



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

07/19/2011

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Astoria Plan Amendment
DLCD File Number 003-08

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. 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: Monday, August 01, 2011

This amendment was submitted to DLCD for review 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 Acknowledgment or 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. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Rosemary Johnson, City of Astoria
Angela Lazarean, DLCD Urban Planning Specialist
Matt Spangler, DLCD Regional Representative

<paa> YA/



FORM **2**

DLCD

Notice of Adoption

In person electronic mailed

DEPT OF

JUL 12 2011

**LAND CONSERVATION
AND DEVELOPMENT**

For Office Use Only

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **City of Astoria**

Local file number: **A10-02**

Date of Adoption: **7-5-11**

Date Mailed: **7-11-11**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 4-7-11

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other: **Adopt a background report**

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

Add Development Code Section 1.253 adopting the Buildable Lands Inventory by reference.

Previous submittal was A08-03 which was not adopted and returned to Planning Commission for additional analysis of the buildable lands.

Does the Adoption differ from proposal? Yes

Updated information provided with proposal was integrated into final document rather than in draft format as provided with original submittal. No change to content or material. Cover background statement, credits, and index added.

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" 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...

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. 003-08 (16685) [16708]

DLCD file No. _____

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

ODOT, OR State Forestry, Port of Astoria, Clatsop County

Local Contact: **Rosemary Johnson**

Phone: (503) 338-5183 Extension: 2413

Address: **1095 Duane Street**

Fax Number: **503-338-6538**

City: **Astoria**

Zip: **97103**

E-mail Address: **rjohnson@astoria.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this **Form 2** on **light green paper** if available.
3. Send this Form 2 and **One (1) Complete Paper Copy and One (1) Electronic Digital CD** (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. **DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.** (for submittal instructions, also see # 5)] **MAIL the PAPER COPY and CD 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**

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615).
10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.

ORDINANCE NO. 11- 06

AN ORDINANCE AMENDING THE ASTORIA DEVELOPMENT CODE SECTION CONCERNING ADOPTED MASTER PLANS

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

Section 1. The Astoria Development Code is hereby amended by the addition of Section 1.253 pertaining to the Buildable Lands Inventory to read as follows:

"1.253 BUILDABLE LANDS INVENTORY

There is hereby adopted by this reference, the Buildable Lands Inventory, adopted by the City Council on July 5, 2011, original document of which is on file in the office of the Community Development Director of the City of Astoria."

Section 2. Effective Date. This ordinance and its amendment will be effective 30 days following its adoption and enactment by the City Council.

ADOPTED BY THE COMMON COUNCIL THIS 5TH DAY OF JULY, 2011.

APPROVED BY THE MAYOR THIS 5TH DAY OF JULY, 2011.

Handwritten signature of Mayor Van Dusen above a horizontal line, with the word "Mayor" printed below the line.

ATTEST:

Handwritten signature of Paul Benoit above a horizontal line, with the text "Paul Benoit, City Manager" printed below the line.

ROLL CALL ON ADOPTION: YEA NAY ABSENT

Commissioner LaMear X
Roscoe X
Mellin X
Warr X

Mayor Van Dusen X

STAFF REPORT AND FINDINGS OF FACT

May 16, 2011

TO: ASTORIA PLANNING COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER

SUBJECT: AMENDMENT (A10-02) TO THE DEVELOPMENT CODE ADOPTING THE BUILDABLE LANDS INVENTORY

I. BACKGROUND SUMMARY

- A. Applicant: Brett Estes, Community Development Director
For: Astoria City Council
City of Astoria
1095 Duane
Astoria OR 97103
- B. Owner: Not Applicable
- C. Request: Amend the Development Code by the addition of Section 1.253 adopting the Buildable Lands Inventory
- D. Location: City wide.
- E. Zone: All zones.

II. BACKGROUND

In June 2003, Columbia River Estuary Study Taskforce (CREST) completed a Buildable Lands Inventory (BLI) for the City of Astoria. That document produced maps of the zones, areas of steep slopes, wetlands, and larger tracts of land available for development. No in-depth analysis was done with that BLI. In 2007, the City of Astoria received a grant from the Oregon Department of Land Conservation and Development (DLCD) to update the City's Buildable Lands Inventory, Goal 9 (Economic Development) Analysis, and Goal 10 (Housing) Analysis. City staff initially hired The Benkendorf and Associates Corporation and Johnson-Gardner, LLC and worked collaboratively with the consultant and DLCD to begin work on these studies. Cogan Owens Cogan, LLC (COC) subsequently was hired to refine and expand on that initial work and prepare the final BLI document and analysis.

The BLI was conducted to assess employment and housing related buildable lands inventory and needs consistent with State laws and Administrative Rules. The purpose of this effort is to comply with State requirements and to ensure that Astoria

has a sufficient supply of residential and employment (commercial, retail, office, and industrial) land within the Urban Growth Boundary (UGB) to meet the City's 20-year land demand.

When the draft BLI document was presented to the City Council in April 2008, Council expressed concern that some of the parcels identified as "buildable", especially in the residential areas, were not really buildable based on their visual knowledge of the area. The Council asked staff to conduct a more detailed, parcel-by-parcel, "foot on the ground" analysis to provide the best actual figures possible. No issues were raised by the Council on the basic draft economic and demographic analysis or the figures for employment land. Local planning consultant Patrick Wingard, Wingard Planning and Development Services, was subsequently hired to conduct a field investigation. Over the last year, Mr. Wingard identified these parcels, analyzed them, and conducted additional research concerning deed restrictions, feasibility of development, and actual slope percentages, among other factors based on a visual investigation of each parcel. This is not a typical approach in completing a BLI and therefore staff has worked very closely with DLCD to assure that the methodology used to determine the buildable acreage would meet with the State's criteria.

In developing the Plan over the last years, the consultants identified areas for residential and employment development, identified constraint areas such as steep slopes and wetlands, etc., projected the land need for second home market, and made recommendations for Comprehensive Plan amendments and possible other alternatives such as a UGB land swap. The following documents are attached and incorporated by reference to these Findings.

1. 2010 Buildable Lands Inventory Project, Final Results from Patrick Wingard, April 4, 2011
2. Project Summary Memorandum from Cogan Owens Cogan, April 4, 2008
3. Project Summary
4. Buildable Lands Inventory
5. Goal 9 Analysis
6. Goal 10 Analysis
7. Economic Development Goals and Policies
8. Housing Goals and Policies
9. Public Facilities Goals and Policies
10. Tables of Properties
 - Table 1.1, Zoning Districts
 - Table 1.2, Land Within the City Limits and UGB by Zoning District
 - Table 1.3a, Inventory of Vacant, Partially Vacant, and Redevelopable Parcels by Zoning District
 - Table 1.3b, Inventory of Buildable Parcels by Zoning District
 - Table 1.3c, Potential Additional Buildable Parcels and Emerald Heights Buildable Acres Breakdown
 - Table 1.4, Summary of Vacant, Partially Vacant, and Redevelopable Parcels within UGB by Zoning District

Table 1.5, Summary of Gross Buildable Land within UGB by Zoning District

Table 1.6, Inventory of Net Buildable Land by Zoning District

Table 1.7, Inventory of Employment Land by Parcel Size

11. Appendix B, Master List of Investigated Parcels
12. Buildable Lands Inventory Map

The following is an overview of the Buildable Lands Inventory Key Issues:

- Buildable lands inventory. The consultants worked with City staff and conducted field checks to ensure a comprehensive inventory of vacant, partially vacant and potentially redevelopable lands, particularly commercial lands with the potential for redevelopment. The consultants also identified a number of partially vacant parcels and one large residential parcel to be included in the inventory. Additional detailed field investigation analysis of residential lands was conducted in 2010 and is reflected in the April 4, 2011 memo completed by Wingard Planning and Development Services.
- Second home projections. Based on discussion with city staff and members of the Astoria Planning Commission, it was assumed that approximately 640 second homes would be created over the next 20 years. This is approximately equivalent to an increase from 3.4% of all housing units today to about 13% in 2027 and reflects a four-fold increase in the supply of second homes, compared to today. In recommending new policies for the City's Comprehensive Plan, it is suggested that the City should revisit this issue in the next 5 to 10 years as more data about second home development is available.
- Overall mix and density of housing. An assumption concerning the mix and density for single-family attached and detached units was generated that is generally consistent with recent building trends, changing demographic factors and physical development constraints. It was also assumed that the relative percentage of attached and multi-family dwellings will increase in the future, consistent with discussions and recommendations from City staff and Planning Commission members.
- Approaches to addressing future buildable residential land needs. A variety of possible approaches to address future residential land needs were created. It was noted that most of the employment lands (commercial uses) were in small parcels and that an aggregation of these parcels would be needed for commercial development of any size. It was also noted that the majority of buildable residential lands was located on the east end of Astoria and owned by one individual and the Federal government. The BLI suggests one approach of exploring opportunities to exchange these large parcels within the UGB for equivalent, alternative areas outside the UGB if areas within the current UGB are not practical future development areas.

On March 22, 2011, a work session with the Planning Commission was held. The consultants made a presentation highlighting the key findings and issues associated with the BLI study which were then discussed by the APC. Any amendments to the Comprehensive Plan language will be considered under a separate amendment application. A public hearing before the APC on the adoption of the BLI as a background report is scheduled for May 24, 2011. It is proposed that the recommendations of the APC concerning adoption of the Development Code Amendment be presented for a public hearing before the City Council at their June 20, 2011 meeting.

III. PUBLIC REVIEW AND COMMENT

A. Astoria Planning Commission

In accordance with Section 9.020, a Notice of Public Hearing was published in the Daily Astorian on May 17, 2011. The proposed amendments are legislative as they apply City-wide. They do not limit the use of private property and therefore are not subject to requirements for individual mailed notices to all property owners within the City limits, pursuant to Section 9.020. A public notice was mailed to Neighborhood Associations and other interested groups on April 28, 2011. Any comments received will be made available at the Astoria Planning Commission meeting.

B. City Council

In accordance with Section 9.020, a notice of public hearing will be published in the Daily Astorian on June 13, 2011 should the Planning Commission make a recommendation. A public notice will be mailed to Neighborhood Associations and other interested groups on May 27, 2011. Any comments received will be made available at the City Council meeting.

IV. FINDINGS OF FACT

- A. Development Code Section 10.020(A) states that an amendment to the text of the Development Code or the Comprehensive Plan may be initiated by the City Council, Planning Commission, the Community Development Director, or the owner or owners of the property for which the change is proposed.

Finding: The proposed amendment to the Development Code is being initiated by the Community Development Director on behalf of the City Council.

- B. Section 10.050(A) states that *"The following amendment actions are considered legislative under this Code:*

1. *An amendment to the text of the Development Code or Comprehensive Plan.*
2. *A zone change action that the Community Development Director has designated as legislative after finding the matter at issue involves such a substantial area and number of property owners or such broad public policy changes that processing the request as a quasi-judicial action would be inappropriate.”*

Finding: The proposed amendment is to add a new section to the Astoria Development Code adopting the Buildable Lands Inventory. There are no regulatory changes proposed for the Development Code. Processing as a quasi-judicial action would be inappropriate.

C. Section 10.070(A)(1) requires that *“The amendment is consistent with the Comprehensive Plan.”*

1. CP.005(5) concerning General Plan Philosophy and Policy Statements requires that local comprehensive plans *“Shall be regularly reviewed, and, if necessary, revised to keep them consistent with the changing needs and desires of the public they are designed to serve.”*

Finding: The proposed amendment will adopt a Buildable Lands Inventory that supports the intention of the Comprehensive Plan (CP) to remain current and up-to-date. The Plan was adopted in 1979 with minor BLI related updates in 1981 and 1991. The current Plan was reformatted and adopted in 2010. With the change in demographics and development patterns, it is necessary to update the Comprehensive Plan with this new information. The BLI is proposed to be adopted as a background report. The Inventory recommends specific amendments to the Development Code and Comprehensive Plan to implement the various aspects of the Plan. These amendments are not part of this request and will be considered separately in the future.

2. CP.010(4) concerning General Development Policies for Natural Features states that *“Use of otherwise unbuildable lands such as wetlands, steep slopes, rights-of-way and public lands will generally not be used for density calculations.”*

CP.015(2) concerning General Land and Water Use Goals states that *“It is a goal of the Plan to encourage the development of public and private lands within the City limits, particularly areas that are presently serviced with sewer and water, prior to the extension of public facilities to areas outside the City.”*

CP.015(3) concerning General Land and Water Use Goals states that *"The Plan encourages the development of wooded hillsides within the City, where development feasibility is demonstrated, as an alternative to the conversion of agricultural lands, forestlands, aquatic areas, or other more sensitive lands to urban uses. If properly planned, new residential development on the City's south side could provide for housing opportunities (with outstanding views and solar heating potential), for all income levels in the foreseeable future."*

CP.200(5) concerning Economic Development Goals states that the City will *"Zone areas of the City in order to provide sufficient land for water dependent as well as non-water dependent industries."*

CP.220(1) concerning Housing Policies states that *"The primary focus of residential development should be the Maintenance of attractive and livable residential neighborhoods, for all types of housing."*

CP.220(2) concerning Housing Policies states that *"All residential areas should be provided with services and facilities necessary for safe, healthful, and convenient urban living."*

CP.395(3) concerning Geologic and Flood Hazards Conclusions and Problems states that *"The City has made good use of landslide areas on the north side by purchasing land, and converting the slide area into parks or open space. Areas of known landslide potential are not permitted to be sold."*

Finding: The BLI indicates constraints on development such as wetlands, steep slopes, rights-of-way, and other publicly needed acreage when calculating the amount of buildable lands available. These areas are included in the gross acreage figures but have been deducted from the total for a net acreage available for development. Areas of known landslide potential owned by the City have been deducted from the total net acreage of available land. The BLI indicates that the majority of residential buildable land is in limited ownership and suggests that a UGB land swap may be a solution to reallocating the buildable area to other areas within the City limits. The BLI also notes a deficit of residential buildable land. A list of suggestions to resolve this deficiency has been developed and is incorporated as part of the BLI documents in the Goal 10 Analysis.

The study also considered the availability of public facilities such as roads, water and sewer lines. The feasibility of servicing some of the parcels was analyzed by the Public Works/City Engineering Department as noted in a memo from City Engineer Jeff Harrington, dated April 28, 2011.

The BLI addresses areas of potential development for both residential and employment uses factoring in the availability of City utilities and the development of livable residential neighborhoods that can accommodate all types of housing.

Finding: The request is consistent with the Comprehensive Plan.

- C. Section 10.070(A)(2) requires that *"The amendment will not adversely affect the ability of the City to satisfy land and water use needs."*

Finding: The proposed amendment will satisfy land use needs. The BLI identifies net acreage for development that takes into consideration the constraints of steep slopes, slides, wetlands, etc. The BLI recommends amendments to the Development Code and Comprehensive Plan that will promote quality development. It also addresses the City's ability to service these areas with City public facilities. The proposed amendment will not adversely affect the ability of the City to satisfy land and water use needs.

V. CONCLUSION AND RECOMMENDATION

The request is consistent with the Comprehensive Plan and Development Code. Staff recommends that the Astoria Planning Commission forward the proposed amendment to the City Council for adoption.



CITY OF ASTORIA

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COMMUNITY DEVELOPMENT

June 24, 2011

TO: ASTORIA CITY COUNCIL

FROM: PAUL BENOIT, CITY MANAGER

SUBJECT: AMENDMENT REQUEST (A10-02) TO AMEND THE ASTORIA DEVELOPMENT CODE FOR INCLUSION OF THE BUILDABLE LANDS INVENTORY AND AMENDMENT REQUEST (A11-01) TO AMEND THE COMPREHENSIVE PLAN CONCERNING THE BUILDABLE LANDS INVENTORY

BACKGROUND

On August 7, 2006 and June 28, 2007, the City Council accepted Special Planning / Technical Assistance Grants from Department of Land Conservation and Development's (DLCD) Coastal Management Program to update the City's Buildable Lands Inventory (BLI), Goal 9 (Economic Development) Analysis, and Goal 10 (Housing) Analysis.

The City of Astoria conducted an Employment and Housing Related Buildable Lands Inventory (BLI) / Needs Assessment between 2007 and 2011. The purpose of this effort is to comply with State requirements and to ensure that Astoria has a sufficient supply of residential and employment land within its Urban Growth Boundary to meet the City's 20-year demand. The methodology used to analyze the amount of buildable land is specifically detailed by the State. It is based on projected growth and the amount of land available to handle that growth. The "final" gross buildable acres is calculated by subtracting developed land as well as land constrained by wetlands and slopes, etc. from the total acres in the City. A BLI is considered as a planning tool and is not meant to designate specific parcels as "unbuildable". Therefore, it is generally conducted with a broad view of the City rather than with a detailed analysis of each parcel. However, in this case, more detail was completed than "typical" BLIs, and a more definitive result was achieved.

City staff worked collaboratively with various consultants and Department of Land Conservation and Development (DLCD) to update the City's Buildable Lands Inventory, which includes a Goal 9 (Economic Development) Analysis, Goal 10 (Housing) Analysis, and analysis of Comprehensive Plan policies related to the Goal 9, Goal 10, and Goal 11 (Public Facilities) elements with recommendations for future amendments to the Comprehensive Plan. Much of the work reflected in the initial reports was conducted by The Benkendorf and Associates Corporation, Johnson-Gardner, LLC, and Cogan Owens Cogan.

When the draft BLI document was presented to the City Council in April 2008, Council expressed concern that some of the parcels identified as "buildable", especially in the residential areas, were not really buildable based on their visual knowledge of

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the area. The Council asked staff to conduct a more detailed, parcel-by-parcel, "foot on the ground" analysis to provide the best actual figures possible. No issues were raised by the Council on the basic draft economic and demographic analysis or the figures for employment land. Local planning consultant Patrick Wingard, Wingard Planning and Development Services, was subsequently hired to conduct a field investigation of some of the questionable residential parcels since he had knowledge of the area. Mr. Wingard identified these parcels, analyzed them, and conducted additional research concerning deed restrictions, feasibility of development, and actual slope percentages, among other factors based on a visual investigation of each parcel. This is not a typical approach in completing a BLI and therefore staff worked very closely with DLCD to assure that the methodology used to determine the buildable acreage would meet with the State's criteria.

The Buildable Lands Inventory (A10-02) includes recommendations for Comprehensive Plan text and map amendments and for Development Code revisions. Attached to this memorandum is a packet titled "Buildable Lands Inventory" which includes the BLI background documents. The corresponding Comprehensive Plan amendments are included in a separate amendment request (A11-01) that was also under consideration at the June 20, 2011 meeting. The draft Comprehensive Plan amendments (A11-01) have been prepared along with several updates to sections of the Comprehensive Plan relative to current conditions and/or terminology and corrections to some typographical errors. The proposed amendments are noted in the attached packet titled "Proposed Comprehensive Plan Amendments" with ~~strikeout~~ for deleted text and underline for new text.

KEY ISSUES AND SUGGESTED SOLUTIONS

The following is an overview of the Buildable Lands Inventory Key Issues and Suggested Solutions:

- Second home projections. Over the last 20 years, the north coast has seen an increase in the number of second homes (i.e. homes occupied for only a portion of the year). The consultants compiled statistics from the various communities on the north coast and from local information obtained from City staff, members of the Astoria Planning Commission, and available statistics to determine the number of second homes that should be projected for Astoria. Based on this data, it was assumed that approximately 640 second homes would be created over the next 20 years. Today, it is estimated that approximately 3.4% of all housing units in Astoria qualify as "second homes." Based on the assumptions contained in the BLI, second homes will increase to approximately 13% of all housing units by 2027. While this reflects an increase of four times the current supply of second homes over the next 20 years, it is less than the average increase seen in other communities in the area. There were various factors that led the consultants and staff to believe that the number of second homes in Astoria would not grow as quickly as these other communities.

Recommended solutions or approaches:

In recommending new policies for the City's Comprehensive Plan relative to second homes, the consultants suggested that the City should revisit this issue in the next 5 to 10 years as more data about second home development in Astoria is available after the 2010 US Census data is reported.

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- Overall mix and density of housing. There are changes occurring in Astoria relative to housing stock, demographics, and the availability of easily developed land. The consultants compiled information on local building trends, the changing demographics with the associated change in housing needs, and the physical constraints to developing in Astoria with steep slopes, wetlands, and slide prone properties. With this information they were able to make assumptions concerning the needed mix and density of housing units. One assumption made, based on recent trends, was that the percentage of attached and multi-family dwellings will increase in the future. Basically, the aging population is transitioning from the traditional single-family dwellings on a large lot to living in other multi-family types of housing. However, the consultants also determined there was a deficiency in low density zoned land in the City. There is a lack of R-1 (Low Density Residential Zone) properties with a surplus of R-2 and R-3 zoned properties which are higher density zones. Overall, there is a deficit of 15.54 acres of residentially zoned land. Additionally, the issue of a lack of workforce housing was raised.

Recommended solutions or approaches:

The consultants made several Comprehensive Plan amendment suggestions concerning the need to have a wide variety of housing with a variety of price ranges within the UGB. Some suggestions included modifying the Development Code to expand the allowance of accessory dwelling units (granny flats) as well as encouraging development of housing units in conjunction with commercial projects. They also suggested amendments which could promote affordable workforce housing and the continued cooperation with local and national housing agencies. Regarding the lack of low density zoned land, the City may choose to address this issue by rezoning higher density zoned properties to a lower density zone or else assume that a larger percentage of single family detached residences will be constructed in higher density zoning districts.

- Approaches to addressing future buildable residential and commercial land needs. The consultants noted that most of the available employment lands (commercial uses) were in small parcels that would not support larger commercial development. Any new development would require either larger single parcels or a combination of smaller, contiguous parcels to create sites large enough to accommodate the commercial facility.

It was also noted that the majority of buildable residential lands was located on the east end of Astoria and ownership was by single individuals (Emerald Heights and Blue Ridge areas) and the Federal government. On the Federally owned property, it is not known when or if that parcel will become available for development. Other remaining available residential lands were on smaller individual lots.

Due to the State requirements in evaluating available lands in a BLI, the City is required to consider all of these properties (such as parcelized commercial areas and large residential properties in single ownership) in its inventory of buildable lands. With the data available and the assumptions that were made concerning various possible developments, the BLI results indicate that sufficient land is available in Astoria for the next 20 years for commercial land needs and that there is a deficit of 15.54 acres for residential land needs.

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Recommended solutions or approaches:

For employment lands, the consultants note that an aggregation of smaller commercial parcels into larger parcels may be needed for certain types of development. They also recommend amendments to the codes to encourage home-based businesses and cottage industries, to create an inventory of commercial lands with available services for possible marketing readiness by the City, to strengthen the Downtown and support existing businesses, and to promote cooperation between both public and private partners in economic development.

For residential development, the consultants recommend that the issue of large tracts of residential lands in single ownerships could be resolved by exploring opportunities to conduct an "Urban Growth Boundary swap" where a parcel(s) could be removed from UGB and the Boundary would be expanded elsewhere to accommodate an equivalent area. The Buildable Lands Inventory completed in April 2011 identified a deficit of 15.54 net acres of residential buildable lands. In order to address this deficit, OAR 660-24-0050 requires that the City amend the Plan to satisfy the need deficiency, either by increasing the development capacity of land already inside the boundary or by expanding the UGB, or both.

The Planning Commission held a public hearing at its May 24, 2011 meeting and recommends that the City Council approve the amendments to adopt the Buildable Lands Inventory documents as background reports in the Development Code (A10-02) and to amend the Comprehensive Plan (A11-01). Attached to this memo are the proposed amendment ordinances on these issues. Findings of Fact for approval of the requests are included in the corresponding packets attached for Council consideration. A public hearing and first reading on the Amendment to adopt the BLI as a background document to the Development Code and Comprehensive Plan amendments was held by the City Council on June 20, 2011.

RECOMMENDATION

If the Council is in agreement, it would be in order for Council to hold a second reading and adoption of the two Ordinances individually to amend the Development Code adopting the BLI as a background document, and amendments to the Comprehensive Plan relative to the BLI.

The following is sample language for motions for adoption of the Findings of Fact and Ordinances:

"I move that the Astoria City Council adopt the findings and conclusions contained in the staff report, and adopt the Ordinance amending the Development Code."

"I move that the Astoria City Council adopt the findings and conclusions contained in the staff report, and adopt the Ordinance amending the Comprehensive Plan."

By:

Rosemary Johnson, Planner

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4





City of Astoria

Buildable Lands Inventory

Dated: May 16, 2011

Adopted: July 5, 2011

Ordinance No. 11-06

BUILDABLE LANDS INVENTORY

Background

The City of Astoria conducted an Employment and Housing Related Buildable Lands Inventory (BLI) / Needs Assessment between 2007 and 2011. The purpose of this effort is to comply with State requirements and to ensure that Astoria has a sufficient supply of residential and employment land within its Urban Growth Boundary to meet the City's 20-year land demand. The methodology used to analyze the amount of buildable land is specifically detailed by the State. It is based on projected growth and the amount of land available to handle that growth. The "final" gross buildable acres is calculated by subtracting developed land and as well as land constrained by wetlands and slopes, etc. from the total acres in the City. A BLI is considered as a planning tool and is not meant to designate specific parcels as "unbuildable". Therefore, it is generally conducted with a broad view of the City rather than with a detailed analysis of each parcel. However, in this case, more detail was completed than "typical" BLI's, and a more definitive result was achieved.

City staff worked collaboratively with various consultants and Department of Land Conservation and Development (DLCD) to update the City's Buildable Lands Inventory, which includes a Goal 9 (Economic Development) Analysis, Goal 10 (Housing) Analysis, and analysis of Comprehensive Plan policies related to the Goal 9, Goal 10, and Goal 11 (Public Facilities) elements with recommendations for future amendments to the Comprehensive Plan. Much of the work reflected in the initial reports was conducted by The Benkendorf and Associates Corporation, Johnson-Gardner, LLC, and Cogan Owens Cogan.

When the draft BLI document was presented to the City Council in April 2008, Council expressed concern that some of the parcels identified as "buildable", especially in the residential areas, were not really buildable based on their visual knowledge of the area. The Council asked staff to conduct a more detailed, parcel-by-parcel, "foot on the ground" analysis to provide the best actual figures possible. No issues were raised by the Council on the basic draft economic and demographic analysis or the figures for employment land. Local planning consultant Patrick Wingard, Wingard Planning and Development Services, was subsequently hired to conduct a field investigation of some of the questionable residential parcels since he had local knowledge of the area. Over a period of a year in 2010, Mr. Wingard identified these parcels, analyzed them, and conducted additional research concerning deed restrictions, feasibility of development, and actual slope percentages, among other factors based on a visual investigation of each parcel. This is not a typical approach in completing a BLI and therefore staff worked very closely with DLCD to assure that the methodology used to determine the buildable acreage would meet with the State's criteria.

In May 2011, the City completed the BLI and associated draft Comprehensive Plan updates which were presented to the Astoria City Council for adoption at their July 5, 2011 meeting.

The work by the various consultants, Planning Commissioners, and staff over the four year project has been extensive.

Credits

The work by the various consultants, Planning Commissioners, and staff over the four year project has been extensive. The City acknowledges the contributions by the following:

Consultants:

The Benkendorf and Associates Corporation
Johnson-Gardner LLC
Cogan Owens Cogan
Wingard Planning and Development Services

Astoria Planning Commission:

Bruce Conner, President 2010
Zetty McKay, President 2011
Randy Stemper, President 2007
Mark Cary
Tryan Hartill
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City of Astoria

Buildable Lands Inventory and Needs Analysis

Project Summary

Overview

The City of Astoria conducted an Employment and Housing Related Buildable Lands Inventory (BLI)/Needs Assessment consistent with State laws and administrative rules. The purpose of this effort is to comply with State requirements and to ensure that Astoria has a sufficient supply of residential and employment land within its Urban Growth Boundary to meet the City's 20-year land demand.

City staff worked collaboratively with the consultants and DLCD to update the City's Buildable Lands Inventory, Goal 9 (Economic Development) Analysis, Goal 10 (Housing) Analysis, and comprehensive plan policies related to the Goal 9, Goal 10 and Goal 11 (Public Facilities) elements. Much of the work reflected in these reports was conducted by The Benkendorf and Associates Corporation and Johnson-Gardner, LLC. Cogan Owens Cogan staff refined and expanded on that initial work. Planning Consultant Patrick Wingard further refined the inventory of residential property.

Key Findings

- Goal 9 Analysis. A comparison of need and supply of industrial and other employment lands indicates an overall surplus of approximately 6.7 acres of employment land. While there is sufficient land for industrial uses, there is a deficit of land zoned for commercial and particularly retail use. However, a portion of the land identified as "Other" can accommodate specific commercial, industrial, and high-density residential development and help meet the need for additional commercial land.

An analysis of available commercial, industrial and institutional/other parcels reveals that a majority of the parcels (122 of 126 parcels) are relatively small in size – less than one acre for commercial parcels and less than five acres for industrial parcels. However, in a number of locations there are opportunities to assemble several small parcels to create medium or large parcels for commercial and industrial uses.

Estimated Net Land Surplus/(Deficit) by Zoning Designation, Astoria UGB, 2027

Growth Scenario	Type of Use	Commercial (Office/Retail)	Industrial/Other	Total
Medium	Land Need	38.2	11.5	49.7
	Land Supply	17.1	39.3	56.4
Surplus/(Deficit)	Surplus/(Deficit)	(21.1)	27.8	6.7

Source: Cogan Owens Cogan

- Goal 10 Analysis. A comparison of residential land need and supply indicates an overall deficit of 15.54 acres of land. It also shows a deficit for land in the R1 designation and a surplus in the R2 and R3 designations. It should be noted that a significant portion of the

supply of land in the R3 zone is in the area surrounding and to the east of the Emerald Heights subdivision. Potential use of this land to meet housing needs is affected by a variety of factors including the following:

- *Potential access issues.* The area currently is served by only a single road. Topography will make construction of additional roads challenging.
- *Topography.* Much of the area is sloped, although land with slopes of 25% or more has already been subtracted from the buildable lands inventory and a conservative estimate of average density has been used to account for these conditions to some degree.
- *Limited number of owners.* The Emerald Heights area is under a single ownership as is a large parcel in the inventory to the east. This could represent an opportunity or constraint to future development, depending on the desires of the property owners. One parcel is under State and Federal ownership, which also could represent constraints on future development.

Estimated Net Land Surplus/(Deficit) by Zoning Designation, Astoria UGB, 2027

Type of Use	R1	R2	R3	AH-MP	Total
Land Need	115.4	51.2	67.0	2.7	236.4
Land Supply	25.20	74.99	119.18	1.49	220.86
Surplus/(Deficit)	(90.20)	23.79	52.18	(1.21)	(15.54)

Source: Wingard Planning & Development Services

- Draft policies. Possible Comprehensive Plan policy amendments related to housing, economic development and public facilities have been identified. The City’s Comprehensive Plan already includes a relatively full set of policies related to each of these areas. However, in some cases they are not stated as concisely or clearly as we might recommend. In other cases, specific strategies or actions appear to be identified as policies. We have identified potential additional/new policies and made revisions to existing policies. Several of these policies recommend reviewing the Goal 9 and Goal 10 Analyses on a regular basis in order to evaluate and update assumptions as needed.

Key Issues

- Buildable lands inventory. Consultants worked with City staff and conducted field checks to ensure a comprehensive inventory of vacant, partially vacant, and potentially redevelopable lands, particularly commercial lands with the potential for redevelopment. They also identified a number of partially vacant parcels and one large residential parcel not previously included in the inventory. Additional field investigation analysis of residential lands was conducted in 2010 and is reflected in the April 4, 2011 memo completed by Wingard Planning and Development Services.
- Second home projections. Based on discussion with City staff and members of the Astoria Planning Commission, we have assumed creation of approximately 640 second homes over the next 20 years. This is approximately equivalent to an increase from 3.4%

of all housing units today to about 13% in 2027 and reflects a four-fold increase in the supply of second homes, compared to today. In recommending new policies for the City's Comprehensive Plan, we expect to suggest that the City should revisit this issue in the next 5-10 years as more data about second home development is available.

- Overall mix and density of housing. We have assumed a mix and density for single-family attached and detached units that is generally consistent with recent building trends, changing demographic factors and physical development constraints. We also assumed that the relative percentage of attached and multi-family dwellings will increase in the future, consistent with discussions and recommendations from City staff and Planning Commission members.
- Approaches to addressing future buildable residential land needs. We have identified a variety of possible approaches to addressing future residential land needs.

CITY OF ASTORIA
BUILDABLE LANDS INVENTORY
April 2011

The following analysis uses a methodology suggested by *Planning for Residential Growth: A Workbook for Oregon's Urban Areas* produced by the Transportation and Growth Management Program (TGM) of the Oregon Department of Transportation (ODOT) and the Oregon Department of Land Conservation and Development (DLCDD). The steps used in this methodology have been followed to the greatest extent possible, given the data available for the City of Astoria.

Since Astoria is a small city, much of the data which is available for larger urban areas, such as Public Use Microdata Samples (PUMS) from the 2000 U.S. Census and detailed historical data from prior versions of the U.S. Census is not available. Consequently, not all of the suggested analysis steps in the Workbook were completed in full. Much of the work reflected in this report was conducted by The Benkendorf Associates Corporation. Cogan Owens Cogan, LLC (COC) staff and Wingard Planning and Development Services have refined the analysis based on conversations with Astoria City staff and Planning Commission.

Attached are a series of Tables illustrating the Buildable Lands Inventory. The objective was to calculate the number of acres of buildable land in each zoning designation within the urban growth boundary (UGB). Buildable land is defined as land that is suitable and necessary for the designated uses. These tables provide the basis for subsequent calculations on the capacity of the City to accommodate future growth.

METHODOLOGY

DEFINITIONS

The following definitions will be used to identify buildable land for inclusion in the inventory:

1. Buildable land refers to vacant, partially vacant and redevelopable land within the urban growth boundary that is not severely restricted by environmental or other constraints.
2. Constrained land includes parcels with significant physical, environmental or infrastructure limits to development. These constraints include slopes of greater than 25%, wetlands, and slide areas. Constrained land is removed from the inventory. In addition, 25% of buildable land is removed from the inventory to account for infrastructure needs such as roads. Areas mapped as landslides on the City's Areas of High Water and Past Slides map have been identified and mapped as part of this project. However, they have not been deducted on a parcel-specific basis from the inventory except where they overlap with areas with steep slopes, or are in City ownership.

3. Developed land is the estimated portion of a partially vacant or redevelopable parcel that is unbuildable due to existing development.
4. Employment land is land designated to accommodate industrial as well as commercial retail and office activities.
5. Institutional and other land is land designated for hospitals, schools and other institutions, as well as various zones that allow multiple uses.
6. Partially vacant land includes those parcels with some buildings or improvements, but with vacant portions large enough to accommodate additional development, based on the size of the lot, zoning designations, and/or value of land and improvements.
7. Redevelopable land includes developed land that may or may not contain a low value of improvements relative to the value of the land and may be economical to develop for more intensive or different uses.
8. Residential land is land designated to accommodate a range of housing types.
9. Unbuildable land includes parcels that are too small for development unless assembled with adjacent properties.
10. Vacant land consists of parcels with no permanent buildings or improvements.

PROCESS

The Columbia River Estuary Task Force (CREST) and Clatsop County created a GIS-based parcel database for the City of Astoria that was current as of 2006. CREST prepared a Buildable Lands Inventory for the City of Astoria in 2003. From November 2006 through April 2007, The Benkendorf Associates Corp. (TBAC) updated the 2003 inventory. In May 2007, COC was retained to further update and refine the Buildable Lands Inventory.

COC met with City staff and the Planning Commission to determine what portions of the study to target for revision. Based on these discussions, COC focused on the following two issues:

1. COC added information to the buildable lands inventory related to potential future redevelopment, particularly for commercial and industrial sites, quantifying the approximate percentage of the property that could be redeveloped.
2. Due to the unreliable nature of existing landslide data, COC deducted a similar amount of land from the inventory to what the current data says and included a placeholder to this affect in the final report, recognizing that the City will need to adjust the calculations later, pending completion of the DOGAMI study. This accounts for a relatively small portion of land in the buildable land inventory.

In addition to discussions with City staff and the Planning Commission, COC conducted two site visits and used aerial photography to view sites inaccessible by roads. This data was incorporated into the GIS-based parcel database and subsequent analyses including this Buildable Lands Inventory.

When the draft BLI document was presented to the City Council in April 2008, Council expressed concern that some of the parcels identified as “buildable”, especially in the residential areas, were not really buildable based on their visual knowledge of the area. The Council asked staff to conduct a more detailed, parcel-by-parcel, “foot on the ground” analysis to provide the best actual figures possible. No issues were raised by the Council on the basic draft economic and demographic analysis or the figures for employment land. Local planning consultant Patrick Wingard, Wingard Planning and Development Services, was subsequently hired to conduct a field investigation of some of the questionable residential parcels since he had local knowledge of the area. In 2010, Mr. Wingard identified these parcels, analyzed them, and conducted additional research concerning deed restrictions, feasibility of development, and actual slope percentages, among other factors based on a visual investigation of each parcel. This is not a typical approach in completing a BLI and therefore staff worked very closely with DLCD to assure that the methodology used to determine the buildable acreage would meet with the State’s criteria.

Understanding that the City and its prior consultants worked closely with DLCD to devise the methodologies used in developing the original 2008 BLI, the additional work by Wingard Planning and Development Services coincides with these past practices and is consistent with the applicable Statewide Planning Goals and associated Administrative Rules.

Some of the major assumptions that were used in this refinement work are as follows:

1. Small residentially-zoned parcels that generally range in size from 1,000 to 4,000 square feet (0.02 to 0.09 acres) may or may not be buildable depending on a number of factors. When ultimately determining whether or not a parcel such as this should be included in or excluded from the BLI, the following considerations were made:
 - Can the parcel be assembled with other vacant or partially-vacant parcels to satisfy the density requirements of the zone? For example in the R-2 zone, density is 16 units per acre, therefore, a 3,000 square foot lot could potentially support a single-family dwelling (SFD) even though 5,000 square feet is the minimum lot size for an SFD.
 - If a small parcel was determined to abut other vacant parcel(s), thus, potentially being able to be built upon, field conditions and property characteristics were noted. Are the parcels mapped as steep (>25%) slopes? Are any of the parcels in contiguous ownership which could add flexibility to future development options on the lots (i.e., for granting of an access easement, if needed)? Orientation of existing buildings relative to the subject parcel and to existing property lines were also considered, as well as neighborhood conditions, when deciding the buildability of these small parcels. BLI Appendix B contains detailed notes on the 800+ vacant, partially-vacant or redevelopable parcels that were investigated as part of this BLI refinement project.

2. City-owned parcels located in mapped slides were either omitted or removed from the BLI. Conversely, privately-owned lands located in mapped slides that were not also severely constrained for development by steep slopes were generally included in the BLI as buildable. Many field visits were conducted in these instances and Appendix B provide detailed notes on all of these investigations.
3. Only lands contained within the City of Astoria Urban Growth Boundary were included in the refinement analyses. Where parcels were part-in and part-out, GIS was used to exclude those portions of the parcel(s) from all acreage calculations.

GROSS BUILDABLE LAND BY ZONING DISTRICT

Table 1.1 illustrates the land use zones designated by the City of Astoria in the zoning ordinance. As shown in the Buildable Land Inventory Map(s), the City limits extend beyond the UGB in the southern part of the City. Table 1.2 illustrates the total land area within the UGB and the City of Astoria.

The gross buildable acreage figures within Astoria's UGB are listed in Table 1.3. In this Table, developed land includes the developed portion of partially vacant parcels and redevelopable parcels. Table 1.3 contains an inventory of all parcels identified as buildable within the City limits. The parcels have been given three classifications:

- Vacant - 100% of the parcel has been identified as buildable
- Partially Vacant - Parcels with some development on the site and with development potential on the vacant portion of the site
- Redevelopable: Parcels - developed parcels that may or may not contain a low value of improvements relative to the value of the land and may be economical to develop for more intensive or different uses. This classification also takes into account that there are often different uses (e.g., residential and commercial) with in a single building.

The "final" gross buildable acres column is calculated by subtracting developed land and as well as land constrained by wetlands and slopes from the total acres column. As illustrated in Table 1.3, a total of 371.52 gross acres in the City of Astoria are classified as buildable out of a total of 771.15 acres on vacant, partially vacant and redevelopable parcels.

In order to further refine this initial gross total of buildable acres, small commercial and industrial parcels with an area of less than a 0.07 acre, which are retained in Table 1.3, are classified as unbuildable and removed from the inventory in Table 1.5. Sites of these sizes cannot support development on their own, but can contribute to overall buildable land if assembled with adjacent parcels. No site size threshold has been placed on residential lots.

Table 1.5 is a summary of gross buildable land by zoning district. This table shows a total of 370.24 gross acres of buildable land on 805 parcels within Astoria's UGB. This includes 294.46 acres of residential land, 23.21 acres of commercial land, 2.71 acres of industrial

land, and 49.86 acres of institutional and other land. The following table is a summary of gross buildable land by zoning district.

