



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

October 27, 2008

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Central Point Plan Amendment
DLCD File Number 004-08



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: November 6, 2008

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
John Renz, DLCD Regional Representative
Thomas Hogue, DLCD Policy Analyst
Don Burt, City of Central Point

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PROP **2**

DLCD

Notice of Adoption

**THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18**

In person electronic mailed

DATE
OCT 20 2008

STAMP
DEPT OF
LAND CONSERVATION
AND DEVELOPMENT

For DLCD Use Only

Jurisdiction: **City of Central Point**

Local file number: **08160(02)**

Date of Adoption: **10/25/2008** signed 9/25/2008

Date Mailed: **10/15/08**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 6/18/08

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The proposed amendment is the City of Central Point Buildable Lands Inventory (BLI) which will be a component of the updated Land Use Element of the City of Central Point Comprehensive Plan. The information in this component will be used as a basis for maintaining and updating the City's comprehensive plan in accordance with ORS 197.712 (urban growth boundaries) and ORS 197.295 - 197.296 (housing).

Does the Adoption differ from proposal? Yes, Please explain below:

DLCD staff reviewed and provided comments and corrections on the proposed Central Point BLI. The document was revised to reflect these suggested changes. Additionally, staff revised corrected text and tables to reflected updated data and to correct minor errors, typos, etc. The revised document and ordinance are attached.

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

DLCD # 004-08 (16947)

45-days prior to first evidentiary hearing? Yes No
If no, do the statewide planning goals apply? Yes No
If no, did Emergency Circumstances require immediate adoption? Yes No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Oregon Department of Land Conservation and Development

Local Contact: Don Burt, Planning Manager

Phone: (541) 664-3321 Extension: 259

Address: 140 S. Third Street

Fax Number: 541-664-6384

City: Central Point

Zip: 97502-

E-mail Address: didit@ci.central-point.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. **Send this Form and TWO Complete Copies (documents and maps) of the Adopted Amendment to:**

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. **Electronic Submittals:** At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: webserver.lcd.state.or.us. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing mara.ulloa@state.or.us.
3. **Please Note:** Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax



City of Central Point Buildable Land Inventory



NO. 008

City of Central Point - Planning Department

September 25, 2008, Ordinance No. 1919

ORDINANCE NO. 1919

AN ORDINANCE AMENDING THE CITY OF CENTRAL POINT
COMPREHENSIVE PLAN TO UPDATE BUILDABLE LANDS INVENTORY

THE PEOPLE OF THE CITY OF CENTRAL POINT, OREGON, DO ORDAIN
AS FOLLOWS:

1. In an effort to maintain its Comprehensive Plan in conformance with the Statewide Planning goals, the City of Central Point has completed a Buildable Lands Inventory for the City's urban area; and

2. For residential lands the Buildable Lands Inventory was prepared in accordance with ORS 197.296 and OAR 660-008-0010; and

3. For industrial and other employment lands the Buildable Lands Inventory was prepared in accordance with OAR 660-009-0015(3); and

4. It is acknowledged that the Buildable Lands Inventory has no purpose other than to track the availability and distribution of the City's buildable lands, and that the adequacy of the City's buildable lands required to satisfy growth needs during the 20-year planning period will be addressed in the Land Use, Housing, and Economic Elements of the Comprehensive Plan; and

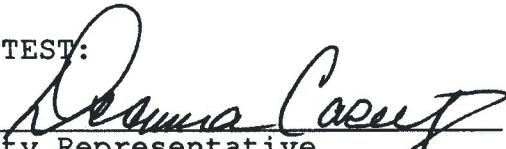
5. The Central Point City Council hereby adopts the Buildable Lands Inventory of the Comprehensive Plan, attached hereto as Exhibit A.

Passed by the Council and signed by me in authentication of its passage this 25th day of September, 2008.



Mayor Hank Williams

ATTEST:



City Representative

Approved by me this 25th day of September, 2008.



Mayor Hank Williams

1. PURPOSE

The rate of use and availability of buildable land is a critical component in the calculus of a community's growth and development. The purpose of the Buildable Land Inventory (BLI) is to maintain a record of the availability of lands for residential, commercial, and industrial development. The BLI is prepared in response to ORS 197.296(2) requiring that cities with a population of 25,000 maintain an inventory of buildable lands sufficient to provide a twenty (20) year supply to accommodate projected growth needs. Although the City's population is less than 25,000 it is the City's preference to maintain a buildable lands inventory to more efficiently manage the availability of a 20-year supply of land as required by Goal 14, Urbanization. The BLI has no purpose other than to track the availability and distribution of the City's buildable lands. The adequacy of the City's buildable lands required to satisfy growth needs during the 20-year planning period will be addressed in the Land Use, Housing, and Economic Elements of the Comprehensive Plan.

The term "buildable lands" is defined as lands in urban and urbanizable areas that are suitable, available and necessary for residential, commercial, and industrial development. Buildable lands include both vacant land, infill land, and developed land likely to be redeveloped.

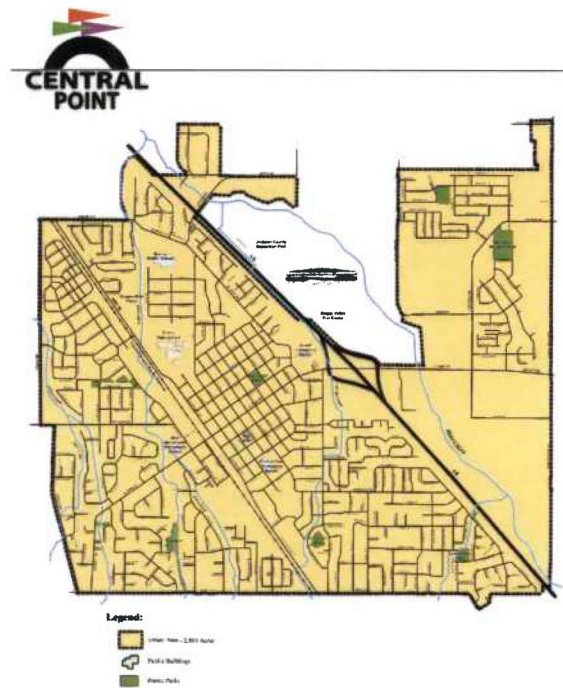


Figure 1.1
URBAN AREA, 2007

The BLI reports on the following types of buildable land:

1. Residential Land¹

- a. Vacant lands planned or zoned for residential use;
- b. Partially vacant lands planned or zoned for residential use;
- c. Lands that may be used for a mix of residential and employment uses under the existing planning or zoning; and
- d. Lands that may be used for residential infill or redevelopment.

2. Industrial and other Employment Land¹

- a. Vacant lands planned or zoned for industrial/employment use;
- b. Partially vacant lands planned or zoned for industrial/employment use;
- c. Lands that may be used for a mix of residential and employment uses under the existing planning or zoning; and
- d. Lands that may be used for industrial/employment infill or redevelopment.

Not only does the BLI maintain an accounting of the City's buildable lands, but it also identifies the geographic distribution of buildable lands by Statistical Planning Areas (SPA). All land within the City's

¹ ORS 197

urban area is allocated to one of nine (9) SPAs. For purposes of infrastructure planning, accounting for buildable land by SPA offers insights into where future urban services such as streets, schools, water, etc. will be needed and the ability of those systems to support future growth.

The BLI has been structured to accommodate periodic updates with minimal effort. It is recommended that at a minimum the BLI be updated once every five (5) years. It is preferred that the BLI be maintained on an annual basis.

2. DEFINITIONS

The calculation of buildable vacant land is based on specific terms that define the various buildable land classifications. Many of these definitions are prescribed by law, and as such, are acknowledged in this BLI as both a reference and confirmation of compliance with legal requirements for calculating buildable lands. For purposes of convenience, the definitions used throughout the BLI (bold) are presented in Appendix A.

3. SAFE HARBORS

OAR 660-024-0040 permits cities to use defined safe harbors in calculating buildable lands for residential and industrial/employment uses. A "safe harbor" is defined as an optional course of action that local governments may use to satisfy a requirement of Goal 14 - Urbanization. The use of safe harbors is intended to satisfy the requirement for which the specific safe harbor is prescribed. A safe harbor is not the only way, or necessarily the preferred way, to comply with a requirement. Safe Harbors, as used in this BLI are not intended to interpret the requirement for any purpose other than applying a safe harbor within the structure of OAR 660-024-0040.

