

Appendix 3

Buildable land inventory results (revised as of 10/27/15)

This appendix describes the results of the buildable land inventory methods described in Appendix 2. All cities and counties in the region were given over two months to review a preliminary inventory in the fall of 2013. This inventory incorporates edits submitted by local jurisdictions. This buildable land inventory should be understood as a first cut at understanding the growth capacity of the Metro UGB. As described in the 2014 UGR summary and appendices 4 (Housing Needs Analysis) and 6 (Employment Demand Analysis), not all of this inventory may be feasible in the 20-year planning horizon. Additional market feasibility considerations are incorporated into the analyses found in those documents.

This inventory includes revised assumptions about growth capacity in Damascus. Please refer to Appendix 15 for a description of the “Damascus disincorporation” scenario which documents those revised assumptions.

2014 Buildable Land Inventory (BLI) -- Damascus Disincorporation

Capacity Summary by City, Source, and Type

Metro Research Center 27-Oct-15

Does not include the Hillsboro industrial land added to the UGB by HB 4078

COM capacity includes capacity in COM and MUR zone classes

*Unincorp" = unincorporated areas inside Metro UGB

Local Government	TOTAL ACRES	Industrial		Commercial		Commercial on COM		Commercial on MUR		Total Capacity by Land Type			Percent of Capacity by Land Type						
		Vacant	Redev	Vacant	Redev	Vacant	Redev	Vacant	Redev	IND	COM	MUR	% IND	% COM	% MUR	Vacant Total	Redev Total	% Vacant	% Redev
Clackamas Total	1,982	327	563	413	680	38	209	375	470	889	247	846	45%	12%	43%	740	1,242	37%	63%
DAMASCUS	297	0	25	152	119	0	50	152	69	25	50	222	8%	17%	75%	152	144	51%	49%
GLADSTONE	68	1	57	3	7	3	7	0	0	58	10	0	85%	15%	0%	4	64	5%	95%
HAPPY VALLEY	489	127	16	154	191	15	0	140	191	143	15	331	29%	3%	68%	281	207	58%	42%
JOHNSON CITY	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	0%	0	0	0%	0%
LAKE OSWEGO	28	2	9	4	13	0	0	4	13	10	1	17	37%	3%	60%	6	22	21%	79%
MILWAUKIE	60	1	42	8	9	0	6	8	2	43	7	10	72%	11%	17%	10	50	16%	84%
OREGON CITY	308	43	101	50	113	0	19	50	94	145	19	144	47%	6%	47%	93	215	30%	70%
RIVERGROVE	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	0%	0	0	0%	0%
WEST LINN	14	1	0	9	4	0	1	9	3	1	1	12	6%	8%	87%	10	4	68%	32%
WILSONVILLE	279	57	171	18	33	11	26	7	8	228	36	15	82%	13%	5%	75	204	27%	73%
UNINCORP-CLACK	441	95	142	15	189	9	100	6	90	237	108	96	54%	25%	22%	110	331	25%	75%
Multnomah Total	4,315	1,507	1,342	329	1,137	132	212	197	925	2,849	344	1,122	66%	8%	26%	1,837	2,479	43%	57%
FAIRVIEW	165	102	0	32	32	21	28	11	4	102	49	15	62%	29%	9%	134	32	81%	19%
GRESHAM	666	364	97	96	108	32	7	65	101	462	39	166	69%	6%	25%	461	205	69%	31%
MAYWOOD PARK	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	0%	0	0	0%	0%
PORTLAND	2,434	649	753	131	901	64	161	67	740	1,402	225	807	58%	9%	33%	780	1,655	32%	68%
TROUTDALE	328	247	6	42	32	4	6	38	26	253	11	64	77%	3%	20%	290	38	88%	12%
WOOD VILLAGE	69	5	31	8	25	1	3	7	22	35	4	29	51%	7%	42%	13	56	19%	81%
UNINCORP-MULT	653	140	454	20	39	10	7	10	32	594	17	42	91%	3%	6%	160	493	24%	76%
Washington Total	4,139	1,887	1,132	448	672	157	219	290	453	3,019	376	743	73%	9%	18%	2,335	1,803	56%	44%
BEAVERTON	335	32	72	121	109	3	12	119	98	105	14	216	31%	4%	64%	154	182	46%	54%
CORNELIUS	109	35	1	18	54	18	54	0	0	36	72	0	33%	66%	0%	54	55	49%	51%
DURHAM	6	5	1	0	0	0	0	0	0	6	0	0	100%	0%	0%	5	1	84%	16%
FOREST GROVE	163	95	0	14	53	1	4	14	49	95	5	63	59%	3%	38%	110	53	67%	33%
HILLSBORO	1,623	570	847	107	98	72	31	35	67	1,417	103	102	87%	6%	6%	677	945	42%	58%
KING CITY	4	0	0	0	4	0	4	0	0	0	4	0	0%	0%	0%	0	4	0%	0%
SHERWOOD	121	83	0	19	19	11	9	8	10	83	20	18	68%	17%	15%	102	19	84%	16%
TIGARD	178	25	28	40	84	18	25	22	58	54	44	80	30%	25%	45%	66	112	37%	63%
TUALATIN	272	210	7	15	40	15	40	0	0	216	56	0	79%	21%	0%	225	47	83%	17%
UNINCORP-WASH	1,328	831	176	112	209	19	39	93	170	1,007	58	263	76%	4%	20%	943	385	71%	29%
UGB TOTAL	10,436	3,722	3,036	1,190	2,488	328	640	863	1,849	6,757	967	2,711	65%	9%	26%	4,912	5,524	47%	53%