Gross Buildable Land by Zoning District

Land Use	Zone	Parcels	Acres
Commercial	C1	2	0.19
	C2	5	2.46
	C3	51	16.51
	C4	1	0.17
	LS	3	0.52
	AH-MP	3	3.36
	<i>Total</i>	65	23.21
Industrial	<i>GI</i>	4	2.71
Residential	R1	154	33.60
	R2	308	99.98
	R3	205	158.90
	AH-MP	42	1.98
	<i>Total</i>	709	294.46
Institutional/ Other	A2	1	0.52
	S1	9	33.64
	S2	12	8.50
	IN	3	6.25
	HR	2	0.95
	<i>Total</i>	27	49.86
Total		805	370.24

The Benkendorf Associates Corporation, Cogan Owens Cogan, LLC, and Wingard Planning and Development Services

As mentioned earlier in this report, existing landslide data was found to be unreliable. The refinement study completed by Wingard Planning and Development Services of residentially zoned land was a more detailed parcel by parcel study. Only the City-owned parcels were removed as not buildable due to existing landslides. The City may need to adjust the calculations upon completion of the DOGAMI study.

NET BUILDABLE LAND BY ZONING DISTRICT

The net buildable acres are calculated by subtracting land needed for future public facilities from the gross buildable vacant acres. For the purpose of this analysis, land needed for future facilities is defined as 25% of all gross buildable vacant land. The calculations for subtracting 25% from gross buildable acres to convert to net buildable acres are shown in Table 1.6 (attached).

Areas identified on the City's Areas of High Water and Past Slides map as existing landslides have been identified and mapped as part of this project. However, as noted on Page 1, they

have not been deducted on a parcel-specific basis from the inventory except where they overlap with areas with steep slopes, or are in City ownership. The City's Development Code does not prohibit or restrict the density of development in these areas. However, it does require that development applicants conduct geotechnical testing to assure that development is feasible and can be conducted in a safe manner. The City's Comprehensive Plan does prohibit the sale of City-owned property that is identified as slide property. Therefore, based on the parcel-by-parcel review of residentially zoned land by Wingard Planning and Development Services, only the parcels that have landslide and overlapping steep slopes, and the City-owned parcels with mapped landslides have been deducted from the buildable lands.

As shown in Table 1.6, there are 277.67 net buildable acres on 801 parcels within Astoria's UGB after subtracting land associated with landslide areas. This includes 220.85 residential acres, 17.40 commercial acres, 2.03 industrial acres and 37.40 institutional and other acres. The following table is a summary of net buildable acres by zoning district.

Net Buildable Acres by Zoning District

Land Use	Zone	Parcels	Acres
Commercial	C1	2	0.14
	C2	5	1.85
	C3	51	12.38
	C4	1	0.13
	LS	3	0.39
	AH-MP	3	2.52
	<i>Total</i>	<i>65</i>	<i>17.40</i>
Industrial	<i>GI</i>	<i>3</i>	<i>2.03</i>
Residential	R1	160	25.20
	R2	285	74.99
	R3	205	119.18
	AH-MP	43	1.49
	<i>Total</i>	<i>693</i>	<i>220.86</i>
Institutional/ Other	A2	1	0.39
	S1	9	25.23
	S2	12	6.38
	IN	3	4.69
	HR	2	0.71
	<i>Total</i>	<i>27</i>	<i>37.40</i>
Total		801	277.67

The Benkendorf Associates Corporation, Cogan Owens Cogan, LLC, and Wingard Planning and Development Services

City of Astoria Goal 9 Analysis

This report describes the amount of industrial and other employment land needed to meet a full range of economic development needs within the Astoria Urban Growth Boundary (UGB) during the next twenty years. The methodology for this analysis is described on pages 6-14. Much of the work reflected in this report was conducted by Johnson-Gardner, LLC. Cogan Owens Cogan staff have refined and expanded on that initial work.

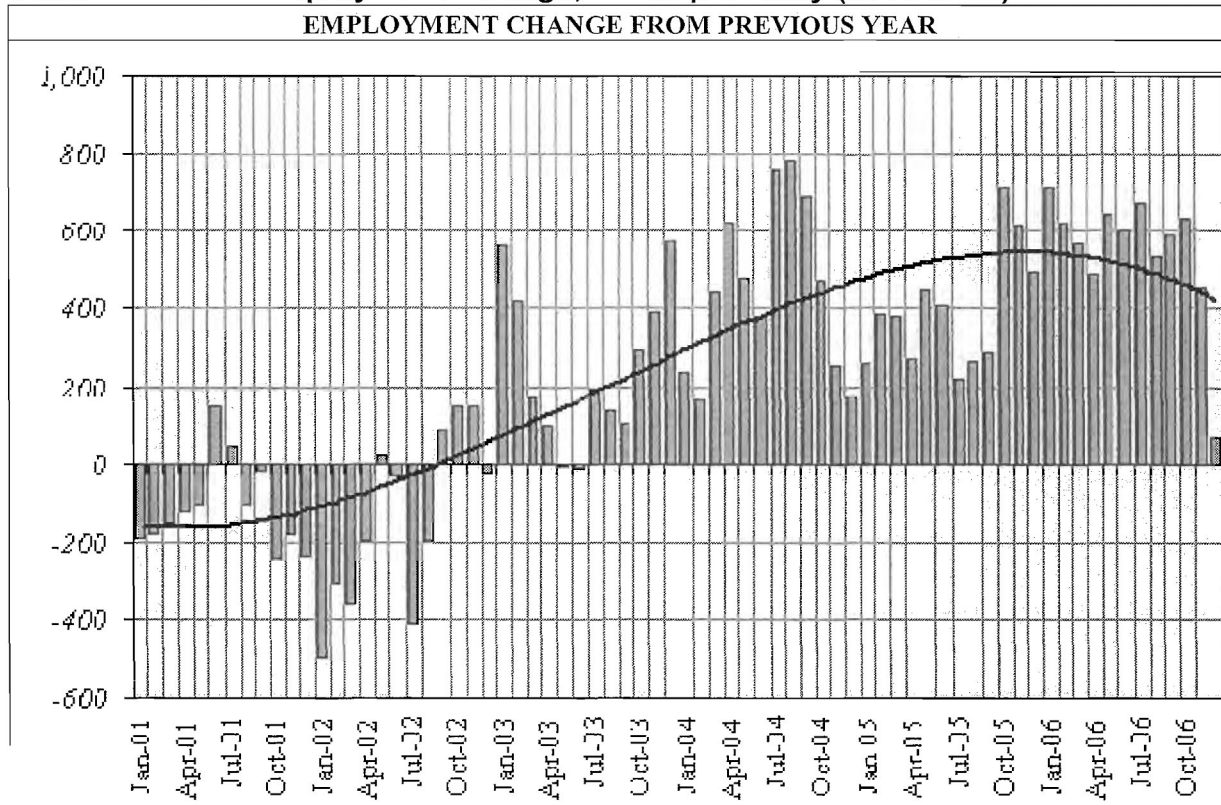
A. ECONOMIC OVERVIEW

Following is a summary of economic trends in Clatsop County and the City of Astoria. These trends, along with population growth, drive the need for future employment land within the Astoria UGB.

1. ECONOMIC TRENDS

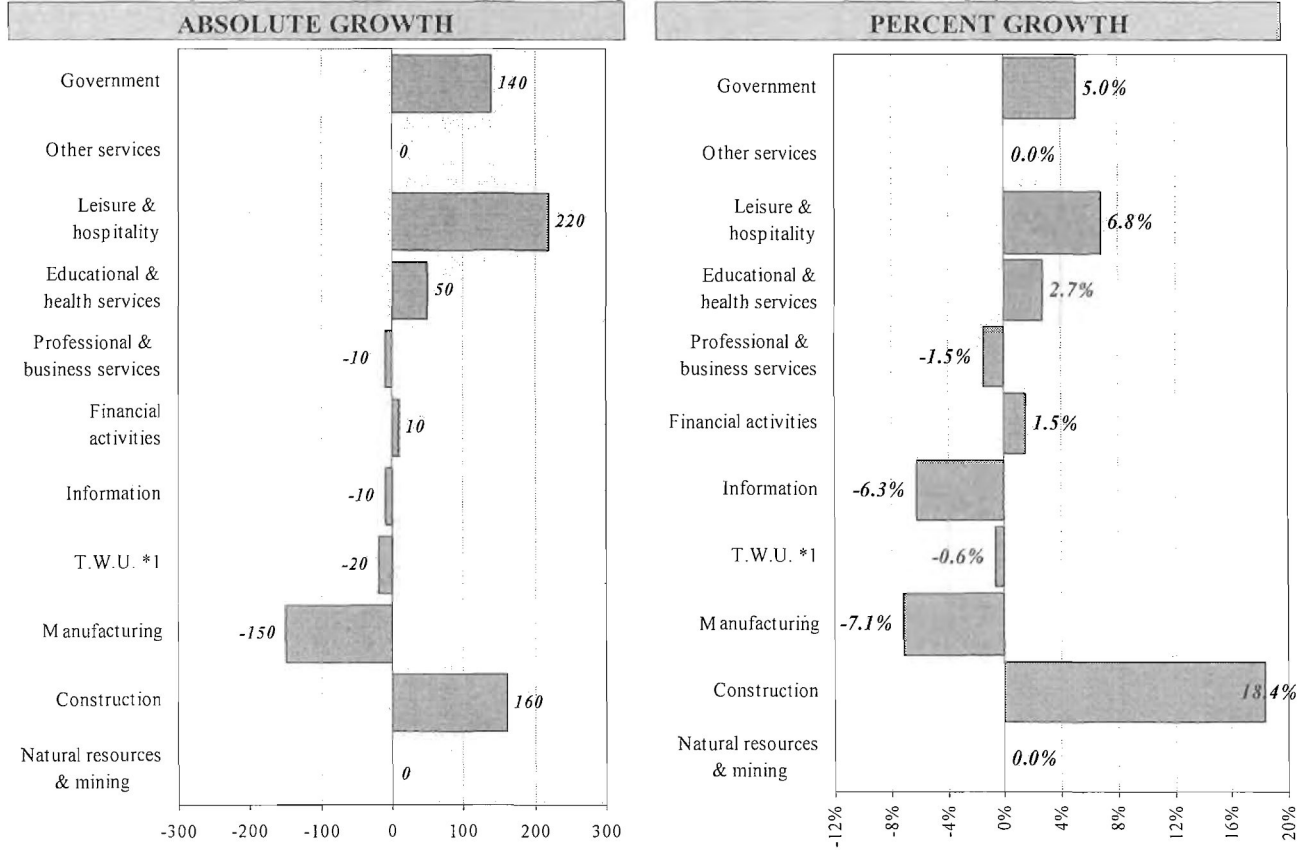
Clatsop County's economy has shown strong growth in the last few years following a period of decline corresponding with the 2001-2002 national recession. Employment levels during 2006 were approximately 550 jobs higher than 2005 levels, indicating growth of about 3%. This rate of growth is not expected to be maintained according to the State of Oregon which is projecting growth in Clatsop County to average around 1.4% per year over the next decade.

Table 1: Annual Employment Change, Clatsop County (2001-2006)



Employment gains during the last year were concentrated primarily in three sectors: Leisure & Hospitality (220 jobs), Construction (160 jobs), and Government (140). In terms of rate of growth, Construction experienced the largest increase at 18%. Growth in the Leisure & Hospitality (6.8%) and Government (5%) sectors also were relatively strong. The most significant decreases between December of 2005 and December of 2006 were experienced in the Manufacturing (-7%) and Information (-6%) sectors.

Table 2: Employment Growth by Industry Class, Clatsop County (Dec. 2005- Dec. 2006)



*1 Transportation, Warehousing & Utilities

Source: Oregon Employment Department

The local unemployment rate was estimated at 4.91% in December of 2006, comparing favorably to a statewide average of 5.2%. While the labor market is relatively tight, employment growth is not expected to be the only driver of residential demand in the area. The 2000 Census indicates that almost 3,300 homes in Clatsop County were owned for seasonal use only, representing 35% of the total ownership housing stock. Demand for second homes is seen as more related to the general economic vitality of the Portland metropolitan area and other demand generators, and not dependent upon local economic activity.

Travel generated earnings accounted for an estimated \$102 million in 2004 the most recent year for which data are available from Dean Runyan & Associates. Travel-generated

earnings account for 14.6% of all earnings in Clatsop County. Since 1991 travel spending has increased at an average annual rate of 5.0%.

Between 2000 and 2004 travel spending increased at an annual rate of 2.5%. This report assumes that visitor spending growth has increased in each of the past two years at closer to a 5% rate as an increasing amount of high income tourists are visiting the area. Cruise ships docking in Astoria in particular have provided a strong boost to Clatsop County and Astoria spending.

Table 3: Annual Visitor Spending, Clatsop County

Commodity Type	Annual Visitor Spending By Commodity (In Millions)						Avg. Annual Growth ('00-04')
	1991	2000	2001	2002	2003	2004	
Accommodations	\$39.0	\$69.4	\$71.6	\$73.3	\$73.7	\$78.2	3.0%
Food & Beverage Services	\$53.4	\$91.6	\$96.4	\$98.7	\$98.1	\$103.2	3.0%
Food Stores	\$17.3	\$27.9	\$29.5	\$29.9	\$30.3	\$32.1	3.6%
Ground Transportation & Motor Fuel	\$2.8	\$5.1	\$5.0	\$4.8	\$5.6	\$6.4	5.8%
Arts, Entertainment, & Recreation	\$8.5	\$14.5	\$15.2	\$15.5	\$15.2	\$15.4	1.5%
Retail Sales	\$38.8	\$64.9	\$68.2	\$69.4	\$66.5	\$66.8	0.7%
Air Transport	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
Total Spending	\$159.8	\$273.4	\$285.9	\$291.6	\$289.4	\$302.1	2.5%

Source: Dean Runyan & Associates

2. POPULATION & RESIDENTIAL PERMITTING

Resident population growth in Clatsop County over the past six years has been steady if unspectacular, with an annual growth rate of about 1.6%. After experiencing negative population growth in the 1990's, the City of Astoria has begun to rebound with growth over the past six years averaging 0.4%.

Table 4: Clatsop County and Astoria Population Growth

County/ Jurisdiction	Growth					Recent Growth Trends				
	1990	2000	Absolute	% Change	Annual Rate	2000	2006	Absolute	% Change	Annual Rate
CLATSOP COUNTY	33,301	35,630	2,329	7.0%	0.7%	35,630	37,045	2,515	7.3%	1.2%
ASTORIA	10,069	9,813	-256	-2.5%	-0.3%	9,813	9,970	157	1.6%	0.4
CANNON BEACH	1,221	1,588	367	30.1%	2.7%	1,588	1,665	77	4.8%	1.2%
GEARHART	1,027	995	-32	-3.1%	-0.3%	995	1,095	100	10.1%	2.4%
SEASIDE	5,359	5,900	541	10.1%	1.0%	5,900	6,165	265	4.5%	1.1%
WARRENTON	2,681	4,096	1,415	52.8%	4.3%	4,096	4,460	364	8.9%	2.2%

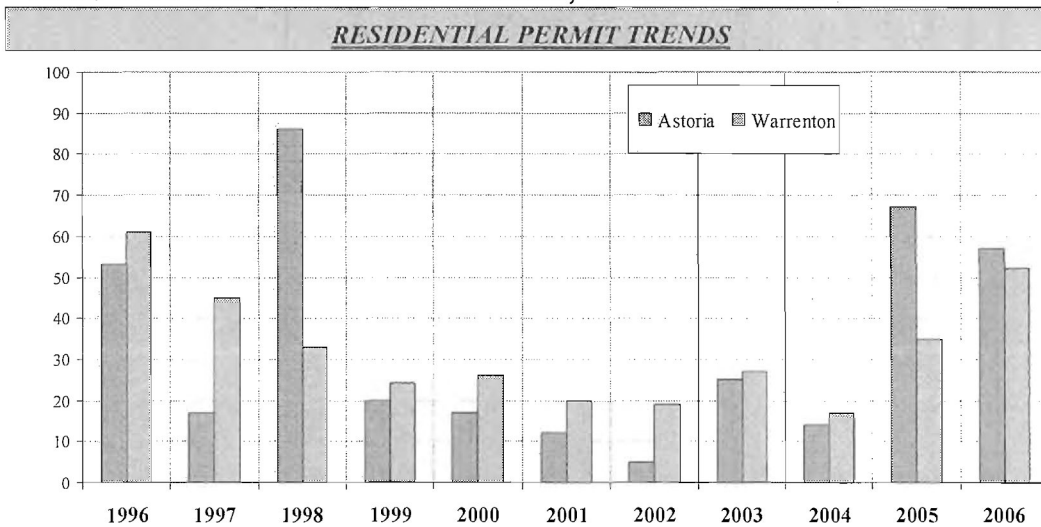
Source: Portland State University Center for Population Research

Astoria was largely built out by the 1970's, and the bulk of new residential construction in the area has been further south in Lincoln City, Newport, and Bandon. From the 1980's to the mid-1990's, cottage-style single family homes made up the majority of new development and were popular with second home and move-down buyers.

In recent years, changing demographics and a growing scarcity of land have diversified construction considerably. Larger home subdivisions and golf course communities have sprung up and are particularly popular with a growing base of retirees from California. New condominium/townhouse construction has also become more common on smaller view lots and infill locations in more urban locations.

Second home demand in Clatsop County has allowed for a higher rate of residential construction than population growth would indicate. Residential permits in the County have ranged from 150 to 320 per year over the past decade, averaging in the range of 220 units per year (The past two years permits were higher than usual at 270 and 280 respectively). The average annual population growth during the period has been about 240 persons since 2000, reflecting a demand for approximately 110 housing units per year assuming an average household size of 2.2 persons. This would indicate that somewhere around half of all new construction activity in the area has been driven by non-resident demand.

Table 5: Annual Residential Permits, Astoria and Warrenton



Source: U.S. Census Bureau

B. EMPLOYMENT LAND NEED ANALYSIS

The following is an analysis of the Astoria UGB Market Area’s projected need for commercial and industrial land. Results are followed by a description of the methodology employed to estimate employment growth, need for commercial and industrial space, and subsequently, commercial and industrial land. The attached exhibit package provides comprehensive findings of this analysis which are presented in five year increments through 2026.

1. TWENTY-YEAR EMPLOYMENT GROWTH FORECAST

Over the twenty-year period ending in 2026, the Astoria Market Area (City of Astoria UGB) is expected to add a total of 1,393 jobs under a Medium Growth Scenario. The Leisure & Hospitality, Education and Health Services and Retail Trade sectors are expected to comprise the majority of local employment growth. The Education & Health industry sector leads all sectors in terms of annual growth rate (2.19%). Other high-growth industries leading

local economic growth include the Professional & Business Services (2.11%) and Leisure & Hospitality (1.86%) sectors. Overall employment growth in the region can be expected to range from 1.07% to 1.63% annually through 2026.

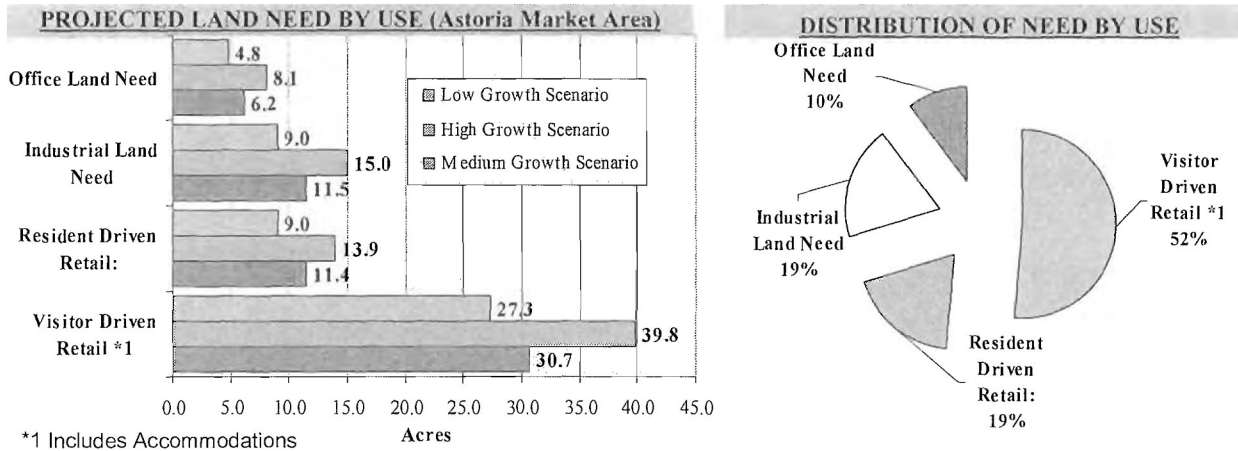
Table 6: Employment Growth by Industry Class, Astoria UGB (2006-2026)

Medium Growth Scenario		Incremental Employment Growth				2006-2026	
<i>NAICS CLASS</i> *2	2006 *3	2011	2016	2021	2026	Change	Annual Rate
Construction	176	191	207	224	243	67	1.63%
Manufacturing	525	536	547	558	569	44	0.40%
Wholesale Trade	49	51	53	55	57	8	0.80%
Retail Trade	686	749	817	891	973	287	1.76%
T.W.U. *1	96	103	110	118	127	30	1.38%
Information	69	73	77	81	86	17	1.12%
Financial Activities	197	210	224	240	256	59	1.32%
Professional & Business Services	162	179	199	221	245	84	2.11%
Education & Health Services	563	627	699	779	868	305	2.19%
Leisure & Hospitality	896	983	1,078	1,182	1,296	400	1.86%
Other Services	167	176	186	196	207	40	1.09%
Government	946	959	972	985	998	52	0.27%
Total	4,531	4,835	5,168	5,529	5,924	1,393	1.35%
High Growth Scenario		Incremental Employment Growth				2006-2026	
<i>NAICS CLASS</i>	2006 *3	2011	2016	2021	2026	Change	Annual Rate
Total	4,542	4,926	5,356	5,835	6,369	1,827	1.70%
Low Growth Scenario		Incremental Employment Growth				2006-2026	
<i>NAICS CLASS</i>	2006 *3	2011	2016	2021	2026	Change	Annual Rate
Total	4,519	4,760	5,019	5,296	5,593	1,073	1.07%
*1 Transportation, Warehousing, and Utilities							
*2 North American Industry Classification System (NAICS)							
*3 Estimate							
Source: Oregon Employment Department and Johnson Gardner							

2. SUMMARY OF COMMERCIAL AND INDUSTRIAL LAND NEED FINDINGS

The results summarized in the following Table highlight projections of net new demand in the Astoria Market Area/UGB for commercial and industrial land between 2006 and 2026, generally assuming prevailing employment and development trends. A discussion of need by each use type is found in the discussion of methodology assumptions in Section B. Detailed Tables and findings by use type and growth scenario are included in the exhibit package following the body of this document.

Table 7: Astoria UGB Twenty-Year Commercial & Industrial Land Need Summary



Over the next 20 years, net new demand for commercial and industrial land is expected to range from 50 to just under 80 acres, contingent upon the region’s realized growth pattern through 2026. The baseline “Medium Growth Scenario” indicates that Astoria can expect commercial and industrial land need in the vicinity of 60 acres through 2026 following a current growth assumption. Regardless of which growth scenario is realized, future need is expected to be heavily oriented toward tourist driven and service oriented retail uses. The forecasted need for office and industrial demand is a function of employment growth by industry sector, consistent with methodologies established by the State of Oregon.

The Oregon Office of Economic Analysis has projected moderate population growth for Clatsop County over the next 20 years, in the range of 0.9% on an annual basis. With modest increases in the resident population, the need for commercial retail land will be ultimately restricted. However, the mounting popularity of Clatsop County and Astoria in particular as a recreation destination is expected to drive future need for commercial land.

According to the Oregon Tourism Commission, Clatsop County exhibited a 5% increase in tourism activity between 1991 and 2004. As the gateway to the Columbia River, prominent center of the Lewis and Clark National Park and Bicentennial events, and home to numerous cultural and recreational amenities, Astoria businesses are well positioned to capitalize on growing recreational demand. With a growing amount of high-end lodging and dining opportunities, Astoria can expect to attract an increasing number of high-income tourists. As mentioned previously, an increasing amount of cruise ship dockings will help in this regard.

Additional recreational activities are expected to be supported by regional demographic shifts encompassing a greater composition of affluent retirees. All said, visitor-driven commercial demand is expected to be the primary factor influencing land need in the foreseeable future.

Astoria can expect a slightly accelerated need for employment office space demand resulting from the regional economy’s expansion into more service-oriented industries and employment. For example, continued growth in the area’s retirement base will drive future need for health services, recreation, and retail trade, and financial, real estate and professional services in particular.

The primary users of industrial land and space include Construction, Manufacturing, Wholesale Trade, Transportation, Warehousing & Utilities, Information, and Other Services. Despite a historical position as a key marine industry center, limited land supply and topography issues make Warrenton a more likely alternative for most industrial users. Thus as Astoria transforms into a more service and tourism-oriented economy, industrial employment should not comprise as significant of a role in future economic growth.

The one sector that may bring significant industrial economic growth to the area is liquid natural gas processing. If projects being considered on the Skipanon Peninsula in Warrenton, or Bradwood Landing east of Astoria are approved, increased year-round employment growth in Astoria can be expected. Company estimates project construction employment of between 350 and 450 workers and operational employment thereafter of between 30 and 60 jobs per plant. Although the likelihood that any of these projects will come to fruition is unknown. If any of the proposed projects do move forward, Astoria can expect to experience enhanced growth in related service industries. This report conservatively assumes a one-to-one spillover effect. That is, for each operational job a related service job will likely be created.

C. INDUSTRIAL AND OFFICE LAND NEED METHODOLOGY & FINDINGS

Demand for industrial and office commercial land is a direct function of employment growth in industrial sectors that occupy these types of space. As a result, projections of industrial and office demand are based on forecasted employment growth by industrial sector within the Astoria UGB Market Area. Methodology for forecasting need for industrial and office commercial land follow a standard, multi-step process, summarized below.

1. EMPLOYMENT GROWTH FORECAST

Employment growth is forecast by industry for the Astoria UGB Market Area through 2026 based on local data provided by the State of Oregon Employment Department and Clatsop County employment data generally available from the Oregon Employment Department. Three employment growth scenarios were estimated for the Astoria UGB Market Area for sensitivity analysis purposes: Medium Growth, Low Growth, and High Growth.

Medium Growth Scenario: Assumes employment growth rates consistent with forecasts for Clatsop County industries estimated by the Oregon Employment Department.

High Growth Scenario: Assumes industry employment growth rates under the Medium Growth Scenario accelerated by 25% to 30% depending on the industry. Accelerated growth under the High Growth Scenario is based upon the strong interest that liquid natural gas (LNG) companies have shown in the area. If natural gas processing plants move to the area, Astoria can expect associated growth in construction and related industries.

Low Growth Scenario: Assumes industry employment growth rates under the Medium Growth Scenario decelerated by 20%.

2. DEMAND FOR OFFICE BUILDING SPACE

Sector employment growth for each of the three economic scenarios (Step 1) is converted into growth in office employment based on typical percentages of jobs, or capture factors, by sector that will be located in office development rather than industrial development.

Employment density ratios, the average space in square feet necessary per office job, were utilized to calculate total office space demand given projected employment growth. Ratios and densities utilized are from the Urban Land Institute.

Office space need analysis over the 20-year period finds new demand will range between 80,000 and 140,000 square feet or between 4,000 and 7,000 square feet annually. Results are expressed in Table 8 below. Under the Medium Growth Scenario, support for 107,000 square feet of new office space is supportable by trended growth alone. The majority of potential growth comes from the Leisure and Hospitality, Education and Health Services, Professional and Business Service, and Financial Activity sectors.

Table 8: Office Employment Driven Space Growth, Astoria UGB Market Area (2006-2026)

Medium Growth Scenario Employment Sector	Projected Office Space Need *2 (square feet)					'06-'26
	2006*	2011	2016	2021	2026	
Construction	871	945	1,024	1,110	1,203	332
Manufacturing	5,776	5,894	6,013	6,136	6,261	484
Wholesale Trade	535	557	579	603	628	93
Retail Trade	7,546	8,234	8,985	9,804	10,698	3,152
T.W.U. *1	7,144	7,652	8,195	8,777	9,400	2,256
Information	13,615	14,393	15,216	16,087	17,006	3,392
Financial Activities	38,929	41,576	44,403	47,423	50,647	11,719
Professional & Business Services	32,017	35,540	39,450	43,790	48,608	16,591
Education & Health Services	49,539	55,195	61,496	68,518	76,340	26,802
Leisure & Hospitality	78,849	86,476	94,841	104,015	114,076	35,227
Other Services	14,656	15,474	16,338	17,250	18,213	3,557
Government	72,850	73,824	74,811	75,811	76,825	3,975
Total	322,327	345,758	371,352	399,323	429,906	107,579

*1 Transportation, Warehousing & Utilities.

*2 Estimated, occupied office space as of year displayed.

3. DEMAND FOR OFFICE AND COMMERCIAL LAND

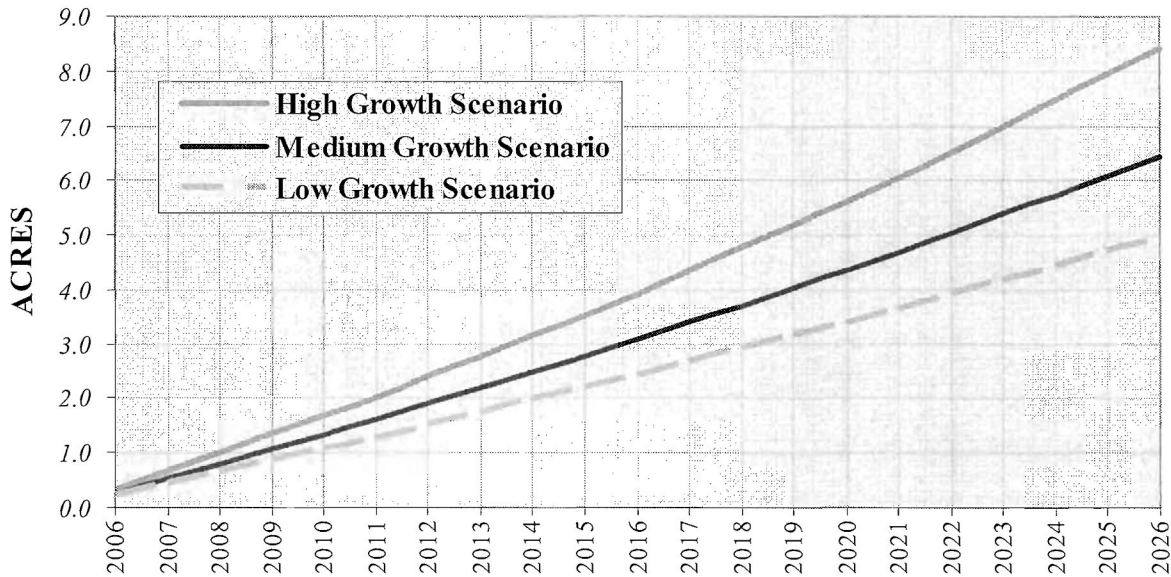
Demand for office land is a conversion of demand for space by an office floor area ratio (FAR). For projections under each of the three economic scenarios, the analysis assumed the industry standard 0.40 FAR. Utilizing these conversions, resulting analysis finds demand for between five and nine acres of office land need over the 20-year period or between 0.25 and 0.5 acres of average demand annually.

Table 9 below provides a graphical comparison of cumulative office commercial land need within the Astoria UGB based on whether future Astoria employment growth matches the

Medium (trend), Low (20% below trend), or High (LNG terminal-induced growth) Growth Scenarios modeled. Table 10 indicates a need of between 5 and approximately 9 acres of office land for the Low vs. High Growth Scenarios, with a need of 6.8 acres for the Medium Growth Scenario.

Table 9: Office Employment Driven Land Growth, Astoria UGB Market Area (2006-2026)

CUMULATIVE OFFICE LAND DEMAND BY GROWTH SCENARIO



Source: Johnson Gardner, LLC

Table 10: Cumulative Office Land Demand by Growth Scenario

Year	Projected Land Need (acres)		
	MEDIUM	HIGH	LOW
2006	0.3	0.3	0.2
2007	0.5	0.7	0.4
2008	0.8	1.0	0.6
2009	1.1	1.4	0.9
2010	1.3	1.7	1.1
2011	1.6	2.0	1.3
2012	1.9	2.4	1.5
2013	2.2	2.8	1.7
2014	2.5	3.2	2.0
2015	2.8	3.5	2.2
2016	3.1	3.9	2.4
2017	3.4	4.3	2.7
2018	3.7	4.8	2.9
2019	4.0	5.2	3.2
2020	4.4	5.6	3.4
2021	4.7	6.0	3.6
2022	5.0	6.5	3.9
2023	5.4	7.0	4.2
2024	5.7	7.5	4.4
2025	6.1	7.9	4.7
2026	6.4	8.4	5.0
2027	6.8	8.9	5.2

Source: Johnson Gardner, LLC

4. DEMAND FOR INDUSTRIAL BUILDING SPACE

Industry employment growth for each of the three economic scenarios is converted into growth in industrial space usage based on typical percentages of employment by sector that will be located in industrial space. Employment is then further stratified by type of space, including warehouse/distribution, general industrial and flex space. Finally, employment density ratios, calculated as average square feet of space necessary per industrial job, were utilized to calculate total space demand by industrial space type given projected employment growth. These ratios and densities are based on industry standards from *Regional Industrial Land Study* (EcoNorthwest & Otak, Inc., 2001).

Table 11 below outlines resulting estimates of 20-year growth in industrial space need within the Astoria UGB. Under the Medium Growth Scenario, Astoria has the potential to add 122,000 square feet of industrial space should it seek such an economic development objective. The Low and High Growth scenarios range from 95,000 to 160,000 square feet of demand over the 20-year period or between 9,500 and 16,000 square feet of demand annually. The primary growth sector is Transportation, Warehousing and Utilities, followed by Other Services and Manufacturing.

Table 11: Industrial Employment-Driven Space Growth, Astoria UGB Market Area (2006-2026)

Medium Growth Scenario Employment Sector	Projected Industrial Space Need *2 (square feet)					'06-'26
	2006*	2011	2016	2021	2026	
Construction	30,006	32,526	35,257	38,218	41,427	11,421
Manufacturing	271,483	277,005	282,640	288,389	294,255	22,772
Wholesale Trade	55,320	57,579	59,931	62,378	64,925	9,604
T.W.U. *1	132,885	142,321	152,427	163,250	174,843	41,958
Information	31,084	32,861	34,741	36,727	38,828	7,744
Professional & Business Services	14,952	16,597	18,423	20,450	22,700	7,748
Other Services	87,999	92,911	98,097	103,573	109,354	21,355
Total	623,729	651,801	681,515	712,985	746,332	122,602

*1 Transportation, Warehousing & Utilities

*2 Estimated, occupied industrial space as of year displayed.

5. DEMAND FOR INDUSTRIAL LAND

Demand for industrial land is a conversion of demand for space by floor area ratios (FARs) by industrial development type and the addition of non-industrial use demand for industrial land typical of business park space. Projections utilize the following FARs from the *Regional Industrial Lands Study*:

Warehouse/Distribution: 0.31

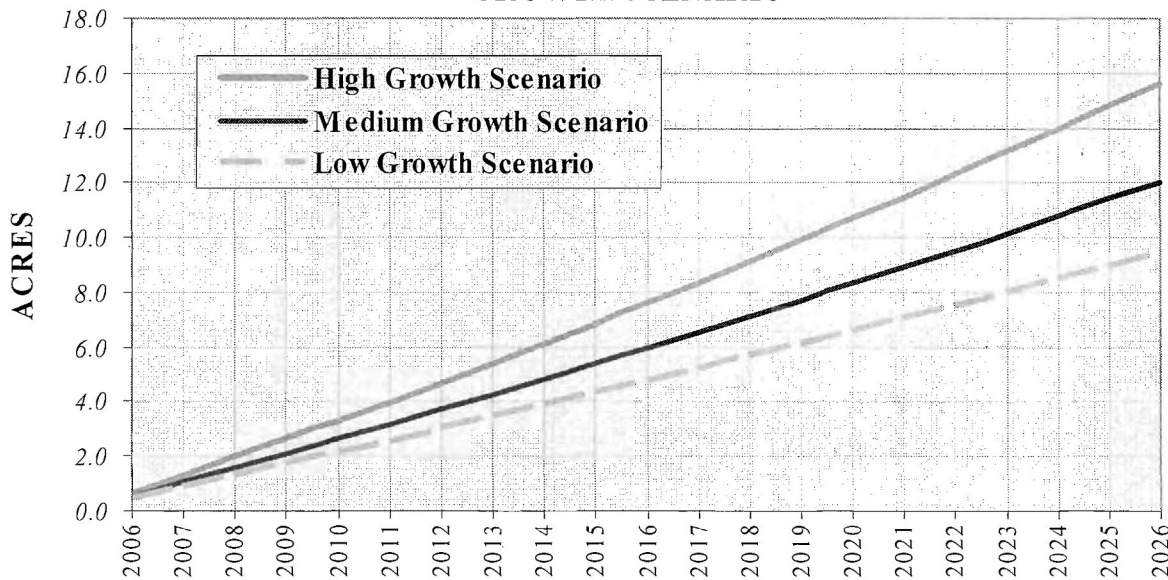
General Industrial: 0.30; and

High-Tech/Flex: 0.26.

Second, a 20% non-industrial use (services and retail, typically) demand for land was assumed for industrial land projections as implemented in the *Regional Industrial Lands Study*. Results are expressed in Table 12 below.

Table 12: Industrial Employment Land Growth. Astoria UGB Market Area (2006-2026)

CUMULATIVE INDUSTRIAL LAND DEMAND BY GROWTH SCENARIO



Source: Johnson Gardner, LLC

Industrial demand projections indicate a 20-year need of between 10 and 16 acres of land for industrial uses, or between 0.5 and 0.8 acres annually. Under the Medium Employment Growth Scenario, Astoria could reasonably expect to support 12 acres of new industrial development. Note that this is based solely on employment projections utilizing historic trend and does not account for “home run” economic developments should that be a goal of Astoria.

D. RETAIL COMMERCIAL LAND NEED METHODOLOGY & FINDINGS

Unlike industrial and office commercial land need, retail land need is a direct function of households moving into the competitive region from which retail development in the Astoria UGB Market Area could conceivably capture and households visiting the area and spending on tourism retail and services. Given the physical and location attributes of the Astoria, coupled with the demographic depth and composition of the existing population base, this analysis assumes that future retail development would likely take the form of a smaller scale shops, markets, and/or related businesses.

The typical spending patterns by resident households in addition to visitor/tourist spending comprise the basis for retail need. Methodology for forecasting retail commercial land need is summarized below.

1. HOUSEHOLD GROWTH PROJECTIONS

For modeling growth in retail commercial land need driven by residential growth, analysis utilized new, proposed revisions to Clatsop County population growth projections by five-year

increments that have resulted from UGB amendment coordination between the County and the cities within it. The analysis further assumes that average household size in the Astoria UGB Market Area would follow trends established between 1990 and 2000 as estimated by the U.S. Census Bureau. Medium, High and Low Growth Scenarios, and resulting household growth projections through 2026, were estimated as follows:

Medium Growth Scenario: Assumes most recent State of Oregon population growth estimates for Clatsop County and Astoria. Growth between 2006 and 2026 is expected to range between 0.80% and 0.94%.

High Growth Scenario: Assumes medium population growth rate grossed up by 0.2% annually.

Low Growth Scenario: Assumes medium population growth rate grossed down by 0.2% annually.

2. ESTIMATE MARKET AREA PER-HOUSEHOLD RETAIL SPENDING

Analysis estimated per-household annual spending by retail category utilizing data from Claritas Inc., a leading retail statistics data provider. Categories are as detailed in Table 13 below by the North American Industry Classification System (NAICS).

Table 13: Average Annual Expenditures on Retail Goods, Astoria UGB Market Area (2006)

NAICS Category	Per Household Expenditures *1
441 Automotive Parts, Accessories and Tire Stores	\$5,723
442 Furniture and Home Furnishings Stores	\$834
443 Electronics and Appliance Stores	\$2,374
444 Building Materials and Garden Equipment	\$966
445 Food and Beverage Stores	\$6,531
446 Health and Personal Care Stores	\$2,649
448 Clothing and Clothing Accessories Stores	\$3,129
451 Sporting Goods, Hobby, Book and Music Stores	\$1,921
452 General Merchandise Stores	\$1,006
453 Miscellaneous Store Retailers	\$782
722 Foodservices and Drinking Places	\$3,219
<i>Totals/Weighted Averages</i>	<i>\$29,134</i>

*1 Claritas, Inc. 2006

3. ESTIMATE FUTURE MARKET AREA RESIDENT-DRIVEN RETAIL SALES

Future retail sales in Astoria were calculated as the product of future area household counts under the Medium, High, and Low growth Scenarios through 2026 and annual average retail sales by category estimated in Step 2. Based on our estimates of growth in new households

in Astoria over the next 20 years, total resident retail spending is estimated to grow by \$22.4 million in constant 2006 dollars through 2026. High population growth (High Growth Scenario) could see a net increase of over \$27.3 million in annual retail spending by residents, while slow growth could see about \$14 million in new retail spending annually by Astoria residents.

