

# Buildable Land Inventory- GIS Methods

City of St. Helens, Oregon

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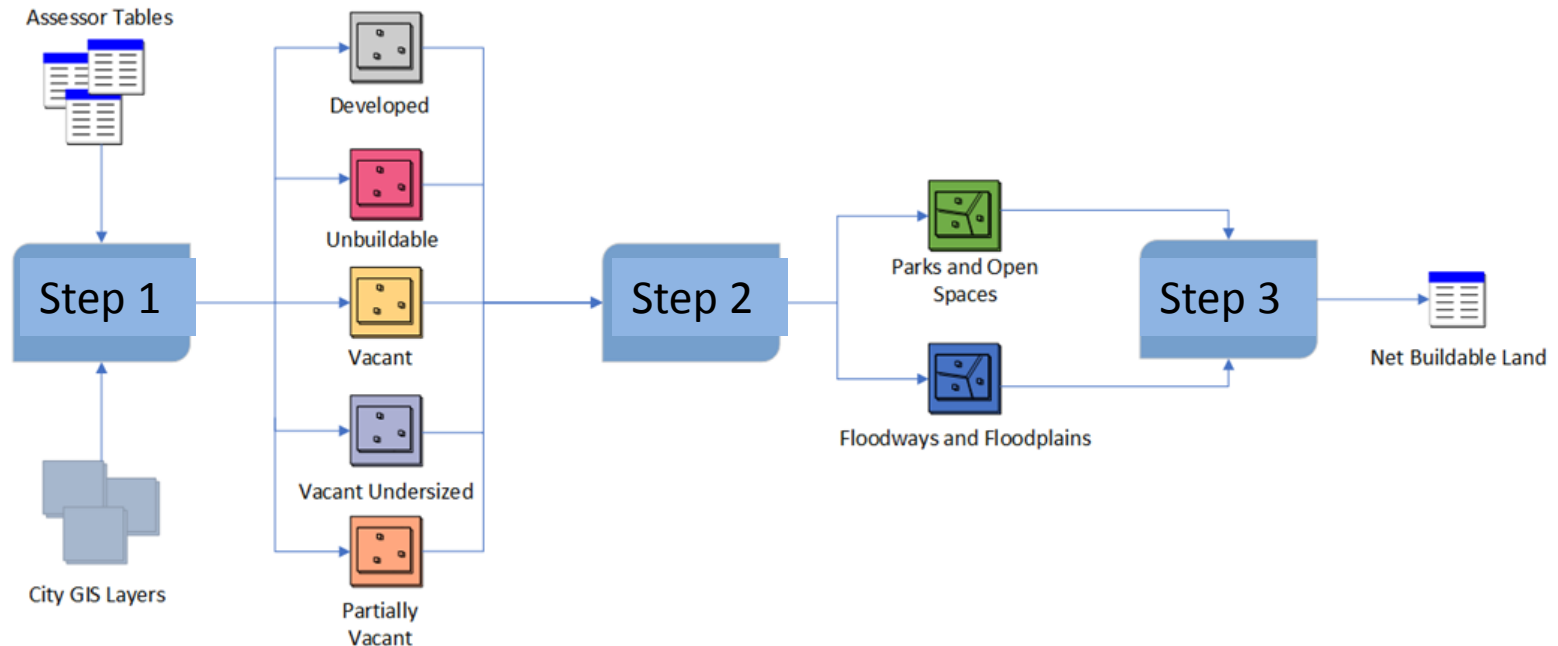
# What is a Buildable Land Inventory (BLI)?

- ◆ **Per Oregon Administrative Rule 660-008-0005(2):**
- ◆ **Includes land that is “suitable, available, and necessary for residential uses.”**
- ◆ **“Buildable Land” includes:**
  - Residential designated land within the UGB, including vacant, part vacant and land that is likely to be redeveloped
  - Land suitable, available and necessary for residential uses.
  - Public-owned land is generally not considered to be available for residential use unless it is the intent of the public agency to see it developed for residential (i.e., as part of a public/private development or redevelopment project).