This table reflects a necessary correction identified by Metro staff in September 2014. The correction relates to lands added to the urban growth boundary by the Oregon Legislature in March 2014 under House Bill 4078. At the request of the city of Forest Grove, this revised report counts lands added near Forest Grove as industrial, rather than residential with a small amount of commercial. Since these lands are not yet annexed to the city, they appear as unincorporated Washington County.

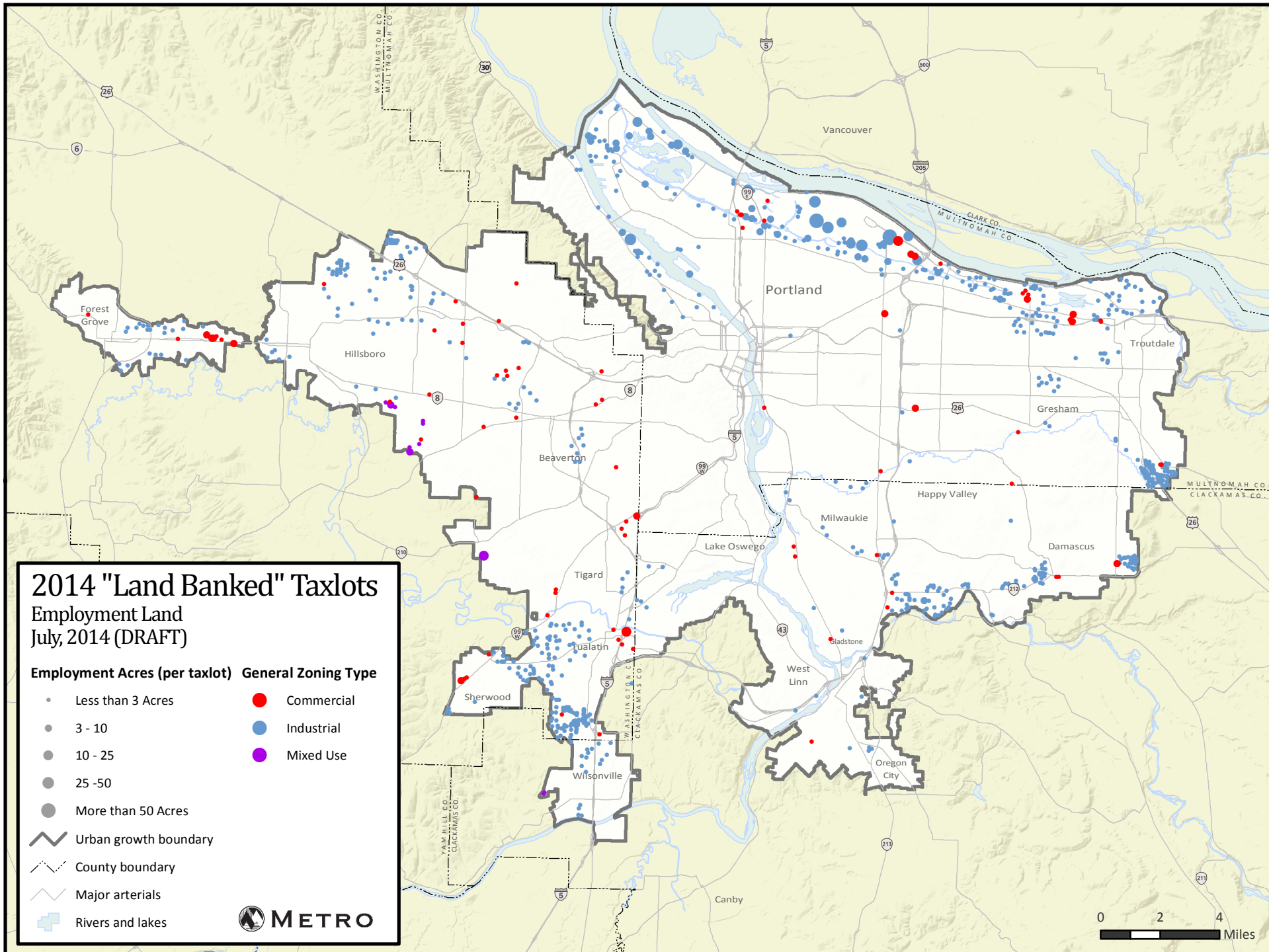
2014 Buildable Land Inventory (BLI) -- Damascus Disincorporation