Table 14: Annual Resident Retail Spending, Astoria UGB Market Area (2006-2026)

Medium Growth Scenario			Household Retail Spending in Millions (Households)					
		Per Household Expenditures 1/	2006	2011	2016	2021	2026	'06-'26
NAICS Category			4,103	4,270	4,455	4,656	4,872	769
441	Automotive Parts, Accessories and Tire Stores	\$5,723	\$23.5	\$24.4	\$25.5	\$26.6	\$27.9	\$1.4
442	Furniture and Home Furnishings Stores	\$834	\$3.4	\$3.6	\$3.7	\$3.9	\$4.1	\$0.6
443	Electronics and Appliance Stores	\$2,374	\$9.7	\$10.1	\$10.6	\$11.1	\$11.6	\$1.8
444	Building Materials and Garden Equipment	\$966	\$4.0	\$4.1	\$4.3	\$4.5	\$4.7	\$0.7
445	Food and Beverage Stores	\$6,531	\$26.8	\$27.9	\$29.1	\$30.4	\$31.8	\$5.0
446	Health and Personal Care Stores	\$2,649	\$10.9	\$11.3	\$11.8	\$12.3	\$12.9	\$2.0
448	Clothing and Clothing Accessories Stores	\$3,129	\$12.8	\$13.4	\$13.9	\$14.6	\$15.2	\$2.4
451	Sporting Goods, Hobby, Book and Music Stores	\$1,321	\$7.9	\$8.2	\$8.6	\$8.9	\$9.4	\$1.5
452	General Merchandise Stores	\$1,006	\$4.1	\$4.3	\$4.5	\$4.7	\$4.9	\$0.8
453	Miscellaneous Store Retailers	\$782	\$3.2	\$3.3	\$3.5	\$3.6	\$3.8	\$0.6
722	Foodservices and Drinking Places	\$3,219	\$13.2	\$13.7	\$14.3	\$15.0	\$15.7	\$2.5
<i>Totals/Weighted Averages</i>		<i>\$29,134</i>	<i>\$119.5</i>	<i>\$124.4</i>	<i>\$129.8</i>	<i>\$135.7</i>	<i>\$141.9</i>	<i>\$22.4</i>

1/ Millions of annual retail spending by Astoria UGB residents in year displayed.

4. VISITOR SPENDING PROJECTIONS

For modeling growth in retail commercial land need driven by visitor spending growth, the primary driver of new retail land need in Astoria over the next 20 years, analysis utilized Oregon Tourism Commission data for Clatsop County tourism spending and impacts between 1991 and 2004. Astoria's share of Clatsop County tourism industry was estimated based on retail business patterns data from the US Census Bureau and the Astoria Chamber of Commerce. Medium, High and Low Growth Scenarios for tourism spending were estimated as follows:

Medium Growth Scenario: Assumes annual visitor spending growth rates are consistent with growth rates exhibited between 2000 and 2004 for individual spending categories.

High Growth Scenario: Assumes visitor spending grows by rates exhibited between 2000 and 2004, roughly 0.71% higher than Medium Growth Scenario rates on average.

Low Growth Scenario: Assumes visitor spending grows by rates 0.71% lower than medium growth scenario rates on average.

Under the Medium Growth Scenario visitor retail spending in Astoria has the potential to grow by nearly \$44 million. If the High Growth Scenario is realized, visitor growth can be expected to bring \$56.7 million to the area.

Table 15: Annual Visitor Retail Spending, Astoria UGB Market Area (2006-2026)

Category	Local Area Capture 2/	Visitor Spending in Millions					'06-'26
		2006	2011	2016	2021	2026	
Accommodations	21%	\$17.4	\$20.2	\$23.5	\$27.2	\$31.6	\$14.2
Food and Beverage Services	19%	\$20.7	\$24.1	\$27.9	\$32.4	\$37.6	\$16.9
Food Stores	18%	\$6.3	\$7.5	\$8.9	\$10.6	\$12.6	\$6.4
Ground Transportation	20%	\$1.4	\$1.9	\$2.5	\$3.4	\$4.5	\$3.0
Recreation	26%	\$4.1	\$4.4	\$4.8	\$5.2	\$5.6	\$1.4
Non-Food Retail Sales	17%	\$11.7	\$12.1	\$12.6	\$13.0	\$13.5	\$1.8
Totals/Weighted Averages	19.6%	\$61.6	\$70.2	\$80.2	\$91.8	\$105.4	\$43.8

1/ Reflects 2000 to 2004 growth in Clatsop County visitor spending trended forward.

2/ Assumes share of Clatsop County businesses in Astoria by general category utilizing data from the U.S. Census Bureau, Astoria Chamber of Commerce, and Dean Runyan and Associates data.

5. DEMAND FOR RETAIL COMMERCIAL SPACE

Future retail sales are converted into need for developed retail space by calculating the product of future retail sales by category to a specific Sales Support Factor. The Sales Support Factor is the national average retail sales per square foot of space for each retail sector. Sales support factors are from the Urban Land Institute publication *Dollars & Cents*. Resulting estimates of retail space supported by future Astoria UGB residents under the Medium Growth Scenario are provided in Table 16 below. Future household growth indicates resident-driven retail space need of as much as 124,439 square feet under the Medium Growth Household Scenario and as much as 151,000 square feet under the High Household Growth Scenario.

Table 16: Resident Spending-Supported Retail Space, Astoria UGB Market Area (2006-2026)

Medium Growth Scenario		Spending-Supported Retail Demand (SF) 1/					'06-'26
NAICS Category		2006	2011	2016	2021	2026	
441	Automotive Parts, Accessories and Tire Stores	185,825	193,407	201,787	210,884	220,659	34,834
442	Furniture and Home Furnishings Stores	21,758	22,646	23,627	24,692	25,836	4,079
443	Electronics and Appliance Stores	53,573	55,759	58,175	60,797	63,616	10,043
444	Building Materials and Garden Equipment	34,061	35,451	36,987	38,655	40,446	6,385
445	Food and Beverage Stores	94,476	98,330	102,591	107,216	112,186	17,710
446	Health and Personal-Care Stores	51,981	54,102	56,447	58,991	61,726	9,744
448	Clothing and Clothing Accessories Stores	65,079	67,734	70,669	73,855	77,278	12,200
451	Sporting Goods, Hobby, Book & Music Stores	44,462	46,276	48,281	50,458	52,797	8,335
452	General Merchandise Stores	32,665	33,997	35,471	37,070	38,788	6,123
453	Miscellaneous Store Retailers	18,382	19,132	19,961	20,861	21,828	3,446
722	Foodservices and Drinking Places	61,561	64,073	66,849	69,862	73,101	11,540
Totals/Weighted Averages		663,822	690,908	720,846	753,341	788,260	124,439

1/ Average annual sales per square foot for identified retail sector category.

2/ Assumes a market-clearing vacancy rate of 10%.

Projected visitor spending is also converted into demand for retail space utilizing similar sales support factor assumptions as already described for resident spending. Estimates of retail space demand supported by visitor spending growth under the Medium Growth Scenario are displayed in Table 17 below. Trended visitor spending growth is estimated to drive upwards of 140,000 square feet of new retail space need in Astoria over the next 20 years. A High Growth Scenario visitor growth rate is estimated to drive the need for over 184,000 square feet of retail space in Astoria through 2026.

Table 17: Visitor Spending-Supported Retail Space, Astoria UGB Market Area (2006-2026)

Medium Growth Scenario	Retail Commercial Space Need (SF) *1,*2					
Category	2006	2011	2016	2021	2026	'06-'26
<i>Accommodations</i> *3	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Food and Beverage Services	96,594	112,119	130,140	151,057	175,336	78,742
Food Stores	22,071	26,300	31,339	37,343	44,497	22,426
Ground Transportation	11,347	15,071	20,018	26,588	35,314	23,966
Recreation	14,840	16,000	17,251	18,599	20,053	5,214
Non-Food Retail Sales	70,363	72,947	75,627	78,404	81,284	10,921
Totals/Weighted Averages	215,215	242,438	274,373	311,991	356,484	141,268

*1 Average annual sales per square foot for identified retail sector category.

*2 Assumes a market-clearing vacancy rate of 10%.

*3 Accommodations spending growth is a function of room units and trended occupancy rates, not necessarily household visitor counts. Occupancy and Accommodations spending are converted into land need as described in Subsection C.6.

6. RESIDENT-DRIVEN DEMAND FOR RETAIL COMMERCIAL LAND

Demand estimates for developed retail space at different time points was then converted into demand for retail commercial land by applying the industry-standard retail Floor Area Ratio (FAR) of 0.25. The FAR assumes standard suburban retail space requiring four parking spaces per 1,000 square feet of retail floor area. Resulting estimates of future Astoria UGB resident household-driven need for retail commercial land is found in Table 18 below for the Medium Growth Scenario.

Given more modest population growth expected under the trended Medium Growth Scenario, resident-driven spending growth is estimated to create need for a little over 11 acres of land through 2026. Growth under the High Growth Scenario still does not present major increases, with resident spending driving need for nearly 14 acres over a 20-year period.

Table 18: Resident Spending-Driven Land Need, Astoria UGB Market Area (2006-2026)

1/

Medium Growth Scenario		Retail	Commercial Retail Land Need (Acres)					
NAICS Category		F.A.R 2/	2006	2011	2016	2021	2026	'06-'26
441	Automotive Parts, Accessories and Tire Stores	0.25	17.1	17.8	18.5	19.4	20.3	3.2
442	Furniture and Home Furnishings Stores	0.25	2.0	2.1	2.2	2.3	2.4	0.4
443	Electronics and Appliance Stores	0.25	4.9	5.1	5.3	5.6	5.8	0.9
444	Building Materials and Garden Equipment	0.25	3.1	3.3	3.4	3.5	3.7	0.6
445	Food and Beverage Stores	0.25	8.7	9.0	9.4	9.8	10.3	1.6
446	Health and Personal Care Stores	0.25	4.8	5.0	5.2	5.4	5.7	0.9
448	Clothing and Clothing Accessories Stores	0.25	6.0	6.2	6.5	6.8	7.1	1.1
451	Sporting Goods, Hobby, Book & Music Stores	0.25	4.1	4.2	4.4	4.6	4.8	0.8
452	General Merchandise Stores	0.25	3.0	3.1	3.3	3.4	3.6	0.6
453	Miscellaneous Store Retailers	0.25	1.7	1.8	1.8	1.9	2.0	0.3
722	Foodservices and Drinking Places	0.25	5.7	5.9	6.1	6.4	6.7	1.1
<i>Totals/Weighted Averages</i>		0.25	61.0	63.4	66.2	69.2	72.4	11.4

1/ Estimated total spending by retail category by Astoria residents in each year displayed.

2/ Assumes typical suburban retail profile of four parking spaces per 1,000 square feet of space.

7. VISITOR SPENDING-DRIVEN RETAIL COMMERCIAL LAND NEED

Visitor spending-driven demand for retail land was conducted utilizing similar FAR assumptions as with resident spending demand. Demand estimates for lodging/hospitality expansion were estimated differently due to different land use configurations. To estimate demand for land due to hotel/lodging expansion, it was assumed that 25 hotel rooms, facilities and impervious surface would comprise one acre of land based on recent industry trends.

Table 19: Visitor Spending-Driven Retail Land Need, Astoria UGB Market Area (2006-2026) 1/

Medium Growth Scenario		Retail	Commercial Retail Land Need (acres) *1,*2					
Category	FAR 2/	2006	2011	2016	2021	2026	'06-'26	
<i>Accommodations *3</i>	<i>N/A</i>	21.7	25.2	29.2	33.9	39.4	17.7	
Food and Beverage Services	0.25	8.9	10.3	12.0	13.9	16.1	7.2	
Food Stores	0.25	2.0	2.4	2.9	3.4	4.1	2.1	
Ground Transportation	0.25	1.0	1.4	1.8	2.4	3.2	2.2	
Recreation	0.25	1.4	1.5	1.6	1.7	1.8	0.5	
Non-Food Retail Sales	0.25	6.5	6.7	6.9	7.2	7.5	1.0	
Totals/Weighted Averages	0.25	41.4	47.4	54.4	62.6	72.1	30.7	

*1 Estimated commercial land actually developed to meet need as of each year displayed.

*2 Assumes typical suburban retail profile of four parking spaces per 1,000 feet of space.

*3 Assumes average of 25 hotel rooms, facilities and parking per acre of land, average nightly rate of \$100, and average annual occupancy of 55%.

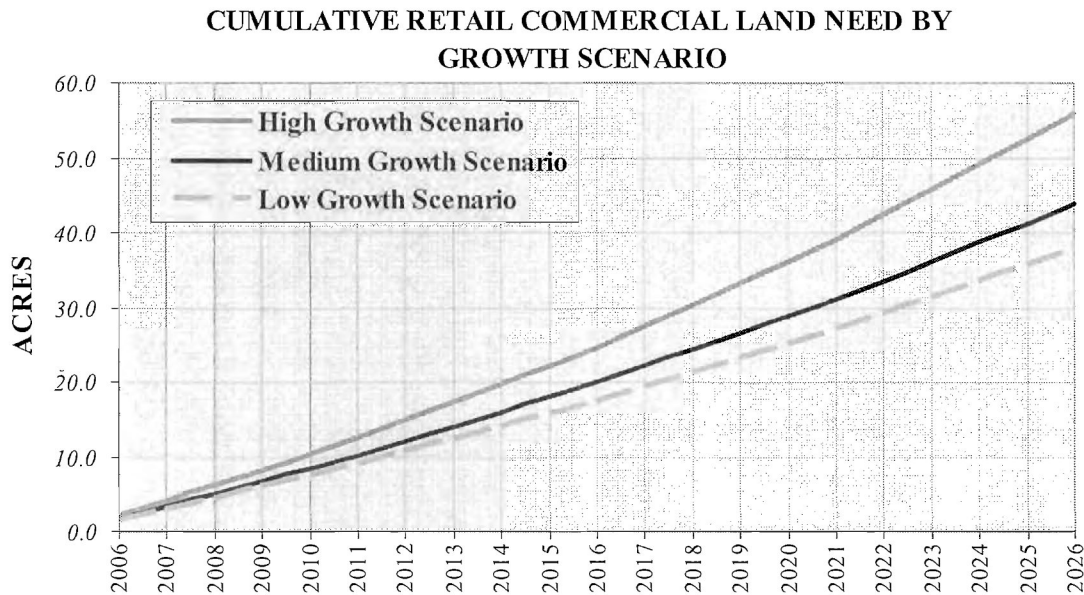
Findings under the Medium Growth Scenario suggest just over 30 acres of visitor spending-driven land need over a 20-year period. Under the High Growth Scenario, should Astoria

choose a strong tourism-spending capture objective, analysis suggests 20-year retail land need reaching 40 acres in Astoria.

8. CUMULATIVE RETAIL LAND NEED

A comparison of the three scenarios modeled in terms of cumulative retail commercial land need is found in Table 20 below.

Table 20: Cumulative Retail Land Need, Astoria UGB Market Area (2006-2026)



Source: Johnson Gardner, LLC

Combining new retail land need based on new households moving to the area and new tourism spending, analytical results find a need for between 36 and 53 total acres of retail land between 2006 and 2026. Under the Medium Growth Scenario a total of 42 new acres of retail land will be needed by 2026.

9. CUMULATIVE, ADJUSTED EMPLOYMENT LAND NEEDS

The analysis and findings described in the preceding pages was conducted primarily by Johnson Gardner, LLC during a first phase of a combined economic, housing and buildable land analysis. Subsequently, Cogan Owens Cogan, LLC (COC) updated these analyses to reflect refined assumptions related to future housing needs and assumptions and refinements to the buildable lands inventory. The bulk of the economic needs analysis was unchanged. However, in estimating total employment land need, COC has estimated a somewhat lower need for commercial/retail land to reflect lower estimates of second home construction and resulting lower visitor spending projections. The estimated commercial land need under the medium growth scenario is expected to be approximately six acres less than estimated by Johnson Gardner. Resulting adjusted, cumulative land need is summarized in Table 21 which indicates a total land need of approximately 49.7 acres.

Table 21. Total Adjusted Land Need, Medium Growth Scenario, 2007-2027, Astoria UGB

Type of Use	Land Need (acres)
Commercial (Office/Retail)	38.2
Industrial	11.5
Total	49.7

Source: Cogan Owens Cogan, LLC

10. COMPARISON OF NEED AND SUPPLY

Results of an updated buildable lands inventory are summarized in a separate report. That inventory identifies the supply of buildable land within the Astoria UGB, including land that is completely vacant, partially vacant and redevelopable summarized in Table 22. Not all of this land can be used for institutional, industrial and other employment development. A portion of the redevelopable acreage is space available in the upper floors of multi-story buildings.

Table 22. Net Buildable Acres by Land Use and Zone, Astoria UGB

Land Use	Zone	Parcels	Acres
Commercial	C1	2	0.14
	C2	5	1.85
	C3	51	12.38
	C4	1	0.13
	LS	3	0.39
	AH-MP	3	2.52
	<i>Total</i>	<i>65</i>	<i>17.40</i>
Industrial	GI	3	2.03
Residential	R1	160	25.20
	R2	285	74.99
	R3	205	119.18
	AH-MP	43	1.49
	<i>Total</i>	<i>693</i>	<i>220.86</i>
Institutional/ Other	A2	1	0.39
	S1	9	25.23
	S2	12	6.38
	IN	3	4.69
	HR	2	0.71
	<i>Total</i>	<i>27</i>	<i>37.40</i>
<i>Total</i>		<i>801</i>	<i>277.67</i>

Source: The Benkendorf Associates Corp., Cogan Owens Cogan, LLC, and Wingard Planning and Development Services

Table 23 compares the demand for and supply of employment land. It indicates an overall surplus of approximately 6.7 acres of employment land. While there is sufficient land for industrial uses, there is a deficit of land zoned for commercial and particularly retail use. However, a portion of the land identified as “Other” can accommodate specific commercial, industrial, and high-density residential development. Therefore, this land could be used to help meet the need for additional commercial land.

Table 23. Estimated Net Land Surplus/(Deficit) by Zoning Designation, Astoria UGB, 2027

Growth Scenario	Type of Use	Commercial (Office/Retail)	Industrial/Other	Total
Medium	Land Need	38.2	11.5	49.7
	Land Supply	17.1	39.3	56.4
Surplus/(Deficit)	Surplus/(Deficit)	(21.1)	27.8	6.7

Source: Cogan Owens Cogan, LLC

An analysis of available commercial, industrial and institutional/other parcels reveals that a vast majority of the parcels (122 of 126 parcels) are relatively small in size – less than one acre for commercial parcels and less than five acres for industrial parcels. There is only one large commercial parcel and one large institutional/other parcel (note: some of the designations included in the institutional/other category allow for industrial uses, including the large parcel). However, in a number of locations there are opportunities to assemble several small parcels to create medium or large parcels for commercial and industrial uses. For example, nine commercial lots of less than one net buildable acre along Marine Drive between 31st and 32nd Streets could be assembled into a development site of more than 1.5 acres. Other opportunities to assemble commercial properties exist along West Marine Drive at Hamburg Avenue and on the southern edge of the city at 11th Street and Olney Avenue. A group of ten parcels in the S1 zone (Marine Industrial Shorelands) at 37th Street and Lief Erikson Drive, each with two or less acres of buildable land, potentially could be assembled into a development site of 5.82 acres. Other opportunities to assemble industrial or institutional/other parcels can be found near 39th Street and Lief Erikson Drive as well as at Industry and Portway Streets.

Table 24. Inventory of Employment Land by Parcel Size

	Parcels		
	Small	Medium	Large
Commercial	87	2	1
Industrial	5	0	0
Institutional/Other	30	0	1

Source: Cogan Owens Cogan, LLC

City of Astoria Goal 10 Analysis

This report describes the amount of residential land needed to meet a full range of housing types within the Astoria Urban Growth Boundary (UGB) during the next 20 years. The analysis of housing needs uses the methodology suggested by *Planning for Residential Growth: A Workbook for Oregon's Urban Areas* produced by the Transportation and Growth Management Program (TGM). The steps used in this methodology have been followed to the greatest extent possible, given the data available for Astoria. Since Astoria is a small city, much of the data which is available for larger urban areas, such as Public Use Microdata Samples (PUMS) from the 2000 U.S. Census and detailed historical data from prior versions of the U.S. Census are not available. Consequently, not all of the suggested analysis steps in the Workbook can be completed in full. Much of the work reflected in this report was conducted by Johnson-Gardner, LLC. Cogan Owens Cogan, LLC staff have refined and expanded on that initial work, particularly in evaluating future changes in the mix of different housing types, projections of second home demand, and resulting land needs associated with housing.

When the draft BLI document was presented to the City Council in April 2008, Council expressed concern that some of the parcels identified as “buildable”, especially in the residential areas, were not really buildable based on their visual knowledge of the area. The Council asked staff to conduct a more detailed, parcel-by-parcel, “foot on the ground” analysis to provide the best actual figures possible. No issues were raised by the Council on the basic draft economic and demographic analysis or the figures for employment land. Local planning consultant Patrick Wingard, Wingard Planning and Development Services, was subsequently hired to conduct a field investigation of some of the questionable residential parcels since he had local knowledge of the area. In 2010, Mr. Wingard identified these parcels, analyzed them, and conducted additional research concerning deed restrictions, feasibility of development, and actual slope percentages, among other factors based on a visual investigation of each parcel. This is not a typical approach in completing a BLI and therefore staff worked very closely with DLCD to assure that the methodology used to determine the buildable acreage would meet with the State’s criteria.

A. POPULATION & HOUSEHOLD GROWTH PROJECTIONS

Following is a summary of projected growth in population and households. This growth, along with housing demands related to the second home market, drive the need for future residential land within the Astoria urban growth boundary (UGB).

1. EXISTING POPULATION & HISTORICAL GROWTH

The 2000 Census showed a population of 9,813 in the City of Astoria and 35,630 in Clatsop County as of April, 2000 (see Table 1). The population within the Astoria UGB includes the sum of the 2000 City population and an estimate of an additional 529 people within the UGB but outside the City limits. The majority of these individuals are students in group quarters at the Tongue Point Job Corps Center located at the former Tongue Point Naval Base.

Table 1: Historic Population Trends, Clatsop County and Astoria UGB (1990-2007)

Area/ Region	Census		Intercensus Estimates						2007 Forecast
	1990	2000	2001	2002	2003	2004	2005	2006	
Clatsop County	33,301	35,630	35,850	36,100	36,300	36,400	36,640	37,045	37,286
City of Astoria	10,069	9,813	9,790	9,790	9,890	9,880	9,910	9,970	9,996
<i>Astoria UGB</i>		10,342						10,507	10,531
<i>UGB as a % of County</i>		29.0%						28.4%	28.2%

SOURCE: U.S. Census, Portland Center for Population Research, and JOHNSON GARDNER

2006 Estimates from the Oregon Population Research Center indicate a City population of 9,970, an increase of 157 individuals since 2000. The estimated UGB population increased by only 165 individuals, indicating that very little growth is occurring between the City limits of Astoria and the UGB.

2. POPULATION PROJECTIONS

Population forecasts for Clatsop County and the City of Astoria utilize forecasts outlined in the Clatsop County Comprehensive Plan. These projections have been coordinated with the City of Astoria and other local jurisdictions in the County. Over the next 25 years, the County anticipates relatively modest population growth in Clatsop County and Astoria. Average annual growth rates are expected to range from 0.78% to 0.91% (see Table 2).

Table 2: Projected Average Annual Population Growth Rates, Clatsop County (2005-2030)

Annual Growth Rates	Five Year Intervals				
	2005- 2010	2010- 2015	2015- 2020	2020- 2025	2025- 2030
Clatsop County	0.78%	0.84%	0.87%	0.91%	0.91%

Because the most recent Comprehensive Plan calculation of forecasted population was in 2004, the projection does not factor recent realized growth since its base period (i.e., the increase in population between 2004 and 2007). To address this issue, population estimates in this analysis apply average annual population growth rates in Table 2 to the most recent 2006 population observation (estimates for 2007 are not yet available). Results are expressed in Table 3. Over the next 20 years, State forecasts suggest that population in Clatsop County is expected to grow by 7,029 individuals.

The Clatsop County Comprehensive Plan assumes that the Astoria UGB will capture its fair-share of anticipated countywide growth, with a projected increase of 1,974 new people in the Astoria UGB between 2007 and 2027.

Table 3: Clatsop County and Astoria UGB Population Projections (2007-2027)

Population Estimates	Annual Estimates					2007-2027 Change
	2007*	2012	2017	2022	2027	
Clatsop County	37,496	39,026	40,717	42,552	44,525	7,029
Astoria UGB 1/	10,531	10,961	11,436	11,952	12,506	1,974

* Estimate

1/ Calculated assuming the Astoria UGB can successfully capture its fair share of forecasted County growth

SOURCE: Clatsop County Comprehensive Plan and JOHNSON GARDNER

3. HOUSEHOLD PROJECTIONS

Given the substantial share of population living in a group quarters per U.S. Census Bureau data, this analysis must first identify household estimates for the Astoria UGB derived from household population, exclusive of the number of people living in group quarters. This simply involves subtracting group quarters population from the total population estimate and dividing the result by an average household size. Results of this process indicate a base 2007 count of 4,445 households within the Astoria UGB (see Table 4). The result serves as a base year for household forecasts.

Table 4: Base Year Household Calculation, Astoria UGB (2007)

City of Astoria Statistic	Census Year		1990-2000 Change	
	1990	2000	Absolute	Percent
Total Population	10,069	9,813	-256	-2.5%
- Population in Group Quarters	182	223	41	22.5%
= Household Population	9,887	9,590	-297	-3.0%
÷ Average Household (HH) Size	2.35	2.26	-0.09	-3.8%
= Total HHs	4,207	4,243	36	0.9%

Astoria UGB Statistic	2000 Census	2007 Estimate
Total Population	10,342	10,531
- Population in Group Quarters	739	753
= Household Population	9,603	9,779
÷ Average HH Size 1/	2.26	2.20
= Total HHs	4,249	4,445

1/ 2007 Estimate assumes Average Household Size follows exhibited recent trends.

SOURCE: U.S. Census Bureau and JOHNSON GARDNER

Assuming the ratio of group quarters population to total population does not deviate significantly from the status quo, results expressed in Table 5 on the following page represent a forecast of household population over the next 20-years. Again, dividing household population by the average (estimated) household size in each respective period leads to

predictions of future household growth. This analysis assumes the average household size remains roughly the same, consistent with trends during the past decade. About 956 new resident households are expected to be within the Astoria UGB over the next 20 years (see Table 5).

Table 5: Forecasted Household Population, Household Size, and Households, Astoria UGB

Household (HH) Population Forecast ¹	Forecast Year					2007-2027 Change		
	Scenario	2007	2012	2017	2022	2027	Absolute	Annual Rate
Astoria UGB		9,779	10,178	10,619	11,098	11,612	1,833	0.86%
	<i>Estimated Avg. HH Size²</i>	<i>2.20</i>	<i>2.19</i>	<i>2.17</i>	<i>2.16</i>	<i>2.15</i>		
Household Forecast								
Astoria UGB		4,445	4,647	4,893	5,138	5,401	956	0.98%

1/ Forecasted household population assumes a constant ratio of group quarters to total population and that the Astoria UGB will capture its fair share of Clatsop County population growth as projected by the Clatsop County Comprehensive Plan

2/ Assumes exhibited trends

SOURCE: U.S. Census Bureau, Clatsop County Comprehensive Plan, and JOHNSON GARDNER

B. ECONOMIC & DEMOGRAPHIC HOUSING NEED FACTORS

This section describes how the projected number of new households will be distributed among different housing structure types in 20 years. In order to determine this, we have assessed factors that likely will influence housing choice in the future (e.g., the decision to buy a single-family home as opposed to renting an apartment, the need for housing a seasonal labor force, second homes in recreation areas, etc.).

Major State and national housing and demographic trends, which may influence the housing types that will be needed in the next 20 years, are summarized below. This information about national and State housing trends is a summary of information in *Planning for Residential Growth: A Workbook for Oregon's Urban Areas*.

- Households are becoming smaller. More households are being formed by “empty nesters,” young singles, and couples than by the “traditional family”.
- Declining household sizes suggest (with other things, especially income, being equal) a shift toward smaller-sized housing.
- Age of the head of the household is increasing. Aging of the baby boomers is the primary cause of this factor.
- Greater household age generally indicates a greater propensity toward home ownership. However, home ownership rates decline in the 65 and older age group. Older households also have a tendency to “trade down” to smaller housing types as their children leave the household.
- Household incomes are generally increasing though they have not kept pace with housing prices or rents. Demand for more affordable housing types (e.g., manufactured homes, apartments, townhouses, and small-lot single-family houses) will increase as housing costs continue to outstrip income growth.

In conclusion, smaller households, older households, and higher housing costs are expanding markets for “alternative housing types” and reducing the demand for traditional large-lot single-family development. Housing types which will see greater demand include smaller-lot single-family developments, manufactured housing, clustered single-family housing, duplexes, condominiums, and zero-lot line houses. Some of these trends are already evident in the form of recent development and current development proposals in Astoria (e.g., the Mill Pond development).

There is generally little to suggest that broader State and regional trends will not similarly shape future housing need in Astoria. Notably, the issue of declining household sizes is seemingly more prevalent in Astoria as compared to the broader State level trends. Between 1990 and 2000, the average household size in Oregon fell from 2.52 to 2.51 while in Astoria the same measure fell roughly 0.09 points from 2.35 to 2.26.

1. HOUSEHOLD COMPOSITION DETAILS

Some of the best indicators of housing needs are data on household incomes by household size and age of head of household. Ideally, an analysis would examine these statistics cross-tabulated against each other. However, cross-tabulation of this data can only be obtained from Public Use Microdata Samples (PUMS) from the 2000 Census for larger metropolitan areas. The smallest geographic level for which PUMS data is available is 100,000 people. The PUMS area that includes the City Astoria contains Clatsop, Columbia, Tillamook, Lincoln, Benton, Linn, and Lane Counties. This information is not useful for conducting a housing analysis for the City of Astoria. Therefore, non-cross-tabulated data is examined separately to determine the connection of this demographic information to housing need.

Table 6 provides a summary of household income, age of the head of household, household size, and tenure for the City of Astoria in 2000. The data is presented alongside State level data to compare regional and local trends.

Table 6: Household Income, Size, Age, & Tenure, State of Oregon & Astoria City (2000)

Income Cohort	STATE OF OREGON		CITY OF ASTORIA	
	Households (HH's)	% Share	HH's	% Share
<\$15,000	201,824	15.1%	990	23.2%
\$15,000-\$24,999	179,053	13.4%	604	14.1%
\$25,000-\$34,999	185,595	13.9%	671	15.7%
\$35,000-\$49,999	236,282	17.7%	716	16.8%
\$50,000-74,999	269,492	20.2%	831	19.5%
\$75,000-\$99,999	129,488	9.7%	237	5.6%
\$100,000-\$149,999	87,218	6.5%	137	3.2%
\$150,000-\$199,999	22,650	1.7%	40	0.9%
\$200,000+	23,507	1.8%	43	1.0%
TOTAL	1,335,109	100.0%	4,269	100.0%

Household Size	HH's	% Share	HH's	% Share
1	347,718	26.1%	1,500	35.4%
2	479,777	36.0%	1,403	33.1%
3	205,850	15.4%	584	13.8%
4	173,939	13.0%	435	10.3%
5+	126,439	9.5%	320	7.5%
TOTAL	1,333,723	100.0%	4,242	100.0%

Age of HH Head	HH's	% Share	HH's	% Share
<25	82,316	6.2%	292	6.8%
25-34	223,484	16.7%	650	15.2%
35-44	283,485	21.2%	721	16.9%
45-54	286,656	21.5%	971	22.7%
55-64	178,952	13.4%	551	12.9%
65-74	137,294	10.3%	512	12.0%
75+	142,922	10.7%	572	13.4%
TOTAL	1,335,109	100.1%	4,269	100.6%

Tenure	HH's	% Share	HH's	% Share
Renter Households	856,890	64.2%	2,055	48.4%
Owner Households	476,833	35.8%	2,187	51.6%

SOURCE: US Census 2000 SF-3, P52, H16, & H7

2. HOUSEHOLD RESIDENCE TENURE SPLIT

Table 7 illustrates how households are broken out by tenure – i.e., whether a housing unit is owner-occupied or renter-occupied.

Table 7: Units in Structure by Tenure & Vacancy Status, Astoria, Oregon (2000)

Structure Type	Renter Occupied		Owner Occupied		Vacant Housing Units		Total Units
	Units	% Share	Units	% Share	Units	Rate	
Single-Family Detached	453	18.3%	2,026	81.7%	280	10.1%	2,759
Single-Family Attached & Duplex	469	88.0%	64	12.0%	85	13.8%	618
Multi Family (3+ Units)	1,110	95.6%	51	4.4%	244	17.4%	1,405
Manufactured Home	18	36.0%	32	64.0%	9	15.3%	59
Other (boat, RV, van, etc.)	5	26.3%	14	73.7%	0	0.0%	19
TOTAL	2,055	48.4%	2,187	51.6%	618	100.0%	4,860

SOURCE: U.S. Census 2000 SF-3, H32, & QT-H5

As shown in Table 7, in 2000 there were 4,860 housing units in the City of Astoria. Of these, 4,242 were occupied and 618 were vacant - a vacancy rate of 12.7%. Of the occupied

housing units, 2,055 were renter-occupied (48.4% of occupied units and 42.3% of all units) and 2,187 were owner-occupied (51.6% of occupied units and 45.0% of all units). With a substantially lower composition of owner households, tenure among occupied housing units in Astoria is relatively balanced when compared to the State as a whole.

Single-family detached housing units had the highest percentage of owner-occupancy. Single family attached units, duplexes, and multi-family units were all overwhelmingly occupied by renters and collectively comprised over 41% of all housing units. About 64 percent of manufactured homes were owner-occupied; however, manufactured homes comprised less than one percent of all housing units.

3. AGE & HOUSEHOLD RESIDENTIAL TENURE

Table 8 below summarizes housing tenure by the age of the head of the household. Results indicate the propensity for home ownership in Astoria is the least among younger households and generally increases with age, an unsurprising finding. As households age past 75, the homeownership percentage begins to decline again, rather abruptly.

Table 8: Age of Household Head by Tenure, Astoria Oregon (2000)

Age of Household Head	Owner Occupied		Renter Occupied		Total Units
	Units	Percent	Units	Percent	
Under 25	15	5.3%	270	94.7%	285
25-34	176	27.4%	466	72.6%	642
35-44	349	45.5%	418	54.5%	767
45-54	569	61.0%	364	39.0%	933
55-64	394	70.1%	168	29.9%	562
65-74	346	70.8%	143	29.2%	489
75+	324	58.2%	233	41.8%	557
Total	2,173	51.3%	2,062	48.7%	4,235

SOURCE: U.S. Census 2000 SF-1, H16

Among the youngest householder age group (15-24 years), nearly 95% of households were renters in 2000, as compared to 48% percent of all households in Astoria. Householders aged 25-34 were split between renters and homeowners at a roughly 3 to 1 ratio, respectively. Householders aged 35-44 were the closest an even split with a 45.5% homeownership rate. Homeownership rates in Astoria continued to climb through age cohorts, topping off at 70.8% for the 65-74 group, then declined abruptly to 58.2% for those aged greater than 75 years.

4. AGE & HOUSEHOLD INCOME FACTORS

Table 9 shows how income correlates with the age of the householder. The median household income in 2000 for Astoria was \$33,011. As shown in Table 9 on the following page, over half of all households were in the bottom three income groups, earning less than \$35,000 annually. Those earning between \$35,000 and \$99,999 comprised roughly 42% of

all households, while top tier income earners accounted for only 5% of household composition.

Table 9: Age of Household Head by Income, Astoria, Oregon (2000)

Income Cohort	Age Cohort							Total
	<25	25-34	35-44	45-54	55-64	65-74	75+	
<\$15,000	9.80%	10.20%	13.03%	21.21%	9.49%	15.66%	20.61%	23.19%
\$15,000-\$24,999	12.09%	20.53%	12.42%	15.23%	8.11%	18.71%	12.91%	14.15%
\$25,000-\$34,999	4.32%	19.23%	21.01%	19.82%	11.18%	8.49%	15.95%	15.72%
\$35,000-\$49,999	9.36%	18.16%	23.88%	15.50%	10.89%	10.20%	12.01%	16.77%
\$50,000-74,999	3.13%	17.33%	16.61%	30.93%	16.73%	6.62%	8.66%	19.47%
\$75,000-\$99,999	0.00%	5.06%	13.08%	43.46%	22.36%	13.08%	2.95%	5.55%
\$100,000-\$149,999	0.00%	3.65%	14.60%	24.09%	42.34%	8.76%	6.57%	3.21%
\$150,000-\$199,999	0.00%	12.50%	20.00%	45.00%	12.50%	10.00%	0.00%	0.94%
\$200,000+	0.00%	0.00%	18.60%	32.56%	0.00%	27.91%	20.93%	1.01%
TOTAL	6.84%	15.23%	16.89%	22.75%	12.91%	11.99%	13.40%	100.00%

SOURCE: US Census 2000 SF-3

Households in the *under 25* age group and the *over 65* age groups had lower incomes than the population as a whole, with an even greater disproportionate share in households with very low incomes. A much lower percentage of households where the householder was in the 25 to 34 and 35 to 44 age group had very low or low incomes, compared to the City as a whole. A higher percentage of householders age 35 to 64 had very high incomes compared to the City of Astoria average.

Households beyond retirement age (65+ years) unsurprisingly had low income levels on average, with rates significantly higher than the City as a whole for the very low and low-income categories. However, it should be remembered that, relative to housing need, these households frequently are “cash poor and equity rich,” meaning that they have high home-ownership rates (see Table 8) and have frequently paid off their mortgages. Therefore, the reduced income that these post-retirement households have does not necessarily translate into housing affordability difficulties.

C. HOUSING DEMAND SUMMARY

This housing needs analysis is split into two components. The first of these is a short-term demand analysis, based primarily on recent demographic and market trends in the area. The second component evaluates longer-term trends through 2027. When dealing with small growth rates and populations, large percentage shifts in projected growth rates have relatively marginal impacts on the overall results.

The long-term analysis utilized the same assumptions about age of residents, with growth above and beyond the natural rate of growth assumed to have the same age distribution characteristics as assumed in the Portland State University model.

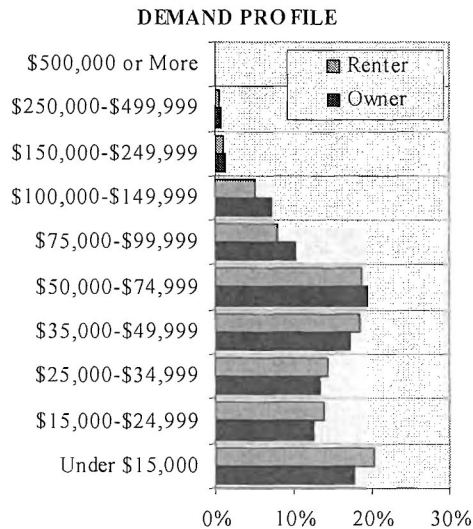
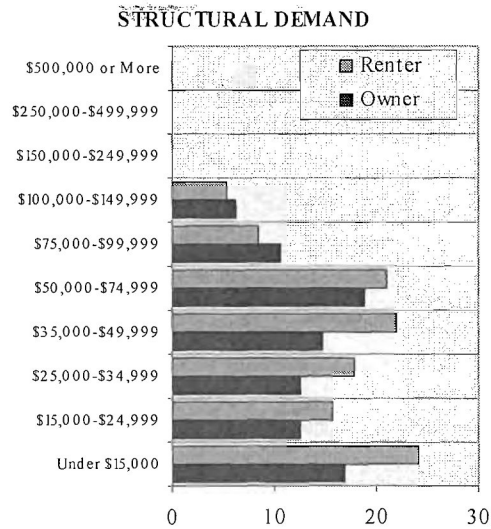
1. SHORT-TERM RESIDENTIAL DEMAND

The short-term residential demand analysis describes housing demand from 2007 to 2012 and has two components. The first component is a demographically-driven model, which is based on the current and projected age and income characteristics of households in the Astoria UGB. Data for the model was derived from Claritas, a third party data provider, and included a detailed age by income profile of the area for 2007 and 2012. A total of 11 income ranges and 11 age ranges are used, yielding 121 age-income cohort cells.

The age-income cohort data is converted to projected housing demand by tenure, using propensities by each age-income cohort to rent or own. The propensity data is combined with the current and projected age-income cohort distributions to generate a net increase in ownership and rental households within the Astoria UGB. Turnover housing demand, or likely home sales by existing residents to relocate elsewhere within the Astoria UGB, is then evaluated to produce a more accurate profile of total housing demand by income range. A turnover demand rate of 10% annually was assumed for ownership housing and a 25% rate for rental units. This step yields a net increase in demand for units, as well as an anticipated profile of demand by household income range.

Table 10: Projected Short-Term Residential Demand, Astoria UGB, (2007-2012)

Household Income	Structural Demand		Demand Profile	
	Owner	Renter	Owner	Renter
Under \$15,000	17	24	17.8%	20.3%
\$15,000-\$24,999	13	16	12.5%	13.7%
\$25,000-\$34,999	13	18	13.2%	14.2%
\$35,000-\$49,999	15	22	17.3%	18.4%
\$50,000-\$74,999	19	21	19.5%	18.8%
\$75,000-\$99,999	11	8	10.1%	8.0%
\$100,000-\$149,999	6	5	7.2%	5.0%
\$150,000-\$249,999	0	0	1.3%	0.9%
\$250,000-\$499,999	0	0	0.7%	0.4%
\$500,000 or More	0	0	0.3%	0.1%
TOTAL	92	114	100.0%	100.0%



SOURCE: Johnson Gardner

The demand by tenure and income was further segmented by structure type in this model. The model evaluated observed housing production by type and within the Astoria area, and converted demand by income and tenure into demand by housing product type on the basis of recent trends.