The safe harbors used in preparation of this BLI are:

1. **Net Buildable Acre.** OAR 660-024-0040(9): Permits a local government to estimate that the 20-year land needs for streets and roads, parks, and school facilities will, in the aggregate, require an additional amount of land equal to 25 % of the net buildable acres determined for residential land needs under section (4) of this rule. For purposes of this rule, a "Net Buildable Acre" consists of 43,560 square feet of residentially designated buildable land, after excluding present and future rights-of-way, restricted hazard areas, public open space and restricted resource protection areas.
2. **Buildable Residential Land** OAR 660-024-0050(2)(a-b): The infill potential of developed residential lots or parcels of one-half acre or more may be determined by subtracting one-quarter acre (10,890 square feet) for the existing dwelling and assuming that the remainder is buildable.
3. **Developed Residential Land,** OAR 660-024-0050(2)(b): Existing lots of less than one-half acre that are currently occupied by a residence may be assumed to be fully developed.
4. **Vacant Industrial/Employment Land, OAR 660-024-0050(3)(a-b):** Lots or parcels equal to or larger than one-half acre, if the lot or parcel does not contain a permanent building. This is calculated by identifying all industrially and commercially zoned lands of one-half acre or more with an improved value less than \$100,000 as noted on the April 17, 2008 Jackson County Assessors Records

4. LAND USE CLASSIFICATIONS AND ZONING

The BLI maintains an accounting of buildable lands by land use classification and zoning. The City's Comprehensive Plan contains five (5) basic land use classifications and thirteen (13) sub-classifications. Each of the land use classifications are supported by one of twenty (20) zoning districts. In Appendix D of the BLI an accounting is maintained of the buildable lands inventory by Statistical Planning Area (SPA) and Transportation Area Zone (TAZ).

5. METHODOLOGY

To maintain consistency in the management of the BLI, the methodology used in the BLI is presented in Appendix B.

6. BUILDABLE LAND SUMMARY

As of July 1, 2008, the City of Central Point's urban area contained a total of 2,880 gross acres (Table 1). Public right-of-way, parks/open space and civic uses account for 31% of the City's total gross acreage, while residential, commercial, and industrial land accounted for the remaining 69%. When public right-of-way is removed, there are 2,260 net acres within the City's urban area. Approximately 500 acres of the total net acreage of the City is defined as Net Buildable Land (Table 2).

The suitability of the net Buildable Land acreage for development is defined as follows:

1. Vacant Land – These are lands on which there is no development. Infrastructure is generally available.
2. Infill Land – These are lands which are partially developed infrastructure is generally available; and
3. Redevelopment Land – These are lands which are improved, but the improvements are generally old and the land value exceeds improvement value. Infrastructure is available

The distribution of Net Buildable Land is categorized as either residential, or industrial/employment land.

Table 1 City of Central Point General Land Use Distribution

Land Use (Zoning)	Total	%
Very Low Density Residential (VLDR)	101.12	3.51%
Low Density Residential (LDR)	900.00	31.25%
Medium Density Residential (MDR)	239.87	8.33%
High Density Residential (HDR)	275.35	9.56%
TOTAL RESIDENTIAL	1,516.34	52.65%
Medical District (C-2 M)	12.08	0.42%
Commercial Neighborhood (CN)	18.12	0.63%
Tourist and Office Professional (C-4)	117.39	4.08%
Thoroughfare Commercial (C-5)	8.79	0.31%
Employment Commercial (EC)	24.69	0.86%
General Commercial (GC)	65.25	2.27%
TOTAL COMMERCIAL	246.32	8.55%
Light Industrial (M-1)	152.46	5.29%
General Industrial (M-2)	72.28	2.51%
INDUSTRIAL	224.74	7.80%
CIVIC	107.62	3.74%
Bear Creek Greenway (BCG)	77.38	2.69%
Open Space (OS)	87.55	3.04%
PARKS & OPEN SPACE	164.93	5.73%
PUBLIC RIGHT-OF-WAY	620.00	21.53%
TOTAL ALL LAND USE CATEGORIES	2,879.95	100.00%

Table 2. City of Central Point Net Buildable Land Inventory by Land Use Classification

Zoning	Acres							
	Total	Vacant	Infill	Redev.	Gross Buildable	Envir. Constrained	Public Lands	Net Buildable
R-L	101.12	11.21	21.48	7.89	40.58	-	10.15	30.44
TOTAL VERY LOW DENSITY RESIDENTIAL	101.12	11.21	21.48	7.89	40.58	-	10.15	30.44
R-1-6	421.73	38.02	34.31	28.71	101.03	-	25.26	75.77
R-1-8	423.17	14.54	29.90	31.78	76.22	-	19.06	57.17
R-1-10	55.10	0.73	7.30	0.33	8.36	-	2.09	6.27
TOTAL LOW DENSITY RESIDENTIAL	900.00	53.29	71.50	60.82	185.61	-	46.40	139.21
LMR	109.64	42.51	10.46	42.75	95.73	5.93	22.45	67.35
R-2	130.23	10.39	16.02	14.05	40.46	-	10.12	30.35
TOTAL MEDIUM DENSITY RESIDENTIAL	239.87	52.90	26.48	56.80	136.19	5.93	32.56	97.69
R-3	219.23	3.06	4.08	12.51	19.65	-	4.91	14.74
MMR	37.80	13.82	6.68	6.33	26.83	0.50	6.58	19.75
HMR	18.32	0.69	-	1.65	2.34	-	0.59	1.76
TOTAL HIGH DENSITY RESIDENTIAL	275.35	17.58	10.75	20.49	48.82	0.50	12.08	36.24
C-2(m)	12.08	-	-	2.17	2.17	-	0.54	1.63
CN	18.12	0.57	0.53	8.15	9.25	-	2.31	6.94
C-4	117.39	55.00	7.73	13.03	75.76	-	18.94	56.82
C-5	8.79	5.35	3.18	-	8.54	-	2.13	6.40
EC	24.69	1.19	3.32	9.52	14.04	-	3.51	10.53
GC	65.25	8.14	2.24	12.40	22.78	-	5.69	17.08
TOTAL COMMUNITY COMMERCIAL	246.32	70.27	17.00	45.27	132.54	-	33.13	99.40
M-1	152.46	62.59	16.42	24.60	103.61	-	25.90	77.71
M-2	72.28	21.56	-	6.37	27.93	7.29	5.16	15.48
TOTAL INDUSTRIAL	224.74	84.15	16.42	30.97	131.54	7.29	31.06	93.19
Civic	107.62	0.66	-	0.66	0.66	-	-	0.66
TOTAL CIVIC	107.62	0.66	-	0.66	0.66	-	-	0.66
BCG	77.38	-	-	-	-	-	-	-
OS	87.55	-	-	-	-	-	-	-
TOTAL PARKS & OPEN SPACE	164.93	-	-	-	-	-	-	-
PUBLIC RIGHT-OF-WAY	620.00	-	-	-	-	-	-	-
TOTAL ALL ZONING DISTRICTS	2,879.95	290.05	163.64	222.90	675.94	13.72	165.39	496.83

6.1. Residential Buildable Land

Within the City's urban area, there are 1,525 acres of residential land distributed over five (5) residential land use classifications. Approximately 15% (230 acres) of the City's total residential land is considered net buildable residential land. Table 2 identifies the distribution of the Residential Gross Buildable Land by vacant land type (vacant, infill, redevelopment). Figure 1 illustrates the geographic distribution of Gross Buildable Land.

The estimation of **Residential Redevelopment Land** used U.S. Census American Housing Survey (AHS) formula for calculating housing loss. This methodology provides a more objective approach to estimating Residential Redevelopment Land, as opposed to the use of land to value ratios. The underlying assumption is that the redevelopment of improved land is a function of demolition. Using the AHS methodology as presented in Appendix C, it is estimated that during the period 2008 through 2030 the City of Central Point will lose an estimated 14 residential units per year for a total of 310 dwelling units. Using an average residential density of six (6) units to the acre, this is equivalent to 52 net acres of **Residential Redevelopment Land**. The rate of

demolition versus new construction should be monitored and adjusted in accordance with actual redevelopment activity. The complete AHS methodology is presented in Appendix C.

As indicated in Figure 2, the majority of the City's buildable residential acreage is located within SPA G and H.

6.2 Industrial/Employment Buildable Land. There are approximately 489 acres of land within the industrial/employment classification, which is distributed over three land use categories: mixed-use, commercial, and industrial. Approximately 35% (170 acres) of the industrial/employment lands are considered buildable. Table 2 identifies the various vacant land types within each industrial/employment buildable land category.

