



APPENDIX C: BUILDABLE LANDS INVENTORY



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MEMORANDUM

Buildable Lands Inventory Methodology Frog Pond East and South Master Plan

DATE February 25, 2022
TO City of Wilsonville, OR
FROM Brandon Crawford, Joe Dills, Andrew Parish, APG

INTRODUCTION

The purpose of this memorandum is to document the methods and results of the buildable lands inventory (BLI) conducted for the Frog Pond East and South Master Plan. This BLI is intended to provide a high-level estimate of the buildable acreage in the Master Plan study area. It is an update to the BLI prepared by the City in 2015 for the Frog Pond Area Plan.

SOURCE DATA

The source data for this analysis includes:

- Metro Regional Land Information System (RLIS)
 - Tax lots
 - Wilsonville city limits
- City of Wilsonville
 - Master Plan Study Area
 - Local Wetlands Inventory – significant wetlands
 - 50-foot stream buffer
 - Draft Significant Natural Resource Overlay Zone (SROZ)
- Bonneville Power Administration (BPA) transmission easement

METHODOLOGY

The BLI was conducted in three basic steps:

- **Step 1: Identify Constraints and Committed Areas.** Constraints include the Significant Natural Resource Overlay Zone (SROZ), including streams and a wetland, as well as the BPA Transmission Easement.

- **Step 2: Assign Development Status.** The study area tax lots were given a development status of either vacant, partially vacant, or developed, consistent with the definitions in OAR 660-038-0060.
- **Step 3: Calculate Developable Acreage.** The buildable acreage was calculated for each lot by removing constraints, a quarter acre for partially vacant lots, and 20% unconstrained area to account for right-of-way.

The remainder of this memo describes these steps in greater detail.

STEP 1 – IDENTIFY CONSTRAINTS

Most of the constraints used for this BLI were the same constraints that were used for the BLI that was conducted for the area in 2015. They include:

- Lands designated Significant Resource Overlay Zone (SROZ)
- 50-foot stream buffers
- Wetlands from the Local Wetlands Inventory
- Bonneville Power Administration easement

These constrained areas were assumed to be 100% unbuildable. Therefore, the constrained areas were fully removed from the buildable acreage calculations. The total constrained is roughly **76 acres**.

STEP 2 – ASSIGN DEVELOPMENT STATUS

The methods for determining development status followed the State BLI guidelines for Residential Land within the UGB (OAR 660-038-0060). Each tax lot was assigned a development status of vacant, partially vacant, or developed. The criteria for determining each development status is as follows:

- **Vacant.** Tax lots with an improvement (building) value less than \$10,000 and at least 3,000 *unconstrained* square feet (i.e., the remaining area after the constraints were removed).¹
- **Partially Vacant.** Tax lots with an improvement value greater than \$10,000 and at least a half-acre in size with an existing single-family home. A quarter-acre was removed from each partially vacant lot to account for the existing development.
- **Developed.** Any remaining tax lots that were not identified as vacant or partially vacant.

¹ If a lot has less than 3,000 square feet of *unconstrained* land, then its development status would be considered "constrained". There were no lots in the study area that fit this criterion.

The development status results are summarized by sub-area in Table 1 below:

TABLE 1: DEVELOPMENT STATUS COUNT

| Development Status | # of East Lots | # of South Lots | Total |
|---------------------------|-----------------------|------------------------|--------------|
| Vacant | 3 | 7 | 10 |
| Partially Vacant | 2 | 15 | 17 |
| Developed | 3 | 1 | 4 |
| Total | 8 | 23 | 31 |

STEP 3 – CALCULATE BUILDABLE LAND

As mentioned, the constrained areas were fully removed from the calculations for buildable land, and an additional quarter acre was removed for partially vacant lots. For the remaining unconstrained land, 20% of each lot's area was removed to account for future right-of-way. Existing public streets and roads were also removed from the buildable area analysis. The results of the buildable area are shown in Table 3 below, and the development status of the entire study area is illustrated in Figure 1.