The short-term housing production model assumed no dramatic change in market inputs that would substantially impact the development environment.

The short-term model was used for a five-year period. The net change in households by cohort group is converted to structural demand for both owner and rental housing units using a matrix of propensities to own and rent by cohort. In addition to producing an analysis of structural demand, the model also forecasts a demand profile. This profile represents the anticipated profile of overall demand, including turnover demand. Table 10 summarizes demand numbers through 2012.

2. LONG-TERM RESIDENTIAL DEMAND

The long-term residential demand forecast assumes the long-term growth pattern adopted in the Clatsop County Comprehensive Plan, and assumes that the City of Astoria seeks to actively accommodate all projected residential demand over the forecast period. A total of 1,004 dwelling units are projected to be demanded within Astoria through 2027. The demand numbers reflect an assumed structural vacancy rate of 5% for residential units within the UGB. This is considerably below the 2000 Census average rate for the City of Astoria of almost 13% (618 vacant units out of a total of 5,019), but better reflects what would be expected with marginal growth in the future and given recent commercial growth locally.

As noted previously, several trends are expected to occur in Astoria and other Oregon communities in the coming decades in terms of the type of housing built, consistent with demographic trends related to age, income and household size (see Page 3). In general these trends will include the following:

- Increasing percentage of townhomes and rowhouses (single-family attached housing) to accommodate older and smaller households.
- Increasing percentage of duplexes and multifamily units to accommodate the fact that incomes are not rising as fast as land and housing prices.
- Increasing percentage of single-family homes built on smaller lots, resulting in an increase in the average density of single-family detached housing.

The projected distribution of housing by type is summarized in Table 11, in comparison to today's distribution. The distribution of new homes is shown in Table 12 (excluding second homes).

Table 11: Distribution of Housing by Structure Type, Astoria, 2000, 2027

Unit Type	Housing Units			
	2000		2006-2027	
	Number	Percent	Number	Percent
1 Unit Detached	2,759	57%	502	50%
1 Unit Attached and Duplexes	618	13%	181	18%
Multi-family (3+ units)	1,405	29%	311	31%
Manufactured Home	59	1%	12	1%
Other (boat, RV, van, etc.)	19	0%	4	0%
Total Units	4,860		1,004	

SOURCE: US Census and Cogan Owens Cogan, LLC

NOTE: "1-Unit Attached" is the US Census term for rowhouses and townhouses

Table 12: Projected Long-Term Residential Demand, Primary Homes, Astoria UGB (2007-2027)

Year	Product Type				Total
	Single Family Detached	Single-Family Attached & Duplex	Multi-Family	Manufactured	
2007-2012	106	38	66	3	213
2012-2017	129	47	80	3	258
2017-2022	128	46	80	3	256
2022-2027	138	50	86	3	276
Total	501	181	312	12	1,004

SOURCE: Cogan Owens Cogan, LLC and Johnson Gardner

Through 2027, the demand model anticipates net new demand for 1,004 housing units within the City of Astoria's urban area. For permanent resident households, Single-family dwelling units are expected to account for about 50% of demand in coming years, given the trends identified above. These changes in future demand will result in only modest change in the overall mix of housing units for the City as a whole. For example, single family detached units will continue to make up over 55% of the total for all units (compared to 57% today).

3. SECOND HOME DEMAND

Growth in tourism and the second home market in Astoria will influence the need for housing in Astoria in even more greatly than increases in the resident population. In recent years, Astoria has become a more popular tourism destination, in part due to Lewis & Clark National Park Designation and Bicentennial events. For example, Oregon Tourism Commission data indicates that annual tourism spending was up 10.4% between 2000 and 2004 and 89% between 1991 and 2004. Other factors affecting second home demand included construction of the 17th Street Pier and resulting tour boat traffic in the late 1990s, media coverage of Astoria (e.g., Good Morning America's feature on Astoria as the #1 City in the country to retire to) exposure from movies shot on location in Astoria.

Table 13: Composition of Seasonal Housing Units, Oregon, North Coast, and Astoria (2000)

Statistic	State of Oregon	North Coast 1/	City of Astoria
TOTAL HOUSING UNITS	1,452,709	62,480	4,858
Occupied Housing Units	1,333,723	44,199	4,235
Vacant Housing Units	118,986	18,281	623
Housing Vacancy Rate	8.2%	29.3%	12.8%
SRO 2/ Housing Units	36,850	12,825	90
<i>SRO as a % of Vacant Units</i>	<i>31.0%</i>	<i>70.2%</i>	<i>14.4%</i>
<i>SRO as a % of Total Units</i>	<i>2.5%</i>	<i>20.5%</i>	<i>1.9%</i>

1/ Clatsop, Tillamook, and Lincoln Counties

2/ Seasonal, Recreational, Occasional

SOURCE: U.S. Census SF-1 QT-H1

Despite these trends, the City of Astoria has not yet witnessed the level of second home growth of other communities on the North Oregon Coast (e.g., Manzanita and Cannon Beach). In fact, in 2000 only 90 homes in Astoria were classified as Seasonal, recreational, or Occasional Use. This measure represented only 1.9% of all housing units, well below the North Coast average of 20.5% and even below the State average of 2.5%. More recent data indicates that the percentage of second homes has increased to 3.4% of all homes in the Astoria area (in 2007), higher than the State average but still well below the average for the North Coast. The number of second homes increased between 2000 and 2006 by about 95 housing units, or just over 15 units per year on average. Interviews with area realtors and studies of national trends in the second home market indicate the following:

- Within the Astoria-Warrenton market area, the majority of home sales in the last three years have been to second home owners. (*Note: sales should be distinguished from construction.*)
- Buyers are generally from out of town and often shop online. They want properties with a river view and where they can walk to town. Condos and historic downtown properties are most popular. A majority of second home construction in Astoria appears to be in condominium units either as townhouses or in multi-family structures.
- Many buyers are renting out their homes with consideration for retiring to the area some day.

- Within Astoria, significant waterfront development has occurred in recent years such as the Mill Pond residential project.

Over the next 20 years, the second home market in Astoria is expected to continue to expand. The share of second homes is projected to grow as a proportion of the total supply of housing. The percentage of second homes is expected to increase as a percentage of all homes in a roughly linear fashion, climbing by about 2.4% of the total every five years with second homes accounting for about 13% of all homes in 2027 (see Figures 1 and 2). On average, this is relatively similar to but somewhat higher than what has occurred during the last five to seven years.

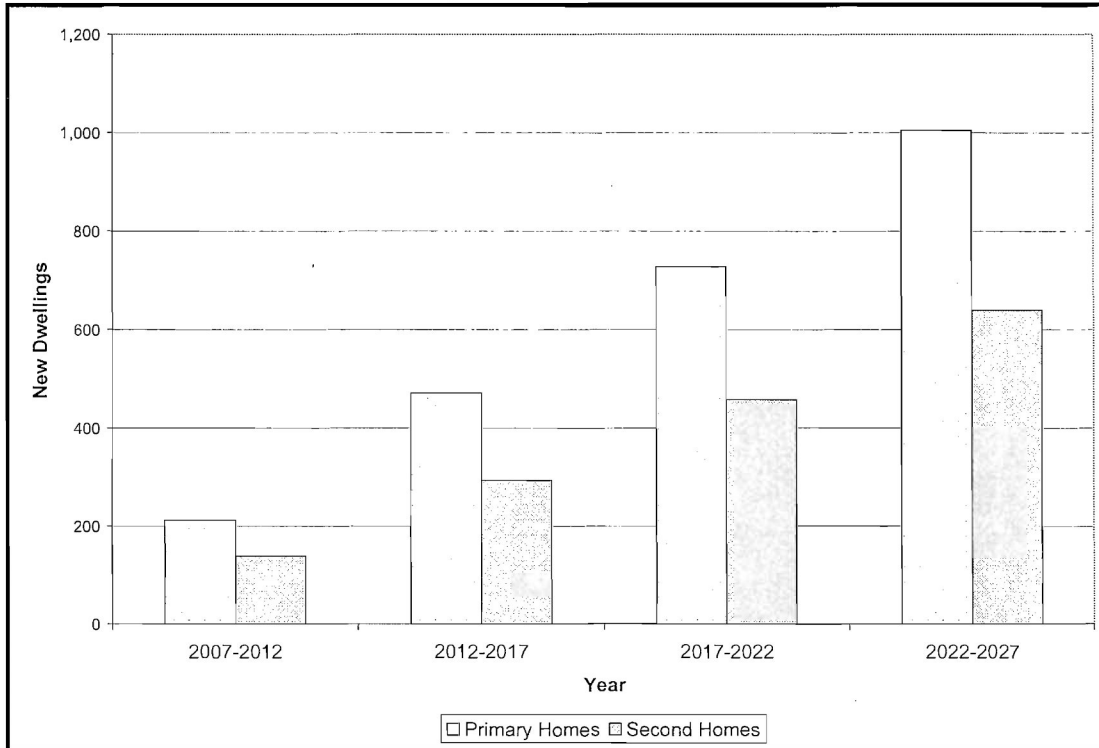
This would be equivalent to construction of about 30-35 new second homes per year for a total of about 640 new second homes between now and 2027. This increase, coupled with the relatively low population growth rates projected for Astoria translates into new second homes accounting for 40% of all new homes in the area over the next 20 years. It would represent a 250% increase in the total supply of second homes, compared to today's supply. This compares to a 19% increase in the supply of permanently occupied homes and a 30% increase in all homes during the same period.

Table 14: Projected Long-Term Second Home Demand, Astoria UGB (2007-2027)

Year	Product Type				Total
	Single Family Detached	Single-Family Attached & Duplex	Multi-Family	Manufactured	
2007-2012	46	64	24	6	139
2012-2017	51	71	26	6	154
2017-2022	54	76	28	7	165
2022-2027	60	83	31	7	181
Total	211	294	109	26	639

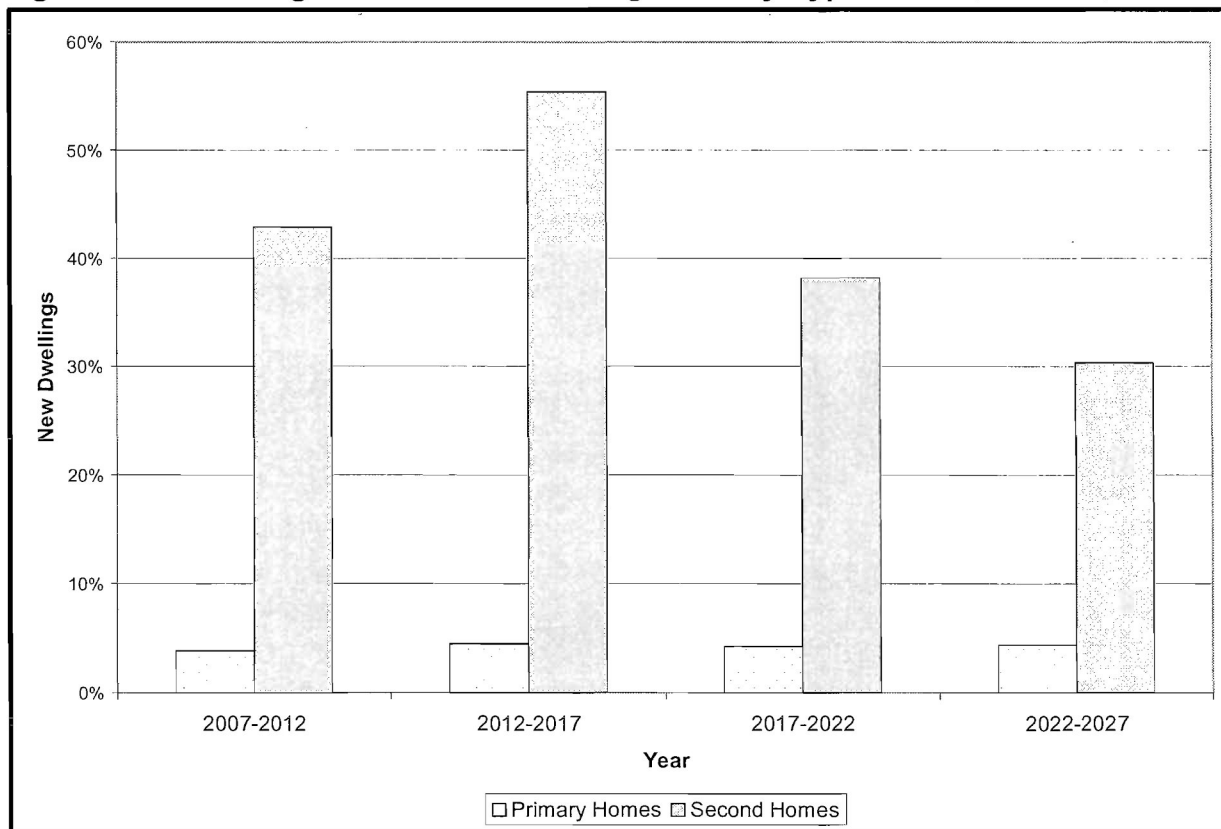
SOURCE: Cogan Owens Cogan, LLC

Figure 1. Increase in Dwelling Units, Astoria, 2007-2027



SOURCE: Cogan Owens Cogan, LLC

Figure 2. Percentage Increase in Dwelling Units by Type of Unit, Astoria, 2007-2027



SOURCE: Cogan Owens Cogan, LLC

D. FUTURE LAND NEEDS

Residential land needs for future housing are a combination of land needed for primary dwelling and second homes and a function of both the number of housing units projected and the density of housing built. Densities vary by housing type, with lower relative densities for single-family detached housing and increasingly higher densities for single-family attached housing, duplexes and multi-family units. Densities for manufactured housing in parks are typically higher than for single-family detached housing but lower than multi-family housing.

1. PROJECTED DEVELOPMENT DENSITIES

Densities are affected by zoning regulations (allowable minimum lot sizes) and the market for certain sized lots in terms of both people's desires and the cost of land. For the purposes of this analysis, average densities are based on the density of recent development, coupled with some of the trends described earlier in terms of increasing land and housing costs, limited increases in household income and relatively higher demands for housing on smaller lots. Densities are considered as net densities (i.e., the density of development not including land needed for roads or other public facilities). Land needed for roads, infrastructure and other non-residential uses in residential areas will be subtracted from land supply to compare land needs and supply later in this report. Projected average densities are summarized in Table 15 (measured in dwelling units per acre). Single-family detached housing densities are somewhat lower than allowed and recent average densities to account for the fact that much of the remaining residential land available and appropriate for this type of housing is on land with moderately steep slopes, particularly the larger parcels.

Table 15: Development Densities by Structure Type (units per acre), Astoria, 2000, 2027

Unit Type	Allowed Density	Recent Average Densities	Projected Average Densities
1 Unit Detached	8.0	8.0	5.0
1 Unit Attached and Duplexes	16.0	20-30	8.0
Multi-family (3+ units)	26.0	30+	16.0
Manufactured Home		NA	7.5

SOURCE: City of Astoria and Cogan Owens Cogan, LLC

NOTE: Allowed densities are average which correspond to the City's R1, R2 and R3 zones

2. PROJECTED LAND NEED BY HOUSING TYPE

Projected land needs for year-round and seasonal housing are summarized in Table 16, assuming the number of projected housing units and residential densities summarized previously. A total of 236 acres of land is needed to meet needs for year-round residents and seasonal homes over the next 20 years. The bulk of this land is needed for single-family residential housing, given that the average density of this type of development is lower and it accounts for about 45% of all units.

Table 16. Net Land Need by Dwelling Type, Astoria, 2007-2027

Residential Land Need Housing Type	Residential Mix		Additional Dwelling Units		DU/Acre	Acreage Needed		
	Resident	Second Home	Resident	Second Home		Resident	Second Home	Total
Single Family								
<i>Conventional</i>	50%	33%	502	211	5.00	100.4	42.2	142.6
<i>Attached</i>	16%	45%	161	288	8.00	20.1	36.0	56.1
Multi-Family								
<i>Medium Density</i>	22%	13%	221	84	12.00	18.4	7.0	25.4
<i>High Density</i>	10%	4%	100	29	22.00	4.6	1.3	5.9
Manufactured Homes								
<i>Parks</i>	1%	2%	10	14	8.80	1.1	1.6	2.7
<i>Subdivisions</i>	1%	2%	10	14	6.50	1.5	2.2	3.7
TOTAL	100%	100%	1,004	639	5.05	146.1	90.3	236.4

SOURCE: Cogan Owens Cogan, LLC
DU = Dwelling Unit

3. PROJECTED LAND NEED BY ZONING DESIGNATION

In addition to identifying overall residential land needs, Oregon Administrative Rules and the *Planning for Residential Growth* workbook require cities to assess the need for land in specific zoning designations to ensure that enough land is zoned appropriately to meet future needs. The City has several residential zoning designations, including the R1, R2 and R3 zones. In addition, residential uses are allowed outright or under certain conditions in several other zones, including the C3, C4, GI, A2, A2A, A3 and S2(A) zones. The following table summarizes residential uses allowed in these zones. In most non-residential zones, housing is allowed only as a conditional use and as part of a mixed use building or development.

Table 17. Allowed Residential Uses by Zoning Designation, Astoria

Zone	Permitted Outright	Conditional Use
R1	SF	ADU
R2	SF, D, ADU	MDP, MF
R3	SF, D, ADU, MF	MDP
C3	ED, MF, MUB	
C4	ED, MUD	MF
GI		MUB/MF
A2		MUT
A2A		MUT
A3		SF, MF
S2(A)		MDP, MF, MUB

ADU = Accessory dwelling unit
D = Duplex
ED = Existing dwelling
MDP = Manufactured dwelling park
MF = Multi-family unit
MUB = Mixed-use building
MUT = Mixed-use that includes tourist-oriented uses
SF = Single family detached dwelling units (including manufactured dwellings on single lots)

Given the allowed uses in each zoning designation and average densities prescribed in the City's zoning ordinance for the R1, R2 and R3 zones (8.0, 16.0 and 26.0 dwelling units per acre, respectively), the bulk of single-family detached housing units are expected to be located in the R1 zone, while most duplexes, single-family attached and multi-family units are expected to be located in the R2 and R3 zones. Some of the City's future mixed use and multi-family housing also may be located in the non-residential zones identified in Table 17 above. This will be discussed separately as an optional way to expand the supply of available residential land, rather than accounted for in a base set of projections (see page 15). Table 18 summarizes the percentage of each type of housing projected to be located in each residential zone.

Table 18. Distribution of Future Residential Uses by Zoning Designation, Astoria

Type of Use	R1	R2	R3	AH/MP
Single-family conventional (detached)	75%	10%	10%	5%
Single-family attached and duplexes	0%	50%	50%	0%
Multi-family (3+ units)	0%	14%	53%	33%
Manufactured homes (on individual lots)	50%	25%	25%	0%
Manufactured homes (in parks)	0%	50%	50%	0%

SOURCE: Cogan Owens Cogan, LLC

The land need data in Table 16 coupled with the projected distribution in Table 18 have been used to estimate the amount of land needed in each residential zoning designation summarized in Table 19.

Table 19. Net Land Need by Zoning Designation

	R1	R2	R3	AH/MP
Land Need (acres)	115.4	51.2	67.0	2.7

SOURCE: Cogan Owens Cogan, LLC

4. COMPARISON OF NEED AND SUPPLY

Results of an updated buildable lands inventory are summarized in a separate report. That inventory identifies the supply of buildable land within the Astoria UGB, including land that is completely vacant, partially vacant and redevelopable summarized in Table 20. Land needed for non-residential uses already has been subtracted from this inventory of net residential land. This includes land needed for roads, utilities, parks, schools, churches and other non-residential uses. A standard guideline for the amount of residential land needed for non-residential uses is 25% of the total supply. We have used this rule-of-thumb to estimate the net supply of buildable land shown in Table 20 and the accompanying buildable lands inventory report. We have also deducted land associated with landslide hazard areas that are not also on steeply sloped land. It is important to note that we have deducted these areas only for purposes of calculating the potential supply of land consistent with State guidelines. This does not mean that development or its density is prohibited or restricted in these areas, except to the extent that the City's Development Code includes such provisions.

Table 20. Net Buildable Acres by Land Use and Zone, Astoria UGB

Land Use	Zone	Parcels	Acres
Commercial	C1	2	0.14
	C2	5	1.85
	C3	51	12.38
	C4	1	0.13
	LS	3	0.39
	AH-MP	3	2.52
	<i>Total</i>	<i>65</i>	<i>17.40</i>
Industrial	GI	3	2.03
Residential	R1	160	25.20
	R2	285	74.99
	R3	205	119.18
	AH-MP	43	1.49
	<i>Total</i>	<i>693</i>	<i>220.86</i>
Institutional/ Other	A2	1	0.39
	S1	9	5.23
	S2	12	6.38
	IN	3	4.69
	HR	2	0.71
	<i>Total</i>	<i>27</i>	<i>37.40</i>
Total		801	277.67

SOURCE: The Benkendorf Associates Corp., Cogan Owens Cogan, LLC, and Wingard Planning and Development Services

The following table compares the land need identified in Table 19 with the supply shown in Table 20. The results indicate an overall deficit of 15.54 acres of land. It also shows a deficit for land in the R1 designation and a surplus in the R2 and R3 designations. It also should be noted that a significant portion of the supply of land in the R3 zone is in the area surrounding and to the east of the Emerald Heights subdivision. Potential use of this land to meet housing needs is affected by a variety of factors including the following:

- Potential access issues. The area currently is served by only a single road. Topography will make construction of additional roads challenging.
- Topography. Much of the area is sloped, although land with slopes of 25% or more has already been subtracted from the buildable lands inventory and a conservative estimate of average density has been used to account for these conditions to some degree.
- Limited number of owners. The Emerald Heights area is under a single ownership as is a large parcel in the inventory to the east. This could represent an opportunity or constraint to future development, depending on the desires of the property owners.

Table 21. Estimated Net Land Surplus/(Deficit) by Zoning Designation, Astoria UGB, 2027

Type of Use	R1	R2	R3	AH-MP	Total
Land Need	115.4	51.2	67.0	2.7	236.4
Land Supply	25.20	74.99	119.18	1.49	220.86
Surplus/(Deficit)	(90.20)	23.79	52.18	(1.21)	(15.54)

SOURCE: Cogan Owens Cogan, LLC and Wingard Planning and Development Services

E. OPTIONS FOR ADDRESSING FUTURE NEEDS

As noted above, the updated analysis shows an overall deficit of about 15.54 acres of land based on the assumptions and calculations described earlier in this report. The City will need to address the imbalance in zoning for the supply of vacant land by rezoning certain areas from R2 or R3 to R1 or by assuming a larger relative percentage of single-family detached housing development in the R-2 and R-3 zones.

The City may consider a variety of approaches to further increase the overall density and/or efficiency of housing development and reduce the overall future need for residential land. Such strategies could include the following:

- **Assume higher densities and/or increase allowable densities.** Assuming higher densities, particularly for single-family detached housing, will reduce the overall land need for residential development. This report assumes relatively conservative (low) densities compared to allowable and recent densities in part to address constraints represented by steep slopes. However, clustering of development and other techniques could be used to increase densities. A modest increase in assumed densities would have a relatively significant impact on resulting land needs. For example, increasing the assumed average density of single-family detached residential development from 5 to 8 units per acre would reduce future land needs by about 50 net acres. Assuming an increase of 5 to 6.5 net dwelling units per acre would reduce land needs by about 32 net acres. Assuming a density of 12 units per acre for single family attached housing (instead of 8 units per acre) would reduce land needs by another 19 net acres.
- **Using non-residential land for a mix of residential and non-residential uses.** The City currently allows for development of mixed use buildings in several non-residential zones as noted on Page 16. Several mixed use developments have been built in the last several years and several more are currently proposed in commercial and other non-residential areas. These properties could meet a portion of the future need for single-family attached and multi-family units. Potentially vacant or redevelopable properties in these areas represent about 30 net acres of land. If approximately one-third of this area were developed for mixed use, it would represent about 10 net acres of the residential land need.
- **Assume a lower percentage and number of future second homes.** Assuming fewer future second homes also will result in a lower overall residential land need. For example, assuming a decrease in the percentage of second homes in 2027 from 13% to 11% of the total supply of housing units would reduce the future land need by 18 net acres. This would be equivalent to construction of 513 new second homes by 2027.
- **Rezoning land from non-residential to residential use.** The City does not have a large surplus of land zoned for employment use according to the inventory and the estimated future need for employment land. Therefore, re-zoning some of this land for residential use likely is not an option to meet residential land needs. However, rezoning some land currently zoned for institutional uses could help meet a portion of the residential land need. For example both the City and County public works facilities could potentially be relocated and the existing sites could be developed for a mix of residential and commercial use. The County has considered moving its public works facilities to a site outside the Astoria UGB in the past. The City could consider moving its operations onto

another parcel of land already zoned for institutional uses (e.g., the existing landfill). Together, these two sites make up approximately 11 net acres of land.

- **Allowing additional accessory dwelling units.** The City currently allows for accessory dwelling units (small housing units on existing developed lots). Easing restrictions on accessory dwelling units and assuming a certain amount of development of these units would reduce future residential land needs. For example, if accessory units accounted for about 2% of future permanent housing units, the residential land need would drop by approximately 5 net acres.
- **Assume more intensive development/redevelopment of Emerald Heights.** The developed portion of Emerald Heights currently is at a gross density of approximately 5.7 units per acre and a net density of about 7.7 units. That is a relatively low density for the type of housing in that development. More intensive development or redevelopment of that site could reduce future land needs. For example, if the net density increased to approximately 12 units per acres (assuming a mix of single family attached and detached housing, duplexes and multi-family housing), future land needs would decrease by about 13 net acres.

The impact of these options on potential future residential land need is summarized in the table below.

Table 22. Estimated Impact of Zoning and Development Strategies, Astoria UGB, 2027

Strategy	Assumptions	Change in Land Need
<i>Assume higher density for future residential development – Option A</i>	<ul style="list-style-type: none"> • Single family detached housing at net density of 6.5 units per acre • Single-family attached at net density of 12 units per acre 	72
<i>Assume higher density for future residential development – Option B</i>	<ul style="list-style-type: none"> • Single family detached housing at net density of 8 units per acre • Single-family attached at net density of 12 units per acre 	51
<i>Continue to develop non-residential land for mixed use</i>	<ul style="list-style-type: none"> • One-third of developable land zoned A-2, A-3 and S-2 land is developed for mixed residential/commercial use 	10
<i>Assume lower level of second home development</i>	<ul style="list-style-type: none"> • Reduce percentage of second homes to 11% of total in 2027 (vs. 13%) • Equivalent to 513 new second homes built during next 20 years 	18
<i>Rezone land from non-residential to residential use</i>	<ul style="list-style-type: none"> • Relocation of City and/or County public works facilities to institutional sites within City or alternative sites outside City (for county facility) • Existing properties rezoned or commercial, residential or mixed use 	11
<i>Allow for additional accessory dwelling units</i>	<ul style="list-style-type: none"> • Two percent of all new units developed as accessory units 	5
<i>Redevelop portions of Emerald Heights</i>	<ul style="list-style-type: none"> • Net density of developed areas increases from 7.7 to 12 units per acre 	13

SOURCE: Cogan Owens Cogan, LLC

Astoria Economic Development Goals and Policies

The following is a recommended list of economic development goals and policies for the City of Astoria. Some items have been edited to be more concise and others have been added to provide a more complete set of goals and policies. Others have been edited further to make them more concise and consistent with typical policy language. Underline indicates new language and strikethrough indicates deleted language.

CP.200. Economic Development Goals and Policies

The City of Astoria will:

Goal 1:

~~Work toward the~~ Strengthen, improvement and diversification of the area's economy and to increase local employment opportunities. ~~The city will coordinate its efforts with the Astoria Downtown Development Association, Clatsop Economic Development Committee, the Port of Astoria, the Chamber of Commerce and other groups involved in economic development.~~

Policies

1. Encourage, support, and assist existing businesses.
2. Provide support to local start-up businesses.
3. Seek the input of local businesses and carefully consider the economic impacts of proposed programs, regulations and decisions related to implementing the community's comprehensive plan.
4. Encourage private development such as retail, restaurants, commercial services, transient lodging.
5. Provide a supportive environment for new business.
6. Encourage a diversity of businesses, target firms to add to the business mix and strengthen the overall economic base.
7. Encourage and support local industrial development in order to diversify beyond the City's predominant industrial sectors, while maintaining strong support for these sectors.
8. Broaden the economy to help balance the seasonal nature of existing industries and employment.
9. Encourage the broadening of the economy, particularly in areas which help balance the seasonal nature of existing industries.

Goal 2: _____

Promote cooperative economic development partnerships.

Policies

1. Actively coordinate with the Astoria Downtown Historic District Association, Clatsop Economic Development Resources, the Port of Astoria, the Chamber of Commerce and other groups involved in economic development.
2. Participate in and support regional economic development plans/programs.

Goal 3:

~~Assist in s~~Strengthening the City's downtown core as the retail center of the arearegion, with the support of ~~from the Astoria Downtown Historic District Association and other partners~~and the ~~Downtown Manager~~.

Policies

1. Promote Astoria's downtown core. ~~The downtown core of Astoria, generally extending from 6th to 16th Streets, and from the waterfront to Exchange Street is the retail, service and governmental center of the arearegion. The city, through its zoning actions and support of the Astoria Downtown Development Association, will promote the Downtown.~~
2. ~~The city will e~~Continue to work toward the establishingment of public parking areas in the downtown area.
3. Support the efforts of the downtown merchants to improve the appearance of the commercial core. Maintain and enhance all public infrastructures to create a pleasant and convenient business environment including elements such as signage, pocket parks, sidewalks and parking lots).
4. Promote upper story/high density housing in the downtown existing and new construction.
5. Ensure zoning allows for higher density, mixed-use development in the commercial core. Encourage the broadening of the economy, particularly in areas which help balance the seasonal nature of existing industries.
6. ~~Encourage the broadening of the economy, particularly in areas which help balance the seasonal nature of existing industries.~~

Goal 4:

Continue to encourage water-dependent industries to locate where there is deep water, adequate back-up space, and adequate public facilities.

Policies

1. Zone Maintain areas of the City in order to provide sufficient land for water dependent as well as non water dependent industries.
3. ~~The City will redesignate the zoning of the former Plywood Mill Site from General Development Shoreland Zone to a zone more suitable to mixed-use development, including housing and appropriate commercial activities.~~

Goal 5:

Encourage the preservation of Astoria's historic buildings, neighborhoods and sites and unique waterfront location in order to attract visitors and new industry.

Policies

1. Provide public access to the waterfront wherever feasible and protect existing access. The importance of the downtown waterfront in terms of aesthetics, public access and business improvement cannot be overemphasized. ~~The city shall provide public access wherever feasible, and shall protect existing access.~~ The city supports the concept of the People Places Plan," and encourages local organizations in the construction and maintenance of waterfront parks and viewing areas.
2. The City will use the Gateway Master Plan as the guiding document for redevelopment of ~~the former Astoria Plywood Mill Site and the balance of the Gateway Overlay Area.~~ The City recognizes the importance of the Columbia River Maritime Museum and riverfront area as a major focus of tourist activity and will work to encourage development of complementary facilities such as a major hotel in the area.
3. ~~The city e~~Encourages the growth of tourism as a part of the economy.
 - a. Consider Zzoning standards ~~which~~that improve the attractiveness of the city, ~~shall be considered~~ including designation of historic districts, stronger landscaping requirements for new construction, and Design Review requirements.
4. Protect historic resources such as downtown buildings to maintain local character and attract visitors.

Goal 6:

Maintain a system of public facilities and services capable of supporting existing and future industry, and commercial development.

Goal 7:

Encourage successful home-based businesses.

Policies

1. Encourage home occupations, cottage industries and activities which have little impact on the surrounding neighborhoods through the City's zoning ordinance.
2. Encourage provision of support services needed by home-based businesses.

Goal 8:

Be prepared for business growth with ready properties.

Policies

1. Support the development and maintenance of a property inventory
2. Maintain an adequate supply of vacant commercial, industrial and waterfront development property to provide for the economic growth of the community.
3. Ensure an adequate supply of employment lands with areas large enough to meet the objectives needed for commercial uses, but not so large as to affect adjacent residential neighborhoods.
4. Support efforts to consolidate parcels, where appropriate to meet business needs for larger properties.

Economic Development Strategies and Actions:

1. Regularly update the City's Buildable Lands Inventory.
2. Make the City's Buildable Lands Inventory and maps readily accessible to prospective employers and developers of commercial and industrial properties.
3. Work proactively with prospective employers to identify suitable sites for future development, including opportunities to consolidate groups of smaller parcels into larger developable sites.
4. Conduct neighborhood, sub-area or specific area planning processes to identify site-

specific opportunities for future business and employment uses.

5. Update home occupation ordinance provisions as needed to encourage home occupations but limit associated negative impacts such as traffic, on-street parking and noise.
6. Investigate public-private partnerships to actively support a strong commercial core
7. Promote open communication between business and local government. City, County and business leaders should meet informally on a regular basis to discuss challenges and opportunities affecting the community.
8. Work with the Chamber of Commerce and other business groups to develop market fact sheets and marketing packets with highlights of the demographic and retail market analysis.
9. Prepare and maintain a current, up-to-date, inventory of available buildings and land with complete data, including price, features, utilities, infrastructure, maps, photos or contact information. If selected properties are known to soon be vacant, include those in the review. Determine which properties are ready for occupancy and which need renovation or complete site prep and development. Evaluate the condition, property owner attitude, price competitiveness and other factors to assess true market readiness.
10. Continue to use urban renewal district(s) and associated funding to support development in specific areas, including land assembly, public improvements and other similar efforts.

Astoria Housing Goals and Policies

The following is a recommended list of housing goals and policies for the City of Astoria. Three new housing goals are suggested to provide framework for the policies. The City's Comprehensive Plan already includes a relatively full set of policies related to each of the goals. However, in some cases they are not stated as concisely or clearly as we might recommend. In other cases, specific strategies or actions appear to be identified as policies. We have identified potential additional/new policies along with examples of revisions to other existing policies. Underlines indicate new language and strikethrough indicates deleted language. In addition, we have listed a number of potential tools and strategies to aid in the development of affordable housing. These are strategies that other Oregon communities have found to be useful in addressing affordable housing needs.

CP Housing Goals

1. Provide opportunities for development of a wide variety of housing types and price ranges within the Urban Growth Boundary.
2. Maintain and rehabilitate the community's existing housing stock.
3. Develop housing efficiently to minimize environmental impacts and provide public services in a cost effective manner.

CP.220. Housing Policies

1. Zone adequate land to meet identified future housing needs for a broad range of housing types, including single-family attached and detached homes, manufactured homes, duplexes and multi-family dwellings.
2. ~~The primary focus of residential development should be the m~~Maintainance ~~of~~ attractive and livable residential neighborhoods, for all types of housing.
3. ~~All~~Provide residential areas ~~should be provided~~ with services and facilities necessary for safe, healthful, and convenient urban living.
4. Develop R~~esidential areas should be developed~~ in ways which are consistent with the geographic features so as not to create or trigger geologic hazards. New subdivisions or housing development should cause minimal earth disturbances and removal of trees.
5. Encourage P~~lanned unit and clustered~~ developments ~~should be encouraged to that~~ preserve open space, reduce infrastructure and construction costs, and promote variety in neighborhoods.
6. Encourage L~~ow and moderate income housing should be encouraged~~ throughout the City, ~~and should not be concentrated in one area.~~

7. ~~Protect N~~neighborhoods should be protected from unnecessary intrusions of incompatible uses, including large scale commercial, industrial and public uses or activities.
8. ~~Permit H~~home occupations which generate minimal impacts should be permitted as an outright use ~~in most cases~~.
9. ~~Protect~~ Astoria's historic neighborhoods are recognized as some of the City's most significant assets of the City, ~~and should be protected through the Historic Preservation Ordinance, and other City actions to that~~ protect individual structures and neighborhoods. Wherever possible, ~~renovateion of existing structures should be carried out in lieu of demolition or new construction.~~
10. ~~Through its nuisance abatement ordinance, the City has the legal ability to demolish dangerous buildings. The threat of demolition has served as an impetus to renovate dilapidated structures. However,~~ Protect buildings which are recognized by the Historic Landmarks Commission as having historic significance should be protected. Balance this goal with the City's ability and authority to demolish dangerous buildings through it's nuisance abatement ordinance.
11. ~~The City should s~~Support the efforts of the Northwest Oregon Housing Authority (NOHA), ~~and the Clatsop County Housing Authority and other local and regional nonprofit groups and public agencies~~ to provide housing opportunities for low and moderate income persons in the community, and for special needs groups such as the elderly and handicapped. ~~Zoning requirements should be realistically adjusted to accommodate these housing types.~~
12. ~~The City e~~Encourages the development of elderly and handicapped housing in the downtown area, where the terrain is level and services are available within walking distance. Encourage Rrenovation of upper floors of commercial buildings in the downtown ~~is encouraged.~~
13. In accordance with State law, ~~the City shall~~ make special efforts to find areas for manufactured dwellings, possibly through the sale of publicly owned land.
14. ~~The City recognizes that certain private and public nonresidential uses are necessary within residential areas for the convenience and safety of the neighborhoods. However, all n~~Nonresidential uses, such as public works, churches, schools and fire stations, should recognize and respect the character and quality of the area in which they are located and be so designed. Explore alternative sites ~~W~~hen such as use places a significant impact on the area, ~~alternative sites should be explored.~~
15. Ensure that Multi-family developments in primarily single-family neighborhoods ~~should be permitted only if they are~~ designed to be compatible with the surrounding neighborhood, in terms of scale, bulk, use of materials and landscaping.

16. ~~All Place~~ public utilities such as power, cable TV and telephone ~~should be placed~~ underground in new housing developments. Design A ~~above~~ ground facilities such as transformer yards, sewer pumping stations and similar activities ~~should be designed~~ to blend with the residential areas in which they are located.
17. The City encourages the development of higher density residential development at the former Plywood Mill Site ~~consistent with the Gateway Master Plan.~~
18. Encourage the use of sustainable development and building materials including use of energy efficient materials and design principles.
19. Allow for, encourage and support the development of housing units in conjunction with commercial development (e.g., housing located above commercial uses) to provide diversity and security in commercial areas and a range of housing options.
20. Regularly update the City's inventory of buildable land (ideally every five years) and use it to both identify housing development opportunities and assess the ability to meet future housing needs. If growth is occurring at a different rate than previously predicted, work with the County to update the county's coordinated population forecast and the City's housing needs analysis.
21. Implement strategies to reduce over-dependence or reliance on a small number of lots or landowners to meet the majority of the City's residential land needs.

CP Housing Tools and Actions

- 1) ~~The City should a~~Apply for Community Development Block Grant funds to establish a housing renovation program for low and moderate income households, both for homeowners and renters, ~~including housing~~. ~~A portion of these funds (the maximum grant is \$500,000) could be targeted toward historic~~ in historic districts.
- 2) ~~The city should w~~Work with the Farmers Home Administration (FmHA) or an interested developer to identify funding and location for manufactured home development.
- 3) After the 2010 US Census and periodically thereafter, review and revise assumptions made in the housing needs analysis and resulting projections based on updated data.
- 4) Explore opportunities to exchange large parcels within the UGB for equivalent, alternative areas outside the UGB if areas within the current UGB are not practical future development areas.
- 5) Revise zoning requirements to accommodate a variety of housing types as identified in the City's Housing Needs Analysis.

- 6) Explore and provide information about opportunities to consolidate buildable land where it will promote more efficient development.
- 7) Work with the development community to ensure creation of new housing that meets identified future needs through the policies and strategies identified in this Plan.
- 8) Monitor public facility capacity to ensure that proposed new residential developments can be adequately served by water, sewer, transportation, drainage and other public facilities and services, including police, fire and parks.
- 9) Update the City's Development Code to expand provisions for accessory dwelling units.
- 10) Support Statewide efforts to allow for inclusionary housing and affordable housing funding mechanisms currently prohibited or not allowed by State law, such as real estate transfer taxes or "flipping fees."
- 11) Consider waiving or deferring City fees such as development fees or system development charges for affordable housing projects that meet defined criteria and result in permanently affordable housing.
- 12) Support mechanisms and organizations that help reduce the cost of or leverage other monies to develop affordable housing such as community land trusts, housing trust funds or similar entities.
- 13) Consider the use of density bonuses or other incentives to encourage the development of affordable housing, consistent with other housing and community goals.
- 14) Work with other public agencies and/or other organizations to provide or assist in paying for technical assistance for housing projects targeted to households with low or moderate incomes developed by nonprofit organizations.
- 15) Work with State and Federal agencies, County and local government, as well as other organizations to acquire and bank vacant or underutilized properties, including urban reserve lands, for the future development of housing affordable to households with low and very low incomes.
- 16) Consider adopting an ordinance requiring replacement of affordable housing in conjunction with closure of manufactured home parks.
- 17) Negotiate agreements to develop housing affordable to residents with low or moderate incomes on lands to be annexed.
- 18) Advocate for National and State funding from the National Housing Trust Fund, Oregon Housing Trust Fund, and Lenders Tax Credit.