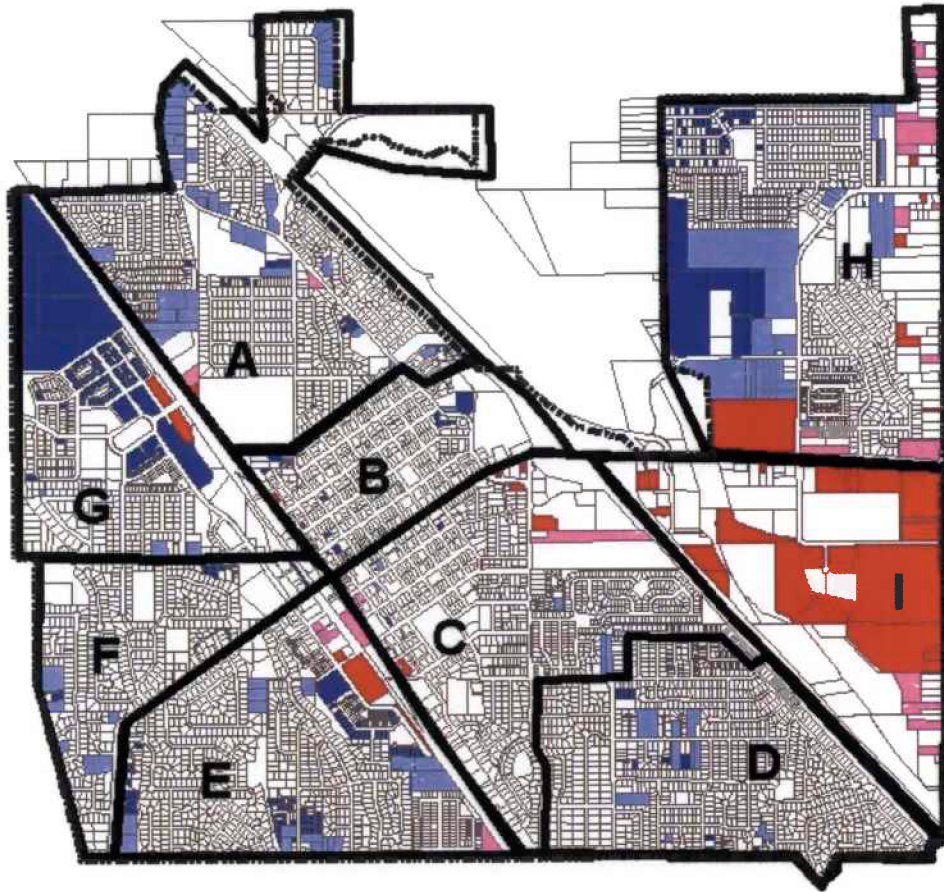
6.2.1 Mixed-Use Land. The City's mixed-use lands total 84 acres, of which 17% (17 acres) are considered buildable land. The mixed-use classification can be found within the Transit Oriented Districts and allows for a mix of uses from predominantly residential to predominantly commercial.

6.2.2 Commercial Land. The City's commercial lands total 156 acres, of which 46% (61 acres) are considered buildable land.

6.2.3 Industrial Land. The City's industrial lands total 249 acres of which 38% (97 acres) are considered buildable land.

Most of the City's Industrial/Employment Buildable Land is located in SPA I (Figure 1), which accounts for 55% of all Industrial/Employment Buildable Land.

Figure 1. City of Central Point Buildable Lands Inventory



- Underdeveloped Commercial & Industrial
- Underdeveloped Residential
- Vacant Commercial & Industrial
- Vacant Residential

Buildable Land Inventory

km

APPENDIX A

Definitions

Development Constraints, Industrial Lands: Factors that temporarily or permanently limit or prevent the use of land for economic development. Development constraints include, but are not limited to, wetlands, environmentally sensitive areas such as habitat, environmental contamination, slope, topography, cultural and archeological resources, infrastructure deficiencies, parcel fragmentation, or natural hazard areas (OAR 660-009-0005(2)).

Environmentally Constrained Land: Lots, parcels, or portions thereof that:

- a. Are severely constrained by natural hazards as determined under Statewide Planning Goal 7;
- b. Are subject to natural resource protection measures determined under Statewide Planning Goals 5, 15, 16, 17, or 18;
- c. Have slopes of 25 percent or greater; or
- d. Are within the 100-year floodplain.

Gross Buildable Acre: Consists of 43,560 square feet of residentially designated buildable land that includes future rights-of-way, restricted hazard areas, proposed public open space and restricted resource protection areas.

Land to Improvement Ratio (L:I Ratio): The ratio between the value of land and the value of improvements as measured by taking the value of a parcel divided by the value of the improvements based on the latest Jackson County Assessor records.

Industrial Use: Employment activities generating income from the production, handling or distribution of goods. Industrial uses include, but are not limited to: manufacturing; assembly; fabrication; processing; storage; logistics; warehousing; importation; distribution and transshipment; and research and development. Industrial uses may have unique land, infrastructure, energy, and transportation requirements. Industrial uses may have external impacts on surrounding uses and may cluster in traditional or new industrial areas where they are segregated from non-industrial activities (OAR 660-009-0005(3)).

Industrial Lands

Industrial, Buildable Lands:

Industrial, Developed Land: Non-vacant land that is likely to be redeveloped during the planning period (OAR 660-009-0005(1)).

Industrial, Redevelopment Land:

Industrial, Prime Lands: Lands suited for traded-sector industries as well as other industrial uses providing support to traded-sector industries. Prime industrial lands

possess site characteristics that are difficult or impossible to replicate in the planning area or region. Prime industrial lands have necessary access to transportation and freight infrastructure, including, but not limited to, rail, marine ports and airports, multimodal freight or transshipment facilities, and major transportation routes. Traded-sector has the meaning provided in ORS 285B.280 (OAR 660-009-0005(8)).

Industrial, Short-Term Supply of Land: Suitable land that is ready for construction within one year of an application for a building permit or request for service extension. Engineering feasibility is sufficient to qualify land for the short-term supply of land. Funding availability is not required. "Competitive Short-term Supply" means the short-term supply of land provides a range of site sizes and locations to accommodate the market needs of a variety of industrial and other employment uses (OAR 660-009-0005(10)).

Industrial, Site Characteristics: The attributes of a site necessary for a particular industrial or other employment use to operate. Site characteristics include, but are not limited to, a minimum acreage or site configuration including shape and topography, visibility, specific types or levels of public facilities, services or energy infrastructure, or proximity to a particular transportation or freight facility such as rail, marine ports and airports, multimodal freight or transshipment facilities, and major transportation routes (OAR 660-009-0005(11)).

Industrial, Total Land Supply: The supply of vacant and developed land estimated to be adequate to accommodate industrial and other employment uses for a 20-year planning period. Total land supply includes the short-term supply of land as well as the remaining supply of lands considered suitable and serviceable for the industrial or other employment uses identified in a comprehensive plan (OAR 660-009-0005(13)).

Industrial, Vacant Land: A lot or parcel a) Equal to or larger than one half-acre not currently containing permanent buildings or improvements; or b) Equal to or larger than five acres where less than one half-acre is occupied by permanent buildings or improvements (OAR 660-009-0005(14)).

Net Buildable Acre: Consists of 43,560 square feet of residentially designated buildable land, after excluding present and future rights-of-way, restricted hazard areas, public open space and restricted resource protection areas.

Other Employment Use (Commercial Use): All non-industrial employment activities including the widest range of retail, wholesale, service, non-profit, business headquarters, administrative and governmental employment activities that are accommodated in retail, office and flexible building types. Other employment uses also include employment activities of an entity or organization that serves the medical, educational, social service, recreation and security needs of the community typically in large buildings or multi-building campuses (OAR 660-009-0005(6)).

Planning Area: The area within an existing, or proposed, urban growth boundary. Cities and counties with urban growth management agreements must address the urban land governed by

their respective plans as specified in the urban growth management agreement for the affected area (OAR 660-009-0005(7)).

Residential Lands

Residential, Buildable Land: Residentially land within the urban growth boundary including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses. Publicly owned land is generally not considered available for residential uses. Land is generally considered suitable and available unless it:

- e. Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;
- f. Is subject to natural resource protection measures determined under Statewide Planning Goals 5, 15, 16, 17, or 18;
- g. Has slopes of 25 percent or greater;
- h. Is within the 100-year floodplain; or
- i. Cannot be provided with public facilities. (OAR 660-008-0005(2)).

Residential, Developed Land: Residentially designated lots or parcels with an L:I Ratio of 0.30 or greater.

Residential, Infill Land: Developed Residential Land of one-half acre or more, less one-quarter acre (10,890 square feet) for the existing dwelling. **OAR 660-024-0050(2)(a)**

Residential, Redevelopment Land: Land zoned for residential use on which development has already occurred but on which, due to present or expected market forces, there exists the strong likelihood that existing development will be converted to more intensive residential uses during the planning period (OAR 660-008-0005(12)).

Residential, Suitable and Available Land: Residentially designated vacant and redevelopment land within an urban growth boundary that is not severely constrained by natural hazards as determined under Goal 7, or subject to natural resource protection measures determined under Goal 5, 15, 16, 17, or 18, has slopes less than 25%, is not within the 100-year flood plain, and can be provided with public facilities, and for which public facilities are planned or to which public facilities can be made available. Publicly owned land generally is not considered available for residential use, OAR 660-008-0005(2)].