Capacity Summary by City, Source, and Type
Metro Research Center 27-Oct-15

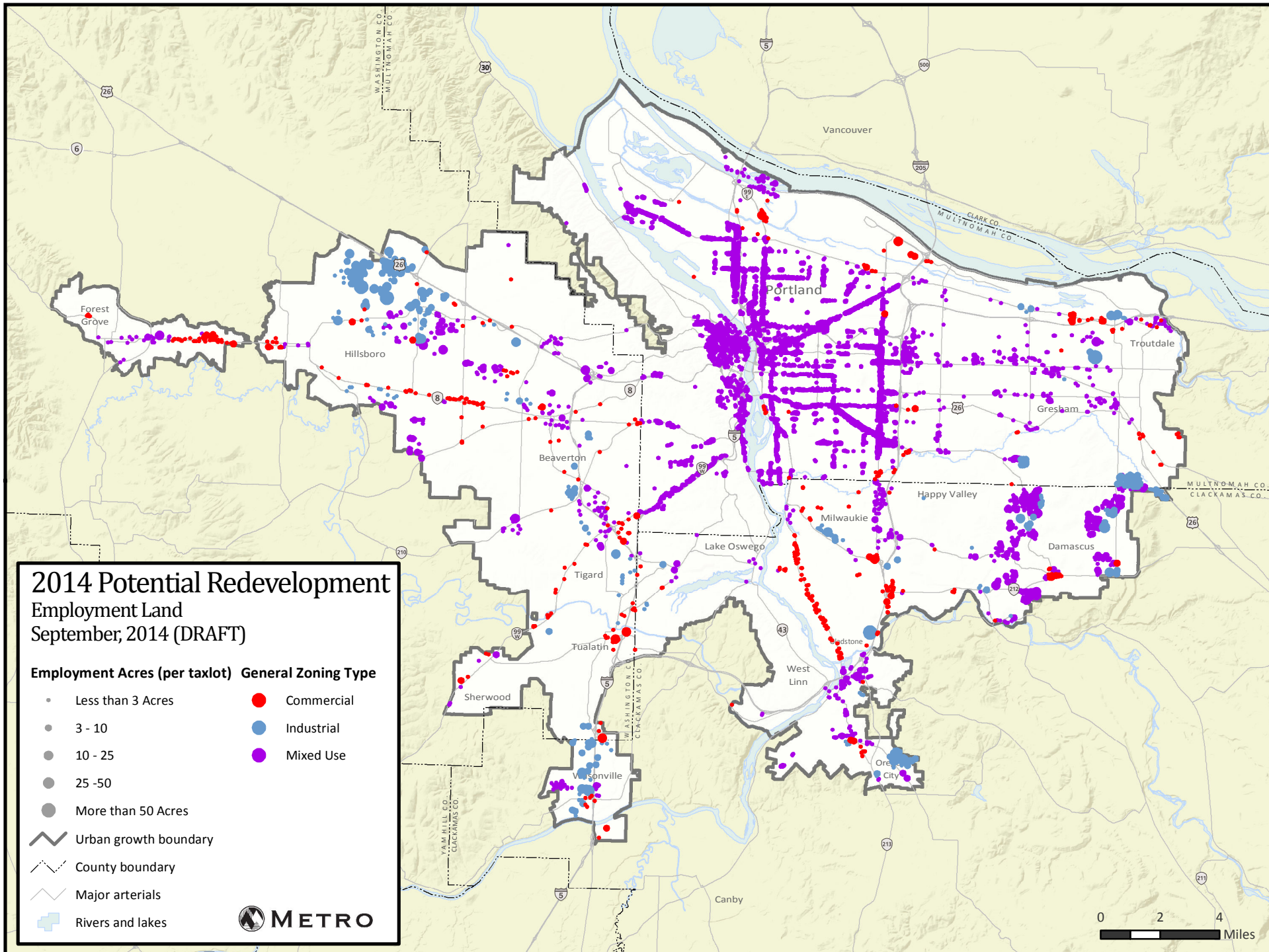
MF capacity includes capacity in MFR and MUR zone classes
"Unincorp" = unincorporated areas inside Metro UGB