- 19) Work proactively with owners of large vacant or underutilized properties to identify opportunities and develop plans to meet future housing needs, including provisions for ensuring a mix of housing types and price ranges in these areas.
- 20) Conduct sub-area, neighborhood or specific area planning processes to identify opportunities to meet future housing needs.

Astoria Public Facilities Goals and Policies

The following is a recommended list of public facilities goals and policies for the City of Astoria. The City's Comprehensive Plan already includes a relatively full set of water and sewer system policies. However, in some cases they are not stated as concisely or clearly as we might recommend. In other cases, specific strategies or actions appear to be identified as policies. We have identified potential additional/new policies, those for the storm water system in particular, along with examples of revisions to existing policies. Underlines indicate new language and strikethrough indicates deleted language.

CP.290 Water System Policies

Overall Goal:

To provide a water system capable of delivering a high quality and adequate quantity of water to present and future Overall Goal: users.

Policies:

1. Increase ~~W~~water rates should be increased as needed in order to provide fund s necessary for the system maintenance and upgrading of the system independent of regular annual ad valorem taxes.
2. Prioritize the extension of the water system within the UGB based on cost, efficiency, available resources or other factors. ~~Ensure that t~~The full costs of water system extensions ~~should be are~~ borne by those requiring or benefiting from the extension, including equitable costs of future system improvements. Assessments of property along or in the vicinity of the proposed extension should only be levied where there is a demonstrable benefit conferred on the property.
3. Evaluate ~~N~~new industries or proposed developments requiring large quantities of water ~~should be evaluated by the city to determine their impacts on the City's water capacity. Housing developments should be projected to their maximum densities to determine future demand.~~ Ensure ~~S~~sufficient water capacity ~~must be available~~ during peak demand periods, including that necessary for fire flow needs, prior to approval.
4. Provide ~~F~~future water main extensions should be aimed at the "infilling" of to areas within or contiguous to developed areas, ~~such as Williamsport.~~
5. ~~The city will r~~Require, through the subdivision ordinance and other means, that water lines and fire hydrants in new developments be adequately sized or located to serve projected needs in, and in the vicinity of, the proposed development. Where appropriate, the City may agree to share the costs of the extension where it serves the overall development pattern of the area.

6. ~~The city will p~~Provide a high quality of water to the best of the City's economic ability.
7. Support development that is compatible with the City's ability to provide adequate public facilities and services.

CP ___ Water System Actions

- 1) ~~In order~~Periodically revise the water rate structure to maintain excess water system capacity capable of ~~encouraging~~ accommodating future growth, ~~the water rate structure should be revised to~~ and promote conservation. The rate revision of ~~the rates~~ should take into account the need of large water users, but the cost of water must be equitably distributed among residential, commercial and industrial users.
- 2) ~~Develop a~~A water conservation program should be developed by the city in recognition of the limited excess water capacity. Such a program should be devised by an ad hoc citizens' committee, and its recommendations should be submitted to the City Council. As a minimum, the program should cConsider the industrial rate structure and the irrigation program at a minimum.
- 3) Convene an ad hoc citizens' committee to design and recommend a water conservation program to the City Council.
- 4) Periodically revise ~~the costs of connecting to the City's water system (water hookup charges) should be revised periodically to reflect the City's costs of providing services. The city should s~~Strive to appropriate surplus funds from water revenues to capital improvement projects.
- 5) Adopt aA capital improvements program for the water system and ~~and~~ should be adopted and annually updated it annually by the City Council. Outline objectives for annual improvements of the system should be outlined and tied them to budget line items. At such time, evaluate the water system's cash flow should be evaluated and make rate adjustments in the rates made to provide funds adequate for the system maintenance and upgrading of the system.
- 6) Project housing developments to their maximum densities when estimating future demand and impact on the City's water capacity.
- 7) ~~The city will c~~Continue to pursue Federal or State grants for the improvement of the water system from various agencies.
- 8) Periodically update the Water Master Plan to ensure the adequate provision of water services for the next 20 years.

CP.295. _____ Sewer System Policies

Overall Goal:

To maintain a sewer system which ~~that can~~ meets the needs of the existing community and provides for reasonable future growth in the most economical manner.

Policies:

1. Increase ~~S~~ sewer rates (in conjunction with water rates) will be increased as needed in order to provide funds ~~necessary for the system~~ maintenance and upgrading ~~of the system~~ independent of regular annual ad valorem taxes.
2. Ensure that ~~t~~The full costs of sewer system extensions will be borne by those requiring or benefiting from the extensions. Assessments of property along new extensions must be based on the benefit conferred to that property. Assessment policies will recognize the resource value of forest lands, farmlands and wetlands.
3. Evaluate ~~N~~ new industry or proposed developments which have large sewage disposal requirements will be ~~carefully evaluated by the Planning Commission or City Council~~ to determine their impact on the City's treatment capacity, and the collection system in the area. ~~The usage of proposed housing developments should be projected to their maximum density. Demand on collection line and treatment plant capacity should take into account the impact on future growth in the area.~~
4. Maintain ~~A~~ capital improvements program for the sewer system.
5. Future major sewer system extensions will be aimed at the infilling of vacant lands within the City, such as ~~Vista Park and Sonora Park, or the connection of existing developed areas such as Emerald Heights, Tongue Point, and Williamsport which are contiguous to the city.~~
6. ~~The city will~~ Require that sewer lines be adequately sized to serve projected needs in, and in the vicinity of, proposed developments. The City may agree to share the costs of larger extensions where it serves the overall development pattern of the area.
7. ~~The city will~~ Maintain a treatment system that meets State and Federal wastewater discharge standards.
8. The City recognizes this revised public facilities plan as interim. During Fiscal Year 1991-92, the City will ~~undertake a major capital improvements program planning effort which will incorporate all State statutory requirements and the realistic needs of the various departments of the City. The following improvements must therefore be viewed as interim measures which may or may not be revised during the major capital improvements program.~~

CP Sewer System Actions

- 1) Periodically revise the costs of connection to the City's sewer system (hookup charges) will be revised periodically to reflect the costs of providing service to new customers. Distribute the cost must be equitably distributed between domestic, commercial, and industrial customers based on their use of the system.
- 2) Project housing developments to their maximum densities when estimating future demand and impact on the City's sewer capacity.
- 3) Annually evaluate will be maintained and evaluated annually by the City Engineer and City Council. The system's cash flow should be evaluated and make adjustments to user fees made to provide adequate funds for maintenance and upgrading. Adopt a capital improvements program for the sewer system and updated it annually. Outline objectives for annual improvements of the system and tied them to budget line items. At such time, evaluate the sewer system's cash flow and make rate adjustments to fund system maintenance and upgrades.

CP Storm Water Drainage System Policies

Overall Goal:

To maintain a storm drainage system that can meet the needs of the existing community and provide for reasonable future growth in the most economical manner.

Policies:

1. Ensure that the full costs of storm drainage system extensions will be borne by those requiring or benefiting from the extensions. Assessments of property along new extensions must be based on the benefit conferred to that property. Assessment policies will recognize the resource value of forest lands, farmlands and wetlands.
2. Carefully evaluate new industry or proposed developments which have large storm water disposal requirements to determine their impact on the City's treatment capacity, and the collection system in the area.
3. Future major storm drainage system extensions will be aimed at the infilling of vacant lands within the City.
4. Require that storm drainage pipes be adequately sized to serve projected needs in, and in the vicinity of, proposed developments. The City may agree to share the costs of larger extensions where it serves the overall development pattern of the area.
5. Maintain a treatment system that meets State and Federal storm water standards.

6. Support development that is compatible with the City's ability to provide adequate public facilities and services.
7. Prioritize the extension of the storm drainage system within the UGB based on cost, efficiency, available resources or other factors.
8. Take steps to minimize adverse impacts from construction site erosion and other sources of erosion and sedimentation in natural drainage ways and storm drainage facilities.

CP Storm Water Drainage System Actions

- 1) Continue to pursue Federal or State grants for the improvement of the storm drainage system from various agencies.
- 2) Create and/or periodically update the Storm Drainage System Management Plan to ensure the adequate provision of storm water services for the next twenty years.

MEMORANDUM

DATE: March 15, 2011
TO: Brett Estes and Rosemary Johnson, City of Astoria Community Development Department
FROM: Patrick Wingard, AICP
RE: **2010 Buildable Lands Inventory Project – Final Results**

I. Background

In the Summer of 2009, I began investigating the City's Buildable Lands Inventory (BLI). The purpose of this work was to refine the City's 2008 BLI data based on more of a “boots on the ground” approach than what had been accomplished previously. Site visits, field investigations, neighborhood and parcel drive bys, GIS mapping and compilation of detailed parcel notes were essential tools in obtaining this locally-driven “second opinion” of the BLI data.

The April 4, 2008 *Cogan Owen Cogan Buildable Lands Inventory/Needs Assessment* served as the baseline data for the 2010 BLI Refinement Project. The Oregon Statewide Planning Goals and associated Administrative Rules, together with direction from City staff and input from the Department of Land Conservation and Development (DLCD) helped guide the work through five distinct refinement processes. These five rounds of refinements are described as follows:

1. **2010 BLI.** A comprehensive BLI refinement study completed by Wingard Planning & Development Services in April 2010.
2. **2010 BLI w/ DLCD1.** Edits to the BLI based on concerns expressed by DLCD in a September 2010 email.
3. **2010 BLI w/DLCD2.** More edits to the BLI based on a second round of comments from DLCD during an October 2010 phone conference.
4. **2010 BLI w/CITY.** Edits to the BLI based in title investigations on City-owned parcels compiled by City staff in January 2011.
5. **2010 BLI w/ENGR.** Edits to the BLI based on parcel investigations by City Engineering and Public Works staff in February 2011.

Please refer to *Table A. Summary of Net Buildable Land per Residential Zoning District* on page 3 of this report for more details on each of these refinement processes and the cumulative results of this work.

II. Assumptions

Understanding that the City and its prior consultants have worked closely with DLCD to devise the methodologies used in developing the original 2008 BLI, I have made every attempt to ensure that my work coincides with these past practices and is consistent with the applicable Statewide Planning Goals and associated Administrative Rules. It is important to note some of the major assumptions that were

used in this refinement work:

- Small residentially-zoned parcels that generally range in size from 1000 to 4000 square feet (0.02 to 0.09 acres) may or may not be buildable depending on a number of factors. When ultimately determining whether or not a parcel such as this should be included in or excluded from the BLI, the following considerations were made:
 - Can the parcel be assembled with other vacant or partially-vacant parcels to satisfy the density requirements of the zone? For example in the R-2 zone, density is 16 units per acre, therefore, a 3000 square foot lot could potentially support a single-family dwelling (SFD) even though 5000 square feet is the minimum lot size for an SFD.
 - If a small parcel was determined to abut other vacant parcel(s), thus, potentially being able to be built upon, field conditions and property characteristics were noted. Are the parcels mapped as steep (>25%) slopes? Are any of the parcels in contiguous ownership which could add flexibility to future development options on the lots (i.e., for granting of an access easement, if needed)? Orientation of existing buildings relative to the subject parcel and to existing property lines were also considered, as well as neighborhood conditions, when deciding the buildability of these small parcels. BLI Appendix B contains detailed notes on the 800+ vacant, partially-vacant or redevelopable parcels that were investigated as part of this BLI refinement project.
- City-owned parcels located in mapped slides were either omitted or removed from the BLI. Conversely, privately-owned lands located in mapped slides that were not also severely constrained for development by steep slopes were generally included in the BLI as buildable. Many field visits were conducted in these instances and Appendix B provide detailed notes on all of these investigations.
- Only lands contained within the City of Astoria Urban Growth Boundary were included in the refinement analyses. Where parcels were part-in and part-out, GIS was used to exclude those portions of the parcel(s) from all acreage calculations.

III. Refinement Process

For the field investigation stage of the refinement work, I organized the City into 13 geographic clusters (i.e., West End, Uppertown, Alderbrook/East Riverfront, etc.). Appendix B is organized in this fashion and contains detailed notes on each of the investigated vacant, partially vacant and redevelopable parcels that justify the respective buildable or non-buildable classifications. Once all of the field investigations, site visits and GIS work was complete, I integrated my findings into the 2008 BLI and forwarded the updated 2010 BLI to City staff along with all of the support documentation (Appendices A-G). As highlighted in the Background Section of this report, four additional rounds of BLI refinement work ensued culminating in a final BLI document that represents an exhaustive and highly collaborative effort that most accurately reflects the available supply of buildable land in the City's four residential zoning districts.

IV. Final Results

The findings of the 2010 BLI Refinement Project indicate that insufficient land is available in the Astoria Urban Growth Boundary to accommodate the projected demand for residential growth over the next 20-year planning period. Demand exceeds supply by 15.54 acres. Please refer to Table A on the following page for more details.

Evolution of BLI Data through Multiple Refinement Processes

As chronicled in this report, the City's 2008 BLI underwent five distinct refinement processes as a result of the 2010 BLI Refinement Project. Table A summarizes the results of this work.

Zoning District	Net Buildable Acres					
	2008 BLI	2010 BLI	2010 BLI w/ DLCD1	2010 BLI w/ DLCD2	2010 BLI w/ CITY	2010 BLI w/ ENGR
R-1: Low Density Residential	28.70	24.53	30.91	30.91	25.33	25.20
R-2: Medium Density Residential	77.90	70.93	83.16	74.99	73.84	74.99
R-3: High Density Residential	137.60	130.22	132.61	132.61	132.61	119.18
AH-MP: Attached Housing (Mill Pond)	1.60	1.49	1.49	1.49	1.49	1.49
Total Residential	245.80	227.16	248.17	240.00	233.27	220.86
Land Need	236.40	236.40	236.40	236.40	236.40	236.40
Surplus / Deficit	9.40	-9.24	11.77	3.60	-3.13	-15.54

Note: Working from left to right in the table above, each column under the Net Buildable Acres heading shows the evolution of the City's BLI from Cogan Owen Cogan's original 2008 report to Wingard PDS' 2010 refinements to and through two rounds of DLCD comments, city title searches and engineering investigations. The rightmost column entitled 2010 BLI w/ENGR shows the final BLI tallies through 2/21/11.

Note2: DLCD1 reflects changes to the BLI based on DLCD's concerns that lands associated with trails and drainage corridors had been incorrectly removed from the BLI as trail and drainage corridors are already accounted for in the 25% reduction in gross to net buildable land. DLCD1 also reflects changes to the BLI based on DLCD's concerns that non-steep lands (<25% slope) surrounded by steep lands (>25%) were incorrectly removed from the BLI based on inaccessibility and significant constraints to development. DLCD disagreed with this methodology on the basis that more analysis was needed before these lands could truly be considered unbuildable. As a result, the city engineering dept. further investigated several of the larger parcels that were called into question by DLCD. The results of this engineering study are reflected in the rightmost column entitled 2010 BLI w/ ENGR.

Note3: DLCD2 reflects a second round of comments by DLCD focused on two vacant parcels (~13 acres total) north of the Blue Ridge plat and south of (above) the Columbia River estuary. The BLI maps do not accurately depict the extremely steep (>25% slope) nature of these lands. Field observations were documented in the notes for each parcel (Appendix B: 809020000108 & 109) and DLCD ultimately agreed with the findings of the 2010 BLI where only limited portions of each parcel were considered buildable in contrast to the findings of the 2008 BLI where the entire parcels were considered buildable.

Note4: CITY reflects the results of title searches completed by city staff on vacant and partially vacant city- and USCG-owned parcels. The title searches determined that six parcels included in the BLI were in fact dedicated to the public and, thus, not salable or buildable.

Note5: ENGR reflects the results of 11 parcel investigations completed by the City of Astoria Engineering/Public Works staff that determined the feasibility for potential development of these lands based on the availability of both sanitary sewer and potable water.

Here is a zone-by-zone look at the impact of the 2010 BLI Refinement Project on the 2008 BLI figures:

Table B. Estimated Surplus/(Deficit) of Net Buildable Acres by Zoning Designation, Astoria UGB, 2027

Type of Use	R1		R2		R3		AH-MP		Total
Land Need	115.4		51.2		67.0		2.7		236.4
Land Supply	28.7	25.20	77.9	74.99	137.6	119.18	1.6	1.49	245.8 220.86
Surplus/(Deficit)	(86.7)	(90.20)	26.7	23.79	70.6	52.18	(1.1)	(1.21)	9.4 (15.54)

SOURCE: Cogan Owens Cogan, LLC with refinements by Wingard Planning & Development Services, LLC

As evidenced in Table B, the R1 zone has the largest deficit of net buildable acres whereas the R3 zone has the largest surplus of net buildable acres. Overall, the estimated demand for buildable residential land within the Astoria UGB over the next 20-year planning period exceeds the City's supply by 15.54 acres.

MEMORANDUM

DATE: April 4, 2008
TO: Brett Estes and Rosemary Johnson, City of Astoria Planning Department
FROM: Matt Hastie and Steve Faust
RE: **Project Summary: Updated Buildable Lands Inventory/Needs Assessment**

Objective

The City of Astoria has conducted an employment and housing related buildable lands inventory (BLI)/needs assessment consistent with State laws and Administrative Rules. The purpose of this effort is to comply with state requirements and to ensure that Astoria has a sufficient supply of residential and employment land within its Urban Growth Boundary (UGB) to meet the City's 20-year land demand.

Process

The City of Astoria applied for and received a grant from the Oregon Department of Land Conservation and Development (DLCD) to update the City's Buildable Lands Inventory, Goal 9 (Economic Development) Analysis and Goal 10 (Housing) Analysis. City staff initially hired The Benkendorf and Associates Corporation and Johnson-Gardner, LLC and worked collaboratively with the consultant and DLCD to begin work on these studies.

Cogan Owens Cogan, LLC (COC) subsequently was hired to refine and expand on that initial work and help City staff review the results with the Planning Commission, City Council and other communities and steer the process through the adoption process. Specifically, COC was hired to undertake the following:

- Refine buildable lands inventory
 - Account for potential residential development in non-residential zones (e.g., A-2)
 - Use correct data for slopes, landslide hazards and other environmentally constrained areas
 - Conduct field checks to verify data
- Refine assumptions about second home market and related future land needs
- Revisit urban growth boundary amendments alternatives assessment

The Astoria Planning Commission served as an advisory committee for this process. The Planning Commission helped guide the project and foster public interaction. City staff and Planning Commissioners also served as liaisons to City Council, briefing them periodically on the project. COC met with the Planning Commission on several occasions to review the project scope and schedule, review and comment on work products, receive guidance and obtain additional insights and information. COC also presented information to a joint work session of the City's Planning Commission and City Council to review results of the study, discuss key issues associated with the work and respond to questions and comments.

Summary of Tasks

The consultants completed a series of tasks as outlined in the scope of work to conduct the employment and housing related buildable lands inventory (BLI) / needs assessment.

- Reviewed relevant documents supplied by city, county and/or DLCDC staff including applicable comprehensive plans, development regulations, existing lands and housing inventories, the existing county coordinated population forecast, DLCDC guidebooks for conducting for an economic opportunities analysis (EOA) and other relevant materials.
- Used Geographic Information System (GIS) software and conducted field checks to inventory and analyze the existing supply of vacant, partially vacant and redevelopable parcels by zoning type within the City's urban growth boundary. The inventory also includes identification of development/environmental constraints such as wetlands, slope hazards and floodplains. The inventory used a methodology suggested by *Planning for Residential Growth: A Workbook for Oregon's Urban Areas* produced by the Transportation and Growth Management Program (TGM) of the Oregon Department of Transportation (ODOT) and the Oregon Department of Land Conservation and Development (DLCDC). The steps used in this methodology have been followed to the greatest extent possible, given the data available for the City of Astoria.
- Prepared a housing analysis to identify future housing needs and determine whether there is enough land within the UGB zoned for appropriate land uses to allow for housing to be developed within needed types and densities consistent with projected 20-year needs. The housing analysis:
 - Is consistent with state wide planning goal 10 (Housing).
 - Uses the DLCDC publication "Planning for Residential Growth, A Workbook for Oregon's Urban Areas" as a guide.
 - Utilizes the county coordinated population forecast derived from Office of Economic Analysis population projections.
 - Includes electronic maps, usable in the city's geographic information system to portray the study information.
- Prepared an economic opportunities analysis (EOA) to determine the amount of commercial and industrial land that will be needed in the UGB for the next 20 years. The EOA:
 - Incorporates local economic development objectives established by existing comprehensive plan policies, local or regional economic development strategies, vision statements and other recent work.
 - Includes a review of national, state, regional, county, and local economic trend data including, but not limited to, population and job forecasts for the 20-year planning period.
 - Assesses economic development potential by analyzing factors such as workforce; availability of transportation facilities for access and freight mobility; access to suppliers and utilities; location, size, and buying power of markets; state and federal environmental protection laws; and service infrastructure.
 - Consults local and state economic development professionals regarding local economic development potential and industrial and other employment opportunities for the study area.
 - Estimates the number of buildable sites by site type and size.
 - Analyzes the information gathered to estimate net land demand for the study area for the 20-year planning period.

Key Findings

- **Goal 9 Analysis.** A comparison of need and supply of industrial and other employment lands indicates an overall surplus of approximately 6.7 acres of employment land. While there is sufficient land for industrial uses, there is a deficit of land zoned for commercial and particularly retail use. However, a portion of the land identified as “Other”¹ can accommodate specific commercial, industrial, and high-density residential development and help meet the need for additional commercial land.

An analysis of available commercial, industrial and institutional/other parcels reveals that a majority of the parcels (122 of 126 parcels) are relatively small in size – less than one acre for commercial parcels and less than five acres for industrial parcels. However, in a number of locations there are opportunities to assemble several small parcels to create medium or large parcels for commercial and industrial uses.

Estimated Net Land Surplus/(Deficit) in Acres by Zoning Designation, Astoria UGB, 2027

Growth Scenario	Type of Use	Commercial (Office/Retail)	Industrial/Other	Total
Medium	Land Need	38.2	11.5	49.7
	Land Supply	17.1	39.3	56.4
Surplus/(Deficit)	Surplus/(Deficit)	(21.1)	27.8	6.7

Source: Cogan Owens Cogan

- **Goal 10 Analysis.** A comparison of residential land need and supply indicates an overall surplus of 9.4 acres of land. It also shows a deficit for land in the R1 designation and a surplus in the R2 and R3 designations. It should be noted that a significant portion of the supply of land in the R3 zone is in the area surrounding and to the east of the Emerald Heights subdivision. Potential use of this land to meet housing needs is affected by a variety of factors including the following:
 - *Potential access issues.* The area currently is served by only a single road. Topography will make construction of additional roads challenging.
 - *Topography.* Much of the area is sloped, although land with slopes of 25% or more has already been subtracted from the buildable lands inventory and a conservative estimate of average density has been used to account for these conditions to some degree.
 - *Limited number of owners.* The Emerald Heights area is under a single ownership as is a large parcel in the inventory to the east. This could represent an opportunity or constraint to future development, depending on the desires of the property owners. One parcel is under Federal ownership, which also could represent constraints on future development.

Estimated Net Land Surplus/(Deficit) in Acres by Zoning Designation, Astoria UGB, 2027

Type of Use	R1	R2	R3	AH-MP	Total
Land Need	115.4	51.2	67.0	2.7	236.4
Land Supply	28.7	77.9	137.6	1.6	245.8
Surplus/(Deficit)	(86.7)	26.7	70.6	(1.1)	9.4

Source: Cogan Owens Cogan

Key Issues

- **Buildable lands inventory.** We worked with City staff and conducted field checks to ensure a comprehensive inventory of vacant, partially vacant and potentially redevelopable lands,

¹ “Other” lands include lands zoned for institutional, shorelands, aquatic zones and hospitality/recreation uses.

particularly commercial lands with the potential for redevelopment. We also identified a number of partially vacant parcels and one large residential parcel to be included in the inventory.

- Second home projections. Based on discussion with city staff and members of the Astoria Planning Commission, we have assumed creation of approximately 640 second homes over the next 20 years. This is approximately equivalent to an increase from 3.4% of all housing units today to about 13% in 2027 and reflects a four-fold increase in the supply of second homes, compared to today. In recommending new policies for the City's Comprehensive Plan, we expect to suggest that the City should revisit this issue in the next 5-10 years as more data about second home development is available.
- Overall mix and density of housing. We have assumed a mix and density for single-family attached and detached units that is generally consistent with recent building trends, changing demographic factors and physical development constraints. We also assumed that the relative percentage of attached and multi-family dwellings will increase in the future, consistent with discussions and recommendations from City staff and Planning Commission members.
- Approaches to addressing future buildable residential land needs. We have identified a variety of possible approaches to addressing future residential land needs.

Recommendations

- Adopt the buildable lands inventory, housing needs analysis and economic opportunity analysis reports as supporting documents to the Comprehensive Plan, recognizing that they are consistent with state and local planning guidelines, the best data currently available and direction provided by staff and advisory committee members.
- Explore opportunities to exchange parcels within the urban growth boundary for land outside the urban growth boundary to meet specific needs. This could help address concerns about the viability of some large parcels in terms of their capacity for more residential use and create other, possibly more viable sites. This would be a follow-up action to the current process.
- Meet with property owners to support efforts to consolidate parcels, where appropriate to meet business needs for larger properties.
- Maintain an adequate supply of vacant commercial, industrial and waterfront development property to provide for the economic growth of the community, including local and regional needs. Regularly update the City's Buildable Lands Inventory and review the Goal 9 and Goal 10 Analyses on a regular basis in order to evaluate and update assumptions as needed. Subsequent evaluations should occur following the completion of the 2010 census where the up-to-date figures on Astoria's population could be used in a follow-up buildable lands inventory analysis.



Date: April 28, 2011

M E M O R A N D U M

TO: Rosemary Johnson, City Planner

FROM: Jeff Harrington, City Engineer

**SUBJECT: Review of Development Potential for Buildable Lands Inventory
(Including Supplemental Detail Regarding Sites Rated 6-10)**

Per your request, we have completed our review of the undeveloped areas as identified on the attached maps. Assisting me with this task was Ken Cook, Public Works Director, and Ken Nelson, Public Works Superintendent. Our intent was to use the institutional knowledge of our public works department to review each area's feasibility for potential development based on the availability of both sanitary sewer and potable water. We assigned a score as defined under assumptions below. Based on our understanding of the intent of the evaluation, we would recommend that an area with a resulting score between 1-5 be considered likely to be developed and a score between 6-10 be considered unlikely to be developed in the foreseeable future. In general, all of the areas that were reviewed have not been developed due to existing conditions that make the areas either difficult or too expensive to be developed under current market conditions. Further, the market conditions of years past that pushed development into areas with higher development costs did not see these areas developed.

Parameters used to evaluate utility availability:

- Proximity to utility main
- Need to extend City main
- Need to upsize City main
- Need to provide either sanitary sewer pump station or water booster pump station
- Topography

Evaluation of Lands Rated 6-10

USCG Property (Tax Lot 02200, Map 80918AC) (E-8)

This easterly area of tax lot 02200 is assumed to be more difficult to provide sanitary sewer and water service to primarily because of the proximity to existing services. Utility extensions would require extensive infrastructure improvements including road construction that would most likely not be cost effective for the current value of the lots that would be served. This opinion is supported by the fact that during the times of higher lot value and market demand (approximately 2 to 3 years ago) no proposals were brought before the City to develop this property.

Blue Ridge Property (Tax Lot 00105, Map 8090200) (A-F)

This area of the Blue Ridge Property is assumed to be difficult to develop due primarily to the lack of cost effective sanitary sewer service. Water is available, but would require upgrades to the existing system. Utility easements would also be required. Sanitary sewer service would require extensive upgrades including gravity mains, a pump station and approximately one quarter mile of pressure force main. This area also has access issues that would need to be resolved prior to development taking place. The existing government roads only provide easements for the existing developed areas and not additional development.

Floral (Tax Lot 10700, Map 80907CD) (C-8 & D-8)

This portion of Tax Lot 10700 does not have water and sanitary sewer nearby and would require system upgrades and pipeline extensions that would most likely not be cost effective to develop. Roadway grades are also an issue at this site and would need to be developed prior to utility extensions taking place since the utilities would need to be located within the developed roadway.

50th – Lief Erikson (Tax Lot 04000, Map 80910BD) (A, B & C)

This tax lot (04000) is very steep and has no water or sanitary sewer nearby. Accessing the existing utility services would require traversing difficult terrain and is assumed to be very expensive.

51st – Lief Erikson (Tax Lot 01000, Map 80910AD) (E-6)

Development of this tax lot (01000) would require new water and sanitary sewer services ran several hundred feet to existing mains. It appears that this tax lot would only provide 2-3 home sites and development costs would be excessive and disproportional to the benefit.

Emerald Heights (Tax Lot 00902, Map 8091000) (A-10 thru E-10)

For the same reasons that road construction would be difficult through the steep portions of this tax lot (00902), water and sanitary sewer construction would be difficult and expensive. Sanitary sewer would most likely need to be collected and pumped up to a main line where it would drain by gravity off of the property.

Assumptions

- No alternative services considered (such as on-site septic, wells, etc.)
- Areas were scored using a value between 1 and 10 with 1 being a baseline defined as a street frontage parcel with sanitary sewer and water available to the site and 10 as the most difficult to provide services to.

Disclaimer

The purpose of this buildable lands inventory review for feasibility is to determine the level of difficulty in providing City sanitary sewer and potable water service only. No other factors were taken into consideration. City topographic data and utility maps were used for the sole purpose of determining elevation changes that would need to be addressed in providing both sanitary sewer and water service. This evaluation is in no way intended to speak as to the overall feasibility of a site for development. As history has indicated, with enough motivation, innovation and expenditure, just about any site can be developed.

**City of Astoria Buildable Lands Inventory
Table 1.1 City of Astoria Zoning Districts**

03/15/11

Zone		Code
	Commercial	
	Neighborhood Commercial	C1
	Tourist Commercial	C2
	General Commercial	C3
	Central Commercial	C4
	Local Service	LS
	Attached Housing / Mill Pond	AH-MP
	Industrial	
	General Industrial	GI
	Residential	
	Residential Low Density	R1
	Residential Medium Density	R2
	Residential High Density	R3
	Attached Housing / Health Care	AH-HC
	Attached Housing / Mill Pond	AH-MP
	Other	
	Aquatic One Development	A1
	Aquatic Two Development	A2
	Aquatic Two "A" Development	A2A
	Aquatic Conservation	A3
	Aquatic Natural	A4
	Marine Industrial Shorelands	S1
	General Development Shorelands	S2
	Tourist Oriented Shorelands	S2A
	Natural Shorelands	S5
	Institutional	IN
	Land Reserve	LR
	Education/Research/Health Care Campus	CA
	Family Activities	FA
	Health Care	HC
	Hospitality/Recreation	HR
	Maritime Heritage	MH
	Columbia River Estuary Shoreland Overlay	CRESO
	Planned Development Overlay	PD
	Flood Hazard Overlay	FHO
	Sensitive Bird Habitat Overlay	SBHO

Source: City of Astoria Development Code

Table 1.2 Land Within the City Limits and UGB by Zoning District

Zone	Total Acres	Total Parcels
A1	130.85	9
A2	14.16	14
A3	367.18	56
AH-HC	5.17	9
AH-MP	13.18	91
C1	2.37	20
C2	18.52	38
C3	271.30	367
C4	27.72	165
CA	3.73	11
FA	6.31	12
GI	14.77	18
HC	7.57	15
HR	16.55	8
IN	413.09	106
LS	1.91	5
MH	12.35	22
R1	282.20	1247
R2	597.57	2021
R3	504.78	1137
S1	148.83	26
S2	99.11	27
S2A	16.38	60
Unknown	502.72	56
SUBTOTAL UGB	3478.32	5540
LR	970.51	113
S2	0.30	1
Unknown	1.07	2
SUBTOTAL City	971.89	116
TOTAL	4450.21	5656

Source: The Benkendorf Associates Corp.; 2007

Note: Unknown Zoning consists of primarily A* zones with some (less than 5%) S* zones. These parcels could not be classified because of the mismatches between the Parcels shape file from 2006 and zoning shape file from 2004

Table 1.3a Inventory of Vacant, Partially Vacant and Redevelopable Parcels by Zoning District

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
80908CB00700	A2	Redevelopable	Possible condos	0.52	0.00	0.00	0.00	0.00			0.52
80916CC03200	A3	Vacant		0.09	0.00	0.00	0.00	0.09	88	0	0.01
80909CB06803	AH-MP	Vacant		1.76	0.00	0.00	0.00	0.00			1.76
80909CB06806	AH-MP	Vacant		0.07	0.00	0.00	0.00	0.00			0.07
80909CB06814	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06815	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06816	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06817	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06821	AH-MP	Vacant		0.08	0.00	0.00	0.00	0.00			0.08
80909CB06822	AH-MP	Vacant		0.06	0.00	0.00	0.00	0.00			0.06
80909CB06823	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06828	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06829	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06830	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06831	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06832	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06833	AH-MP	Vacant		0.06	0.00	0.00	0.00	0.00			0.06
80909CB06837	AH-MP	Vacant		0.08	0.00	0.00	0.00	0.00			0.08
80909CB06844	AH-MP	Vacant		0.07	0.00	0.00	0.00	0.00			0.07
80909CB06845	AH-MP	Vacant		0.07	0.00	0.00	0.00	0.00			0.07
80909CB06847	AH-MP	Vacant		0.07	0.00	0.00	0.00	0.00			0.07
80909CB06850	AH-MP	Vacant		0.08	0.00	0.00	0.00	0.00			0.08
80909CB06854	AH-MP	Vacant		0.03	0.00	0.00	0.00	0.00			0.03
80909CB06856	AH-MP	Vacant		0.03	0.00	0.00	0.00	0.00			0.03
80909CB06857	AH-MP	Vacant		0.03	0.00	0.00	0.00	0.00			0.03
80909CB06858	AH-MP	Vacant		0.03	0.00	0.00	0.00	0.00			0.03
80909CB06859	AH-MP	Vacant		0.75	0.00	0.00	0.00	0.00			0.75
80909CB06861	AH-MP	Vacant		0.85	0.00	0.00	0.00	0.00	268112	0	0.85
80909CB06871	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06872	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06875	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06876	AH-MP	Vacant		0.06	0.00	0.00	0.00	0.00			0.06
80909CB06882	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06883	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06884	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06885	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06886	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06887	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06888	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06889	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06890	AH-MP	Vacant		0.06	0.00	0.00	0.00	0.00			0.06
80909CB06891	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06892	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06893	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80917BB10500	C1	Partial / Vacant		0.14	0.06	0.00	0.00	0.00	12489	0	0.08
80917BB12400	C1	Vacant		0.11	0.00	0.00	0.00	0.00	10415	0	0.11
80907CA00600	C2	Redevelopable	Parking lot	0.68	0.00	0.00	0.00	0.00			0.68
80907CA00601	C2	Redevelopable	Parking lot	0.13	0.00	0.00	0.00	0.00			0.13
80907CA00900	C2	Redevelopable		0.68	0.00	0.00	0.00	0.00			0.68
80907CA00703	C2	Vacant		0.54	0.00	0.00	0.00	0.00	153168	0	0.54
80907CA00704	C2	Vacant		0.43	0.00	0.00	0.00	0.00	130524	0	0.43
80907CA04000	C3	Partial / Vacant		0.14	0.06	0.00	0.00	0.00	38531	0	0.08
80907CA04100	C3	Partial / Vacant		0.10	0.00	0.00	0.00	0.00	28897	0	0.10
80907CC01200	C3	Partial / Vacant	65% Redevel	0.27	0.09	0.00	0.00	0.00			0.18
80907CC08600	C3	Partial / Vacant	25% Redevel	0.17	0.04	0.00	0.00	0.00			0.13
80907CD01300	C3	Partial / Vacant		0.17	0.00	0.08	0.00	0.00	51378	4133	0.08
80918DC02600	C3	Partial / Vacant		17.01	8.98	0.00	0.00	1.93	0	0	6.10
810130000200	C3	Redevelopable	35% Redevel	0.88	0.58	0.00	0.00	0.00			0.30
80907CC00100	C3	Redevelopable	Parking lot	0.04	0.00	0.00	0.00	0.00			0.04
80907CC00800	C3	Redevelopable	25% Redevel	0.89	0.67	0.00	0.00	0.00			0.22
80907CC01600	C3	Redevelopable	35% Redevel	0.17	0.11	0.00	0.00	0.00			0.06
80907CC01800	C3	Redevelopable	35% Redevel	0.17	0.11	0.00	0.00	0.00			0.06
80907CC02000	C3	Redevelopable	35% Redevel	0.34	0.22	0.00	0.00	0.00			0.12
80907CC02200	C3	Redevelopable	35% Redevel	0.13	0.08	0.00	0.00	0.00			0.05
80907CC02201	C3	Redevelopable	35% Redevel	0.23	0.15	0.00	0.00	0.00			0.08
80907CC02400	C3	Redevelopable	35% Redevel	0.57	0.37	0.00	0.00	0.00			0.20
80907CC02500	C3	Redevelopable	35% Redevel	0.31	0.20	0.00	0.00	0.00			0.11
80907CC02600	C3	Redevelopable	35% Redevel	0.53	0.34	0.00	0.00	0.00			0.19
80907CC03100	C3	Redevelopable	35% Redevel	0.45	0.29	0.00	0.00	0.00			0.16
80907CC03400	C3	Redevelopable	35% Redevel	0.34	0.22	0.00	0.00	0.00			0.12
80908DC16600	C3	Redevelopable	40% Redevel	0.86	0.52	0.00	0.00	0.00			0.34
80908DC16700	C3	Redevelopable	40% Redevel	0.20	0.12	0.00	0.00	0.00			0.08
80908DC17000	C3	Redevelopable	40% Redevel	0.29	0.17	0.00	0.00	0.00			0.12
80908DC17100	C3	Redevelopable	40% Redevel	0.11	0.07	0.00	0.00	0.00			0.04
80908DC26900	C3	Redevelopable	40% Redevel	0.34	0.20	0.00	0.00	0.00			0.14