Residential, Total Land Supply: The supply of vacant and developed land estimated to be adequate to accommodate residential uses for a 20-year planning period. Total land supply includes the short-term supply of land as well as the remaining supply of lands considered suitable and serviceable for residential uses identified in a comprehensive plan.

Residential, Vacant Land: All residentially designated lots or parcels not currently containing permanent buildings or improvements. For purposes of determination of the presence of permanent buildings/improvements all residential lots or parcels with an

improvement value of zero (0), as determined by the Jackson County Assessor, are considered vacant. (OAR 660-024-0050(2)(b))

Safe Harbors: An optional course of action that a local government may use to satisfy a requirement of Goal 14.

Statistical Planning Area: The Central Point Planning Area is divided into nine (9) Statistical Planning Areas, each representing a unique geographic area of the City.

Suitable: Serviceable Employment Land designated for industrial or other employment use that provides, or can be expected to provide, the appropriate site characteristics for the proposed use (OAR 660-009-0005(12)).

APPENDIX B

Methodology for Calculation of Buildable Land

The methodology used to inventory and calculate buildable lands is based on the definitions of buildable land types as defined in Appendix A. The base data source for identification of buildable lands is the Jackson County Assessor's Records dated April 17, 2008, which has been modified to include such additional information as Comprehensive Plan designations, SPA, TAZ, etc. The modified database is referred to as the Central Point Land Use Database (CPLUD).

5.1. Buildable Residential Land

The methodology for calculating Buildable Residential Land involves seven steps as follows:

Step 1. Sum acreage for all **Residential Vacant Land**. The CPLUD identifies all tax lots by their land use designation (Land_Use), development status (Dev_Stat), and improvement value (Imp_Val). When the improvement value of a property is zero the property is defined as **Residential Vacant Land**. The BLI sums the acreage for all **Residential Vacant Land** by land use, zoning, SPA, and TAZ.

Step 2. Sum acreage for all **Residential Redevelopment Land**. The CPLUD identifies all residential tax lots by the year the primary residence was built (YEARBLT). Using the U.S. Census housing loss methodology presented in Appendix C, residential redevelopment land is calculated for lots less than .5 acres as follows:

- a. For all developed residential lots less than .5 acres sort according to year built and place into one of seven age categories (Appendix B).
- b. Multiply the area of each lot by loss rates for age category (Appendix B) to yield annual redevelopment acres.
- c. Sum annual redevelopment acres.

- d. Multiply the annual estimated redevelopment acres by 22 (years in planning period) to yield total estimated **Residential Redevelopment Land**.

The BLI sums the **Residential Redevelopment Land** for all residentially designated properties by land use, zoning, SPA, and TAZ.

Step 3. Sum acreage for all **Residential Infill Land**. The CPLUD identifies all residential tax lots for their infill potential. All residential properties in excess of .5 acres and with an improvement value in excess of zero are defined as **Residential Developed Land**. By deducting 10,890 sq. ft. from each **Residential Developed Land** record the balance is defined as **Residential Infill Land** (Res_Infill). The BLI then sums the Residential Infill Land for all residentially designated properties, by land use, zoning, SPA, and TAZ.

Step 4. Calculate Gross Buildable Residential Lands. Using the sum of the totals generated from Steps 1 through 3 the BLI calculates the Gross Buildable Residential land by land use, zoning, SPA, and TAZ.

Step 5. Sum acreage for all **Environmentally Constrained Land**. The CPLUD includes information on the acreage within each tax lot that is considered to be environmentally constrained (Envir_Const). The BLI sums the **Environmentally Constrained Land** for all residentially designated properties, by land use, zoning, SPA, and TAZ.

Step 6. Sum acreage for all **Public Need Land**. Using the “safe harbor” described in OAR 660-024-0040(9) the **Public Need Land** (streets, roads, schools and parks) is calculated by taking 25% of the net buildable residential acreage (Step 4), less environmentally constrained acreage (Step 5). The BLI sums the **Public Need Land** for all residentially designated properties, by land use, zoning, SPA, and TAZ.

Step 7. Calculate Net Buildable Residential Land. The BLI takes the results from Step 4 less the results from Step 5 and 6 to yield Net Buildable Residential Land by land use, zoning, SPA, and TAZ.

Section 5.2. Buildable Industrial/Employment Lands

The methodology for calculating Net Buildable Industrial/Employment Lands differs slightly from the methodology for residential lands, and as such is restated in the seven (7) following steps:

Step 1. Sum acreage for all **Industrial/Employment Vacant Land**. The CPLUD identifies all tax lots by their land use designation (Land_Use), development status (Dev_Stat), and improvement value (Imp_Val). When the improvement value of industrial/employment property is zero the property’s development status is defined as **Industrial/Employment Vacant Land**. The BLI sums the acreage for all **Industrial/Employment Vacant Land** for all industrial/employment designated properties by land use, zoning, SPA, and TAZ.

Step 2. Sum acreage for all **Industrial/Employment Redevelopment Land**. The CPLUD identifies all Industrial/Employment tax lots for their redevelopment potential. Industrial/Employment tax lots that are less than .5 acres and have an improvement to land value (I:L ratio) of 30% or less are defined as having redevelopment potential (Resid_Redev). The BLI sums the **Industrial/Employment Redevelopment Land** for all industrial/employment designated properties by land use, zoning, SPA, and TAZ.

Step 3. Sum acreage for all **Industrial/Employment Infill Lands**. The CPLUD identifies all residential tax lots for their infill potential. All residential properties in excess of .5 acres and with an improvement value in excess of zero are defined as **Residential Developed Land**. By deducting 10,890 sq. ft. from each **Residential Developed Land** record the balance is defined as **Residential Infill Land** (Res_Infill). The BLI then sums the **Industrial/Employment Infill Land** for all industrial/employment designated properties by land use, zoning, SPA, and TAZ.

Step 4. Calculate Gross Buildable Industrial/Employment Land. The BLI totals the results from Steps 1 through 3 by land use, zoning, SPA, and TAZ.

Step 5. Sum acreage for all Environmentally Constrained Industrial/Employment Land. The CPLUD includes information on the acreage within each tax lot that is considered to be environmentally constrained (Envir_Const). The BLI sums the Environmentally Constrained Land for all industrial/employment designated properties by land use, zoning, SPA, and TAZ.

Step 6. Sum acreage for all Public Need Lands. Using the “safe harbor” described in OAR 660-024-0040(9) the **Public Need Land** is calculated by taking 25% of the gross buildable residential acreage (Step 4), less environmentally constrained acreage (Step 5). The BLI sums the public needs acreage for all industrial/employment designated properties by land use, zoning, SPA, and TAZ.

Step 7. Calculate Net Buildable Industrial/Employment Land. The BLI takes the results from Step 4 less the results from Step 5 and 6 to yield Net Buildable Industrial/Employment Land by land use, zoning, SPA, and TAZ.

A summary of the results of each of the above steps is presented in Tables 1 through 3, and discussed in Section 5, Buildable Land Summary.

APPENDIX C

Estimated Residential Housing Loss – U.S. Census 1997-2003

For the purpose of calculating housing loss (residential redevelopment land), the City of Central Point uses the methodology developed by U.S. Census. The U.S. Census calculates housing loss by applying an annual rate of loss to the total existing residential housing units (HL₀₀) inventory. For the purpose of this calculation, estimates of housing unit loss are based on data derived by the U.S. Census from the 1997-2003 American Housing Survey (AHS) national sample. This survey is done on an annual basis for states, counties, and metropolitan areas. In developing the methodology, the following are considered to represent permanent loss of a housing unit:

- Interior exposed to the elements
- Demolished or disaster loss
- House or mobile home moved

Since the U.S. Census no longer collects information on demolition permits, annual housing unit loss rates are based on structure type and age of structure. This data is gathered and averaged from the annual AHS sampling. The standard annual loss rates by year built are as follows:

Mobile Homes: 1.58%

House, Apartment, or Flat built in:

- 1990-1999: 0.031%
- 1980-1989: 0.054%
- 1970-1979: 0.103%
- 1960-1969: 0.172%
- 1950-1959: 0.249%
- 1940-1949: 0.324%
- Pre-1940: 0.364%
- Overall loss rate: 0.295%

Data for residential housing by year built for the City of Central Point is collected every ten years as part of the decennial census. Information on the year built is also maintained by the County Assessor's Office and is included in the CPLUD. Table 1 provides an estimate of the annual housing loss based on the U.S. Census loss rates noted above. Table 2 is the same information using the most recent CPLUD data, including acreage information.