Local Government	TOTAL DU	Single Family (SF)		Multi-Family (MF)		MF - Low (< 75 DU/acre)		MF - High (> 75 DU/acre)		Total Capacity by Building Type			Percent of Capacity by Building Type			
		Vacant	Infill	Vacant	Redev	Vacant	Redev	Vacant	Redev	SF	MF - Low	MF - High	% SF	% MF - Low	% MF - High	Vacant Total
Clackamas Total	56,738	15,600	20,043	7,459	13,636	6,238	11,545	1,221	2,091	35,643	17,783	3,312	63%	31%	6%	23,059
DAMASCUS	15,681	5,034	5,837	2,046	2,764	2,046	2,764	0	0	10,871	4,810	0	69%	31%	0%	7,080
GLADSTONE	567	37	199	41	290	41	290	0	0	236	331	0	42%	58%	0%	78
HAPPY VALLEY	10,004	2,615	3,043	2,266	2,080	2,137	2,042	129	38	5,658	4,179	167	57%	42%	2%	4,881
JOHNSON CITY	0	0	0	0	0	0	0	0	0	0	0	0	0%	0%	0%	0
LAKE OSWEGO	1,475	513	497	44	421	44	421	0	0	1,010	465	0	68%	32%	0%	557
MILWAUKIE	1,236	244	933	23	36	23	28	0	8	1,177	51	8	95%	4%	1%	267
OREGON CITY	7,330	1,462	1,173	1,791	2,904	835	1,832	956	1,072	2,635	2,667	2,028	36%	36%	28%	3,253
RIVERGROVE	36	31	5	0	0	0	0	0	0	36	0	0	100%	0%	0%	31
WEST LINN	1,048	511	413	51	73	51	73	0	0	924	124	0	88%	12%	0%	562