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
80909BD00800	C3	Redevelopable	Brugh 50% Rede	0.44	0.22	0.00	0.00	0.00			0.22
80909BD00900	C3	Redevelopable	Brugh 50% Rede	0.09	0.04	0.00	0.00	0.00			0.05
80909BD00901	C3	Redevelopable	Brugh 50% Rede	0.80	0.40	0.00	0.00	0.00			0.40
80909BD01000	C3	Redevelopable	Brugh 50% Rede	0.43	0.21	0.00	0.00	0.00			0.22
80909BD01001	C3	Redevelopable	Brugh 50% Rede	0.77	0.43	0.00	0.00	0.00			0.34
80909BD01100	C3	Redevelopable	Brugh 50% Rede	0.23	0.11	0.00	0.00	0.00			0.12
80909BD01101	C3	Redevelopable	Brugh 50% Rede	0.11	0.05	0.00	0.00	0.00			0.06
80909BD01200	C3	Redevelopable	Brugh 50% Rede	0.17	0.08	0.00	0.00	0.00			0.09
80909BD01300	C3	Redevelopable	Brugh 50% Rede	0.17	0.08	0.00	0.00	0.00			0.09
80917CC04200	C3	Redevelopable	Gravel site; 40% Rede; Slope	1.27	0.76	0.49	0.00	0.00			0.02
80917CC04201	C3	Redevelopable	Gravel site; 40% Rede; Slope	1.27	0.76	0.27	0.00	0.00			0.24
80917CC04300	C3	Redevelopable	Gravel site; 40% Rede; Slope	1.27	0.76	0.08	0.00	0.00			0.43
80917CC04400	C3	Redevelopable	Gravel site; 40% Rede; Slope	0.20	0.12	0.00	0.00	0.00			0.08
80917CC04401	C3	Redevelopable	Gravel site; 40% Rede; Slope	1.07	0.64	0.06	0.00	0.00			0.37
810130001400	C3	Vacant	ODOT	0.95	0.00	0.00	0.00	0.23	31872	0	0.72
80907CA03500	C3	Vacant		0.04	0.00	0.00	0.00	0.00	2790	0	0.04
80907CA05200	C3	Vacant		0.06	0.00	0.00	0.00	0.00	8625	0	0.06
80907CA05300	C3	Vacant		0.10	0.00	0.00	0.00	0.00	15341	4740	0.10
80907CC01400	C3	Vacant		0.11	0.00	0.00	0.00	0.00			0.11
80907CC01500	C3	Vacant		0.10	0.00	0.00	0.00	0.00			0.10
80907CC01700	C3	Vacant		0.23	0.00	0.00	0.00	0.00	41655	0	0.23
80907CC01801	C3	Vacant		0.04	0.00	0.00	0.00	0.00	7497	0	0.04
80907CC01901	C3	Vacant		0.06	0.00	0.00	0.00	0.00	11248	0	0.06
80907CC01902	C3	Vacant		0.05	0.00	0.00	0.00	0.00	9163	0	0.05
80907CC02800	C3	Vacant		0.14	0.00	0.00	0.00	0.00	45816	0	0.14
80907CC02900	C3	Vacant		0.14	0.00	0.00	0.00	0.00	33321	17781	0.14
80907CC06600	C3	Vacant	Clatsop County	0.23	0.00	0.22	0.00	0.00	3576	0	0.01
80907CC07200	C3	Vacant		0.06	0.00	0.00	0.00	0.00	5398	0	0.06
80907CC07500	C3	Vacant		0.14	0.00	0.14	0.00	0.00	143	0	0.00
80907CC08700	C3	Vacant		0.06	0.00	0.00	0.00	0.00	13882	0	0.06
80907CC08800	C3	Vacant		0.08	0.00	0.00	0.00	0.00	19798	0	0.08
80907CC09500	C3	Vacant		0.06	0.00	0.00	0.00	0.00	5035	0	0.06
80907CD01400	C3	Vacant		0.05	0.00	0.00	0.00	0.00	13126	0	0.05
80907CD01500	C3	Vacant		0.05	0.00	0.00	0.00	0.00	2629	0	0.05
80907DA04000	C3	Vacant		0.11	0.00	0.00	0.00	0.00	32979	0	0.11
80908DC18100	C3	Vacant		0.06	0.00	0.00	0.00	0.00	4863	0	0.06
80909BD01900	C3	Vacant	City of Astoria	0.17	0.00	0.00	0.00	0.00	19436	0	0.17
80909BD02100	C3	Vacant	City of Astoria	0.01	0.00	0.00	0.00	0.00	771	0	0.01
80909CA12200	C3	Vacant		0.17	0.00	0.00	0.00	0.00	9366	0	0.17
80909CA12300	C3	Vacant		0.11	0.00	0.00	0.00	0.00	32146	0	0.11
80909CA13100	C3	Vacant		0.34	0.00	0.00	0.00	0.00	7633	0	0.34
80909CA13200	C3	Vacant		0.17	0.00	0.00	0.00	0.00	19092	0	0.17
80909CA13601	C3	Vacant		0.08	0.00	0.00	0.00	0.00	7772	1385	0.08
80909CB02400	C3	Vacant		0.11	0.00	0.00	0.00	0.00	9994	0	0.11
80909CC00100	C3	Vacant		0.09	0.00	0.06	0.00	0.00	3894	0	0.03
80909CC00600	C3	Vacant		0.17	0.00	0.12	0.00	0.00	417	0	0.05
80909CC00601	C3	Vacant		0.11	0.00	0.10	0.00	0.00	6739	0	0.01
80917CC00901	C3	Vacant		0.11	0.00	0.00	0.00	0.00	15353	0	0.11
80917CC05002	C3	Vacant		1.29	0.00	0.00	0.00	0.00	44036	0	1.29
80918BC07700	C3	Vacant	City of Astoria	0.04	0.00	0.00	0.00	0.00	1489	0	0.04
80918BC14802	C3	Vacant		0.43	0.00	0.00	0.00	0.00			0.43
80918DA04200	C3	Vacant		0.11	0.00	0.00	0.00	0.00	15614	0	0.11
80918DA04700	C3	Vacant		0.20	0.00	0.00	0.00	0.00	14760	0	0.20
80908CC00100	C4	Vacant		0.23	0.00	0.06	0.00	0.00	45816	28233	0.17
80909AA00500	G1	Vacant		2.32	0.00	0.00	0.00	1.03	157007	0	1.29
80909AA00900	G1	Vacant	Corrected acre totals (wet & dev)	3.74	0.00	0.00	0.00	3.74	50	0	0.00
80909AD00903	G1	Vacant		1.44	0.00	0.00	0.00	0.13	95519	0	1.31
80909AD01500	G1	Vacant	City of Astoria	1.14	0.00	0.00	0.00	1.04	2081	0	0.11
80909AD01501	G1	Vacant	ODOT	0.03	0.00	0.00	0.00	0.00	900	0	0.03
80908DA00500	HR	Redevelopable	40% Rede	1.09	0.65	0.00	0.00	0.00			0.44
80908DA00600	HR	Redevelopable	40% Rede	1.27	0.76	0.00	0.00	0.00			0.51
809170000701	IN	Redevelopable	Land fill	2.40	0.00	0.00	0.00	0.00			2.40
80917CD00300	IN	Redevelopable	County bldgs; 50% Rede; Slope	6.91	3.45	0.69	0.00	0.00			2.77
80917CB01800	IN	Vacant		2.81	0.00	1.73	0.00	0.00	77122	0	1.08
80908DA01401	LS	Redevelopable	40% Rede	0.34	0.20	0.00	0.00	0.00			0.14
80908DA01402	LS	Redevelopable	40% Rede	0.51	0.31	0.00	0.00	0.00			0.20
80908DA01700	LS	Redevelopable	40% Rede	0.46	0.28	0.00	0.00	0.00			0.18
80918AA06700	R1	Partial / Vacant	412 Lexington	0.23	0.11	0.00	0.00	0.00			0.11
80918AA08200	R1	Partial / Vacant	409 Lexington	0.23	0.11	0.00	0.00	0.00			0.11
80918BA04302	R1	Partial / Vacant	305 W Lexington encumbers	0.24	0.12	0.00	0.00	0.00	20898	0	0.11
80918BA07800	R1	Partial / Vacant	Hyland, now PV due to new dev	0.08	0.05	0.00	0.00	0.00	3632	0	0.03
809160001100	R1	Vacant		4.81	1.20	2.99	0.00	0.00	19410	0	0.62
809170000501	R1	Vacant		2.11	0.00	1.63	0.00	0.00	20597	0	0.47
80907CD11000	R1	Vacant	Added per DLCD1	1.60	0.00	1.35	0.00	0.00			0.2486
80907CD11301	R1	Vacant		0.17	0.00	0.00	0.00	0.00	5035	0	0.17
80907CD11302	R1	Vacant		0.11	0.00	0.11	0.00	0.00	19491	0	0.00
80907CD12700	R1	Vacant	Added per DLCD1	0.35	0.00	0.14	0.00	0.00			0.20906

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
80907CD12703	R1	Vacant		0.37	0.00	0.00	0.00	0.00	18259	0	0.37
80907CD13500	R1	Vacant		0.35	0.00	0.00	0.00	0.00	23276	0	0.35
80907DA13800	R1	Vacant	City of Astoria	0.46	0.00	0.37	0.00	0.00	20142	0	0.08
80907DA14100	R1	Vacant		0.11	0.00	0.11	0.00	0.00	3600	0	0.00
80907DC00901	R1	Vacant		0.17	0.02	0.00	0.00	0.00	17838	0	0.15
80907DC01401	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5035	0	0.11
80907DC01500	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5035	0	0.11
80907DC02800	R1	Vacant		0.21	0.00	0.00	0.00	0.00	14715	0	0.21
80907DC06601	R1	Vacant		0.11	0.00	0.00	0.00	0.00	38781	0	0.11
80907DC07300	R1	Vacant	Added per DLCD1	0.06	0.00	0.04	0.00	0.00			0.01519
80907DC07302	R1	Vacant	Added per DLCD1	0.23	0.00	0.18	0.00	0.00			0.05224
80907DC07800	R1	Vacant	Added per DLCD1	0.30	0.00	0.22	0.00	0.00			0.07486
80907DC07900	R1	Vacant	Added per DLCD1	0.06	0.00	0.04	0.00	0.00			0.02206
80907DC08600	R1	Vacant		0.28	0.00	0.00	0.00	0.00	34881	0	0.28
80907DC10000	R1	Vacant		0.26	0.00	0.21	0.00	0.00	10724	0	0.05
80907DC10100	R1	Vacant		0.33	0.00	0.19	0.00	0.00	18785	0	0.14
80907DC10200	R1	Vacant		0.18	0.00	0.05	0.00	0.00	29524	0	0.13
80907DD10600	R1	Vacant		0.24	0.00	0.17	0.00	0.00	5035	0	0.07
80907DD10700	R1	Vacant		0.23	0.00	0.21	0.00	0.00	13529	0	0.02
80907DD11400	R1	Vacant		0.18	0.00	0.06	0.00	0.00	7966	0	0.12
80907DD11500	R1	Vacant		0.20	0.00	0.07	0.00	0.00	7966	0	0.13
80907DD11600	R1	Vacant		0.22	0.00	0.07	0.00	0.00	13529	0	0.15
80907DD12000	R1	Vacant		0.11	0.00	0.00	0.00	0.00	17176	0	0.11
80907DD12100	R1	Vacant		0.11	0.00	0.00	0.00	0.00	17176	0	0.11
80907DD12200	R1	Vacant		0.23	0.00	0.00	0.00	0.00	10782	0	0.23
80907DD12300	R1	Vacant		0.15	0.00	0.00	0.00	0.00	21474	0	0.15
80907DD12500	R1	Vacant	Added per DLCD1	0.60	0.00	0.51	0.00	0.00			0.08892
80907DD12501	R1	Vacant		0.11	0.00	0.04	0.00	0.00			0.07
80907DD12502	R1	Vacant		0.11	0.00	0.03	0.00	0.00			0.09
80907DD12700	R1	Vacant	Added per DLCD1	0.23		0.15					0.07745
80908DC09001	R1	Vacant		0.29	0.00	0.19	0.00	0.00	11225	0	0.09
80908DC09002	R1	Vacant		0.24	0.00	0.00	0.00	0.00	14464	0	0.24
80908DC09200	R1	Vacant		0.17	0.00	0.12	0.00	0.00	23949	0	0.05
80908DC09700	R1	Vacant		0.17	0.00	0.15	0.00	0.00	19992	0	0.02
80908DD04400	R1	Vacant	Added per DLCD1	0.23		0.00					0.22727
80908DD04501	R1	Vacant	Clatsop County	0.34	0.00	0.00	0.00	0.00			0.34
80908DD04502	R1	Vacant	Clatsop County	0.17	0.00	0.00	0.00	0.00			0.17
80908DD05900	R1	Vacant		0.32	0.00	0.00	0.00	0.00	38918	0	0.32
80908DD06100	R1	Vacant		0.21	0.00	0.00	0.00	0.00	5617	0	0.21
80908DD06301	R1	Vacant		0.20	0.00	0.00	0.00	0.00	7349	0	0.20
80917AB01301	R1	Vacant		0.15	0.00	0.00	0.00	0.00	9641	0	0.15
80917AB02400	R1	Vacant		0.17	0.00	0.17	0.00	0.00	7349	0	0.00
80917AB02601	R1	Vacant		0.17	0.00	0.00	0.00	0.00	19160	0	0.17
80917AB02602	R1	Vacant		0.17	0.00	0.00	0.00	0.00	10769	0	0.17
80917AB02605	R1	Vacant		0.17	0.00	0.00	0.00	0.00	35350	0	0.17
80917AB03000	R1	Vacant		0.83	0.00	0.38	0.00	0.00	3665	0	0.45
80917AB03200	R1	Vacant		1.32	0.00	0.96	0.00	0.00	5969	0	0.36
80917AB03300	R1	Vacant		3.74	0.00	0.00	0.00	0.00	19764	0	3.74
80917BA00200	R1	Vacant		0.13	0.00	0.00	0.00	0.00	34131	0	0.13
80917BA00302	R1	Vacant		0.03	0.00	0.00	0.00	0.00	9767	0	0.03
80917BA02600	R1	Vacant	City of Astoria	0.23	0.00	0.11	0.00	0.00			0.11
80917BA02700	R1	Vacant		0.11	0.00	0.00	0.00	0.00			0.11
80917BA02800	R1	Vacant		0.11	0.00	0.00	0.00	0.00			0.11
80917BA03200	R1	Vacant	City of Astoria	0.57	0.00	0.00	0.00	0.00			0.57
80917BA04300	R1	Vacant		0.57	0.00	0.00	0.00	0.00	13449	0	0.57
80917BA04301	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5617	0	0.11
80917BA04302	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5617	0	0.11
80917BA04304	R1	Vacant		0.34	0.00	0.00	0.00	0.00	7190	0	0.34
80917BA04500	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5617	0	0.11
80917BA05400	R1	Vacant		0.09	0.00	0.00	0.00	0.00	4202	0	0.09
80917BA05402	R1	Vacant		0.17	0.01	0.00	0.00	0.00	8431	0	0.16
80917BA12500	R1	Vacant		0.26	0.00	0.00	0.00	0.00	12628	0	0.26
80917BA12701	R1	Vacant		0.16	0.00	0.00	0.00	0.00	30816	0	0.16
80917BA12800	R1	Vacant		0.26	0.00	0.00	0.00	0.00	32934	0	0.26
80917BB04000	R1	Vacant		0.09	0.00	0.00	0.00	0.00	23949	0	0.09
80917BB04500	R1	Vacant		0.06	0.00	0.00	0.00	0.00	2810	0	0.06
80917BB07200	R1	Vacant		0.06	0.00	0.00	0.00	0.00	2810	0	0.06
80917BB07201	R1	Vacant		0.06	0.00	0.00	0.00	0.00	2810	0	0.06
80917BB08500	R1	Vacant		0.23	0.02296	0.00	0.00	0.00	22228	0	0.21
80917BB08700	R1	Vacant		0.23	0.00	0.11	0.00	0.00	30391	0	0.11
80917BB09400	R1	Vacant		0.11	0.00	0.00	0.00	0.00	25978	0	0.11
80917BB10300	R1	Vacant		0.13	0.01377	0.00	0.00	0.00	24792	0	0.11
80917BB10301	R1	Vacant		0.12	0.00	0.00	0.00	0.00	12389	0	0.12
80917BB14300	R1	Vacant		0.03	0.00	0.00	0.00	0.00	1300	0	0.00
80917BB14400	R1	Vacant		0.26	0.00	0.00	0.00	0.00	35920	0	0.26
80917BD01100	R1	Vacant		0.25	0.01	0.00	0.00	0.00			0.24
80917BD01102	R1	Vacant		0.13	0.00	0.00	0.00	0.00	8603	0	0.13

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80918AA00300	R1	Vacant		0.22	0.00	0.06	0.00	0.00	15033	0	0.16
80918AA00500	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5092	0	0.11
80918AA00600	R1	Vacant		0.14	0.00	0.00	0.00	0.00	7782	0	0.14
80918AA00700	R1	Vacant		0.20	0.00	0.00	0.00	0.00	12889	0	0.20
80918AA02001	R1	Vacant		0.11	0.00	0.00	0.00	0.00			0.11
80918AA01300	R1	Vacant		0.28	0.00	0.00	0.00	0.00	12889	0	0.28
80918AA01700	R1	Vacant		0.15	0.00	0.15	0.00	0.00	7304	0	0.00
80918AA03501	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5617	0	0.11
80918AA04000	R1	Vacant		0.57		0.52					0.05757
80918AA06500	R1	Vacant		0.11	0.00	0.00	0.00	0.00	13471	0	0.11
80918AA10200	R1	Vacant		0.10	0.00	0.00	0.00	0.00	13471	0	0.10
80918AA11100	R1	Vacant		0.11	0.00	0.00	0.00	0.00	12730	0	0.11
80918AB00900	R1	Vacant		0.74	0.00	0.00	0.00	0.00			0.74
80918AB00902	R1	Vacant		0.41	0.00	0.00	0.00	0.00	10073	0	0.41
80918AB00903	R1	Vacant		0.22	0.00	0.00	0.00	0.00	5035	0	0.22
80918AB00905	R1	Vacant		0.18	0.00	0.00	0.00	0.00	5035	0	0.18
80918AB02003	R1	Vacant		0.31	0.00	0.00	0.00	0.00	10073	0	0.31
80918AB02004	R1	Vacant		0.67	0.00	0.00	0.00	0.00	9972	0	0.67
80918AB02005	R1	Vacant		0.58	0.00	0.16	0.00	0.00	19925	0	0.42
80918AB02006	R1	Vacant		0.49	0.00	0.00	0.00	0.00	15091	0	0.49
80918AB03201	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5617	0	0.11
80918AB03500	R1	Vacant	Engr review	1.57		1.01					0.56187
80918AB03900	R1	Vacant	City of Astoria	1.15	0.00	0.31	0.00	0.00	8625	0	0.83
80918AC01403	R1	Vacant		0.16	0.00	0.00	0.00	0.00	21448	0	0.16
80918AC02002	R1	Vacant		0.16	0.00	0.00	0.00	0.00	21474	0	0.16
80918AC02200	R1	Vacant	Engr review	3.05	0.00	2.82	0.00	0.00	23391	0	0.23903
80918BA00200	R1	Vacant		0.15	0.00	0.00	0.00	0.00	28179	0	0.15
80918BA04300	R1	Vacant	City of Astoria	0.35	0.00	0.00	0.00	0.00			0.35
80918BA04700	R1	Vacant		0.11	0.00	0.00	0.00	0.00	21143	0	0.11
80918BA06400	R1	Vacant		0.13	0.00	0.00	0.00	0.00	11965	0	0.13
80918BA08100	R1	Vacant		0.09	0.00	0.00	0.00	0.00	9391	0	0.09
80918BA08101	R1	Vacant		0.10	0.00	0.00	0.00	0.00	10724	0	0.10
80918BA08102	R1	Vacant		0.09	0.00	0.00	0.00	0.00	10724	0	0.09
80918BA08200	R1	Vacant		0.24	0.00	0.00	0.00	0.00	17176	0	0.24
80918BA08400	R1	Vacant		0.15	0.00	0.00	0.00	0.00	18124	0	0.15
80918BA09401	R1	Vacant		0.12	0.00	0.00	0.00	0.00	16105	0	0.12
80918BA09500	R1	Vacant		0.26	0.00	0.00	0.00	0.00	6084	0	0.26
80918BA09600	R1	Vacant		0.36	0.00	0.00	0.00	0.00	5035	0	0.36
80918BA09700	R1	Vacant		0.35	0.00	0.00	0.00	0.00	5035	0	0.35
80918BA09800	R1	Vacant		0.25	0.00	0.00	0.00	0.00	10073	0	0.25
80918BA09801	R1	Vacant		0.20	0.00	0.00	0.00	0.00	17268	0	0.20
80918BA09901	R1	Vacant		0.46	0.00	0.00	0.00	0.00	23481	0	0.46
80918BA10000	R1	Vacant		0.79	0.00	0.00	0.00	0.00	34123	0	0.79
80918BA10001	R1	Vacant		0.11	0.00	0.00	0.00	0.00	4487	0	0.11
80918BA10002	R1	Vacant		0.14	0.00	0.00	0.00	0.00	5223	0	0.14
80918BA10003	R1	Vacant		0.10	0.00	0.00	0.00	0.00	4556	0	0.10
80918BA10402	R1	Vacant		0.24	0.00	0.00	0.00	0.00	21010	0	0.24
80918BA10900	R1	Vacant		0.23	0.00	0.00	0.00	0.00	30578	0	0.23
80918BA11600	R1	Vacant		0.10	0.00	0.00	0.00	0.00	9391	0	0.10
80918BA11700	R1	Vacant		0.19	0.00	0.00	0.00	0.00	17176	0	0.19
80918BB09000	R1	Vacant		0.11	0.00	0.00	0.00	0.00	21474	0	0.11
80918BD00300	R1	Vacant		0.19	0.00	0.00	0.00	0.00	10410	0	0.19
80918BD01000	R1	Vacant		0.23	0.00	0.00	0.00	0.00	11213	0	0.23
80918BD01001	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5617	0	0.11
80918BD01501	R1	Vacant		0.25	0.00	0.00	0.00	0.00	10073	0	0.25
80918BD07600	R1	Vacant		0.06	0.00	0.00	0.00	0.00	2915	0	0.06
80918BD07603	R1	Vacant		0.23	0.00	0.00	0.00	0.00	5035	0	0.23
80918BD07604	R1	Vacant		0.18	0.00	0.00	0.00	0.00	5035	0	0.18
80918BD08700	R1	Vacant		0.41	0.00	0.00	0.00	0.00	15091	0	0.41
80918DB02500	R1	Vacant		0.21	0.00	0.00	0.00	0.00	14760	0	0.21
80918DB02600	R1	Vacant		0.25	0.00	0.00	0.00	0.00	14760	0	0.25
80918DB02700	R1	Vacant		0.29	0.00	0.00	0.00	0.00	14760	0	0.29
80918DB02800	R1	Vacant		0.21	0.00	0.00	0.00	0.00	18772	0	0.21
80918DB03000	R1	Vacant		0.22	0.00	0.00	0.00	0.00	22149	0	0.22
80918DB04300	R1	Vacant		0.22	0.00	0.00	0.00	0.00	36228	0	0.22
80918DB04500	R1	Vacant		0.15	0.00	0.00	0.00	0.00	26344	0	0.15
80918DB04600	R1	Vacant		0.23	0.00	0.00	0.00	0.00	22579	0	0.23
80909CA10801	R2	Partial / Vacant		1.05	0.23	0.40					0.41759
80910AA05900	R2	Partial / Vacant	5162 Cedar	0.69	0.46	0.00	0.00	0.00			0.23
80910AD01100	R2	Partial / Vacant	5185 Leif Erickson	0.64	0.52	0.00	0.00	0.00			0.11478
80917CB05300	R2	Partial / Vacant		0.11	0.06	0.00	0.00	0.00	7009	0	0.05
80917DC00100	R2	Partial / Vacant		6.94	2.85	2.80	0.00	0.00	0	0	1.29
80917DD00200	R2	Partial / Vacant		5.17	1.91	1.29	0.00	0.00	0	0	1.98
80917DD02400	R2	Partial / Vacant		0.34	0.17	0.00	0.00	0.00			0.17
80917DD03200	R2	Partial / Vacant		0.86	0.69	0.00	0.00	0.00			0.17
80918AD12800	R2	Partial / Vacant		7.46154	5.06	0.00					2.40
80918AD12900	R2	Partial / Vacant	7 W Klaskanine	0.30831	0.19	0.00	0.00	0.00			0.11478

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
809020000108	R2	Vacant	Just n of Blue Ridge plat	10.89	0.00	8.89	0.00	0.00	48150	0	2.00
809020000109	R2	Vacant	Just n & w of Blue Ridge plat	2.24	0.00	2.0091	0.00	0.00	22697	0	0.23
809090000100	R2	Vacant	Portion outside UGB excluded	46.69	0.00	30.27	0.00	0.00			16.42
809090000600	R2	Vacant		0.33	0.00	0.00	0.00	0.00	14327	0	0.33
8.0909E+11	R2	Vacant	3955 Kensington (demolished)	0.59	0.00	0.11	0.00	0.00			0.47928
809100000300	R2	Vacant		0.46	0.00	0.00	0.00	0.00	1877	0	0.46
8.091E+11	R2	Vacant	Portion outside UGB excluded	47.98	0.00	45.20	0.00				2.7772
8.091E+11	R2	Vacant		0.51		0.30					0.21671
8.091E+11	R2	Vacant		0.26		0.00					0.26343
8.091E+11	R2	Vacant		0.15		0.00					0.15496
809100001900	R2	Vacant	Added 10.24.07	1.64	0.00	1.27	0.00	0.00			0.37
80907DA11000	R2	Vacant		0.08	0.00	0.00	0.00	0.00	3450	0	0.08
80907DA11300	R2	Vacant		0.23		0.13					0.10
80907DD00200	R2	Vacant		0.11	0.00	0.00	0.00	0.00	7349	0	0.11
80907DD00600	R2	Vacant	City of Astoria	0.11	0.00	0.00	0.00	0.00			0.11
80907DD00601	R2	Vacant		0.11	0.00	0.00	0.00	0.00	5719	0	0.11
80907DD01001	R2	Vacant		0.23	0.00	0.18	0.00	0.00	7371	0	0.05
80907DD01401	R2	Vacant		0.23	0.00	0.11	0.00	0.00	29341	0	0.12
80907DD01402	R2	Vacant		0.23	0.00	0.11	0.00	0.00	38918	0	0.12
80907DD01700	R2	Vacant	City of Astoria	0.46	0.00	0.35	0.00	0.00			0.11
80907DD01900	R2	Vacant		0.22	0.00	0.16	0.00	0.00	7070	0	0.06
80907DD03100	R2	Vacant		0.11		0.07					0.04604
80907DD04100	R2	Vacant		0.23	0.00	0.14	0.00	0.00	11225	0	0.09
80907DD10400	R2	Vacant		0.06	0.00	0.00	0.00	0.00	3665	0	0.06
80907DD10401	R2	Vacant		0.09	0.00	0.07	0.00	0.00	4487	0	0.02
80908CC04500	R2	Vacant		0.11	0.00	0.04	0.00	0.00	11943	0	0.08
80909AC04800	R2	Vacant		0.09		0.00					0.08609
80909AC04900	R2	Vacant		0.05	0.00	0.00	0.00	0.00	2949	0	0.05
80909AD01900	R2	Vacant		0.11	0.00	0.11	0.00	0.00	2253	0	0.00
80909AD02100	R2	Vacant		1.19		1.03					0.16531
80909AD02200	R2	Vacant		0.07		0.04					0.03835
80909AD02400	R2	Vacant		0.52		0.46					0.05186
80909AD02600	R2	Vacant		0.26		0.08					0.18315
80909AD02700	R2	Vacant		0.26		0.26					0.00
80909BD03600	R2	Vacant		0.09	0.00	0.00	0.00	0.00	4476	0	0.09
80909CA03401	R2	Vacant		0.08	0.00	0.00	0.00	0.00	7817	0	0.08
80909CA04900	R2	Vacant		0.11	0.00	0.00	0.00	0.00	5981	0	0.11
80909CA05200	R2	Vacant		0.11	0.00	0.00	0.00	0.00	5981	0	0.11
80909CA06600	R2	Vacant		0.15	0.00	0.00	0.00	0.00	7600	0	0.15
80909CA06601	R2	Vacant		0.05	0.00	0.00	0.00	0.00	2810	0	0.05
80909CA06801	R2	Vacant		0.13	0.00	0.00	0.00	0.00	6654	0	0.13
80909CA07700	R2	Vacant		0.09	0.00	0.00	0.00	0.00	4487	0	0.09
80909CA07800	R2	Vacant		0.52		0.32					0.19229
80909CA08400	R2	Vacant	City of Astoria	0.17	0.00	0.16	0.00	0.00	8944	0	0.02
80909CA09000	R2	Vacant		0.086088	0.00	0.03	0.00				0.05348
80909CA09200	R2	Vacant		0.26	0.00	0.07	0.00	0.00	33287	0	0.19
80909CA09400	R2	Vacant		0.26		0.22					0.03687
80909CA09801	R2	Vacant		0.09	0.00	0.00	0.00	0.00	12260	0	0.09
80909CA10100	R2	Vacant		0.11	0.00	0.07	0.00	0.00	8100	0	0.05
80909CA10200	R2	Vacant	City of Astoria	0.72	0.00	0.62	0.00	0.00	23870	0	0.10
80909CA10400	R2	Vacant	Clatsop County	0.46		0.44					0.01901
80909CA10401	R2	Vacant		0.12	0.01	0.07	0.00	0.00	5821	0	0.04
80909CA10402	R2	Vacant		0.04	0.00	0.04	0.00	0.00	1192	0	0.00
80909CA10600	R2	Vacant		0.14	0.01	0.01	0.00	0.00	8225	0	0.12
80909CA10700	R2	Vacant	City of Astoria	1.07	0.00	0.43	0.00	0.00			0.64457
80909CA10800	R2	Vacant		0.29		0.06					0.2326
80909CA11100	R2	Vacant		0.42	0.00	0.23	0.00	0.00	1865	0	0.19
80909CA11300	R2	Vacant		0.11	0.00	0.11	0.00	0.00	6597	0	0.01
80909CA11500	R2	Vacant		0.06	0.00	0.00	0.00	0.00	239	0	0.06
80909CA11700	R2	Vacant	City of Astoria	1.27	0.00	0.64	0.00	0.00			0.62586
80909CA12500	R2	Vacant		0.09	0.00	0.00	0.00	0.00	52041	0	0.09
80909CA15600	R2	Vacant		0.63		0.45					0.17957
80909CA17100	R2	Vacant		0.17	0.00	0.00	0.00	0.00	25592	0	0.17
80909CA17202	R2	Vacant		0.17	0.01837	0.00	0.00	0.00	14994	0	0.15
80909CA17301	R2	Vacant		0.16	0.00	0.00	0.00	0.00	17838	0	0.16
80909CA17400	R2	Vacant		0.09	0.00	0.00	0.00	0.00	2891	0	0.09
80909CA17700	R2	Vacant		0.10	0.00	0.00	0.00	0.00	1886	0	0.10
80909CA18300	R2	Vacant		1.89	0.00	1.67	0.00	0.00	0	4087	0.23
80909CB01200	R2	Vacant		0.09	0.00	0.00	0.00	0.00	13642	0	0.09
80909CB01300	R2	Vacant		0.09	0.00	0.00	0.00	0.00	10118	0	0.09
80909CB01400	R2	Vacant		0.06	0.00	0.00	0.00	0.00	2995	0	0.06
80909CB01700	R2	Vacant		0.11	0.00	0.00	0.00	0.00	7041	0	0.11
80909CB02000	R2	Vacant		0.06	0.00	0.00	0.00	0.00	2995	0	0.06
80909CB03100	R2	Vacant		0.05	0.00	0.05	0.00	0.00	2776	0	0.00
80909CB03700	R2	Vacant		0.17	0.00	0.10	0.00	0.00	8944	0	0.07
80909CB05201	R2	Vacant		0.10	0.00	0.09	0.00	0.00	5378	0	0.01
80909CB06300	R2	Vacant		0.06	0.00	0.00	0.00	0.00	3268	0	0.06

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
80909CB06600	R2	Vacant		0.09	0.00	0.00	0.00	0.00	9617	0	0.09
80909CC01100	R2	Vacant		0.14	0.00	0.14	0.00	0.00	4468	0	0.00
80909CC01300	R2	Vacant		0.17	0.00	0.14	0.00	0.00	5969	0	0.03
80909CC01500	R2	Vacant		0.09	0.00	0.00	0.00	0.00	13152	0	0.09
80909CC02301	R2	Vacant		0.62		0.17					0.45147
80909CC03600	R2	Vacant		0.14	0.00	0.09	0.00	0.00	4966	0	0.05
80909CC04101	R2	Vacant		0.34	0.00	0.26	0.00	0.00	5981	0	0.08
80909CC04300	R2	Vacant	City of Astoria	1.12	0.00	0.22	0.00	0.00			0.90
80909CC04301	R2	Vacant		0.09	0.00	0.00	0.00	0.00	4931	0	0.09
80909CC05000	R2	Vacant		0.03		0.02					0.01801
80909CC05001	R2	Vacant		0.26		0.15					0.10829
80909CC05100	R2	Vacant		0.41		0.18					0.23154
80909CC05200	R2	Vacant	City of Astoria	1.55	0.00	0.43	0.00	0.00	9526	0	1.12
80909CC05500	R2	Vacant	Clatsop County	0.26	0.00	0.01	0.00	0.00			0.25395
80909CC05600	R2	Vacant	Clatsop County	0.06	0.00	0.00	0.00	0.00			0.06
80909CC06000	R2	Vacant		0.17	0.00	0.00	0.00	0.00	5981	0	0.17
80909CC06001	R2	Vacant		0.15	0.00	0.00	0.00	0.00	5981	0	0.15
80909CC06301	R2	Vacant		0.34	0.00	0.00	0.00	0.00	6597	0	0.34
80909CC07200	R2	Vacant		0.34	0.00	0.00	0.00	0.00	5981	0	0.34
80909CC07201	R2	Vacant		0.41	0.00	0.00	0.00	0.00	5981	0	0.41
80909CC07500	R2	Vacant		0.17	0.00	0.00	0.00	0.00	5981	0	0.17
80909CC07600	R2	Vacant		0.17	0.00	0.00	0.00	0.00	5981	0	0.17
80909CC08500	R2	Vacant		0.18	0.00	0.00	0.00	0.00			0.18
80909CC08701	R2	Vacant		0.52	0.00	0.00	0.00	0.00	6597	0	0.52
80909CC08800	R2	Vacant		0.41	0.00	0.00	0.00	0.00	5981	0	0.41
80909CC08900	R2	Vacant		0.52	0.00	0.00	0.00	0.00	11962	0	0.52
80909CC09000	R2	Vacant		0.21		0.00					0.21299
80909DA03201	R2	Vacant		0.13	0.00	0.13	0.00	0.00	5981	0	0.00
80909DA03800	R2	Vacant		0.11	0.00	0.01	0.00	0.00			0.10628
80909DA04000	R2	Vacant		0.34		0.28					0.06523
80909DA04100	R2	Vacant		0.23		0.16					0.07175
80909DB00100	R2	Vacant		0.11	0.00	0.00	0.00	0.00	16209	0	0.11
80909DB01300	R2	Vacant		0.06	0.00	0.00	0.00	0.00	2995	0	0.06
80909DB01900	R2	Vacant		0.29	0.00	0.00	0.00	0.00	26457	0	0.29
80909DB01901	R2	Vacant		0.36	0.00	0.00	0.00	0.00	8944	0	0.36
80909DB02900	R2	Vacant		0.09	0.00	0.00	0.00	0.00	1877	0	0.09
80909DB04400	R2	Vacant		0.17	0.00	0.13	0.00	0.00	8944	0	0.04
80909DB05100	R2	Vacant		0.23	0.00	0.00	0.00	0.00	16209	0	0.23
80909DB05200	R2	Vacant		0.09	0.00	0.00	0.00	0.00	9617	0	0.09
80909DB05300	R2	Vacant		0.09	0.00	0.00	0.00	0.00	4944	0	0.09
80909DB06200	R2	Vacant		0.16	0.00	0.00	0.00	0.00	16209	0	0.16
80909DB06901	R2	Vacant		0.11	0.00	0.00	0.00	0.00	26457	0	0.11
80909DB08200	R2	Vacant	City of Astoria	5.28	0.00	1.06	0.00	0.00			4.22
80909DB08201	R2	Vacant		0.34	0.00	0.00	0.00	0.00	17930	0	0.34
80909DB08900	R2	Vacant	City of Astoria	0.23	0.00	0.00	0.00	0.00			0.23
80910AA00900	R2	Vacant	City of Astoria	0.23	0.00	0.00	0.00	0.00			0.23
80910AA01900	R2	Vacant		0.11	0.00	0.00	0.00	0.00	4705	0	0.11
80910AA02101	R2	Vacant		0.11	0.00	0.00	0.00	0.00			0.11
80910AA02300	R2	Vacant		0.56	0.00	0.00	0.00	0.00	10630	0	0.56
80910AA03900	R2	Vacant		0.12	0.00	0.00	0.00	0.00	8535	0	0.12
80910AA04900	R2	Vacant		0.12	0.00	0.00	0.00	0.00	8535	0	0.12
80910AA05000	R2	Vacant		0.12	0.00	0.00	0.00	0.00	4876	0	0.12
80910AB00800	R2	Vacant	Clatsop County	0.11	0.00	0.00	0.00	0.00	4259	0	0.11
80910AB00801	R2	Vacant	City of Astoria	0.23	0.00	0.00	0.00	0.00	8535	0	0.23
80910AB00900	R2	Vacant	City of Astoria	0.40	0.00	0.00	0.00	0.00	12799	0	0.40
80910AB01400	R2	Vacant		0.11	0.00	0.00	0.00	0.00			0.11
80910AB01600	R2	Vacant		0.23	0.00	0.00	0.00	0.00	7463	0	0.23
80910AB02300	R2	Vacant		0.14	0.00	0.00	0.00	0.00	4259	0	0.14
80910AB02900	R2	Vacant		0.11	0.00	0.00	0.00	0.00	8535	0	0.11
80910AB03200	R2	Vacant	City of Astoria	0.48	0.00	0.00	0.00	0.00	17052	0	0.48
80910AB03300	R2	Vacant	City of Astoria	0.23	0.00	0.00	0.00	0.00	8535	0	0.23
80910AB06700	R2	Vacant		0.15	0.00	0.00	0.00	0.00	12799	0	0.15
80910AB07700	R2	Vacant		0.23	0.00	0.09	0.00	0.00	8695	0	0.14
80910AB08201	R2	Vacant		0.15	0.00	0.06	0.00	0.00	6381	0	0.09
80910AB08500	R2	Vacant		0.11	0.00	0.00	0.00	0.00	9037	0	0.11
80910AB08501	R2	Vacant		0.15	0.02	0.00	0.00	0.00	6597	0	0.14
80910AB08600	R2	Vacant		0.23	0.00	0.00	0.00	0.00	9037	0	0.23
80910AB08800	R2	Vacant		0.18	0.00	0.00	0.00	0.00	9037	0	0.18
80910AB08900	R2	Vacant	Engr review	1.53		0.00					1.52548
80910AD00300	R2	Vacant		0.46	0.00	0.00	0.00	0.00	8040	0	0.46
80910AD00900	R2	Vacant		0.42	0.00	0.00	0.00	0.00	21714	0	0.42
80910BA01300	R2	Vacant	City of Astoria	0.41	0.00	0.00	0.00	0.00			0.41
80910BA01900	R2	Vacant		0.09	0.00	0.00	0.00	0.07	3245	0	0.02
80910BC01200	R2	Vacant		0.45		0.40					0.05188
80910BC02000	R2	Vacant	Added 10.24.07	1.84	0.00	0.00	0.00	0.00			1.84
80910BC02001	R2	Vacant		0.17	0.00	0.00	0.00	0.00	6597	0	0.17
80910BC02002	R2	Vacant		0.54	0.00	0.04	0.00	0.00			0.50

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
80910BC02300	R2	Vacant		0.34	0.00	0.00	0.00	0.00	12799	0	0.34
80910BC02302	R2	Vacant		0.06	0.00	0.00	0.00	0.00			0.06
80910BC02700	R2	Vacant		0.11	0.00	0.08	0.00	0.00	1443	0	0.04
80910BC02800	R2	Vacant	Added 10.24.07	1.55	0.00	0.00	0.00	0.00			1.55
80910BC03600	R2	Vacant		0.13	0.00	0.00	0.00	0.00	5628	0	0.13
80910BC03901	R2	Vacant		0.09	0.00	0.00	0.00	0.00	6402	0	0.09
80910BC03902	R2	Vacant		0.04	0.00	0.00	0.00	0.00	3154	0	0.04
80910BD00101	R2	Vacant		0.11	0.00	0.00	0.00	0.00	8535	0	0.11
80910BD02700	R2	Vacant		0.11	0.00	0.00	0.00	0.00	4705	0	0.11
80910BD02800	R2	Vacant	City of Astoria	0.23	0.00	0.04	0.00	0.00			0.19
80910BD02801	R2	Vacant		0.11	0.00	0.00	0.00	0.00			0.11
80910BD03200	R2	Vacant		0.28	0.00	0.15	0.00	0.00	8877	0	0.13
80910BD03900	R2	Vacant		0.29		0.15					0.14624
80910BD04100	R2	Vacant		0.11		0.10					0.01158
80910BD04300	R2	Vacant		0.11		0.05					0.06482
80910BD04800	R2	Vacant		0.11	0.00	0.08	0.00	0.00	6823	0	0.03
80910BD04900	R2	Vacant		0.11	0.00	0.00	0.00	0.00	5981	0	0.11
80910BD05000	R2	Vacant		0.11	0.00	0.00	0.00	0.00	6597	0	0.11
80910BD05100	R2	Vacant	Added 10.24.07	0.57	0.00	0.00	0.00	0.00			0.57
80910BD05200	R2	Vacant		0.41	0.00	0.00	0.00	0.00	9561	0	0.41
80910BD05300	R2	Vacant	Added 10.24.07	0.45	0.00	0.02	0.00	0.00			0.44
80910BD05301	R2	Vacant		0.11	0.00	0.00	0.00	0.00	6823	0	0.11
80910BD06900	R2	Vacant	City of Astoria	0.74	0.00	0.29					0.4473
80916CC01200	R2	Vacant	Clatsop Co., btw two creeks	0.92	0.00	0.00	0.00	0.00			0.92
80916CC01300	R2	Vacant		0.11		0.00					0.11479
80916CC01301	R2	Vacant		0.46		0.00					0.45914
80916CC01302	R2	Vacant		0.23		0.00					0.22957
80916CC01400	R2	Vacant		0.06	0.00	0.00	0.00	0.00	2995	0	0.06
80916CC01401	R2	Vacant		0.06	0.00	0.00	0.00	0.00	2995	0	0.06
80916CC02000	R2	Vacant		0.46	0.00	0.00	0.00	0.00	11098	0	0.46
80916CC02100	R2	Vacant		0.92	0.00	0.00	0.00	0.00	17930	0	0.92
80916CC02200	R2	Vacant		0.92	0.00	0.00	0.00	0.00	17930	0	0.92
80916CC02800	R2	Vacant		0.07	0.00	0.00	0.00	0.00	109	0	0.07
80916CC02900	R2	Vacant	Clatsop County	0.08	0.00	0.00	0.00	0.00	143	0	0.08
80916CC03600	R2	Vacant		0.23	0.00	0.00	0.00	0.00	383	0	0.23
80916CC03700	R2	Vacant		0.09	0.00	0.00	0.00	0.00			0.09
80916CC04100	R2	Vacant		0.63	0.00	0.00	0.00	0.00	12799	0	0.63
80917BC01800	R2	Vacant		0.64	0.00	0.00	0.00	0.00	55471	0	0.64
80917BC05300	R2	Vacant		0.11	0.00	0.00	0.00	0.00	15353	0	0.11
80917BC08200	R2	Vacant		0.28	0.00	0.00	0.00	0.00	11510	0	0.28
80917BC08301	R2	Vacant		0.11	0.00	0.00	0.00	0.00	19742	0	0.11
80917BC09700	R2	Vacant		0.49	0.00	0.15	0.00	0.00			0.35
80917BC09704	R2	Vacant		0.08	0.00	0.08	0.00	0.00	4603	0	0.01
80917BC09705	R2	Vacant		0.08	0.00	0.00	0.00	0.00	5172	0	0.08
80917BC09800	R2	Vacant	City of Astoria	0.66	0.00	0.34	0.00	0.00	10907	0	0.32
80917BC10000	R2	Vacant		0.11	0.00	0.09	0.00	0.00	13660	0	0.01
80917BC10600	R2	Vacant	City of Astoria	0.17	0.00	0.10	0.00	0.00	4603	0	0.08
80917CB01400	R2	Vacant	City of Astoria	1.92	0.00	1.14	0.00	0.00	27302	0	0.78
80917CB01500	R2	Vacant	City of Astoria	0.40	0.00	0.16	0.00	0.00	17201	0	0.23
80917CB02600	R2	Vacant		0.11	0.00	0.09	0.00	0.00	9197	0	0.02
80917CB03200	R2	Vacant		0.11	0.00	0.00	0.00	0.00	6254	0	0.11
80917CB03500	R2	Vacant		2.26		2.12					0.13278
80917CB03600	R2	Vacant		2.26		1.84					0.41637
80917CB04001	R2	Vacant		0.05	0.00	0.00	0.00	0.00	5743	0	0.05
80917CB04003	R2	Vacant		0.22	0.00	0.00	0.00	0.00	12160	0	0.22
80917CB04004	R2	Vacant		0.05	0.00	0.00	0.00	0.00	5743	0	0.05
80917CB04100	R2	Vacant	City of Astoria	0.88	0.00	0.24	0.00	0.00	20484	0	0.64
80917CB04200	R2	Vacant		0.11	0.00	0.00	0.00	0.00	15353	0	0.11
80917CB04400	R2	Vacant	City of Astoria	1.04	0.00	0.56	0.00	0.00	20484	0	0.48
80917CB04500	R2	Vacant		0.11	0.00	0.07	0.00	0.00	6402	0	0.05
80917CB04600	R2	Vacant	City of Astoria	1.29	0.00	0.00	0.00	0.00	25592	0	1.29
80917CC00500	R2	Vacant		0.05	0.00	0.00	0.00	0.00	3211	0	0.05
80917CC00800	R2	Vacant		0.06	0.00	0.00	0.00	0.00	8603	0	0.06
80917CC00900	R2	Vacant		0.24	0.00	0.00	0.00	0.00	30720	0	0.24
80917CC00904	R2	Vacant		0.22	0.00	0.00	0.00	0.00	30720	0	0.22
80917CC01200	R2	Vacant		0.11	0.00	0.00	0.00	0.00	12160	0	0.11
80917CC03600	R2	Vacant		0.11	0.00	0.00	0.00	0.00			0.11
80917CC03700	R2	Vacant		0.05	0.00	0.00	0.00	0.00	5743	0	0.05
80917DC00700	R2	Vacant		0.02	0.00	0.00	0.00	0.00	0	0	0.02
80917DC00400	R2	Vacant		0.15	0.00	0.00	0.00	0.00	2932	0	0.15
80917DC00401	R2	Vacant		0.18	0.00	0.00	0.00	0.00	2932	0	0.18
80917DC00500	R2	Vacant		0.81	0.00	0.00	0.00	0.00	12444	0	0.81
80917DC00602	R2	Vacant		0.29	0.00	0.11	0.00	0.00	0	0	0.18
80917DC00603	R2	Vacant		0.15	0.00	0.08	0.00	0.00	0	0	0.07
80917DC00604	R2	Vacant		0.15	0.00	0.06	0.00	0.00	0	0	0.09
80917DC00700	R2	Vacant		0.17	0.00	0.08	0.00	0.00	13268	0	0.09
80917DC00701	R2	Vacant		0.40	0.00	0.29	0.00	0.00	0	0	0.11