Table 1. City of Central Point – Estimated Annual Residential Housing Loss, 2000 Census

Year Structure Built	Residential Housing Units	% of Housing Inventory	Housing Loss Rates*	Annual Housing Loss
Mobile Homes	430	8.35%	1.58%	6.79
1999 to 3/2000	372	7.22%	0.0310%	.12
1995 to 1998	908	17.63%	0.0310%	0.28
1990 to 1994	645	12.52%	0.0310%	.20
1980 to 1989	486	9.44%	0.0540%	.26
1970 to 1979	1,028	19.96%	0.1030%	1.06
1960 to 1969	606	11.77%	0.1720%	1.04
1940 to 1959	488	9.48%	0.3000%	1.46
1939 or earlier	187	3.63%	0.3640%	0.68
Total units	5,150	100%	-	11.90
Total % Loss			0.23%	

Table 2. City of Central Point – Estimated Annual Residential Housing Loss, Year 2008

Year Structure Built	Residential Housing Units	% of Housing Inventory	Housing Loss Rates*	Annual Housing Loss
Mobile Homes	526	7.97%	1.58%	8.31
1999 to 4/2008	1,724	26.13%	0.0310%	.53
1995 to 1998	908	13.76%	0.0310%	.28
1990 to 1994	645	9.78%	0.0310%	.20
1980 to 1989	486	7.37%	0.0540%	.26
1970 to 1979	1,028	15.58%	0.1030%	1.06
1960 to 1969	606	9.18%	0.1720%	1.04
1940 to 1959	488	7.40%	0.3000%	1.46
1939 or earlier	187	2.83%	0.3640%	0.68
Total units	6,598	100%	-	13.83
Total % Loss			0.23%	

A review of actual residential demolition permits issued in the City of Central Point revealed that during the period from January 2000 to May 2008, 86 permits were issued, for an average annual housing loss rate of approximately eleven (11) demolitions; which is very close to the 11.90 annual average noted in Table 1. When the Census figures are adjusted for residential construction between 2000 and April 2008, the average annual residential loss increases 13.83 (Table 2). For purposes of calculating the Residential Redevelopment Land the most recent average annual loss of fourteen (14) is used.

In consideration of the above the calculation of residential redevelopment opportunities is based on the AHS methodology adjusted for actual demolitions between 2000 and 2008. An annual loss of .23% of total 2008 housing stock multiplied by 22 years yields an estimated loss of 310 residential units over the planning period. This figure is then divided by 6 (the average net residential density) to determine the number of residential redevelopment acres available during the planning period.

Based on an average annual loss rate of 14 units it is estimated that over the course of the planning period (2008-2030) that the City's residential housing inventory will realize an estimated loss of 308 residential units on 52 acres.

APPENDIX D

Buildable Lands by SPA and TAZ

Table C-1

City of Central Point

Buildable Land Inventory' by Statistical Planning Area A

Land Use	Acres									
	Total	Vacant	Infill	Redevelop- ment	Gross Buildable	Envir. Constrained	Public Lands	Net Buildable	Percent	
VLDR TOTAL VERY LOW DENSITY RESIDENTIAL	69.72	0.65	12.70	15.00	28.35	0.00	7.09	21.26	6.03%	
LDR TOTAL LOW DENSITY RESIDENTIAL	175.82	0.03	8.59	0.55	9.17	0.00	2.29	6.88	1.95%	
MDR TOTAL MEDIUM RESIDENTIAL	16.02	0.95	9.70	0.33	10.98	0.00	2.74	8.23	2.33%	
HDR TOTAL HIGH DENSITY RESIDENTIAL (HDI)	16.58	0.34	0.35	1.65	2.35	0.00	0.59	1.76	0.50%	
MU TOTAL MIXED USE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
CC TOTAL COMMUNITY COMMERCIAL	9.76	1.19	1.40	2.05	4.65	0.00	1.16	3.49	0.99%	
CN TOTAL NEIGHBORHOOD COMMERCIAL	1.66	0.00	0.53	0.24	0.77	0.00	0.19	0.57	0.16%	
CG TOTAL GENERAL COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
IND TOTAL INDUSTRIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
CIVIC TOTAL CIVIC	45.61	0.34	0.00	0.00	0.66	0.00	0.00	0.66	0.19%	
POS TOTAL PARKS & OPEN SPACE	17.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
TOTAL ALL LAND USE CATEGORIES	352.74	3.50	33.27	19.82	56.92	0.00	14.06	42.85	12.15%	

Note: All figures exclude existing public street rights-of-way

Table C-2

City of Central Point

Buildable Land Inventory' by Statistical Planning Area B

Land Use	Acres									
	Total	Vacant	Infill	Redevelop- ment	Gross Buildable	Envir. Constrained	Public Lands	Net Buildable	Percent	
VLDR TOTAL VERY LOW DENSITY RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
LDR TOTAL LOW DENSITY RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
MDR TOTAL MEDIUM RESIDENTIAL	26.12	0.27	0.00	0.47	0.74	0.00	0.18	0.55	0.59%	
HDR TOTAL HIGH DENSITY RESIDENTIAL (HDI)	25.44	2.64	0.00	1.03	3.67	0.00	0.92	2.75	2.94%	
MU TOTAL MIXED USE	14.05	1.13	0.00	0.95	2.09	0.00	0.52	1.56	1.67%	
CC TOTAL COMMUNITY COMMERCIAL	12.58	0.00	0.00	0.57	0.57	0.00	0.14	0.43	0.46%	
CN TOTAL NEIGHBORHOOD COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
CG TOTAL GENERAL COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
IND TOTAL INDUSTRIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
CIVIC TOTAL CIVIC	14.00	0.00	0.00	0.00	0.66	0.00	0.00	0.66	0.70%	
POS TOTAL PARKS & OPEN SPACE	1.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
TOTAL ALL LAND USE CATEGORIES	93.68	4.04	0.00	3.02	7.72	0.00	1.77	5.96	6.36%	

Note: All figures exclude existing public street rights-of-way

Table C-3

City of Central Point
Buildable Land Inventory* by Statistical Planning Area C

Land Use	Total	Vacant	Infill	Redevelop- ment	Gross Buildable	Envir. Constrained	Public Lands	Net Buildable	Percent
VLDR TOTAL VERY LOW DENSITY RESIDENTIAL	9.05	0.00	8.78	0.00	8.78	0.00	2.20	6.59	2.40%
LDR TOTAL LOW DENSITY RESIDENTIAL	57.76	0.07	0.00	0.25	0.32	0.00	0.08	0.24	0.09%
MDR TOTAL MEDIUM RESIDENTIAL	7.40	0.00	0.00	0.07	0.07	0.00	0.00	0.05	0.03%
HDR TOTAL HIGH DENSITY RESIDENTIAL (HDI)	106.50	0.18	1.69	2.21	4.08	0.00	1.02	3.05	1.11%
MU TOTAL MIXED USE	36.49	1.14	1.93	1.40	4.46	0.00	1.12	3.35	1.22%
CC TOTAL COMMUNITY COMMERCIAL	29.55	2.84	0.00	1.89	4.73	0.00	1.18	3.55	1.29%
CN TOTAL NEIGHBORHOOD COMMERCIAL	12.08	0.00	0.00	1.48	1.48	0.00	0.37	1.11	0.40%
CG TOTAL GENERAL COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
IND TOTAL INDUSTRIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
CIVIC TOTAL CIVIC	12.62	0.00	1.11	0.00	0.66	0.00	0.00	0.65	0.24%
POS TOTAL PARKS & OPEN SPACE	3.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
TOTAL ALL LAND USE CATEGORIES	274.68	4.22	13.53	7.31	24.60	0.00	5.99	15.61	6.78%

Note * All figures exclude existing public street rights-of-way

Table C-4

City of Central Point
Buildable Land Inventory* by Statistical Planning Area D

Land Use	Total	Vacant	Infill	Redevelop- ment	Gross Buildable	Envir. Constrained	Public Lands	Net Buildable	Percent
VLDR TOTAL VERY LOW DENSITY RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
LDR TOTAL LOW DENSITY RESIDENTIAL	170.56	1.44	7.14	1.32	9.89	0.00	2.47	7.42	3.11%
MDR TOTAL MEDIUM RESIDENTIAL	30.00	0.70	2.29	0.80	3.80	0.00	0.93	2.83	1.19%
HDR TOTAL HIGH DENSITY RESIDENTIAL (HDI)	18.15	0.00	0.00	0.52	0.52	0.00	0.13	0.39	0.16%
MU TOTAL MIXED USE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
CC TOTAL COMMUNITY COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
CN TOTAL NEIGHBORHOOD COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
CG TOTAL GENERAL COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
IND TOTAL INDUSTRIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
CIVIC TOTAL CIVIC	0.00	0.00	0.00	0.00	0.66	0.00	0.00	0.66	0.28%
POS TOTAL PARKS & OPEN SPACE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
TOTAL ALL LAND USE CATEGORIES	238.72	2.14	9.43	2.64	14.88	0.00	3.55	11.32	4.74%