WILSONVILLE	3,852	1,275	1,485	531	561	531	561	0	0	2,760	1,092	0	72%	28%	0%	1,806
UNINCORP-CLACK	15,509	3,878	6,458	666	4,507	530	3,534	136	973	10,336	4,064	1,109	67%	26%	7%	4,544
				0	0											10,965
Multnomah Total	255,834	9,823	14,709	23,775	207,527	8,678	50,815	15,097	156,712	24,532	59,493	171,809	10%	23%	67%	33,598
FAIRVIEW	1,124	212	209	367	336	367	336	0	0	421	703	0	37%	63%	0%	579
GRESHAM	15,322	1,774	3,034	3,032	7,482	2,863	6,945	169	537	4,808	9,808	706	31%	64%	5%	4,806
MAYWOOD PARK	32	15	17	0	0	0	0	0	0	32	0	0	100%	0%	0%	15
PORTLAND	228,426	5,760	9,420	19,037	194,209	4,109	38,034	14,928	156,175	15,180	42,143	171,103	7%	18%	75%	24,797
TROUTDALE	1,515	269	277	433	536	433	536	0	0	546	969	0	36%	64%	0%	702
WOOD VILLAGE	620	24	15	64	517	64	517	0	0	39	581	0	6%	94%	0%	88
UNINCORP-MULT	8,795	1,769	1,737	842	4,447	842	4,447	0	0	3,506	5,289	0	40%	60%	0%	2,611
				0	0											6,184
Washington Total	74,880	20,870	32,295	9,224	12,491	8,664	11,563	560	928	53,165	20,227	1,488	71%	27%	2%	30,094