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	Geohazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
80917DC00705	R2	Vacant		0.17	0.00	0.00	0.00	0.00	0	0	0.17
80917DC01400	R2	Vacant		0.07	0.00	0.00	0.00	0.00	851	0	0.07
80917DC01500	R2	Vacant		0.07	0.00	0.00	0.00	0.00	851	0	0.07
80917DC04600	R2	Vacant		0.29	0.00	0.00	0.00	0.00	3837	0	0.29
80917DC04700	R2	Vacant		0.11	0.00	0.00	0.00	0.00	1912	0	0.11
80917DC05100	R2	Vacant		0.03	0.00	0.00	0.00	0.00	1479	0	0.03
80917DC05200	R2	Vacant		0.02	0.00	0.00	0.00	0.00	885	0	0.02
80917DC05300	R2	Vacant		0.02	0.00	0.00	0.00	0.00	794	0	0.02
80917DD00500	R2	Vacant		0.66		0.21					0.44771
80917DD00600	R2	Vacant		0.36		0.00					0.3644
80917DD00700	R2	Vacant		1.09		0.09					1.00
80917DD00903	R2	Vacant		0.22	0.00	0.05	0.00	0.00			0.17
80917DD00906	R2	Vacant		0.44	0.00	0.40					0.04
80917DD00907	R2	Vacant		0.29	0.00	0.10	0.00	0.00	52821	0	0.19
80917DD00912	R2	Vacant		0.46	0.00	0.34	0.00	0.00	48758	0	0.12
80917DD01000	R2	Vacant		0.69		0.33					0.35379
80917DD01100	R2	Vacant		0.23		0.04					0.1863
80917DD01400	R2	Vacant		0.11	0.00	0.00	0.00	0.00	36569	0	0.11
80917DD01500	R2	Vacant		0.06	0.00	0.00	0.00	0.00	7812	0	0.06
80917DD01600	R2	Vacant		0.11	0.00	0.00	0.00	0.00	36569	0	0.11
80917DD01700	R2	Vacant		0.46	0.00	0.00	0.00	0.00	44694	0	0.46
80917DD01900	R2	Vacant		0.11	0.00	0.00	0.00	0.00	18422	83834	0.11
80917DD02301	R2	Vacant		0.23	0.00	0.00	0.00	0.00	16252	0	0.23
80917DD02500	R2	Vacant		0.17	0.00	0.00	0.00	0.00	4784	0	0.17
80917DD02600	R2	Vacant		0.23	0.00	0.00	0.00	0.00	11943	0	0.23
80917DD03901	R2	Vacant		0.23	0.00	0.00	0.00	0.00			0.23
80917DD04000	R2	Vacant		0.23	0.00	0.00	0.00	0.00	5981	0	0.23
80917DD04600	R2	Vacant		0.11	0.00	0.00	0.00	0.00	0	0	0.11
80918AD00101	R2	Vacant		0.1522	0.00	0.00	0.00	0.00			0.1522
80918AD00103	R2	Vacant		0.05854	0.00	0.00	0.00	0.00			0.05854
80918AD01302	R2	Vacant		0.10	0.00	0.00	0.00	0.00			0.10
80918AD01305	R2	Vacant		0.10	0.00	0.00	0.00	0.00			0.10
80918AD01400	R2	Vacant		0.10	0.00	0.00	0.00	0.00			0.10
80918AD01501	R2	Vacant		0.09	0.00	0.00	0.00	0.00			0.09
80918AD01600	R2	Vacant	City of Astoria	0.70							0.70
80918AD04600	R2	Vacant		0.1163912	0.00	0.00	0.00	0.00			0.11639185
80918AD07600	R2	Vacant		0.10744	0.00	0.00	0.00	0.00			0.10744
80918AD12000	R2	Vacant		0.15959		0.00					0.15959
80918AD12404	R2	Vacant		0.27	0.00	0.00	0.00	0.00	18772	0	0.27
80918AD12409	R2	Vacant		0.18		0.00					0.18317
80918AD12410	R2	Vacant		0.14	0.00	0.00	0.00	0.00	16485	0	0.14
80918AD12416	R2	Vacant		0.19	0.00	0.00	0.00	0.00	12846	0	0.19
80918AD12700	R2	Vacant		0.21235	0.00	0.00	0.00	0.00			0.21235
80918AD13100	R2	Vacant	City of Astoria	5.95	0.00	0.08	0.00	0.00	48027	0	5.86
80918DA00200	R2	Vacant		0.19	0.00	0.00	0.00	0.00	16893	0	0.19
80918DA00408	R2	Vacant		0.25	0.00	0.00	0.00	0.00	18772	0	0.25
80918DA00411	R2	Vacant		0.17	0.00	0.00	0.00	0.00	18772	0	0.17
80918DA01001	R2	Vacant		0.22	0.00	0.00	0.00	0.00	12640	0	0.22
80918DA01500	R2	Vacant		0.25	0.00	0.00	0.00	0.00	15012	0	0.25
80918DA01705	R2	Vacant		0.22	0.00	0.00	0.00	0.00	18772	0	0.22
80918DA01709	R2	Vacant		0.16	0.00	0.00	0.00	0.00	14509	0	0.16
80918DA01710	R2	Vacant		0.17	0.00	0.00	0.00	0.00	14509	0	0.17
80918DA01800	R2	Vacant		0.17	0.00	0.00	0.00	0.00	9413	0	0.17
80918DA02300	R2	Vacant		0.15	0.00	0.00	0.00	0.00	18772	0	0.15
80918DA02900	R2	Vacant		0.23	0.00	0.00	0.00	0.00	12799	0	0.23
80918DA02901	R2	Vacant		0.32	0.00	0.00	0.00	0.00	32066	85970	0.32
80918DA03401	R2	Vacant		0.10	0.00	0.00	0.00	0.00	6402	0	0.10
80918DA03800	R2	Vacant		0.18	0.00	0.00	0.00	0.00	24606	0	0.18
80918DA06201	R2	Vacant		0.11	0.00	0.00	0.00	0.00	15353	0	0.11
80918DA06900	R2	Vacant		0.11	0.00	0.00	0.00	0.00	15353	0	0.11
80918DA07700	R2	Vacant		0.22	0.00	0.00	0.00	0.00	30720	0	0.22
80918DA08207	R2	Vacant		0.20	0.00	0.00	0.00	0.00	11490	0	0.20
80918DA08210	R2	Vacant		0.21	0.00	0.00	0.00	0.00	12164	0	0.21
80918DA11600	R2	Vacant		0.11	0.00	0.00	0.00	0.00	6448	0	0.11
80918DB00608	R2	Vacant		0.40	0.00	0.00	0.00	0.00			0.40
80918DB00902	R2	Vacant		0.18	0.00	0.00	0.00	0.00	12286	0	0.18
80918DC00101	R2	Vacant		0.24	0.00	0.00	0.00	0.00	10558	0	0.24
809020000104	R3	Partial / Vacant	Old housing site	0.81	0.28	0.00	0.00	0.00			0.53
8091E+11	R3	Partial / Vacant	Emerald Heights	84.31	30.65	35.10	0.00	0.00			18.57
80918BB01900	R3	Partial / Vacant	Engr review	4.63	0.23	3.93					0.47013
809020090001	R3	Redevelopable	Old housing site; slope	0.15	0.00	0.00	0.00	0.00			0.15
809020090003	R3	Redevelopable	Old housing site; slope	0.15	0.00	0.12	0.00	0.00			0.03
809020090004	R3	Redevelopable	Old housing site	0.09	0.00	0.00	0.00	0.00			0.09
809020090005	R3	Redevelopable	Old housing site; slope	0.28	0.00	0.22	0.00	0.00			0.06
809020090006	R3	Redevelopable	Old housing site	0.03	0.00	0.00	0.00	0.00			0.03
809020090007	R3	Redevelopable	Old housing site; slope	0.44	0.00	0.31	0.00	0.00			0.13
809020090008	R3	Redevelopable	Old housing site	0.07	0.00	0.00	0.00	0.00			0.07

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809020090009	R3	Redevelopable	Old housing site; slope	0.24	0.00	0.14	0.00	0.00			0.10
809020090010	R3	Redevelopable	Old housing site	0.08	0.00	0.00	0.00	0.00			0.08
809020090011	R3	Redevelopable	Old housing site; slope	0.23	0.00	0.14	0.00	0.00			0.09
809020090012	R3	Redevelopable	Old housing site	0.07	0.00	0.00	0.00	0.00			0.07
809020090013	R3	Redevelopable	Old housing site; slope	0.24	0.00	0.20	0.00	0.00			0.04
809020090014	R3	Redevelopable	Old housing site	0.08	0.00	0.00	0.00	0.00			0.08
809020090015	R3	Redevelopable	Old housing site; slope	0.38	0.00	0.29	0.00	0.00			0.09
809020090016	R3	Redevelopable	Old housing site	0.10	0.00	0.00	0.00	0.00			0.10
809020090017	R3	Redevelopable	Old housing site; slope	0.41	0.00	0.34	0.00	0.00			0.07
809020090018	R3	Redevelopable	Old housing site	0.08	0.00	0.00	0.00	0.00			0.08
809020090019	R3	Redevelopable	Old housing site; slope	0.28	0.00	0.24	0.00	0.00			0.04
809020090020	R3	Redevelopable	Old housing site	0.09	0.00	0.00	0.00	0.00			0.09
809020090021	R3	Redevelopable	Old housing site; slope	0.30	0.00	0.22	0.00	0.00			0.08
809020090022	R3	Redevelopable	Old housing site; slope	0.09	0.00	0.04	0.00	0.00			0.05
809020090023	R3	Redevelopable	Old housing site; slope	0.29	0.00	0.15	0.00	0.00			0.14
809020090024	R3	Redevelopable	Old housing site; slope	0.11	0.00	0.05	0.00	0.00			0.06
809020090025	R3	Redevelopable	Old housing site; slope	0.35	0.00	0.19	0.00	0.00			0.16
809020090026	R3	Redevelopable	Old housing site; slope	0.12	0.00	0.07	0.00	0.00			0.05
809020090027	R3	Redevelopable	Old housing site; slope	0.34	0.00	0.22	0.00	0.00			0.12
809020090028	R3	Redevelopable	Old housing site; slope	0.16	0.00	0.10	0.00	0.00			0.06
809020090029	R3	Redevelopable	Old housing site; slope	0.35	0.00	0.20	0.00	0.00			0.15
809020090030	R3	Redevelopable	Old housing site; slope	0.18	0.00	0.08	0.00	0.00			0.10
809020090031	R3	Redevelopable	Old housing site; slope	0.38	0.00	0.20	0.00	0.00			0.18
809020090032	R3	Redevelopable	Old housing site; slope	0.18	0.00	0.08	0.00	0.00			0.10
809020090033	R3	Redevelopable	Old housing site; slope	0.29	0.00	0.18	0.00	0.00			0.11
809020090034	R3	Redevelopable	Old housing site; slope	0.16	0.00	0.10	0.00	0.00			0.06
809020090035	R3	Redevelopable	Old housing site; slope	0.27	0.00	0.16	0.00	0.00			0.11
809020090036	R3	Redevelopable	Old housing site; slope	0.15	0.00	0.10	0.00	0.00			0.05
809020090037	R3	Redevelopable	Old housing site; slope	0.35	0.00	0.24	0.00	0.00			0.11
809020090038	R3	Redevelopable	Old housing site; slope	0.22	0.00	0.17	0.00	0.00			0.05
809020090039	R3	Redevelopable	Old housing site; slope	0.22	0.00	0.20	0.00	0.00			0.02
809020090040	R3	Redevelopable	Old housing site; slope	0.27	0.00	0.17	0.00	0.00			0.10
809020090041	R3	Redevelopable	Old housing site; slope	0.24	0.00	0.21	0.00	0.00			0.03
809020090042	R3	Redevelopable	Old housing site; slope	0.88	0.00	0.50	0.00	0.00			0.38
809020090043	R3	Redevelopable	Old housing site; slope	0.21	0.00	0.11	0.00	0.00			0.10
809020090044	R3	Redevelopable	Old housing site; slope	0.78	0.00	0.60	0.00	0.00			0.18
809020090045	R3	Redevelopable	Old housing site; slope	0.24	0.00	0.17	0.00	0.00			0.07
809020090047	R3	Redevelopable	Old housing site; slope	0.24	0.00	0.19	0.00	0.00			0.05
809020090049	R3	Redevelopable	Old housing site; slope	0.22	0.00	0.15	0.00	0.00			0.07
809020090051	R3	Redevelopable	Old housing site; slope	0.25	0.00	0.22	0.00	0.00			0.03
809020090053	R3	Redevelopable	Old housing site; slope	0.30	0.00	0.27	0.00	0.00			0.03
809020090055	R3	Redevelopable	Old housing site; slope	0.27	0.00	0.19	0.00	0.00			0.03
809020090090	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090092	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090101	R3	Redevelopable	Old housing site	0.07	0.00	0.00	0.00	0.00			0.07
809020090103	R3	Redevelopable	Old housing site	0.02	0.00	0.00	0.00	0.00			0.02
809020090104	R3	Redevelopable	Old housing site	0.15	0.00	0.00	0.00	0.00			0.15
809020090105	R3	Redevelopable	Old housing site	0.02	0.00	0.00	0.00	0.00			0.02
809020090106	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090107	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090108	R3	Redevelopable	Old housing site	0.11	0.00	0.00	0.00	0.00			0.11
809020090109	R3	Redevelopable	Old housing site	0.10	0.00	0.00	0.00	0.00			0.10
809020090110	R3	Redevelopable	Old housing site	0.07	0.00	0.00	0.00	0.00			0.07
809020090111	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090112	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090113	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090114	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090115	R3	Redevelopable	Old housing site	0.08	0.00	0.00	0.00	0.00			0.08
809020090116	R3	Redevelopable	Old housing site	0.10	0.00	0.00	0.00	0.00			0.10
809020090118	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090119	R3	Redevelopable	Old housing site	0.04	0.00	0.00	0.00	0.00			0.04
809020090120	R3	Redevelopable	Old housing site	0.04	0.00	0.00	0.00	0.00			0.04
809020090121	R3	Redevelopable	Old housing site	0.04	0.00	0.00	0.00	0.00			0.04
809020090122	R3	Redevelopable	Old housing site	0.04	0.00	0.00	0.00	0.00			0.04
809020090123	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090124	R3	Redevelopable	Old housing site	0.11	0.00	0.00	0.00	0.00			0.11
809020090125	R3	Redevelopable	Old housing site	0.07	0.00	0.00	0.00	0.00			0.07
809020090126	R3	Redevelopable	Old housing site	0.04	0.00	0.00	0.00	0.00			0.04
809020090127	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090128	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090130	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090132	R3	Redevelopable	Old housing site	0.09	0.00	0.00	0.00	0.00			0.09
809020090134	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090136	R3	Redevelopable	Old housing site	0.04	0.00	0.00	0.00	0.00			0.04
809020090138	R3	Redevelopable	Old housing site	0.08	0.00	0.00	0.00	0.00			0.08
809020090144	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090146	R3	Redevelopable	Old housing site	0.43	0.00	0.00	0.00	0.00			0.43
809020090148	R3	Redevelopable	Old housing site	0.64	0.00	0.00	0.00	0.00			0.64

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
809020090150	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090152	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090154	R3	Redevelopable	Old housing site	0.08	0.00	0.01	0.00	0.00			0.07
809020090160	R3	Redevelopable	Old housing site	0.10	0.00	0.03	0.00	0.00			0.07
809020090162	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090164	R3	Redevelopable	Old housing site	0.12	0.00	0.00	0.00	0.00			0.12
809020090168	R3	Redevelopable	Old housing site	0.13	0.00	0.00	0.00	0.00			0.13
809020090170	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090172	R3	Redevelopable	Old housing site	0.09	0.00	0.00	0.00	0.00			0.09
809020090176	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090178	R3	Redevelopable	Old housing site	0.03	0.00	0.00	0.00	0.00			0.03
809020090180	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090182	R3	Redevelopable	Old housing site	0.11	0.00	0.00	0.00	0.00			0.11
809020090184	R3	Redevelopable	Old housing site	0.03	0.00	0.00	0.00	0.00			0.03
809020090186	R3	Redevelopable	Old housing site	0.04	0.00	0.00	0.00	0.00			0.04
809020090188	R3	Redevelopable	Old housing site	0.15	0.00	0.00	0.00	0.00			0.15
8090200 GAP	R3	Redevelopable	Old housing site	0.03	0.00	0.00	0.00	0.00			0.03
80908CC10800	R3	Redevelopable	Garage for 939 Grand	0.07	0.00	0.00	0.00	0.00	3542	189	0.07
80908DC03400	R3	Redevelopable	Old garage in conj w 1766 Grand	0.11478	0.00	0.00	0.00	0.00			0.11478
809020000103	R3	Vacant		2.13	0.00	1.57	0.00	0.00	8225	0	0.56
809020000105	R3	Vacant	Engr review: 0 bldble acres	10.72	0.00	10.72	0.00	0.00	29284	0	0.00
809020000107	R3	Vacant	Just e of TL 105 above	18.31	0.00	10.50	0.00	0.00	53582	0	7.81
8.091E+11	R3	Vacant		0.93		0.55					0.38152
8.091E+11	R3	Vacant		0.29		0.07					0.22053
80910000903	R3	Vacant		28.90	0.00	8.98	0.00	0.00	2178	0	19.92
809100001700	R3	Vacant		0.16	0.00	0.00	0.00	0.00	64	0	0.16
809110000300	R3	Vacant	Increased fr .69ac per Vac Ord8-11	1.81	0.00	0.00	0.00	0.00	7817	0	1.81
809110000500	R3	Vacant		1.09	0.00	0.00	0.00	0.00	3097	0	1.09
809110000600	R3	Vacant		1.73	0.00	0.00	0.00	0.00	6174	0	1.73
809110000700	R3	Vacant		4.40	0.00	0.00	0.00	0.00	16858	0	4.40
8.0911E+11	R3	Vacant		0.35		0.13					0.21846
809110000900	R3	Vacant		1.20	0.00	0.58	0.00	0.00	3405	0	0.62
8.0911E+11	R3	Vacant		0.94		0.58					0.35759
809110001200	R3	Vacant	Site next to Emerald Hts; slope	70.44	0.00	7.00	0.00	0.00			63.44
809110005900	R3	Vacant	Engr review	67.94	0.00	52.25	0.00	0.00	5835	0	15.69
809110006000	R3	Vacant	Site next to Emerald Hts; slope	2.30	0.00	0.00	0.00	0.00			2.30
80907CC13200	R3	Vacant		0.11	0.00	0.11	0.00	0.00	5617	0	0.01
80907CD03300	R3	Vacant		0.10	0.00	0.00	0.00	0.00	11213	0	0.10
80907CD03303	R3	Vacant		0.10	0.00	0.06	0.00	0.00	11213	0	0.04
80907CD04500	R3	Vacant		0.12	0.00	0.07	0.00	0.00	5035	0	0.05
80907CD06300	R3	Vacant		0.13	0.00	0.04	0.00	0.00	6051	0	0.10
80907CD08600	R3	Vacant		0.27		0.21					0.06263
80907CD10000	R3	Vacant		0.14	0.00	0.07	0.00	0.00	13609	0	0.07
80907CD10100	R3	Vacant		0.28	0.00	0.11	0.00	0.00	27210	0	0.17
80907CD10200	R3	Vacant		0.06	0.00	0.00	0.00	0.00	12275	43616	0.06
80907CD10700	R3	Vacant	Engr review	3.05		2.51					0.53976
80907CD10900	R3	Vacant	Engr review	1.04		0.59					0.44701
80907DA02500	R3	Vacant		0.04	0.00	0.00	0.00	0.00	1683	0	0.04
80907DA04400	R3	Vacant		0.06	0.00	0.00	0.00	0.00	5239	0	0.06
80907DA04500	R3	Vacant		0.09	0.00	0.00	0.00	0.00	5239	0	0.09
80907DA04600	R3	Vacant		0.03	0.00	0.00	0.00	0.00	1158	0	0.03
80907DA05700	R3	Vacant		0.23	0.00	0.00	0.00	0.00	38918	0	0.23
80907DA06501	R3	Vacant		0.06	0.00	0.00	0.00	0.00	3439	0	0.06
80907DA08000	R3	Vacant		0.17	0.00	0.13	0.00	0.00	9423	0	0.05
80907DA09400	R3	Vacant	City of Astoria	0.40	0.00	0.36	0.00	0.00	15707	0	0.04
80907DA10000	R3	Vacant		0.06	0.00	0.06	0.00	0.00	3690	0	0.00
80907DA10600	R3	Vacant		0.03	0.00	0.00	0.00	0.00	1569	0	0.03
80907DA12800	R3	Vacant	City of Astoria	0.11	0.00	0.00	0.00	0.00	8055	0	0.11
80907DB05401	R3	Vacant		0.11	0.00	0.00	0.00	0.00	9513	0	0.11
80907DB05600	R3	Vacant		0.11	0.00	0.00	0.00	0.00	7986	0	0.11
80907DB05601	R3	Vacant		0.11	0.00	0.00	0.00	0.00	7977	0	0.11
80907DB05700	R3	Vacant		0.10	0.00	0.00	0.00	0.00			0.10
80907DB06900	R3	Vacant		0.23	0.00	0.23	0.00	0.00	10063	0	0.00
80907DB07100	R3	Vacant		0.03	0.00	0.00	0.00	0.00	1500	0	0.03
80907DB11800	R3	Vacant		0.06	0.00	0.00	0.00	0.00	1215	0	0.06
80907DB13300	R3	Vacant		0.08	0.00	0.00	0.00	0.00	3542	0	0.08
80908CC11400	R3	Vacant	<.01ac lot size chg due 3' LLA	0.17	0.00	0.00	0.00	0.00	16755	0	0.17
80908CC12300	R3	Vacant		0.10	0.00	0.00	0.00	0.00	15716	0	0.10
80908CD06100	R3	Vacant		0.23	0.00	0.00	0.00	0.00	14634	0	0.23
80908CD07100	R3	Vacant		0.06	0.00	0.00	0.00	0.00	8160	0	0.06
80908CD14500	R3	Vacant		0.09	0.00	0.00	0.00	0.00	5890	0	0.09
80908DC01700	R3	Vacant		0.11	0.00	0.00	0.00	0.00	6277	0	0.11
80908DC03100	R3	Vacant	Clatsop County	0.02	0.00	0.00	0.00	0.00			0.02
80908DC03200	R3	Vacant		0.10	0.00	0.00	0.00	0.00	12206	0	0.10
80908DC03601	R3	Vacant		0.11	0.00	0.00	0.00	0.00	23020	0	0.11
80908DC05401	R3	Vacant		0.09	0.00	0.00	0.00	0.00	4579	0	0.09

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
80908DC05402	R3	Vacant		0.25	0.00	0.00	0.00	0.00	24416	0	0.25
80908DC07800	R3	Vacant		0.60		0.49					0.11624
80908DC08600	R3	Vacant		1.03		0.70					0.33404
80908DD00300	R3	Vacant		0.34		0.12					0.22387
80908DD00800	R3	Vacant		0.34		0.24					0.10
80908DD00900	R3	Vacant		0.09	0.00	0.00	0.00	0.00	817	0	0.09
80908DD01100	R3	Vacant		0.34		0.20					0.14
80908DD01400	R3	Vacant		0.11		0.06					0.05
80908DD02300	R3	Vacant		0.34	0.00	0.26	0.00	0.00	5617	0	0.09
80908DD02400	R3	Vacant	City of Astoria	0.34	0.00	0.14	0.00	0.00	5617	0	0.21
80908DD03100	R3	Vacant	Clatsop County	0.34	0.00	0.08	0.00	0.00			0.27
80908DD03300	R3	Vacant		0.34		0.25					0.09
80908DD03400	R3	Vacant		0.52	0.00	0.17	0.00	0.00	4671	0	0.34
80908DD03700	R3	Vacant	City of Astoria	0.34	0.00	0.07	0.00	0.00			0.28
80918BB01200	R3	Vacant		0.23	0.00	0.23	0.00	0.00	5035	0	0.00
80918BB01500	R3	Vacant		0.11		0.02					0.10
80918BB01600	R3	Vacant		0.12		0.02					0.10
80918BB01700	R3	Vacant		0.23		0.09					0.14083
80918BC05700	R3	Vacant		0.13	0.00	0.00	0.00	0.00	5035	0	0.13
80918BC07200	R3	Vacant		0.19	0.00	0.00	0.00	0.00	13140	0	0.19
80918BC09100	R3	Vacant		0.06	0.00	0.00	0.00	0.00	3016	0	0.06
80918BC12500	R3	Vacant		0.13	0.00	0.00	0.00	0.00	12069	0	0.13
80918BC13900	R3	Vacant		0.13	0.00	0.00	0.00	0.00	12069	0	0.13
80918BC14000	R3	Vacant		0.13	0.00	0.00	0.00	0.00	12069	0	0.13
80918BD04000	R3	Vacant		0.13	0.00	0.00	0.00	0.00	12069	0	0.13
80918DA05900	R3	Vacant		0.11	0.00	0.00	0.00	0.00	22307	0	0.11
80918DC01700	R3	Vacant		0.12	0.00	0.00	0.00	0.00	13824	0	0.12
80918DC02200	R3	Vacant		0.11	0.00	0.00	0.00	0.00	15353	0	0.11
81013AA00400	R3	Vacant		0.12	0.00	0.00	0.00	0.00	6051	0	0.12
81013AA00600	R3	Vacant		0.47	0.00	0.22	0.00	0.00			0.25
81013AA01800	R3	Vacant		0.10	0.00	0.03	0.00	0.00	5035	0	0.07
81013AA04000	R3	Vacant		0.17	0.05	0.00	0.00	0.00	5035	0	0.12
81013AA04600	R3	Vacant		0.10	0.05	0.00	0.00	0.00	10177	0	0.05
81013AA05100	R3	Vacant	correction: was 'PV' w 0 bldle ac	0.11	0.00	0.00	0.00	0.00	26999	0	0.11
81013AA05400	R3	Vacant		0.24	0.00	0.00	0.00	0.00	5035	0	0.24
81013AA05500	R3	Vacant		0.11	0.00	0.00	0.00	0.00	5035	0	0.11
81013AA05700	R3	Vacant		0.11	0.00	0.00	0.00	0.00	9059	0	0.11
81013AA07100	R3	Vacant		0.11	0.00	0.00	0.00	0.00	5503	0	0.11
81013AA07300	R3	Vacant		0.06	0.00	0.00	0.00	0.00	3987	0	0.06
81013AA07302	R3	Vacant		0.11	0.00	0.00	0.00	0.00	8080	0	0.11
81013AA07800	R3	Vacant		0.25	0.00	0.23	0.00	0.00	5035	0	0.02
809020000106	S1	Partial / Vacant	Tongue Point	33.99	6.80	0.00	0.00	0.00			27.19
80909AC00200	S1	Redevelopable	Mobile Home Park	2.03	0.00	0.00	0.00	0.00			2.03
80909AA00100	S1	Vacant		0.74	0.00	0.00	0.00	0.00	27940	0	0.74
80909AA00300	S1	Vacant		0.59	0.00	0.00	0.00	0.00	34826	0	0.59
80909AC00100	S1	Vacant		0.83	0.00	0.00	0.00	0.00	0	15628	0.83
80909AC06000	S1	Vacant		1.03	0.00	0.00	0.00	0.00	64116	0	1.03
80909AD00100	S1	Vacant		0.03	0.00	0.00	0.00	0.00			0.03
80909AD00200	S1	Vacant		0.07	0.00	0.00	0.00	0.00	2492	0	0.07
80909AD00201	S1	Vacant		0.84	0.00	0.00	0.00	0.00	30479	0	0.84
80909AD00600	S1	Vacant		0.31	0.00	0.00	0.00	0.00	11248	0	0.31
80909AD00700	S1	Vacant		0.03	0.00	0.00	0.00	0.00			0.03
80917CC04800	S2	Partial / Vacant	Adjacent to Power Plant	11.90	7.93	0.00	0.00	0.00			3.97
80907CB00100	S2	Redevelopable	Red Lion Restaurant (60% Redev)	16.92	16.56	0.00	0.00	0.00			0.36
80907CB00181	S2	Redevelopable	Red Lion Hotel (40% Redev)	1.17	0.70	0.00	0.00	0.00			0.47
80907CB00183	S2	Redevelopable	65% Redev	0.24	0.14	0.00	0.00	0.00			0.10
80907CB00184	S2	Redevelopable	40% Redev	0.16	0.10	0.00	0.00	0.00			0.06
80907CB00201	S2	Redevelopable	40% Redev	1.37	0.82	0.00	0.00	0.00			0.55
80908CA00800	S2	Redevelopable	Englund - 47 units	0.77	0.00	0.00	0.00	0.00			0.77
80909AD00500	S2	Redevelopable		0.35	0.00	0.00	0.00	0.00			0.35
80907CA00401	S2	Vacant		1.79	1.57	0.00	0.00	0.00	16414	0	0.22
80907CA00500	S2	Vacant		4.60	3.48	0.00	0.00	0.00	143727	0	1.13
80916CC04300	S2	Vacant		0.10	0.00	0.00	0.00	0.00	0	0	0.10
80916CC04400	S2	Vacant	Clatsop County	0.36	0.00	0.00	0.00	0.00	200	0	0.36
80916CC04500	S2	Vacant	Clatsop County	0.12	0.00	0.00	0.00	0.00	70	0	0.12
Totals				771.15	107.20	284.09	0.00	8.25			371.52

Summary of Vacant, Partially Vacant and Redevelopable Parcels by Zoning District

Zone	Parcels	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
A2	1	0.52	0.00	0.00	0.00	0.00			0.52
A3	1	0.09	0.00	0.00	0.00	0.09			0.01
AH-MP	42	5.34	0.00	0.00	0.00	0.00			5.34
C1	2	0.25	0.06	0.00	0.00	0.00			0.19
C2	5	2.46	0.00	0.00	0.00	0.00			2.46
3	77	39.65	18.25	1.61	0.00	2.16			17.63

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25% Acres	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
G4				1	0.23	0.00	0.06	0.00			0.17
I				5	8.68	0.00	0.00	5.94			2.74
HR				2	2.36	1.41	0.00	0.00			0.95
IN				3	12.12	3.45	2.42	0.00			6.25
LS				3	1.31	0.79	0.00	0.00			0.52
R1				154	51.50	1.68	16.19	0.00			33.60
R2				308	228.37	12.20	116.12	0.00	0.07		99.98
R3				205	337.91	31.26	147.69	0.00	0.00		158.90
S1				11	40.50	6.80	0.00	0.00	0.00		33.70
S2				13	39.86	31.30	0.00	0.00	0.00		8.56
Totals				833	771.15	107.20	284.09	0.00	8.25		371.52
Residential				709	623.12	45.14	280.01	0.00	0.07		297.83
Commercial				88	43.90	19.10	1.67	0.00	2.16		20.97
Industrial & Other				36	104.13	42.96	2.42	0.00	6.02		52.72
Totals				833	771.15	107.20	284.09	0.00	8.25		371.52

Note: All vacant parcels are included (even those with 0.00 buildable acres).

Table 1.3b Inventory of Buildable Parcels by Zoning District

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes ≥25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
80908CB00700	A2	Redevelopable	Possible condos	0.52	0.00	0.00	0.00	0.00			0.52
80916CC03200	A3	Vacant		0.09	0.00	0.00	0.00	0.00	88	0	0.01
80909CB06803	AII-MP	Vacant		1.76	0.00	0.00	0.00	0.00			1.76
80909CB06806	AH-MP	Vacant		0.07	0.00	0.00	0.00	0.00			0.07
80909CB06814	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06815	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06816	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06817	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06821	AH-MP	Vacant		0.08	0.00	0.00	0.00	0.00			0.08
80909CB06822	AH-MP	Vacant		0.06	0.00	0.00	0.00	0.00			0.06
80909CB06823	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06828	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06829	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06830	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06831	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06832	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06833	AH-MP	Vacant		0.06	0.00	0.00	0.00	0.00			0.06
80909CB06837	AH-MP	Vacant		0.08	0.00	0.00	0.00	0.00			0.08
80909CB06844	AH-MP	Vacant		0.07	0.00	0.00	0.00	0.00			0.07
80909CB06845	AH-MP	Vacant		0.07	0.00	0.00	0.00	0.00			0.07
80909CB06847	AH-MP	Vacant		0.07	0.00	0.00	0.00	0.00			0.07
80909CB06850	AH-MP	Vacant		0.08	0.00	0.00	0.00	0.00			0.08
80909CB06854	AH-MP	Vacant		0.03	0.00	0.00	0.00	0.00			0.03
80909CB06856	AH-MP	Vacant		0.03	0.00	0.00	0.00	0.00			0.03
80909CB06857	AH-MP	Vacant		0.03	0.00	0.00	0.00	0.00			0.03
80909CB06858	AH-MP	Vacant		0.03	0.00	0.00	0.00	0.00			0.03
80909CB06859	AH-MP	Vacant		0.75	0.00	0.00	0.00	0.00			0.75
80909CB06861	AH-MP	Vacant		0.85	0.00	0.00	0.00	0.00	2681	0	0.85
80909CB06871	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06872	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06875	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06876	AH-MP	Vacant		0.06	0.00	0.00	0.00	0.00			0.06
80909CB06882	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06883	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06884	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06885	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06886	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06887	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06888	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80909CB06889	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06890	AH-MP	Vacant		0.06	0.00	0.00	0.00	0.00			0.06
80909CB06891	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06892	AH-MP	Vacant		0.05	0.00	0.00	0.00	0.00			0.05
80909CB06893	AH-MP	Vacant		0.04	0.00	0.00	0.00	0.00			0.04
80917BB10500	C1	Partial / Vacant		0.14	0.06	0.00	0.00	0.00	12489	0	0.08
80917BB12400	C1	Vacant		0.11	0.00	0.00	0.00	0.00	10415	0	0.11
80907CA00600	C2	Redevelopable	Parking lot	0.68	0.00	0.00	0.00	0.00			0.68
80907CA00601	C2	Redevelopable	Parking lot	0.13	0.00	0.00	0.00	0.00			0.13
80907CA00900	C2	Redevelopable		0.68	0.00	0.00	0.00	0.00			0.68
80907CA00703	C2	Vacant		0.54	0.00	0.00	0.00	0.00	153168	0	0.54
80907CA00704	C2	Vacant		0.43	0.00	0.00	0.00	0.00	130524	0	0.43
80907CA04000	C3	Partial / Vacant		0.14	0.06	0.00	0.00	0.00	38531	0	0.08
80907CA04100	C3	Partial / Vacant		0.10	0.00	0.00	0.00	0.00	28897	0	0.10
80907CC01200	C3	Partial / Vacant	65% Redev	0.27	0.09	0.00	0.00	0.00			0.18
80907CC08600	C3	Partial / Vacant	25% Redev	0.17	0.04	0.00	0.00	0.00			0.13
80907CCD01300	C3	Partial / Vacant		0.17	0.00	0.08	0.00	0.00	51378	4133	0.08
80918DC02600	C3	Partial / Vacant		17.01	8.98	0.00	0.00	1.93	0	0	6.10
810130000200	C3	Redevelopable	35% Redev	0.88	0.58	0.00	0.00	0.00			0.30
80907CC00100	C3	Redevelopable	Parking lot	0.04	0.00	0.00	0.00	0.00			0.04
80907CC00800	C3	Redevelopable	25% Redev	0.89	0.67	0.00	0.00	0.00			0.22
80907CC01600	C3	Redevelopable	35% Redev	0.17	0.11	0.00	0.00	0.00			0.06
80907CC01800	C3	Redevelopable	35% Redev	0.17	0.11	0.00	0.00	0.00			0.06
80907CC02000	C3	Redevelopable	35% Redev	0.34	0.22	0.00	0.00	0.00			0.12
80907CC02200	C3	Redevelopable	35% Redev	0.13	0.08	0.00	0.00	0.00			0.05
80907CC02201	C3	Redevelopable	35% Redev	0.23	0.15	0.00	0.00	0.00			0.08
80907CC02400	C3	Redevelopable	35% Redev	0.57	0.37	0.00	0.00	0.00			0.20
80907CC02500	C3	Redevelopable	35% Redev	0.31	0.20	0.00	0.00	0.00			0.11
80907CC02600	C3	Redevelopable	35% Redev	0.53	0.34	0.00	0.00	0.00			0.19
80907CC03100	C3	Redevelopable	35% Redev	0.45	0.29	0.00	0.00	0.00			0.16
80907CC03400	C3	Redevelopable	35% Redev	0.34	0.22	0.00	0.00	0.00			0.12
80908DC16600	C3	Redevelopable	40% Redev	0.86	0.52	0.00	0.00	0.00			0.34
80908DC16700	C3	Redevelopable	40% Redev	0.20	0.12	0.00	0.00	0.00			0.08
80908DC17000	C3	Redevelopable	40% Redev	0.29	0.17	0.00	0.00	0.00			0.12
80908DC17100	C3	Redevelopable	40% Redev	0.11	0.07	0.00	0.00	0.00			0.04
80908DCZ6900	C3	Redevelopable	40% Redev	0.34	0.20	0.00	0.00	0.00			0.14
80909BD00800	C3	Redevelopable	Brugh 50% Redev	0.44	0.22	0.00	0.00	0.00			0.22
80909BD00900	C3	Redevelopable	Brugh 50% Redev	0.09	0.04	0.00	0.00	0.00			0.05
80909BD00901	C3	Redevelopable	Brugh 50% Redev	0.80	0.40	0.00	0.00	0.00			0.40
80909BD01000	C3	Redevelopable	Brugh 50% Redev	0.43	0.21	0.00	0.00	0.00			0.22
80909BD01001	C3	Redevelopable	Brugh 50% Redev	0.77	0.43	0.00	0.00	0.00			0.34
80909BD01100	C3	Redevelopable	Brugh 50% Redev	0.23	0.11	0.00	0.00	0.00			0.12
80909BD01101	C3	Redevelopable	Brugh 50% Redev	0.11	0.05	0.00	0.00	0.00			0.06
80909BD01200	C3	Redevelopable	Brugh 50% Redev	0.17	0.08	0.00	0.00	0.00			0.09
80909BD01300	C3	Redevelopable	Brugh 50% Redev	0.17	0.08	0.00	0.00	0.00			0.09
80917CC04200	C3	Redevelopable	Gravel site; 40% Redev; Slope	1.27	0.76	0.49	0.00	0.00			0.02