Note * All figures exclude existing public street rights-of-way

Table C-5

City of Central Point

Buildable Land Inventory' by Statistical Planning Area E

Land Use	Total	Vacant	Infill	Redevelopment	Gross Buildable	Envir. Constrained	Public Lands	Net Buildable	Percent
VLDR TOTAL VERY LOW DENSITY RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
LDR TOTAL LOW DENSITY RESIDENTIAL	177.44	7.53	11.42	1.22	20.17	0.00	5.04	15.12	6.26%
MDR TOTAL MEDIUM RESIDENTIAL	20.46	4.46	0.00	5.92	10.38	0.00	2.60	7.79	5.22%
HDR TOTAL HIGH DENSITY RESIDENTIAL (HDF)	27.88	3.32	7.19	1.32	11.83	0.00	2.96	8.88	5.67%
MU TOTAL MIXED USE	15.83	6.64	0.30	2.94	9.28	0.00	2.32	6.96	2.88%
CC TOTAL COMMUNITY COMMERCIAL	0.00	0.00	1.92	0.32	2.25	0.00	0.56	1.69	0.70%
CN TOTAL NEIGHBORHOOD COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
CG TOTAL GENERAL COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
IND TOTAL INDUSTRIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
CIVIC TOTAL CIVIC	0.00	0.00	0.00	0.00	0.66	0.00	0.00	0.66	0.27%
POS TOTAL PARKS & OPEN SPACE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
TOTAL ALL LAND USE CATEGORIES	241.62	21.35	20.84	11.72	54.57	0.00	13.48	41.09	17.01%

Note: All figures exclude existing public street rights-of-way

Table C-6

City of Central Point

Buildable Land Inventory' by Statistical Planning Area F

Land Use	Total	Vacant	Infill	Redevelopment	Gross Buildable	Envir. Constrained	Public Lands	Net Buildable	Percent
VLDR TOTAL VERY LOW DENSITY RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
LDR TOTAL LOW DENSITY RESIDENTIAL	124.77	3.27	6.58	5.74	15.59	0.00	3.90	11.70	8.31%
MDR TOTAL MEDIUM RESIDENTIAL	3.12	1.46	0.00	0.09	1.55	0.00	0.39	1.16	0.82%
HDR TOTAL HIGH DENSITY RESIDENTIAL (HDF)	10.76	5.31	0.00	0.00	5.31	0.00	1.33	3.98	2.83%
MU TOTAL MIXED USE	2.13	0.78	0.00	0.55	1.33	0.00	0.33	1.00	0.71%
CC TOTAL COMMUNITY COMMERCIAL	0.00	0.00	0.00	0.64	0.64	0.00	0.16	0.48	0.34%
CN TOTAL NEIGHBORHOOD COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
CG TOTAL GENERAL COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
IND TOTAL INDUSTRIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
CIVIC TOTAL CIVIC	0.00	0.00	0.00	0.00	0.66	0.00	0.00	0.66	0.47%
POS TOTAL PARKS & OPEN SPACE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
TOTAL ALL LAND USE CATEGORIES	140.78	10.82	6.58	7.02	25.09	0.00	6.11	18.96	13.48%

Note: All figures exclude existing public street rights-of-way

Table C-7

City of Central Point

Buildable Land Inventory' by Statistical Planning Area G

Land Use	Acres									
	Total	Vacant	Infill	Redevelopment	Gross Buildable	Envir. Constrained	Public Lands	Net Buildable	Percent	
VLDR TOTAL VERY LOW DENSITY RESIDENTIAL	35.72	0.00	0.00	1.54	1.54	0.00	0.38	1.15	0.83%	
LDR TOTAL LOW DENSITY RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
MDR TOTAL MEDIUM RESIDENTIAL	80.60	41.30	1.68	4.22	47.20	5.93	10.52	30.95	22.22%	
HDR TOTAL HIGH DENSITY RESIDENTIAL (HDF)	9.92	4.41	0.00	1.20	5.61	0.50	1.28	3.84	2.75%	
MU TOTAL MIXED USE	15.05	0.00	0.00	2.10	2.10	0.00	0.52	1.57	1.13%	
CC TOTAL COMMUNITY COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
CN TOTAL NEIGHBORHOOD COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
CG TOTAL GENERAL COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
IND TOTAL INDUSTRIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
CIVIC TOTAL CIVIC	0.00	4.24	0.00	0.18	0.66	0.00	0.00	0.66	0.47%	
POS TOTAL PARKS & OPEN SPACE	0.00	2.80	0.00	0.00	2.80	0.00	0.00	2.80	2.01%	
TOTAL ALL LAND USE CATEGORIES	139.29	52.75	1.68	9.24	59.91	6.43	12.50	40.97	29.42%	

Note: All figures exclude existing public street rights-of-way.

Table C-8

City of Central Point

Buildable Land Inventory' by Statistical Planning Area H

Land Use	Acres									
	Total	Vacant	Infill	Redevelopment	Gross Buildable	Envir. Constrained	Public Lands	Net Buildable	Percent	
VLDR TOTAL VERY LOW DENSITY RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
LDR TOTAL LOW DENSITY RESIDENTIAL	197.43	40.65	37.77	6.32	84.74	0.00	21.19	63.56	23.72%	
MDR TOTAL MEDIUM RESIDENTIAL	41.76	8.60	12.81	1.10	22.51	0.00	5.63	16.88	6.30%	
HDR TOTAL HIGH DENSITY RESIDENTIAL (HDF)	28.80	0.00	0.00	2.43	2.43	0.00	0.61	1.83	0.68%	
MU TOTAL MIXED USE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
CC TOTAL COMMUNITY COMMERCIAL	0.00	22.04	1.63	0.25	23.93	0.00	5.98	17.95	6.70%	
CN TOTAL NEIGHBORHOOD COMMERCIAL	0.00	0.57	0.00	4.87	5.44	0.00	1.36	4.08	1.52%	
CG TOTAL GENERAL COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
IND TOTAL INDUSTRIAL	0.00	3.06	9.73	14.38	27.18	0.00	6.79	20.38	7.61%	
CIVIC TOTAL CIVIC	0.00	0.00	0.00	0.00	0.66	0.00	0.00	0.66	0.35%	
POS TOTAL PARKS & OPEN SPACE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
TOTAL ALL LAND USE CATEGORIES	257.99	74.93	61.95	29.35	166.90	0.00	41.56	125.34	46.77%	

Note: All figures exclude existing public street rights-of-way.

Table C-9
 City of Central Point
 Buildable Land Inventory' by Statistical Planning Area 1

Land Use	Acres									Percent
	Total	Vacant	Infill	Redevelop- ment	Gross Buildable	Envir. Constrained	Public Lands	Net Buildable		
VLDR TOTAL VERY LOW DENSITY RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
LDR TOTAL LOW DENSITY RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
MDR TOTAL MEDIUM RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
HDR TOTAL HIGH DENSITY RESIDENTIAL (HDI)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
MU TOTAL MIXED USE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
CC TOTAL COMMUNITY COMMERCIAL	57.59	25.45	6.09	4.44	35.98	0.00	9.00	26.99	9.74%	
CN TOTAL NEIGHBORHOOD COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
CG TOTAL GENERAL COMMERCIAL	8.79	5.35	3.18	0.00	8.54	0.00	2.13	6.40	2.31%	
IND TOTAL INDUSTRIAL	147.02	93.34	6.69	0.85	130.88	7.29	23.40	70.19	25.32%	
CIVIC TOTAL CIVIC	0.00	0.00	0.00	0.00	0.66	0.00	0.00	0.66	0.24%	
POS TOTAL PARKS & OPEN SPACE	63.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
TOTAL ALL LAND USE CATEGORIES	277.20	124.15	15.97	5.29	146.06	7.29	34.53	104.25	37.61%	

