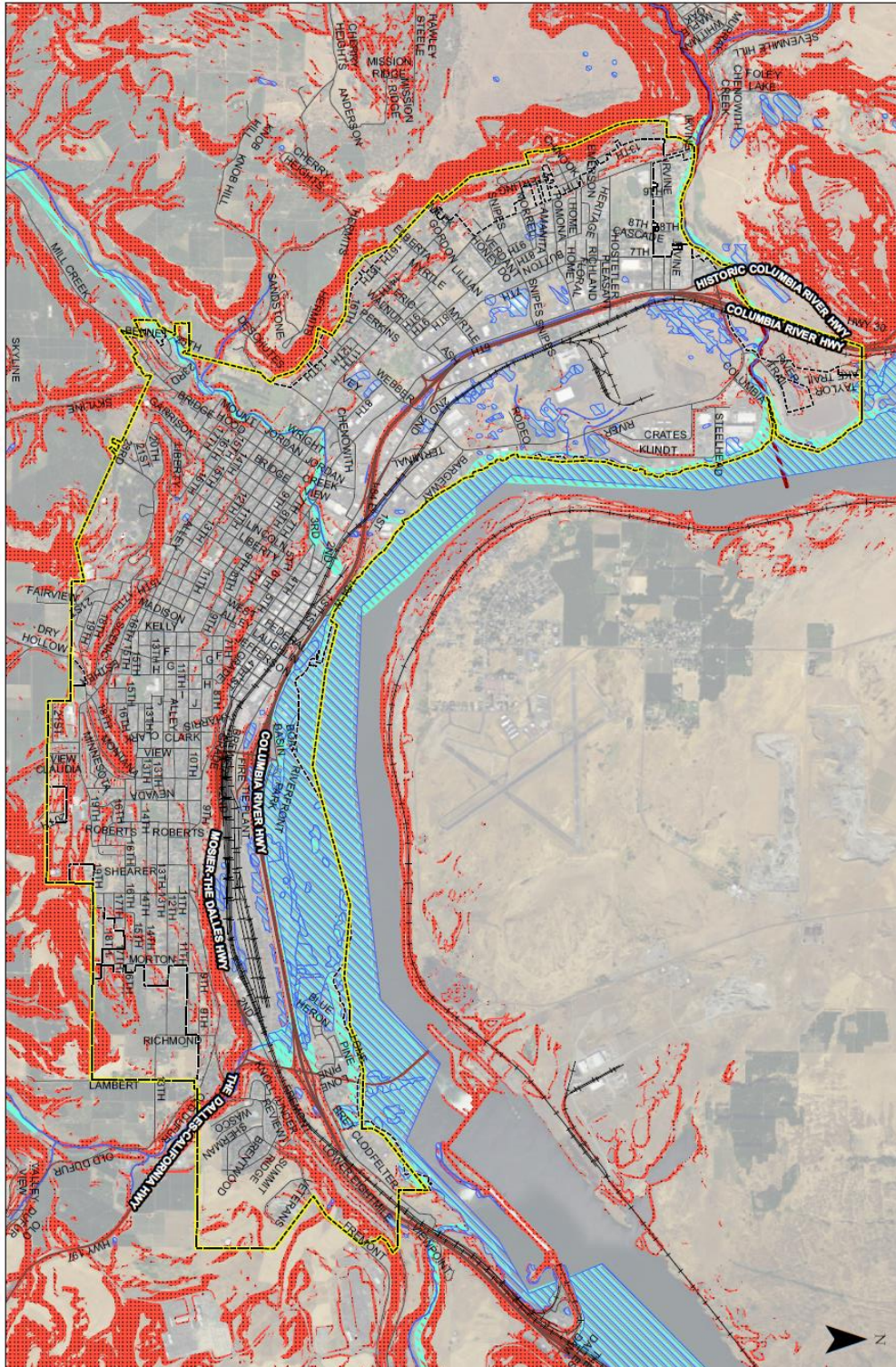


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The Dalles Housing Needs Analysis Buildable Lands Inventory - Environmentally Constrained Land