BEAVERTON	8,016	2,010	2,737	2,172	1,097	1,994	1,035	178	62	4,747	3,029	240	59%	38%	3%	4,182
CORNELIUS	241	23	65	31	122	31	122	0	0	88	153	0	37%	63%	0%	54
DURHAM	42	25	17	0	0	0	0	0	0	42	0	0	100%	0%	0%	25
FOREST GROVE	5,429	1,473	1,966	532	1,458	532	1,458	0	0	3,439	1,990	0	63%	37%	0%	2,005
HILLSBORO	9,972	1,736	2,925	1,385	3,926	1,385	3,926	0	0	4,661	5,311	0	47%	53%	0%	3,121
KING CITY	392	154	69	146	23	146	23	0	0	223	169	0	57%	43%	0%	300
SHERWOOD	991	75	392	218	306	218	306	0	0	467	524	0	47%	53%	0%	293
TIGARD	8,513	1,892	4,351	955	1,315	952	995	3	320	6,243	1,947	323	73%	23%	4%	2,847
TUALATIN	539	37	314	136	52	136	52	0	0	351	188	0	65%	35%	0%	173
UNINCORP-WASH	40,745	13,445	19,459	3,649	4,192	3,270	3,646	379	546	32,904	6,916	925	81%	17%	2%	17,094
UGB TOTAL	387,452	46,293	67,047	40,458	233,654	23,580	73,923	16,878	159,731	113,340	97,503	176,609	30%	25%	45%	86,751
																300,701
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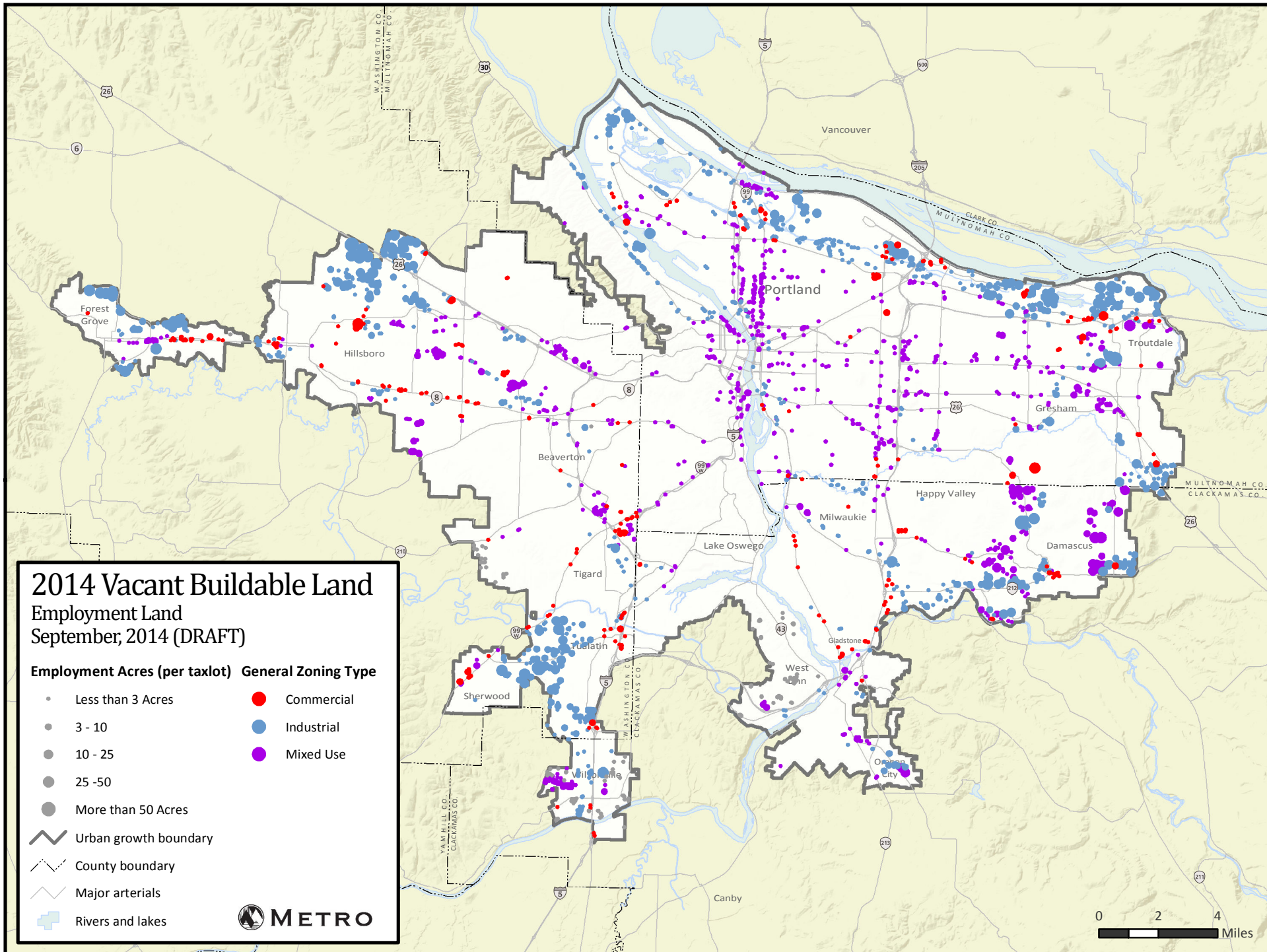
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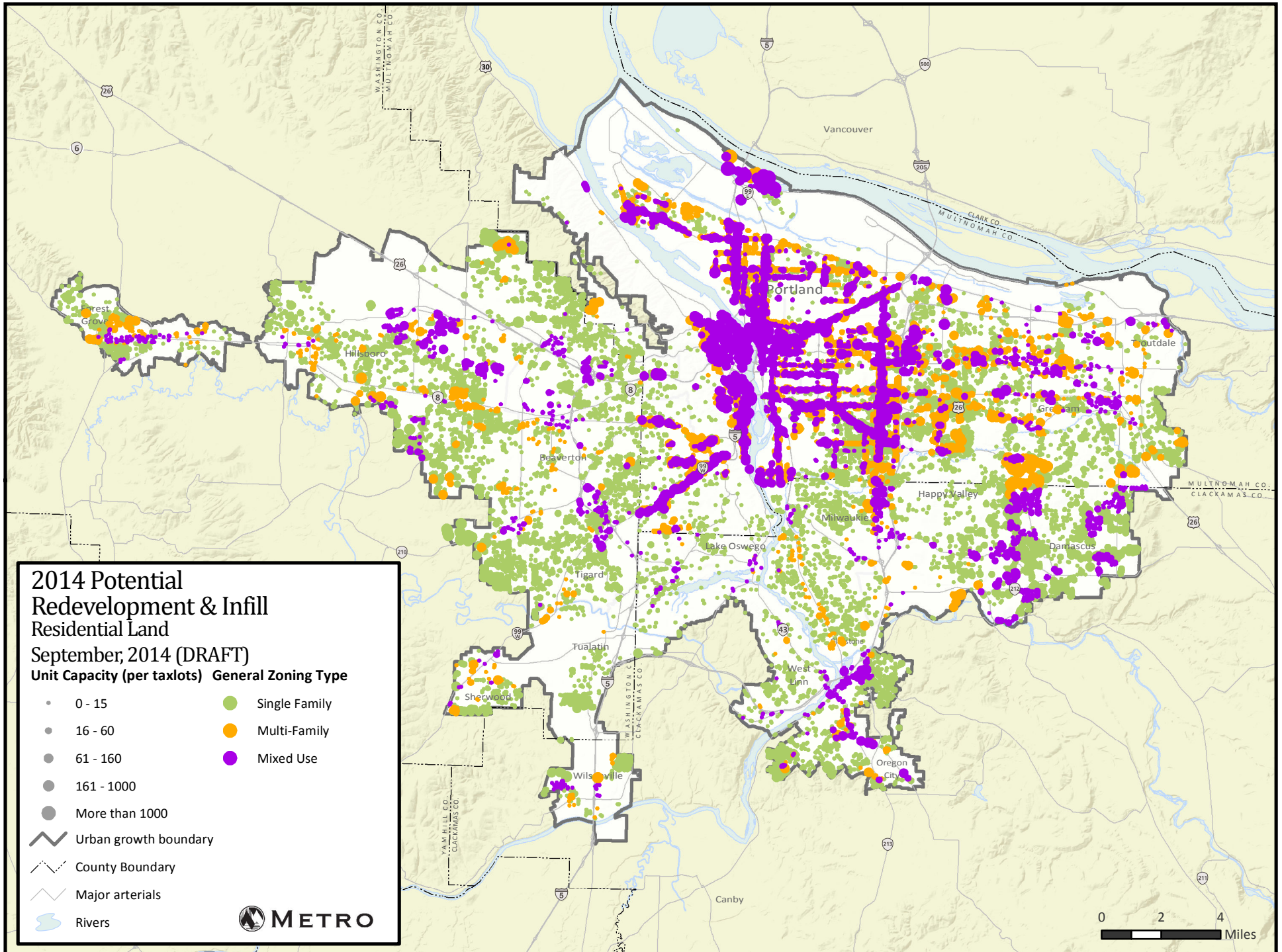