Note: All figures exclude existing public street rights-of-way

Table C-10. City of Central Point – Commercial Totals by TAZ

CITY OF CENTRAL POINT COMMERCIAL TOTALS BY TAZ									
TAZ	Total Acres	Vacant Acres	Infill Vacant Acres	Environmentally Constrained Acres	Public Lands	Redevelopment Acres	Net Total Buildable Acres	Adjusted Net Buildable Acres	Percent
156	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
157	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
158	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
166	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
214	5.23	0.24	0.00	0.00	0.00	2.51	2.75	2.07	2.21%
215	6.95	0.33	1.63	0.00	0.00	3.13	5.09	3.82	4.08%
216	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
217	25.87	22.04	0.00	0.00	0.00	0.44	22.48	16.86	18.02%
218	7.81	0.00	0.39	0.00	0.00	2.64	3.03	2.27	2.43%
219	27.78	22.37	3.18	0.00	0.00	1.98	27.54	20.65	22.07%
220	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
221	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
222	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
223	1.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
224	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
225	13.68	0.17	0.00	0.00	0.00	0.84	1.01	0.76	0.81%
226	18.08	0.00	0.00	0.00	0.00	2.79	2.79	2.09	2.24%
227	2.94	0.77	0.00	0.00	0.00	0.00	0.77	0.58	0.62%
228	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
229	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
230	30.78	8.43	5.71	0.00	0.00	3.17	17.31	12.98	13.87%
231	15.22	1.72	0.00	0.00	0.00	2.33	4.05	3.04	3.25%
232	11.42	1.11	0.00	0.00	0.00	0.50	1.61	1.21	1.29%
233	9.67	0.00	1.93	0.00	0.00	1.67	3.60	2.70	2.89%
234	2.69	0.00	0.00	0.00	0.00	0.61	0.61	0.46	0.49%
235	3.88	0.18	0.00	0.00	0.00	0.17	0.35	0.26	0.28%
236	0.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
237	1.46	0.00	0.00	0.00	0.00	0.19	0.19	0.14	0.15%
238	3.66	0.00	0.00	0.00	0.00	0.30	0.30	0.23	0.24%
239	0.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
240	2.94	0.00	0.00	0.00	0.00	0.09	0.09	0.07	0.07%
241	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
243	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
244	1.66	0.00	0.53	0.00	0.00	0.42	0.95	0.71	0.76%
245	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
246	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
247	3.37	0.46	0.00	0.00	0.00	0.13	0.59	0.44	0.47%
248	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
249	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
250	9.76	1.19	1.40	0.00	0.00	3.60	6.20	4.65	4.97%
251	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
252	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
253	10.77	0.00	0.00	0.00	0.00	3.68	3.68	2.76	2.95%
254	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
255	3.26	0.78	0.00	0.00	0.00	2.10	2.88	2.16	2.31%

256	16.81	6.04	0.30	0.00	0.00	5.16	11.50	8.63	9.22%
257	2.74	0.00	1.92	0.00	0.00	0.57	2.49	1.87	2.00%
258	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
259	0.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
260	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
845	4.25	0.00	0.00	0.00	0.00	2.90	2.90	2.18	2.32%
TOTALS	246.32	65.85	17.00	0.00	0.00	41.92	124.77	93.57	100.00%

Table C-11, City of Central Point – Commercial Totals by TAZ

CITY OF CENTRAL POINT INDUSTRIAL TOTALS BY TAZ									
TAZ	Total Acres	Vacant Acres	Infill Vacant Acres	Environmentally Constrained Acres	Public Lands	Redevelopment Acres	Net Total Buildable Acres	Adjusted Net Buildable Acres	Percent
156	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
157	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
158	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
166	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
214	37.51	2.31	1.74	0.00	0.00	11.82	15.87	11.90	11.54%
215	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
216	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
217	14.55	0.32	0.00	0.00	0.00	6.37	6.69	5.01	4.86%
218	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
219	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
220	118.28	86.74	4.73	1.00	0.00	0.59	91.06	68.29	66.20%
221	22.14	0.00	1.96	0.00	0.00	0.90	2.86	2.15	2.08%
222	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
223	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
224	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
225	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
226	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
227	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
228	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
229	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
230	6.60	6.60	0.00	1.00	0.00	0.00	5.60	4.20	4.07%
231	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
232	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
233	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
234	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
235	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
236	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
237	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
238	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
239	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
240	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
241	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
243	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
244	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
245	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
246	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
247	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
248	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
249	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
250	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
251	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
252	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
253	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
254	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
255	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%

256	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
257	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
258	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
259	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
260	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
845	25.36	0.44	7.99	0.00	0.00	7.04	15.48	11.61	11.25%
TOTALS	224.74	96.41	16.42	2.00	0.00	26.72	137.55	103.16	100.00%

Table C-12. City of Central Point – Commercial Totals by TAZ

CITY OF CENTRAL POINT LOW DENSITY RESIDENTIAL TOTALS BY TAZ									
TAZ	Total Acres	Vacant Acres	Infill Vacant Acres	Environmentally Constrained Acres	Public Lands	Redevelopment Acres	Net Total Buildable Acres	Adjusted Net Buildable Acres	Percent
156	27.44	0.00	2.48	0.00	0.00	3.82	6.30	4.73	3.11%
157	45.56	0.65	13.87	0.00	0.00	0.00	14.52	10.89	7.17%
158	23.39	0.00	0.00	0.00	0.00	22.56	22.56	16.92	11.13%
166	65.41	8.62	1.86	0.00	0.00	2.07	12.55	9.41	6.19%
214	0.41	0.00	0.00	0.00	0.00	0.41	0.41	0.31	0.20%
215	52.98	0.00	1.64	0.00	0.00	7.65	9.29	6.97	4.59%
216	73.05	32.03	31.22	0.00	0.00	0.00	63.25	47.44	31.21%
217	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
218	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
219	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
220	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
221	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
222	121.21	1.20	7.14	0.00	0.00	2.31	10.64	7.98	5.25%
223	49.35	0.25	0.00	0.00	0.00	0.00	0.25	0.18	0.12%
224	26.89	0.00	0.00	0.00	0.00	0.27	0.27	0.21	0.13%
225	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
226	0.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
227	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
228	17.94	0.07	0.00	0.00	0.00	0.17	0.24	0.18	0.12%
229	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
230	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
231	9.03	0.00	8.78	0.00	0.00	0.00	8.78	6.59	4.33%
232	12.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
233	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
234	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
235	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
236	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
237	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
238	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
239	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
240	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
241	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
243	34.24	0.01	0.67	0.00	0.00	0.65	1.33	1.00	0.66%
244	35.47	0.01	0.00	0.00	0.00	0.09	0.10	0.07	0.05%
245	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
246	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
247	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
248	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
249	36.08	0.01	2.55	0.00	0.00	0.00	2.56	1.92	1.27%
250	43.36	0.00	1.72	0.00	0.00	0.16	1.88	1.41	0.93%
251	10.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
252	21.78	0.00	0.00	0.00	0.00	2.24	2.24	1.68	1.11%
253	1.33	0.00	0.00	0.00	0.00	0.46	0.46	0.35	0.23%
254	71.34	2.78	0.32	0.00	0.00	2.78	5.88	4.41	2.90%
255	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%

256	5.36	0.00	0.81	0.00	0.00	0.15	0.96	0.72	0.47%
257	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
258	68.36	3.70	3.77	0.00	0.00	1.91	9.38	7.04	4.63%
259	103.73	3.82	6.84	0.00	0.00	0.08	10.75	8.06	5.30%
260	53.43	0.49	6.26	0.00	0.00	7.29	14.05	10.54	6.93%
845	5.36	0.00	3.05	0.00	0.00	0.95	4.00	3.00	1.97%
TOTALS	1016.25	53.65	92.99	0.00	0.00	56.02	202.65	151.99	100.00%

Table C-13. City of Central Point – Commercial Totals by TAZ

CITY OF CENTRAL POINT MEDIUM DENSITY RESIDENTIAL TOTALS BY TAZ									
TAZ	Total Acres	Vacant Acres	Infill Vacant Acres	Environmentally Constrained Acres	Public Lands	Redevelopment Acres	Net Total Buildable Acres	Adjusted Net Buildable Acres	Percent
156	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
157	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
158	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
166	15.50	0.00	0.00	0.00	0.00	3.18	3.18	2.39	2.59%
214	3.47	0.00	2.74	0.00	0.00	0.32	3.06	2.30	2.50%
215	22.11	0.93	4.47	0.00	0.00	1.61	7.01	5.26	5.71%
216	27.42	7.67	4.80	0.00	0.00	1.09	13.55	10.16	11.05%
217	1.68	0.00	0.80	0.00	0.00	0.00	0.80	0.60	0.66%
218	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
219	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
220	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
221	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
222	68.15	0.70	2.29	0.00	0.00	2.33	5.32	3.99	4.34%
223	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
224	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
225	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
226	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
227	2.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
228	1.26	0.00	0.00	0.00	0.00	0.17	0.17	0.13	0.14%
229	89.22	0.00	1.69	0.00	0.00	3.39	5.08	3.81	4.14%
230	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
231	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
232	14.86	0.00	0.00	0.00	0.00	0.38	0.38	0.29	0.31%
233	5.58	0.18	0.00	0.00	0.00	0.07	0.25	0.18	0.20%
234	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
235	1.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
236	4.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
237	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
238	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
239	9.55	0.20	0.00	0.00	0.00	0.71	0.91	0.68	0.74%
240	4.02	1.95	0.00	0.00	0.00	0.00	1.95	1.46	1.59%
241	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
243	13.25	0.34	0.35	0.00	0.00	0.53	1.22	0.92	1.00%
244	0.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
245	9.44	0.27	0.00	0.00	0.00	0.81	1.08	0.81	0.88%
246	11.06	0.01	0.00	0.00	0.00	0.37	0.38	0.28	0.31%
247	4.95	0.25	0.00	0.00	0.00	0.00	0.25	0.19	0.20%
248	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
249	3.67	0.95	0.91	0.00	0.00	1.56	3.42	2.57	2.79%
250	14.72	0.00	8.79	0.00	0.00	1.39	10.18	7.63	8.29%
251	44.68	32.54	0.00	4.00	0.00	1.42	29.96	22.47	24.41%
252	15.48	8.76	0.00	0.00	0.00	4.32	13.08	9.81	10.66%
253	20.38	0.00	1.68	0.00	0.00	1.67	3.35	2.51	2.73%
254	3.12	1.46	0.00	0.00	0.00	0.15	1.61	1.21	1.31%
255	5.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%