Prepared by: Angelo Planning Group
Date: 12/5/2016



- Legend**
- The Dalles UGB
 - The Dalles City Limits
 - Wetlands (Statewide Inventory)
 - Flood Hazard Area
 - 25% Slopes
 - Roads
 - Highway
 - Railroads

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Table 1. Development Status and Vacant Acreage by Zone

Zones and Development Status	Parcels		Total Acres		Environmentally Constrained Acres		Vacant Acres	
	Within City Limits	Outside City Limits	Within City Limits	Outside City Limits	Within City Limits	Outside City Limits	Within City Limits	Outside City Limits
RH	325	19	169.7	31.6	38.3	0.9	99.5	26.0
Partially Vacant	96	17	102.2	30.1	17.3	0.9	52.9	24.4
Vacant	229	2	67.5	1.5	20.9	0.0	46.6	1.5
RM	92	16	49.8	22.3	5.3	6.3	35.6	13.8
Partially Vacant	30	10	34.4	17.7	3.2	4.7	22.3	10.7
Vacant	62	6	15.4	4.7	2.1	1.6	13.3	3.1
RL	321	103	373.8	182.1	108.3	42.8	179.3	120.7
Partially Vacant	112	56	228.5	93.3	68.8	18.6	74.5	56.1
Vacant	209	47	145.3	88.8	39.4	24.2	104.8	64.6
(GMA)R-5*	0	1	0.0	16.0	0.0	12.1	0.0	3.9
Vacant	0	1	0.0	16.0	0.0	12.1	0.0	3.9
(GMA)R-1*	1	0	1.1	0.0	0.6	0.0	0.5	0.0
Vacant	1	0	1.1	0.0	0.6	0.0	0.5	0.0
CBC**	18	0	2.7	0	1.2	0.0	.8	0.0
Vacant	18	0	2.7	0	1.2	0.0	.8	0.0
Grand Total	757	139	597.2	252.0	153.7	62.1	315.7	164.4

* A small number of parcels met the definition of “Vacant” but appear to be subject to the Columbia River Gorge Scenic Area overlays for 1-acre and 5-acre residential uses. These have been included, but have only a minimal development capacity. Parcels subject to Gorge Scenic Area agricultural designations, even though they have City residential zones applied, have been removed from the inventory.

** Vacant land in the CBC zone was considered for residential capacity. “Vacant Acres” are 50% of the unconstrained acreage, to account for commercial development on those properties.

Using the totals for Vacant Acreage above, we have estimated the unit capacity of the land within the City by zone. Density assumptions and results are shown in Table 2.

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Table 2. Projected Capacity on Vacant Acreage

Zone	Net Density (DU/AC)	Gross Density (25% set asides)	Inside City Limits		Outside City Limits		Total	
			Vacant Acreage	Units	Vacant Acreage	Units	Vacant Acreage	Units
RH	20	15	99.5	1493	26.0	389	125.5	1882
RM	12	9	35.6	320	13.8	124	49.4	445
RL	6	4.5	179.3	807	120.7	543	300.0	1350
GMA R-5	0.2	0.15	0.0	0	3.9	1	3.9	1
GMA R-1	1	0.75	0.5	0	0.0	0	0.5	0
CBC	20	15	0.8	11	0.0	0	0.8	11
TOTAL	-		315.7	2632	164.4	1058	480.0	3689

Table 3. Projected Capacity of Vacant Taxlots Only (no “Partially Vacant” Taxlots included)

Zone	Net Density (DU/AC)	Gross Density (25% set asides)	Inside City Limits		Outside City Limits		Total	
			Vacant Acreage	Units	Vacant Acreage	Units	Vacant Acreage	Units
RH	20	15	46.6	699	1.5	23	48.1	721
RM	12	9	13.3	120	3.1	28	16.4	148
RL	6	4.5	104.8	472	64.6	291	169.4	762
GMA R-5	0.2	0.15	0.0	0	3.9	1	3.9	1
GMA R-1	1	0.75	0.5	0	0.0	0	0.5	0
CBC	20	15	0.8	11	0.0	0	0.8	11
TOTAL	-		166.0	1302	73.1	342	239.1	1644

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