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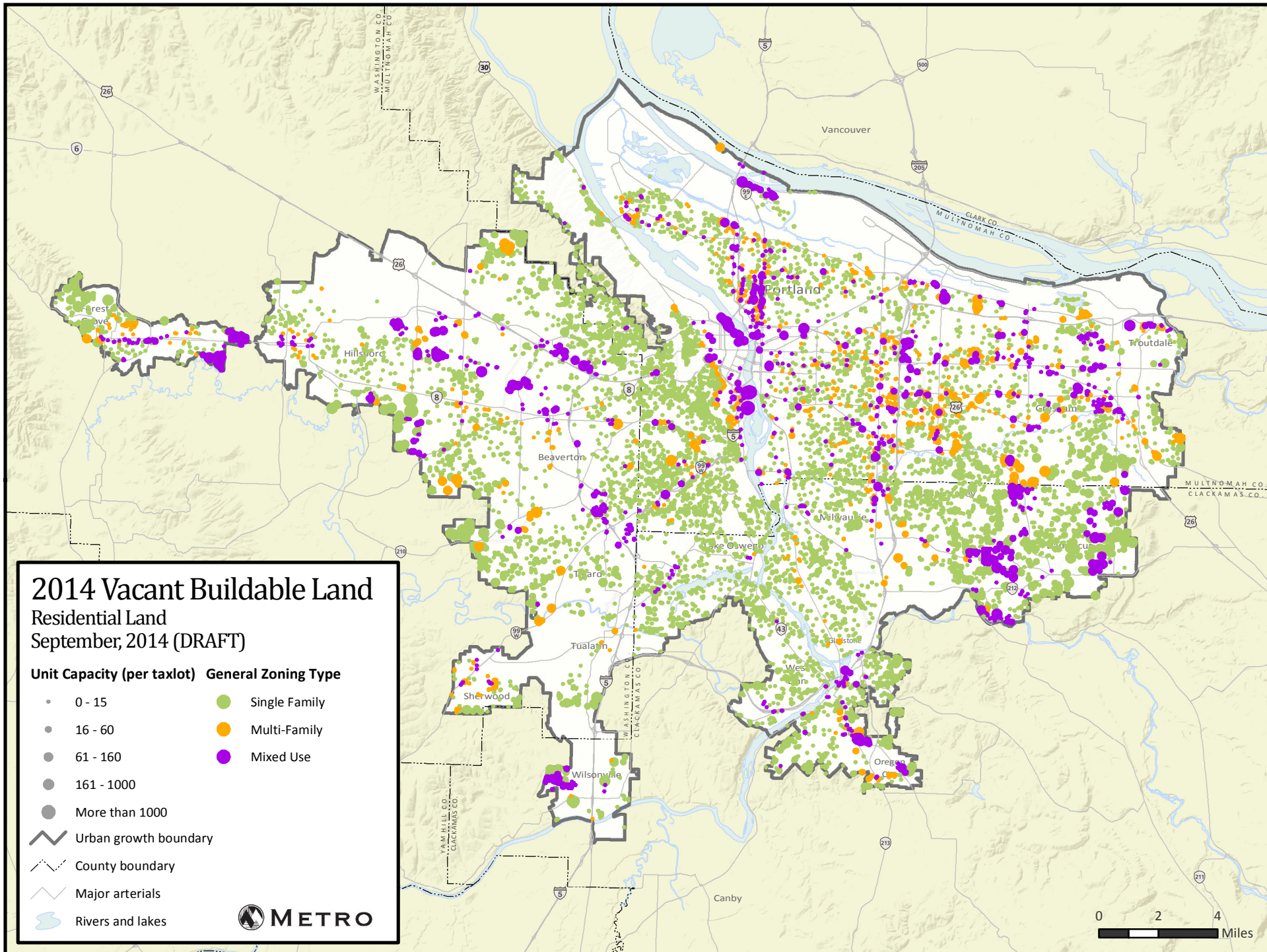


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