256	11.66	3.38	0.00	0.00	0.00	4.55	7.93	5.95	6.47%
257	14.14	1.08	0.52	0.00	0.00	6.64	8.23	6.18	6.71%
258	6.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
259	0.55	0.00	0.00	0.00	0.00	0.33	0.33	0.25	0.27%
260	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
845	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
TOTALS	451.67	60.66	29.05	4.00	0.00	36.99	122.69	92.02	100.00%

Table C-14. City of Central Point – Commercial Totals by TAZ

CITY OF CENTRAL POINT Civic Parks & Open Space TOTALS BY TAZ									
TAZ	Total Acres	Vacant Acres	Infill Vacant Acres	Environmentally Constrained Acres	Public Lands	Redevelopment Acres	Net Total Buildable Acres	Adjusted Net Buildable Acres	Percent
156	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
157	6.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
158	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
166	26.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
214	5.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
215	11.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
216	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
217	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
218	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
219	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
220	19.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
221	7.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
222	2.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
223	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
224	2.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
225	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
226	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
227	7.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
228	4.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
229	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
230	36.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
231	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
232	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
233	1.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
234	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
235	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
236	1.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
237	1.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
238	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
239	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
240	12.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
241	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
243	7.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
244	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
245	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
246	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
247	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
248	31.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
249	16.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
250	0.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
251	33.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
252	5.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
253	4.37	0.00	0.00	0.00	0.00	0.31	0.00	0.23	100.00%
254	9.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
255	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%

256	2.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
257	6.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
258	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
259	5.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
260	0.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
845	3.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
TOTALS	276.41	0.00	0.00	0.00	0.00	0.31	0.00	0.23	100.00%

Table C-15. City of Central Point – Commercial Totals by TAZ

CITY OF CENTRAL POINT HIGH DENSITY RESIDENTIAL TOTALS BY TAZ									
TAZ	Total Acres	Vacant Acres	Infill Vacant Acres	Environmentally Constrained Acres	Public Lands	Redevelopment Acres	Net Total Buildable Acres	Adjusted Net Buildable Acres	Percent
156	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
157	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
158	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
166	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
214	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
215	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
216	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
217	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
218	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
219	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
220	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
221	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
222	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
223	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
224	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
225	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
226	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
227	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
228	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
229	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
230	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
231	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
232	2.82	0.20	0.00	0.00	0.00	0.24	0.44	0.33	1.74%
233	4.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
234	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
235	2.82	0.50	0.00	0.00	0.00	0.65	1.15	0.86	4.57%
236	2.77	0.00	0.00	0.00	0.00	0.53	0.53	0.40	2.11%
237	0.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
238	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
239	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
240	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
241	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
243	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
244	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
245	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
246	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
247	6.85	0.23	0.00	0.00	0.00	0.74	0.97	0.73	3.86%
248	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
249	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
250	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
251	4.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
252	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
253	9.92	4.41	0.00	1.00	0.00	2.11	5.52	4.14	22.00%
254	5.31	5.31	0.00	0.00	0.00	0.00	5.31	3.98	21.17%
255	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%

256	8.00	3.32	0.00	0.00	0.00	1.18	4.50	3.38	17.95%
257	7.71	0.00	6.68	0.00	0.00	0.00	6.68	5.01	26.61%
258	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
259	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
260	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
845	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
TOTALS	56.12	13.97	6.68	1.00	0.00	5.45	25.09	18.82	100.00%

Table C-16. City of Central Point – Commercial Totals by TAZ

CITY OF CENTRAL POINT ALL LAND USE SUMMARY TOTALS BY TAZ								
TAZ	Total Acres	Vacant Acres	Infill Vacant Acres	Redevelopment Acres	Gross Buildable Acres	Environmentally Constrained Acres	Public Lands	Net Buildable Acres
156	27.44	0.00	2.48	2.18	4.66	0.00	1.16	3.49
157	52.34	0.65	13.87	0.00	14.52	0.00	3.63	10.89
158	23.39	0.00	0.00	12.86	12.86	0.00	3.21	9.64
166	107.05	8.62	1.86	2.99	13.47	0.00	3.37	10.10
214	51.94	2.55	4.48	8.58	15.62	0.00	3.90	11.71
215	93.98	1.26	7.75	7.06	16.07	0.00	4.02	12.05
216	100.47	39.70	36.02	0.62	76.34	0.00	19.08	57.25
217	42.33	22.36	0.80	3.88	27.05	0.00	6.76	20.28
218	7.81	0.00	0.39	1.50	1.89	0.00	0.47	1.42
219	27.78	22.37	3.18	1.13	26.68	0.00	6.67	20.01
220	138.17	86.74	4.73	0.34	91.80	4.32	21.87	65.61
221	29.92	0.00	1.96	0.51	2.48	0.00	0.62	1.86
222	191.85	1.90	9.43	2.64	13.97	0.00	3.49	10.48
223	50.38	0.25	0.00	0.00	0.25	0.00	0.06	0.18
224	29.59	0.00	0.00	0.15	0.16	0.00	0.04	0.12
225	13.68	0.17	0.00	0.48	0.65	0.00	0.16	0.49
226	18.66	0.00	0.00	1.59	1.59	0.00	0.40	1.19
227	13.37	0.77	0.00	0.00	0.77	0.00	0.19	0.58
228	23.99	0.07	0.00	0.19	0.26	0.00	0.07	0.20
229	89.22	0.00	1.69	1.93	3.63	0.00	0.91	2.72
230	73.51	15.04	5.71	1.81	22.55	2.97	4.90	14.69
231	24.25	1.72	8.78	1.33	11.84	0.00	2.96	8.88
232	41.45	1.31	0.00	0.64	1.95	0.00	0.49	1.46
233	20.47	0.18	1.93	0.99	3.10	0.00	0.77	2.32
234	2.86	0.00	0.00	0.35	0.35	0.00	0.09	0.26
235	7.91	0.68	0.00	0.47	1.14	0.00	0.29	0.86
236	9.26	0.00	0.00	0.30	0.30	0.00	0.08	0.23
237	3.97	0.00	0.00	0.11	0.11	0.00	0.03	0.08
238	4.26	0.00	0.00	0.17	0.17	0.00	0.04	0.13
239	10.27	0.20	0.00	0.40	0.61	0.00	0.15	0.46
240	19.49	1.95	0.00	0.05	2.00	0.00	0.50	1.50
241	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00
243	55.07	0.35	1.02	0.67	2.04	0.00	0.51	1.53
244	37.92	0.01	0.53	0.29	0.83	0.00	0.21	0.62
245	9.44	0.27	0.00	0.46	0.73	0.00	0.18	0.55
246	11.06	0.01	0.00	0.21	0.22	0.00	0.05	0.16
247	15.17	0.93	0.00	0.50	1.43	0.00	0.36	1.07
248	31.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00
249	56.59	0.96	3.47	0.89	5.32	0.00	1.33	3.99
250	68.56	1.19	11.91	2.94	16.04	0.00	4.01	12.03
251	92.92	32.54	0.00	0.81	33.34	5.93	6.85	20.56
252	42.27	8.76	0.00	3.74	12.50	0.00	3.13	9.38
253	46.77	4.41	1.68	4.69	10.78	0.50	2.57	7.71

254	89.71	9.55	0.32	1.67	11.54	0.00	289	8.66
255	8.50	0.78	0.00	1.20	1.98	0.00	049	1.48
256	44.05	12.74	1.11	6.29	20.15	0.00	504	15.11
257	30.66	1.08	9.12	4.11	14.30	0.00	358	10.73
258	74.86	3.70	3.77	1.09	8.56	0.00	214	6.42
259	111.00	3.82	6.84	0.23	10.90	0.00	273	8.18
260	54.37	0.49	6.26	4.16	10.91	0.00	273	8.18
845	38.72	0.44	11.04	6.21	17.59	0.00	442	13.27
TOTALS	2270.51	290.52	162.13	95.42	548.08	13.72	133.59	400.77

City of Central Point
Planning Department
140 S. Third Street
Central Point, OR 97502

Attn: Plan Amend. Specialist
Dept. of Land Conservation
635 Capitol St NE, Ste 150
Salem, OR 97301-2540



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