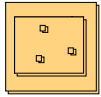
# Methodology

- ◆ **Step 1: Determine Gross Land Area** - Classify Residential land base using GIS Layers and County Assessor Data: developed, vacant, part vacant, undersized, etc.
- ◆ **Step 2: Determine Constrained Land Area** – Such as Parks and Open Space, Public Lands, floodplains, natural hazards, steep slopes, etc.
- ◆ **Step 3: Determine Buildable Residential Land Area** – Vacant and Part Vacant land within “Residential” land use zones after subtracting Constrained lands

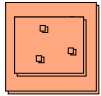




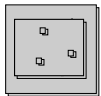
# Tax Lot Data – Multiple Classifications



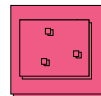
**Vacant** – Lots where the value of improvements is less than \$10,000 and lot size is 3,000 sq. ft. or greater



**Partially Vacant:** Lots with existing buildings that can still be subdivided



**Developed/Non-Res:** “Improved” lots which cannot be subdivided for additional residential use and/or properties with zoning which prohibits residential development (e.g. Industrial)



**Public & Constrained:** Lots that cannot be developed due to size limitations, and other factors (e.g. HOA-owned common areas, roads, entirely within floodway, etc.)



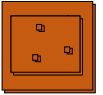
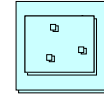
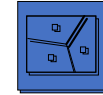
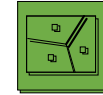
# Gross Acres by Classification Before Constraints

Generalized Plan Designation	Number of		Total Gross	
	Taxlots	Percent	Acres	Percent
Low-Density Residential	2,670	46%	1,887	61%
Medium-Density Residential	2,080	36%	697	23%
High-Density Residential	532	9%	206	7%
Commercial/Mixed Use	552	9%	291	9%
<b>Total</b>	<b>5,834</b>	<b>100%</b>	<b>3,081</b>	<b>100%</b>

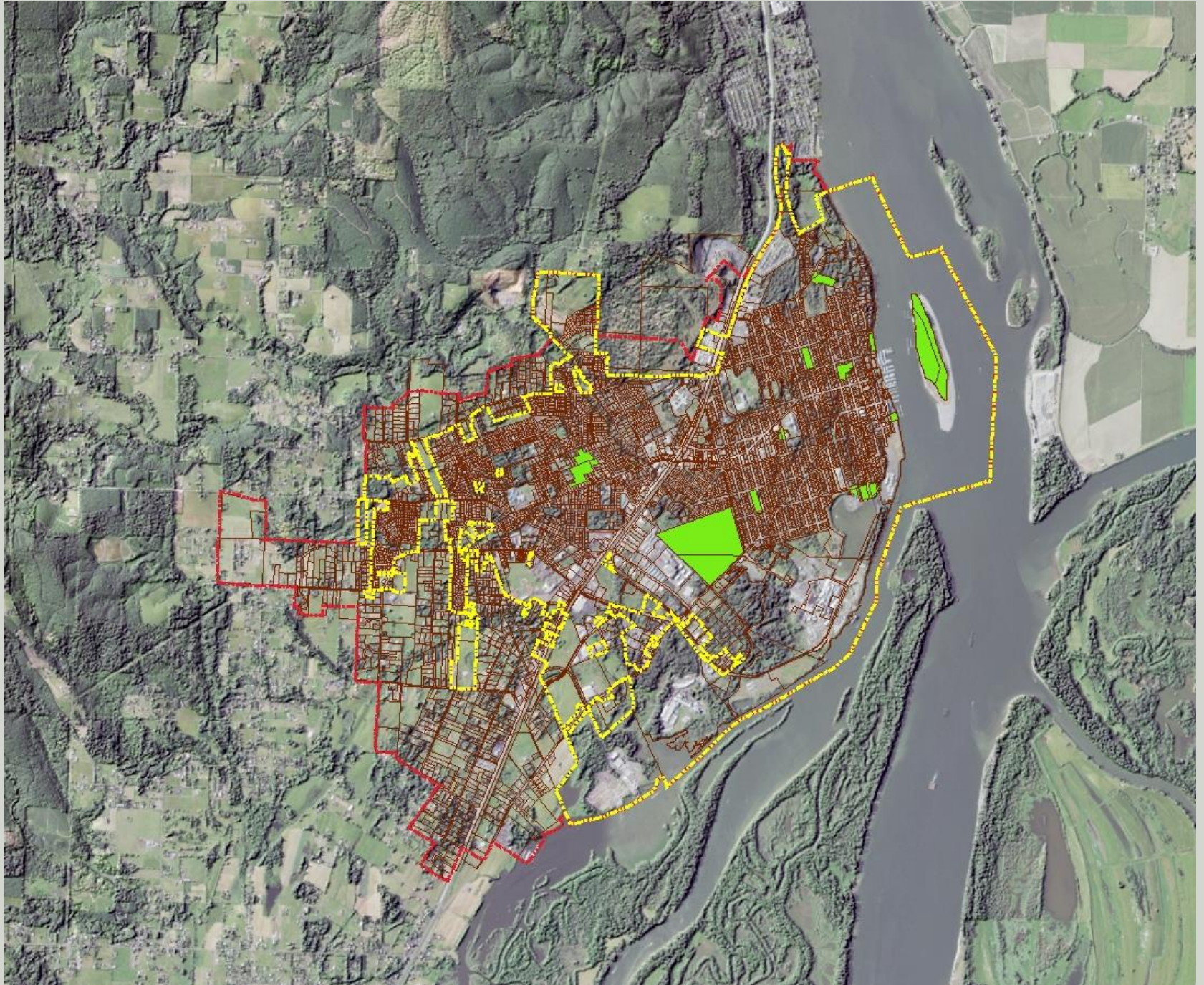
Source: City of St. Helens GIS data, FCS GROUP analysis.