TABLE 2: TOTAL BUILDABLE AREA

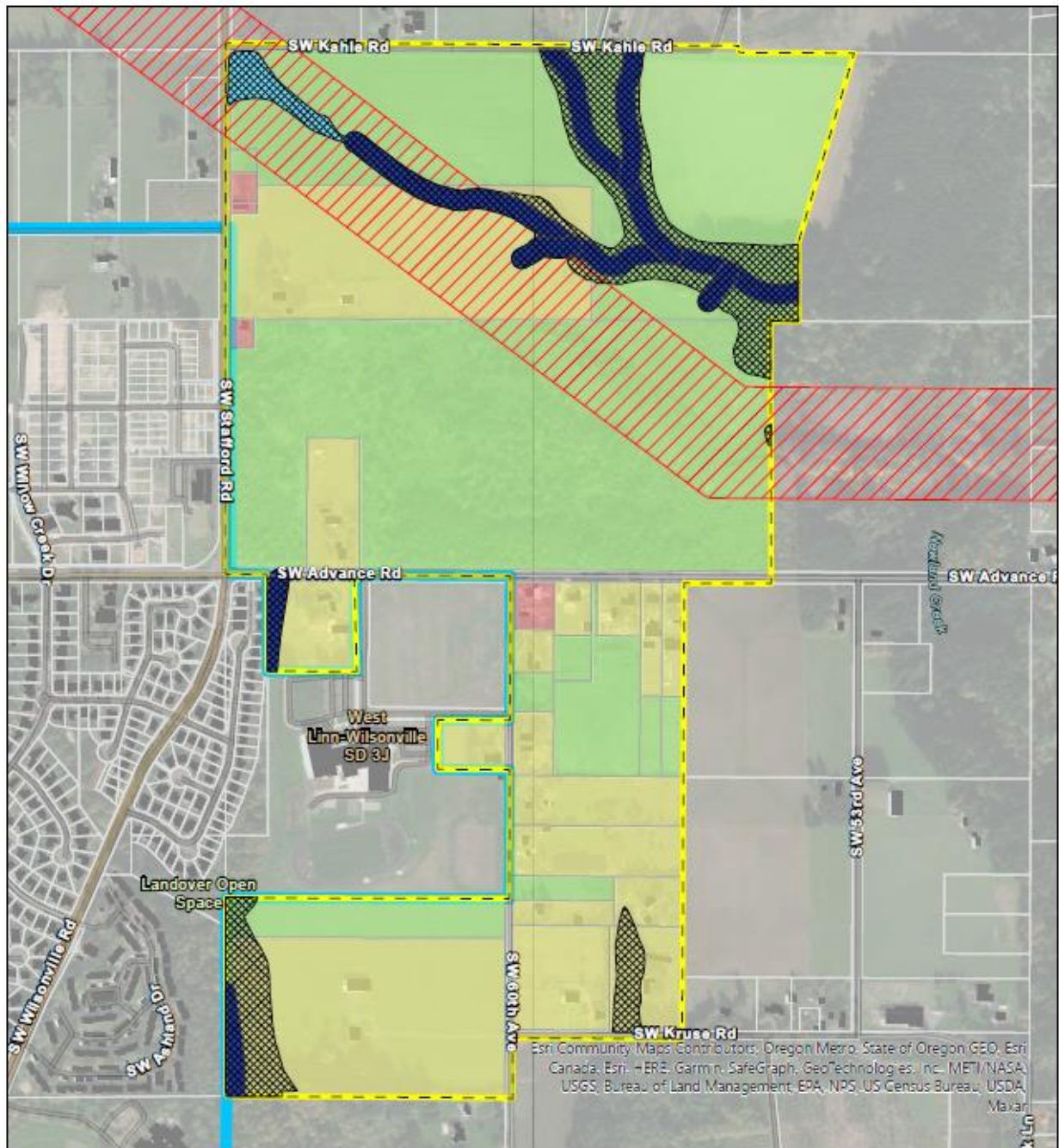
| | <i>Acres</i> |
|---------------------------|--------------|
| Total (Gross) Area* | 254.9 |
| Constrained Area | 76.5 |
| 20% future ROW | 39.9 |
| Net Buildable Area | 138.5 |

*Total for all study area parcels. The total area (including existing roads) is 265 acres.

TABLE 3: FROG POND EAST AND SOUTH BUILDABLE AREA

| Development Status | East | | South | | Entire Study Area | |
|---------------------------|--------------------|----------------------------|--------------------|----------------------------|--------------------------|----------------------------|
| | <i>Total Acres</i> | <i>Net Buildable Acres</i> | <i>Total Acres</i> | <i>Net Buildable Acres</i> | <i>Total Acres</i> | <i>Net Buildable Acres</i> |
| Vacant | 138.5 | 75.4 | 18.2 | 14.1 | 156.6 | 89.5 |
| Partially Vacant | 31.7 | 12.0 | 64.3 | 37.1 | 96.1 | 49.0 |
| Grand Total | 170.2 | 87.4 | 82.5 | 51.1 | 252.7 | 138.5 |

FIGURE 1: BLI DEVELOPMENT STATUS FOR FROG POND EAST AND SOUTH



Buildable Land Inventory

Frog Pond East and South Master Plan

0 1,000 2,000 Feet



| | | |
|-------------------------|---------------------------|---------------------------|
| Study Area | 50 foot stream buffer | Development Status |
| Wilsonville City Limits | Significant Wetlands | Vacant |
| Draft SROZ | BPA Transmission Easement | Partially Vacant |
| | | Developed |



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