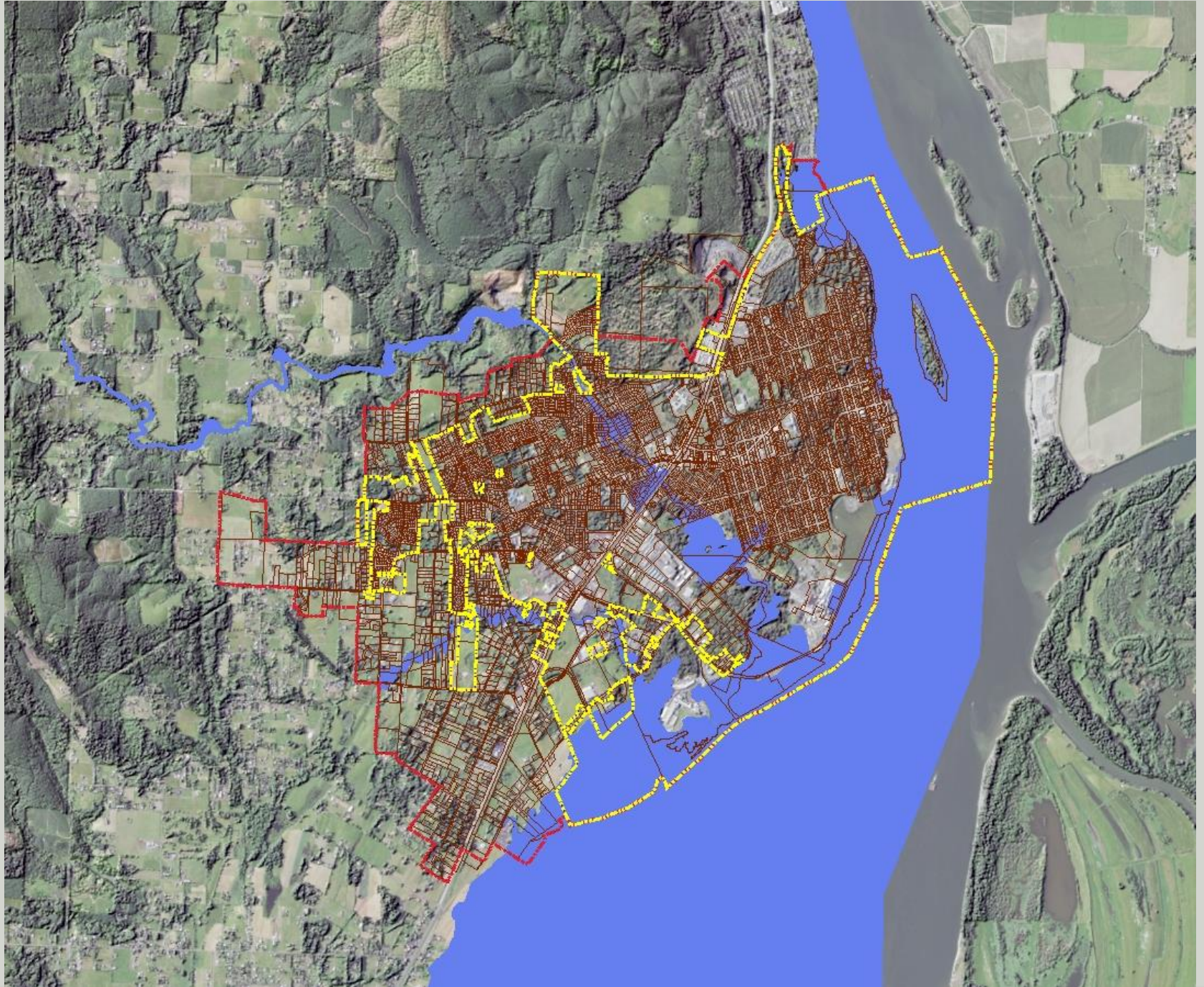
# Environmental Constraints

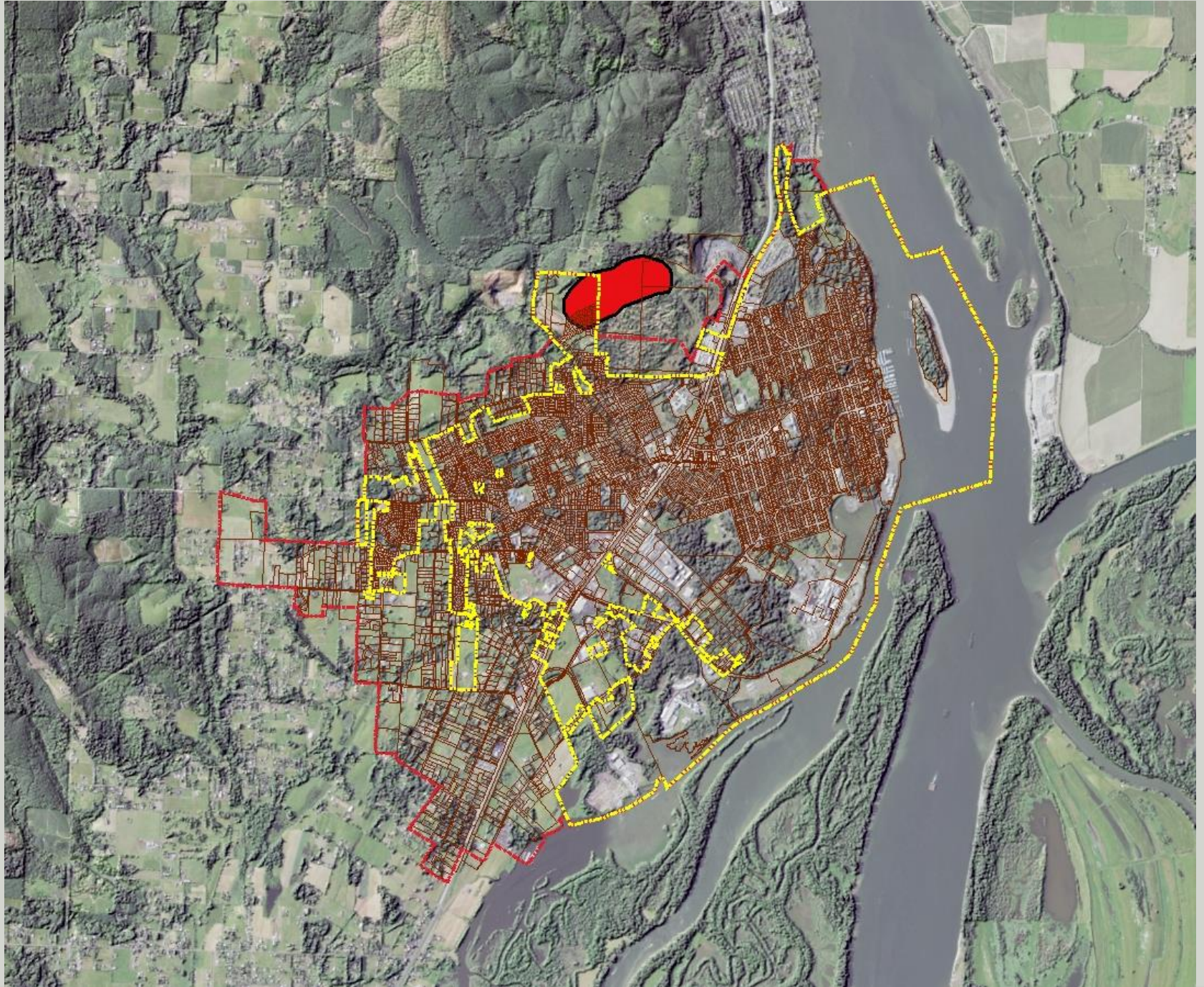


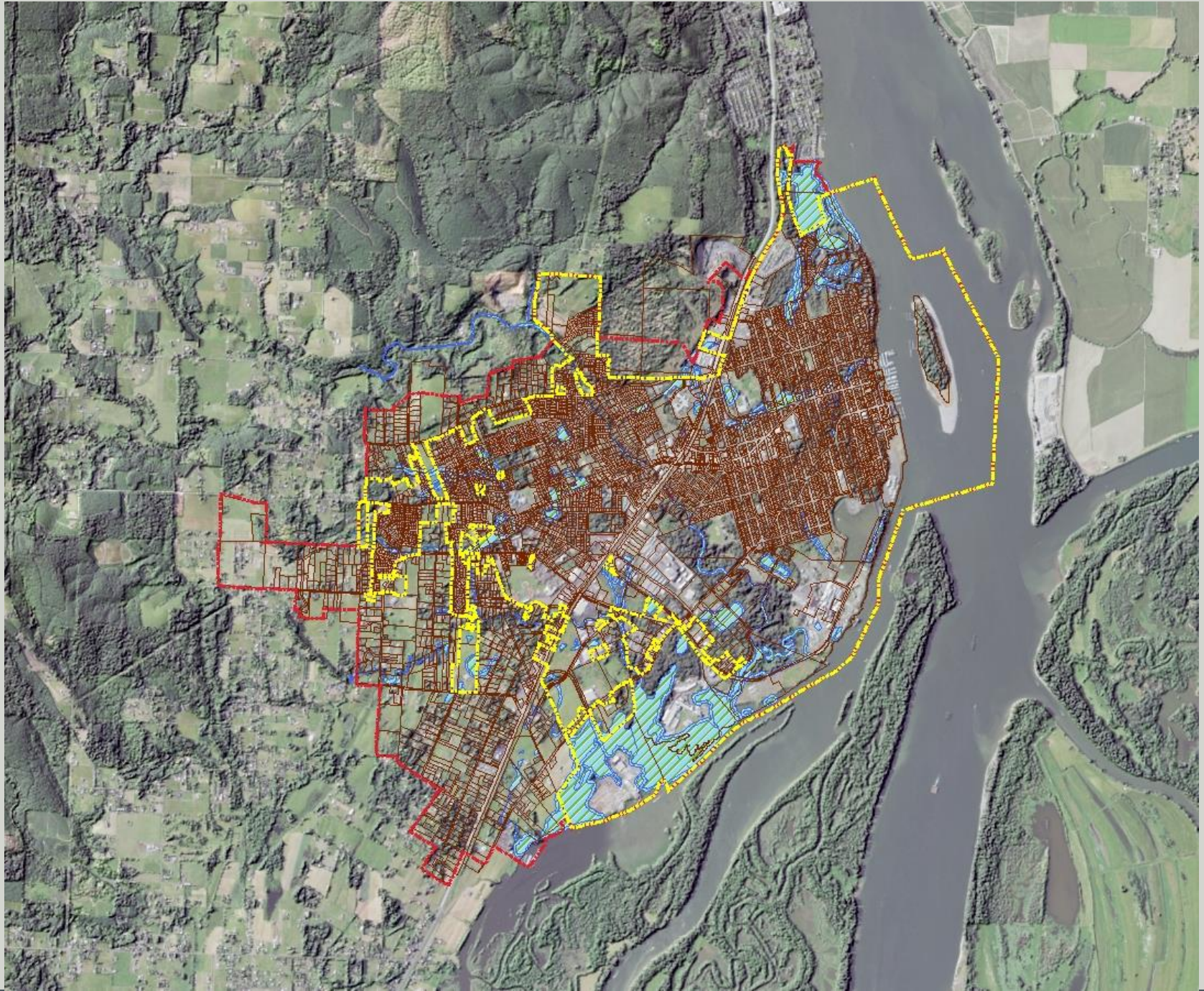
- ◆ **Considering OAR BLI defined in OAR 660-008-0005(2) significant environmental constraints are deducted from gross vacant land area to estimate net buildable land area.**
  - **Environmental Constraints:**
    - Parks and Open Space
    - FEMA Floodways/Floodplains
    - Significant slopes greater than 25% identified – Landslide Hazard Area
    - Wetlands





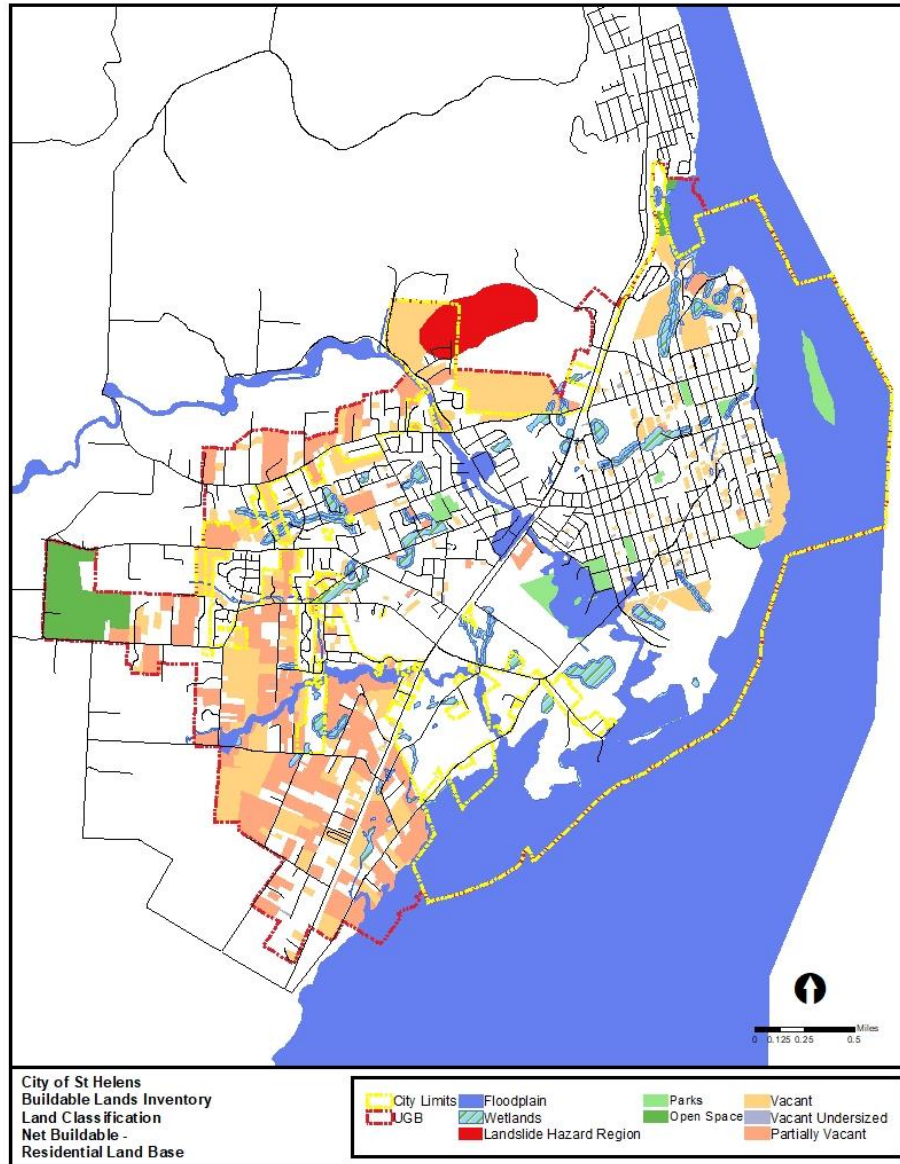








# Net Buildable Residential Land Area





# Calculate Net Buildable Area

- ◆ Total buildable inventory is 45% part-vacant parcels and 55% vacant
- ◆ Net buildable supply of land after removing constraints and future public uses: 700 acres.

Generalized Plan Designation	Total Acres	Committed Acres	Env. Constrained Acres	Buildable Acres	Less Future Public Facilities*	Net Buildable Acres
Low-Density Residential	1,887	1,047	81	759	190	569
Medium-Density Residential	697	552	24	121	30	91
High-Density Residential	206	187	5	15	-	15
Commercial/Mixed Use	291	265	1	26	-	26
<b>Total</b>	<b>3,081</b>	<b>2,050</b>	<b>110</b>	<b>920</b>	<b>220</b>	<b>700</b>

Source: City of St. Helens GIS data, FCS GROUP analysis.

\* assumes 25% of buildable low and medium density land area is utilized for future public facilities.

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