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
80917CC04201	C3	Redevelopable	Gravel site; 40% Redev; Slope	1.27	0.76	0.27	0.00	0.00			0.24
80917CC04300	C3	Redevelopable	Gravel site; 40% Redev; Slope	1.27	0.76	0.08	0.00	0.00			0.43
80917CC04400	C3	Redevelopable	Gravel site; 40% Redev; Slope	0.20	0.12	0.00	0.00	0.00			0.08
80917CC04401	C3	Redevelopable	Gravel site; 40% Redev; Slope	1.07	0.64	0.06	0.00	0.00			0.37
10130001400	C3	Vacant	ODOT	0.95	0.00	0.00	0.00	0.23	31872	0	0.72
80907CA03500	C3	Vacant		0.04	0.00	0.00	0.00	0.00	2790	0	0.04
80907CA05200	C3	Vacant		0.06	0.00	0.00	0.00	0.00	8625	0	0.06
80907CA05300	C3	Vacant		0.10	0.00	0.00	0.00	0.00	15341	4740	0.10
80907CC01400	C3	Vacant		0.11	0.00	0.00	0.00	0.00			0.11
80907CC01500	C3	Vacant		0.10	0.00	0.00	0.00	0.00			0.10
80907CC01700	C3	Vacant		0.23	0.00	0.00	0.00	0.00	41655	0	0.23
80907CC01801	C3	Vacant		0.04	0.00	0.00	0.00	0.00	7497	0	0.04
80907CC01901	C3	Vacant		0.06	0.00	0.00	0.00	0.00	11248	0	0.06
80907CC01902	C3	Vacant		0.05	0.00	0.00	0.00	0.00	9163	0	0.05
80907CC02800	C3	Vacant		0.14	0.00	0.00	0.00	0.00	45816	0	0.14
80907CC02900	C3	Vacant		0.14	0.00	0.00	0.00	0.00	33321	17781	0.14
80907CC06600	C3	Vacant	Clatsop County	0.23	0.00	0.22	0.00	0.00	3576	0	0.01
80907CC07200	C3	Vacant		0.06	0.00	0.00	0.00	0.00	5398	0	0.06
80907CC08700	C3	Vacant		0.06	0.00	0.00	0.00	0.00	13882	0	0.06
80907CC08800	C3	Vacant		0.08	0.00	0.00	0.00	0.00	19798	0	0.08
80907CC09500	C3	Vacant		0.06	0.00	0.00	0.00	0.00	5035	0	0.06
80907CD01400	C3	Vacant		0.05	0.00	0.00	0.00	0.00	13126	0	0.05
80907CD01500	C3	Vacant		0.05	0.00	0.00	0.00	0.00	2629	0	0.05
80907DA04000	C3	Vacant		0.11	0.00	0.00	0.00	0.00	32979	0	0.11
80908DC18100	C3	Vacant		0.06	0.00	0.00	0.00	0.00	4863	0	0.06
80909BD01900	C3	Vacant	City of Astoria	0.17	0.00	0.00	0.00	0.00	19436	0	0.17
80909BD02100	C3	Vacant	City of Astoria	0.01	0.00	0.00	0.00	0.00	771	0	0.01
80909CA12200	C3	Vacant		0.17	0.00	0.00	0.00	0.00	9366	0	0.17
80909CA12300	C3	Vacant		0.11	0.00	0.00	0.00	0.00	32146	0	0.11
80909CA13100	C3	Vacant		0.34	0.00	0.00	0.00	0.00	7633	0	0.34
80909CA13200	C3	Vacant		0.17	0.00	0.00	0.00	0.00	19092	0	0.17
80909CA13601	C3	Vacant		0.08	0.00	0.00	0.00	0.00	7772	1385	0.08
80909CB02400	C3	Vacant		0.11	0.00	0.00	0.00	0.00	9994	0	0.11
80909CC00100	C3	Vacant		0.09	0.00	0.06	0.00	0.00	3894	0	0.03
80909CC00600	C3	Vacant		0.17	0.00	0.12	0.00	0.00	417	0	0.05
80909CC00601	C3	Vacant		0.11	0.00	0.10	0.00	0.00	6739	0	0.01
80917CC00901	C3	Vacant		0.11	0.00	0.00	0.00	0.00	15353	0	0.11
80917CC05002	C3	Vacant		1.29	0.00	0.00	0.00	0.00	44036	0	1.29
80918BC07700	C3	Vacant	City of Astoria	0.04	0.00	0.00	0.00	0.00	1489	0	0.04
80918BC14802	C3	Vacant		0.43	0.00	0.00	0.00	0.00			0.43
80918DA04200	C3	Vacant		0.11	0.00	0.00	0.00	0.00	15614	0	0.11
80918DA04700	C3	Vacant		0.20	0.00	0.00	0.00	0.00	14760	0	0.20
80908CC00100	C4	Vacant		0.23	0.00	0.06	0.00	0.00	45816	28233	0.17
80909AA00500	GI	Vacant		2.32	0.00	0.00	0.00	1.03	157007	0	1.29
80909AD00903	GI	Vacant		1.44	0.00	0.00	0.00	0.13	95519	0	1.31
80909AD01500	GI	Vacant	City of Astoria	1.14	0.00	0.00	0.00	1.04	2081	0	0.11
80909AD01501	GI	Vacant	ODOT	0.03	0.00	0.00	0.00	0.00	900	0	0.03
80908DA00500	HR	Redevelopable	40% Redev	1.09	0.65	0.00	0.00	0.00			0.44
80908DA00600	HR	Redevelopable	40% Redev	1.27	0.76	0.00	0.00	0.00			0.51
809170000701	IN	Redevelopable	Land fill	2.40	0.00	0.00	0.00	0.00			2.40
80917CD00300	IN	Redevelopable	County bldgs; 50% Redev; Slope	6.91	3.45	0.69	0.00	0.00			2.77
80917CB01800	IN	Vacant		2.81	0.00	1.73	0.00	0.00	77122	0	1.08
80908DA01401	LS	Redevelopable	40% Redev	0.34	0.20	0.00	0.00	0.00			0.14
80908DA01402	LS	Redevelopable	40% Redev	0.51	0.31	0.00	0.00	0.00			0.20
80908DA01700	LS	Redevelopable	40% Redev	0.46	0.28	0.00	0.00	0.00			0.18
80918AA06700	R1	Partial / Vacant	412 Lexington	0.23	0.11	0.00	0.00	0.00			0.11
80918AA08200	R1	Partial / Vacant	409 Lexington	0.23	0.11	0.00	0.00	0.00			0.11
80918BA04302	R1	Partial / Vacant	305 W Lexington encumbers	0.24	0.12	0.00	0.00	0.00	20898	0	0.11
80918BA07800	R1	Partial / Vacant	Hyland, now PV due to new dev	0.08	0.05	0.00	0.00	0.00	3632	0	0.03
809160001100	R1	Vacant		4.81	1.20	2.99	0.00	0.00	19410	0	0.62
809170000501	R1	Vacant		2.11	0.00	1.63	0.00	0.00	20597	0	0.47
80907CD11000	R1	Vacant	Added per DLCD1	1.60	0.00	1.35	0.00	0.00			0.2486
80907CD11301	R1	Vacant		0.17	0.00	0.00	0.00	0.00	5035	0	0.17
80907CD11302	R1	Vacant		0.11	0.00	0.11	0.00	0.00	19491	0	0.00
80907CD12700	R1	Vacant	Added per DLCD1	0.35	0.00	0.14	0.00	0.00			0.20906
80907CD12703	R1	Vacant		0.37	0.00	0.00	0.00	0.00	18259	0	0.37
80907CD13500	R1	Vacant		0.35	0.00	0.00	0.00	0.00	23276	0	0.35
80907DA13800	R1	Vacant	City of Astoria	0.46	0.00	0.37	0.00	0.00	20142	0	0.08
80907DA14100	R1	Vacant		0.11	0.00	0.11	0.00	0.00	3600	0	0.00
80907DC00901	R1	Vacant		0.17	0.02	0.00	0.00	0.00	17838	0	0.15
80907DC01401	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5035	0	0.11
80907DC01500	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5035	0	0.11
80907DC02800	R1	Vacant		0.21	0.00	0.00	0.00	0.00	14715	0	0.21
80907DC06601	R1	Vacant		0.11	0.00	0.00	0.00	0.00	38781	0	0.11
80907DC07300	R1	Vacant	Added per DLCD1	0.06	0.00	0.04	0.00	0.00			0.01519
80907DC07302	R1	Vacant	Added per DLCD1	0.23	0.00	0.18	0.00	0.00			0.05224
80907DC07800	R1	Vacant	Added per DLCD1	0.30	0.00	0.22	0.00	0.00			0.07486
80907DC07900	R1	Vacant	Added per DLCD1	0.06	0.00	0.04	0.00	0.00			0.02206
80907DC08600	R1	Vacant		0.28	0.00	0.00	0.00	0.00	34881	0	0.28
80907DC10000	R1	Vacant		0.26	0.00	0.21	0.00	0.00	10724	0	0.05
80907DC10100	R1	Vacant		0.33	0.00	0.19	0.00	0.00	18785	0	0.14
80907DC10200	R1	Vacant		0.18	0.00	0.05	0.00	0.00	29524	0	0.13
80907DD10600	R1	Vacant		0.24	0.00	0.17	0.00	0.00	5035	0	0.07
80907DD10700	R1	Vacant		0.23	0.00	0.21	0.00	0.00	13529	0	0.02
80907DD11400	R1	Vacant		0.18	0.00	0.06	0.00	0.00	7966	0	0.12
80907DD11500	R1	Vacant		0.20	0.00	0.07	0.00	0.00	7966	0	0.13
80907DD11600	R1	Vacant		0.22	0.00	0.07	0.00	0.00	13529	0	0.15

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
80907DD12000	R1	Vacant		0.11	0.00	0.00	0.00	0.00	17176	0	0.11
80907DD12100	R1	Vacant		0.11	0.00	0.00	0.00	0.00	17176	0	0.11
80907DD12200	R1	Vacant		0.23	0.00	0.00	0.00	0.00	10782	0	0.23
80907DD12300	R1	Vacant		0.15	0.00	0.00	0.00	0.00	21474	0	0.15
80907DD12500	R1	Vacant	Added per DLCD1	0.60	0.00	0.51	0.00	0.00			0.08892
80907DD12501	R1	Vacant		0.11	0.00	0.04	0.00	0.00			0.07
80907DD12502	R1	Vacant		0.11	0.00	0.03	0.00	0.00			0.09
80907DD12700	R1	Vacant	Added per DLCD1	0.23		0.15					0.07745
80908DC09001	R1	Vacant		0.29	0.00	0.19	0.00	0.00	11225	0	0.09
80908DC09002	R1	Vacant		0.24	0.00	0.00	0.00	0.00	14464	0	0.24
80908DC09200	R1	Vacant		0.17	0.00	0.12	0.00	0.00	23949	0	0.05
80908DC09700	R1	Vacant		0.17	0.00	0.15	0.00	0.00	19992	0	0.02
80908DD04400	R1	Vacant	Added per DLCD1	0.23		0.00					0.22727
80908DD04501	R1	Vacant	Clatsop County	0.34	0.00	0.00	0.00	0.00			0.34
80908DD04502	R1	Vacant	Clatsop County	0.17	0.00	0.00	0.00	0.00			0.17
80908DD05900	R1	Vacant		0.32	0.00	0.00	0.00	0.00	38918	0	0.32
80908DD06100	R1	Vacant		0.21	0.00	0.00	0.00	0.00	5617	0	0.21
80908DD06301	R1	Vacant		0.20	0.00	0.00	0.00	0.00	7349	0	0.20
80917AB01301	R1	Vacant		0.15	0.00	0.00	0.00	0.00	9641	0	0.15
80917AB02400	R1	Vacant		0.17	0.00	0.17	0.00	0.00	7349	0	0.00
80917AB02601	R1	Vacant		0.17	0.00	0.00	0.00	0.00	19160	0	0.17
80917AB02602	R1	Vacant		0.17	0.00	0.00	0.00	0.00	10769	0	0.17
80917AB02605	R1	Vacant		0.17	0.00	0.00	0.00	0.00	35350	0	0.17
80917AB03000	R1	Vacant		0.83	0.00	0.38	0.00	0.00	3665	0	0.45
80917AB03200	R1	Vacant		1.32	0.00	0.96	0.00	0.00	5969	0	0.36
80917AB03300	R1	Vacant		3.74	0.00	0.00	0.00	0.00	19764	0	3.74
80917BA00200	R1	Vacant		0.13	0.00	0.00	0.00	0.00	34131	0	0.13
80917BA00302	R1	Vacant		0.03	0.00	0.00	0.00	0.00	9767	0	0.03
80917BA02600	R1	Vacant	City of Astoria	0.23	0.00	0.11	0.00	0.00			0.11
80917BA02700	R1	Vacant		0.11	0.00	0.00	0.00	0.00			0.11
80917BA02800	R1	Vacant		0.11	0.00	0.00	0.00	0.00			0.11
80917BA03200	R1	Vacant	City of Astoria	0.57	0.00	0.00	0.00	0.00			0.57
80917BA04300	R1	Vacant		0.57	0.00	0.00	0.00	0.00	13449	0	0.57
80917BA04301	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5617	0	0.11
80917BA04302	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5617	0	0.11
80917BA04304	R1	Vacant		0.34	0.00	0.00	0.00	0.00	7190	0	0.34
80917BA04500	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5617	0	0.11
80917BA05400	R1	Vacant		0.09	0.00	0.00	0.00	0.00	4202	0	0.09
80917BA05402	R1	Vacant		0.17	0.01	0.00	0.00	0.00	8431	0	0.16
80917BA12500	R1	Vacant		0.26	0.00	0.00	0.00	0.00	12628	0	0.26
80917BA12701	R1	Vacant		0.16	0.00	0.00	0.00	0.00	30816	0	0.16
80917BA12800	R1	Vacant		0.26	0.00	0.00	0.00	0.00	32934	0	0.26
80917BB04000	R1	Vacant		0.09	0.00	0.00	0.00	0.00	23949	0	0.09
80917BB04500	R1	Vacant		0.06	0.00	0.00	0.00	0.00	2810	0	0.06
80917BB07200	R1	Vacant		0.06	0.00	0.00	0.00	0.00	2810	0	0.06
80917BB07201	R1	Vacant		0.06	0.00	0.00	0.00	0.00	2810	0	0.06
80917BB08500	R1	Vacant		0.23	0.02296	0.00	0.00	0.00	22228	0	0.21
80917BB08700	R1	Vacant		0.23	0.00	0.11	0.00	0.00	30391	0	0.11
80917BB09400	R1	Vacant		0.11	0.00	0.00	0.00	0.00	25978	0	0.11
80917BB10300	R1	Vacant		0.13	0.01377	0.00	0.00	0.00	24792	0	0.11
80917BB10301	R1	Vacant		0.12	0.00	0.00	0.00	0.00	12389	0	0.12
80917BB14300	R1	Vacant		0.03	0.00	0.00	0.00	0.00	1300	0	0.00
80917BB14400	R1	Vacant		0.26	0.00	0.00	0.00	0.00	35920	0	0.26
80917BD01100	R1	Vacant		0.25	0.01	0.00	0.00	0.00			0.24
80917BD01102	R1	Vacant		0.13	0.00	0.00	0.00	0.00	8603	0	0.13
80918AA00300	R1	Vacant		0.22	0.00	0.06	0.00	0.00	15033	0	0.16
80918AA00500	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5092	0	0.11
80918AA00600	R1	Vacant		0.14	0.00	0.00	0.00	0.00	7782	0	0.14
80918AA00700	R1	Vacant		0.20	0.00	0.00	0.00	0.00	12889	0	0.20
80918AA02001	R1	Vacant		0.11	0.00	0.00	0.00	0.00			0.11
80918AA01300	R1	Vacant		0.28	0.00	0.00	0.00	0.00	12889	0	0.28
80918AA01700	R1	Vacant		0.15	0.00	0.15	0.00	0.00	7304	0	0.00
80918AA03501	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5617	0	0.11
80918AA04000	R1	Vacant		0.57		0.52					0.05757
80918AA06500	R1	Vacant		0.11	0.00	0.00	0.00	0.00	13471	0	0.11
80918AA10200	R1	Vacant		0.10	0.00	0.00	0.00	0.00	13471	0	0.10
80918AA11100	R1	Vacant		0.11	0.00	0.00	0.00	0.00	12730	0	0.11
80918AB00900	R1	Vacant		0.74	0.00	0.00	0.00	0.00			0.74
80918AB00902	R1	Vacant		0.41	0.00	0.00	0.00	0.00	10073	0	0.41
80918AB00903	R1	Vacant		0.22	0.00	0.00	0.00	0.00	5035	0	0.22
80918AB00905	R1	Vacant		0.18	0.00	0.00	0.00	0.00	5035	0	0.18
80918AB02003	R1	Vacant		0.31	0.00	0.00	0.00	0.00	10073	0	0.31
80918AB02004	R1	Vacant		0.67	0.00	0.00	0.00	0.00	9972	0	0.67
80918AB02005	R1	Vacant		0.58	0.00	0.16	0.00	0.00	19925	0	0.42
80918AB02006	R1	Vacant		0.49	0.00	0.00	0.00	0.00	15091	0	0.49
80918AB03201	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5617	0	0.11
80918AB03500	R1	Vacant	Engr review	1.57		1.01					0.56187
80918AB03900	R1	Vacant	City of Astoria	1.15	0.00	0.31	0.00	0.00	8625	0	0.83
80918AC01403	R1	Vacant		0.16	0.00	0.00	0.00	0.00	21448	0	0.16
80918AC02002	R1	Vacant		0.16	0.00	0.00	0.00	0.00	21474	0	0.16
80918AC02200	R1	Vacant	Engr review	3.05	0.00	2.82	0.00	0.00	23391	0	0.23903
80918BA00200	R1	Vacant		0.15	0.00	0.00	0.00	0.00	28179	0	0.15
80918BA04300	R1	Vacant	City of Astoria	0.35	0.00	0.00	0.00	0.00			0.35
80918BA04700	R1	Vacant		0.11	0.00	0.00	0.00	0.00	21143	0	0.11
80918BA06400	R1	Vacant		0.13	0.00	0.00	0.00	0.00	11965	0	0.13
80918BA08100	R1	Vacant		0.09	0.00	0.00	0.00	0.00	9391	0	0.09
80918BA08101	R1	Vacant		0.10	0.00	0.00	0.00	0.00	10724	0	0.10

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
80918BA08102	R1	Vacant		0.09	0.00	0.00	0.00	0.00	10724	0	0.09
80918BA08200	R1	Vacant		0.24	0.00	0.00	0.00	0.00	17176	0	0.24
80918BA08400	R1	Vacant		0.15	0.00	0.00	0.00	0.00	18124	0	0.15
80918BA09401	R1	Vacant		0.12	0.00	0.00	0.00	0.00	16105	0	0.12
80918BA09500	R1	Vacant		0.26	0.00	0.00	0.00	0.00	6084	0	0.26
80918BA09600	R1	Vacant		0.36	0.00	0.00	0.00	0.00	5035	0	0.36
80918BA09700	R1	Vacant		0.35	0.00	0.00	0.00	0.00	5035	0	0.35
80918BA09800	R1	Vacant		0.25	0.00	0.00	0.00	0.00	10073	0	0.25
80918BA09801	R1	Vacant		0.20	0.00	0.00	0.00	0.00	17268	0	0.20
80918BA09901	R1	Vacant		0.46	0.00	0.00	0.00	0.00	23481	0	0.46
80918BA10000	R1	Vacant		0.79	0.00	0.00	0.00	0.00	34123	0	0.79
80918BA10001	R1	Vacant		0.11	0.00	0.00	0.00	0.00	4487	0	0.11
80918BA10002	R1	Vacant		0.14	0.00	0.00	0.00	0.00	5223	0	0.14
80918BA10003	R1	Vacant		0.10	0.00	0.00	0.00	0.00	4556	0	0.10
80918BA10402	R1	Vacant		0.24	0.00	0.00	0.00	0.00	21010	0	0.24
80918BA10900	R1	Vacant		0.23	0.00	0.00	0.00	0.00	30578	0	0.23
80918BA11600	R1	Vacant		0.10	0.00	0.00	0.00	0.00	9391	0	0.10
80918BA11700	R1	Vacant		0.19	0.00	0.00	0.00	0.00	17176	0	0.19
80918BB09000	R1	Vacant		0.11	0.00	0.00	0.00	0.00	21474	0	0.11
80918BD00300	R1	Vacant		0.19	0.00	0.00	0.00	0.00	10410	0	0.19
80918BD01000	R1	Vacant		0.23	0.00	0.00	0.00	0.00	11213	0	0.23
80918BD01001	R1	Vacant		0.11	0.00	0.00	0.00	0.00	5617	0	0.11
80918BD01501	R1	Vacant		0.25	0.00	0.00	0.00	0.00	10073	0	0.25
80918BD07600	R1	Vacant		0.06	0.00	0.00	0.00	0.00	2915	0	0.06
80918BD07603	R1	Vacant		0.23	0.00	0.00	0.00	0.00	5035	0	0.23
80918BD07604	R1	Vacant		0.18	0.00	0.00	0.00	0.00	5035	0	0.18
80918BD08700	R1	Vacant		0.41	0.00	0.00	0.00	0.00	15091	0	0.41
80918DB02500	R1	Vacant		0.21	0.00	0.00	0.00	0.00	14760	0	0.21
80918DB02600	R1	Vacant		0.25	0.00	0.00	0.00	0.00	14760	0	0.25
80918DB02700	R1	Vacant		0.29	0.00	0.00	0.00	0.00	14760	0	0.29
80918DB02800	R1	Vacant		0.21	0.00	0.00	0.00	0.00	18772	0	0.21
80918DB03000	R1	Vacant		0.22	0.00	0.00	0.00	0.00	22149	0	0.22
80918DB04300	R1	Vacant		0.22	0.00	0.00	0.00	0.00	36228	0	0.22
80918DB04500	R1	Vacant		0.15	0.00	0.00	0.00	0.00	26344	0	0.15
80918DB04600	R1	Vacant		0.23	0.00	0.00	0.00	0.00	22579	0	0.23
80909CA10801	R2	Partial / Vacant		1.05	0.23	0.40					0.41759
80910AA05900	R2	Partial / Vacant	5162 Cedar	0.69	0.46	0.00	0.00	0.00			0.23
80910AD01100	R2	Partial / Vacant	5185 Leif Erickson	0.64	0.52	0.00	0.00	0.00			0.11478
80917CB05300	R2	Partial / Vacant		0.11	0.06	0.00	0.00	0.00	7009	0	0.05
80917DC00100	R2	Partial / Vacant		6.94	2.85	2.80	0.00	0.00	0	0	1.29
80917DD00200	R2	Partial / Vacant		5.17	1.91	1.29	0.00	0.00	0	0	1.98
80917DD02400	R2	Partial / Vacant		0.34	0.17	0.00	0.00	0.00			0.17
80917DD03200	R2	Partial / Vacant		0.86	0.69	0.00	0.00	0.00			0.17
80918AD12800	R2	Partial / Vacant		7.46154	5.06	0.00					2.40
80918AD12900	R2	Partial / Vacant	7 W Klaskanine	0.30831	0.19	0.00	0.00	0.00			0.11478
809020000108	R2	Vacant	Just n of Blue Ridge plat	10.89	0.00	8.89	0.00	0.00	48150	0	2.00
809020000109	R2	Vacant	Just n & w of Blue Ridge plat	2.24	0.00	2.0091	0.00	0.00	22697	0	0.23
809090000100	R2	Vacant	Portion outside UGB excluded	46.69	0.00	30.27	0.00	0.00			16.42
809090000600	R2	Vacant		0.33	0.00	0.00	0.00	0.00	14327	0	0.33
8.0909E+11	R2	Vacant	3955 Kensington (demolished)	0.59	0.00	0.11	0.00	0.00			0.47928
809100000300	R2	Vacant		0.46	0.00	0.00	0.00	0.00	1877	0	0.46
8.091E+11	R2	Vacant	Portion outside UGB excluded	47.98	0.00	45.20	0.00				2.772
8.091E+11	R2	Vacant		0.51		0.30					0.21671
8.091E+11	R2	Vacant		0.26		0.00					0.26343
8.091E+11	R2	Vacant		0.15		0.00					0.15496
809100001900	R2	Vacant	Added 10.24.07	1.64	0.00	1.27	0.00	0.00			0.37
80907DA11000	R2	Vacant		0.08	0.00	0.00	0.00	0.00	3450	0	0.08
80907DA11300	R2	Vacant		0.23		0.13					0.10
80907DD00200	R2	Vacant		0.11	0.00	0.00	0.00	0.00	7349	0	0.11
80907DD00600	R2	Vacant	City of Astoria	0.11	0.00	0.00	0.00	0.00			0.11
80907DD00601	R2	Vacant		0.11	0.00	0.00	0.00	0.00	5719	0	0.11
80907DD01001	R2	Vacant		0.23	0.00	0.18	0.00	0.00	7371	0	0.05
80907DD01401	R2	Vacant		0.23	0.00	0.11	0.00	0.00	29341	0	0.12
80907DD01402	R2	Vacant		0.23	0.00	0.11	0.00	0.00	38918	0	0.12
80907DD01700	R2	Vacant	City of Astoria	0.46	0.00	0.35	0.00	0.00			0.11
80907DD01900	R2	Vacant		0.22	0.00	0.16	0.00	0.00	7070	0	0.06
80907DD03100	R2	Vacant		0.11		0.07					0.04604
80907DD04100	R2	Vacant		0.23	0.00	0.14	0.00	0.00	11225	0	0.09
80907DD10400	R2	Vacant		0.06	0.00	0.00	0.00	0.00	3665	0	0.06
80907DD10401	R2	Vacant		0.09	0.00	0.07	0.00	0.00	4487	0	0.02
80908CC04500	R2	Vacant		0.11	0.00	0.04	0.00	0.00	11943	0	0.08
80909AC04800	R2	Vacant		0.09		0.00					0.08609
80909AC04900	R2	Vacant		0.05	0.00	0.00	0.00	0.00	2949	0	0.05
80909AD01900	R2	Vacant		0.11	0.00	0.11	0.00	0.00	2253	0	0.00
80909AD02100	R2	Vacant		1.19		1.03					0.16531
80909AD02200	R2	Vacant		0.07		0.04					0.03835
80909AD02400	R2	Vacant		0.52		0.46					0.05186
80909AD02600	R2	Vacant		0.26		0.08					0.18315
80909AD02700	R2	Vacant		0.26		0.26					0.00
80909BD03600	R2	Vacant		0.09	0.00	0.00	0.00	0.00	4476	0	0.09
80909CA03401	R2	Vacant		0.08	0.00	0.00	0.00	0.00	7817	0	0.08
80909CA04900	R2	Vacant		0.11	0.00	0.00	0.00	0.00	5981	0	0.11
80909CA05200	R2	Vacant		0.11	0.00	0.00	0.00	0.00	5981	0	0.11
80909CA06600	R2	Vacant		0.15	0.00	0.00	0.00	0.00	7600	0	0.15
80909CA06601	R2	Vacant		0.05	0.00	0.00	0.00	0.00	2810	0	0.05
80909CA06801	R2	Vacant		0.13	0.00	0.00	0.00	0.00	6654	0	0.13
80909CA07700	R2	Vacant		0.09	0.00	0.00	0.00	0.00	4487	0	0.09

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
80909CA07800	R2	Vacant		0.52		0.32					0.1929
80909CA08400	R2	Vacant	City of Astoria	0.17	0.00	0.16	0.00	0.00	8944	0	0.02
80909CA09000	R2	Vacant		0.086088	0.00	0.03	0.00				0.05348
80909CA09200	R2	Vacant		0.26	0.00	0.07	0.00	0.00	33287	0	0.19
80909CA09400	R2	Vacant		0.26		0.22					0.03687
80909CA09801	R2	Vacant		0.09	0.00	0.00	0.00	0.00	12260	0	0.09
80909CA10100	R2	Vacant		0.11	0.00	0.07	0.00	0.00	8100	0	0.05
80909CA10200	R2	Vacant	City of Astoria	0.72	0.00	0.62	0.00	0.00	23870	0	0.10
80909CA10400	R2	Vacant	Clatsop County	0.46		0.44					0.01901
80909CA10401	R2	Vacant		0.12	0.01	0.07	0.00	0.00	5821	0	0.04
80909CA10402	R2	Vacant		0.04	0.00	0.04	0.00	0.00	1192	0	0.00
80909CA10600	R2	Vacant		0.14	0.01	0.01	0.00	0.00	8225	0	0.12
80909CA10700	R2	Vacant	City of Astoria	1.07	0.00	0.43	0.00	0.00			0.64457
80909CA10800	R2	Vacant		0.29		0.06					0.2326
80909CA11100	R2	Vacant		0.42	0.00	0.23	0.00	0.00	1865	0	0.19
80909CA11300	R2	Vacant		0.11	0.00	0.11	0.00	0.00	6597	0	0.01
80909CA11500	R2	Vacant		0.06	0.00	0.00	0.00	0.00	239	0	0.06
80909CA11700	R2	Vacant	City of Astoria	1.27	0.00	0.64	0.00	0.00			0.62586
80909CA12500	R2	Vacant		0.09	0.00	0.00	0.00	0.00	52041	0	0.09
80909CA15600	R2	Vacant		0.63		0.45					0.17957
80909CA17100	R2	Vacant		0.17	0.00	0.00	0.00	0.00	25592	0	0.17
80909CA17202	R2	Vacant		0.17	0.01837	0.00	0.00	0.00	14994	0	0.15
80909CA17301	R2	Vacant		0.16	0.00	0.00	0.00	0.00	17838	0	0.16
80909CA17400	R2	Vacant		0.09	0.00	0.00	0.00	0.00	2891	0	0.09
80909CA17700	R2	Vacant		0.10	0.00	0.00	0.00	0.00	1886	0	0.10
80909CA18300	R2	Vacant		1.89	0.00	1.67	0.00	0.00	0	4087	0.23
80909CB01200	R2	Vacant		0.09	0.00	0.00	0.00	0.00	13642	0	0.09
80909CB01300	R2	Vacant		0.09	0.00	0.00	0.00	0.00	10118	0	0.09
80909CB01400	R2	Vacant		0.06	0.00	0.00	0.00	0.00	2995	0	0.06
80909CB01700	R2	Vacant		0.11	0.00	0.00	0.00	0.00	7041	0	0.11
80909CB02000	R2	Vacant		0.06	0.00	0.00	0.00	0.00	2995	0	0.06
80909CB03100	R2	Vacant		0.05	0.00	0.05	0.00	0.00	2776	0	0.00
80909CB03700	R2	Vacant		0.17	0.00	0.10	0.00	0.00	8944	0	0.07
80909CB05201	R2	Vacant		0.10	0.00	0.09	0.00	0.00	5378	0	0.01
80909CB06300	R2	Vacant		0.06	0.00	0.00	0.00	0.00	3268	0	0.06
80909CB06600	R2	Vacant		0.09	0.00	0.00	0.00	0.00	9617	0	0.09
80909CC01100	R2	Vacant		0.14	0.00	0.14	0.00	0.00	4468	0	0.00
80909CC01300	R2	Vacant		0.17	0.00	0.14	0.00	0.00	5969	0	0.03
80909CC01500	R2	Vacant		0.09	0.00	0.00	0.00	0.00	13152	0	0.09
80909CC02301	R2	Vacant		0.62		0.17					0.45147
80909CC03600	R2	Vacant		0.14	0.00	0.09	0.00	0.00	4966	0	0.05
80909CC04101	R2	Vacant		0.34	0.00	0.26	0.00	0.00	5981	0	0.08
80909CC04300	R2	Vacant	City of Astoria	1.12	0.00	0.22	0.00	0.00			0.90
80909CC04301	R2	Vacant		0.09	0.00	0.00	0.00	0.00	4931	0	0.09
80909CC05000	R2	Vacant		0.03		0.02					0.01801
80909CC05001	R2	Vacant		0.26		0.15					0.10829
80909CC05100	R2	Vacant		0.41		0.18					0.23154
80909CC05200	R2	Vacant	City of Astoria	1.55	0.00	0.43	0.00	0.00	9526	0	1.12
80909CC05500	R2	Vacant	Clatsop County	0.26	0.00	0.01	0.00	0.00			0.25395
80909CC05600	R2	Vacant	Clatsop County	0.06	0.00	0.00	0.00	0.00			0.06
80909CC06000	R2	Vacant		0.17	0.00	0.00	0.00	0.00	5981	0	0.17
80909CC06001	R2	Vacant		0.15	0.00	0.00	0.00	0.00	5981	0	0.15
80909CC06301	R2	Vacant		0.34	0.00	0.00	0.00	0.00	6597	0	0.34
80909CC07200	R2	Vacant		0.34	0.00	0.00	0.00	0.00	5981	0	0.34
80909CC07201	R2	Vacant		0.41	0.00	0.00	0.00	0.00	5981	0	0.41
80909CC07500	R2	Vacant		0.17	0.00	0.00	0.00	0.00	5981	0	0.17
80909CC07600	R2	Vacant		0.17	0.00	0.00	0.00	0.00	5981	0	0.17
80909CC08500	R2	Vacant		0.18	0.00	0.00	0.00	0.00			0.18
80909CC08701	R2	Vacant		0.52	0.00	0.00	0.00	0.00	6597	0	0.52
80909CC08800	R2	Vacant		0.41	0.00	0.00	0.00	0.00	5981	0	0.41
80909CC08900	R2	Vacant		0.52	0.00	0.00	0.00	0.00	11962	0	0.52
80909CC09000	R2	Vacant		0.21		0.00					0.21299
80909DA03201	R2	Vacant		0.13	0.00	0.13	0.00	0.00	5981	0	0.00
80909DA03800	R2	Vacant		0.11	0.00	0.01	0.00	0.00			0.10628
80909DA04000	R2	Vacant		0.34		0.28					0.06523
80909DA04100	R2	Vacant		0.23		0.16					0.07175
80909DB00100	R2	Vacant		0.11	0.00	0.00	0.00	0.00	16209	0	0.11
80909DB01300	R2	Vacant		0.06	0.00	0.00	0.00	0.00	2995	0	0.06
80909DB01900	R2	Vacant		0.29	0.00	0.00	0.00	0.00	26457	0	0.29
80909DB01901	R2	Vacant		0.36	0.00	0.00	0.00	0.00	8944	0	0.36
80909DB02900	R2	Vacant		0.09	0.00	0.00	0.00	0.00	1877	0	0.09
80909DB04400	R2	Vacant		0.17	0.00	0.13	0.00	0.00	8944	0	0.04
80909DB05100	R2	Vacant		0.23	0.00	0.00	0.00	0.00	16209	0	0.23
80909DB05200	R2	Vacant		0.09	0.00	0.00	0.00	0.00	9617	0	0.09
80909DB05300	R2	Vacant		0.09	0.00	0.00	0.00	0.00	4944	0	0.09
80909DB06200	R2	Vacant		0.16	0.00	0.00	0.00	0.00	16209	0	0.16
80909DB06901	R2	Vacant		0.11	0.00	0.00	0.00	0.00	26457	0	0.11
80909DB08200	R2	Vacant	City of Astoria	5.28	0.00	1.06	0.00	0.00			4.22
80909DB08201	R2	Vacant		0.34	0.00	0.00	0.00	0.00	17930	0	0.34
80909DB08900	R2	Vacant	City of Astoria	0.23	0.00	0.00	0.00	0.00			0.23
80910AA00900	R2	Vacant	City of Astoria	0.23	0.00	0.00	0.00	0.00			0.23
80910AA01900	R2	Vacant		0.11	0.00	0.00	0.00	0.00	4705	0	0.11
80910AA02101	R2	Vacant		0.11	0.00	0.00	0.00	0.00			0.11
80910AA02300	R2	Vacant		0.56	0.00	0.00	0.00	0.00	10630	0	0.56
80910AA03900	R2	Vacant		0.12	0.00	0.00	0.00	0.00	8535	0	0.12
80910AA04900	R2	Vacant		0.12	0.00	0.00	0.00	0.00	8535	0	0.12
80910AA05000	R2	Vacant		0.12	0.00	0.00	0.00	0.00	4876	0	0.12

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
80910AB00800	R2	Vacant	Clatsop County	0.11	0.00	0.00	0.00	0.00	4259	0	0.11
80910AB00801	R2	Vacant	City of Astoria	0.23	0.00	0.00	0.00	0.00	8535	0	0.23
80910AB00900	R2	Vacant	City of Astoria	0.40	0.00	0.00	0.00	0.00	12799	0	0.40
80910AB01400	R2	Vacant		0.11	0.00	0.00	0.00	0.00			0.11
80910AB01600	R2	Vacant		0.23	0.00	0.00	0.00	0.00	7463	0	0.23
80910AB02300	R2	Vacant		0.14	0.00	0.00	0.00	0.00	4259	0	0.14
80910AB02900	R2	Vacant		0.11	0.00	0.00	0.00	0.00	8535	0	0.11
80910AB03200	R2	Vacant	City of Astoria	0.48	0.00	0.00	0.00	0.00	17052	0	0.48
80910AB03300	R2	Vacant	City of Astoria	0.23	0.00	0.00	0.00	0.00	8535	0	0.23
80910AB06700	R2	Vacant		0.15	0.00	0.00	0.00	0.00	12799	0	0.15
80910AB07700	R2	Vacant		0.23	0.00	0.09	0.00	0.00	8695	0	0.14
80910AB08201	R2	Vacant		0.15	0.00	0.06	0.00	0.00	6381	0	0.09
80910AB08500	R2	Vacant		0.11	0.00	0.00	0.00	0.00	9037	0	0.11
80910AB08501	R2	Vacant		0.15	0.02	0.00	0.00	0.00	6597	0	0.14
80910AB08600	R2	Vacant		0.23	0.00	0.00	0.00	0.00	9037	0	0.23
80910AB08800	R2	Vacant		0.18	0.00	0.00	0.00	0.00	9037	0	0.18
80910AB08900	R2	Vacant	Engr review	1.53		0.00					1.52548
80910AD00300	R2	Vacant		0.46	0.00	0.00	0.00	0.00	8040	0	0.46
80910AD00900	R2	Vacant		0.42	0.00	0.00	0.00	0.00	21714	0	0.42
80910BA01300	R2	Vacant	City of Astoria	0.41	0.00	0.00	0.00	0.00			0.41
80910BA01900	R2	Vacant		0.09	0.00	0.00	0.00	0.07	3245	0	0.02
80910BC01200	R2	Vacant		0.45		0.40					0.05188
80910BC02000	R2	Vacant	Added 10.24.07	1.84	0.00	0.00	0.00	0.00			1.84
80910BC02001	R2	Vacant		0.17	0.00	0.00	0.00	0.00	6597	0	0.17
80910BC02002	R2	Vacant		0.54	0.00	0.04	0.00	0.00			0.50
80910BC02300	R2	Vacant		0.34	0.00	0.00	0.00	0.00	12799	0	0.34
80910BC02302	R2	Vacant		0.06	0.00	0.00	0.00	0.00			0.06
80910BC02700	R2	Vacant		0.11	0.00	0.08	0.00	0.00	4443	0	0.04
80910BC02800	R2	Vacant	Added 10.24.07	1.55	0.00	0.00	0.00	0.00			1.55
80910BC03600	R2	Vacant		0.13	0.00	0.00	0.00	0.00	5628	0	0.13
80910BC03901	R2	Vacant		0.09	0.00	0.00	0.00	0.00	6402	0	0.09
80910BC03902	R2	Vacant		0.04	0.00	0.00	0.00	0.00	3154	0	0.04
80910BD00101	R2	Vacant		0.11	0.00	0.00	0.00	0.00	8535	0	0.11
80910BD02700	R2	Vacant		0.11	0.00	0.00	0.00	0.00	4705	0	0.11
80910BD02800	R2	Vacant	City of Astoria	0.23	0.00	0.04	0.00	0.00			0.19
80910BD02801	R2	Vacant		0.11	0.00	0.00	0.00	0.00			0.11
80910BD03200	R2	Vacant		0.28	0.00	0.15	0.00	0.00	8877	0	0.13
80910BD03900	R2	Vacant		0.29		0.15					0.14624
80910BD04100	R2	Vacant		0.11		0.10					0.01158
80910BD04300	R2	Vacant		0.11		0.05					0.06482
80910BD04800	R2	Vacant		0.11	0.00	0.08	0.00	0.00	6823	0	0.03
80910BD04900	R2	Vacant		0.11	0.00	0.00	0.00	0.00	5981	0	0.11
80910BD05000	R2	Vacant		0.11	0.00	0.00	0.00	0.00	6597	0	0.11
80910BD05100	R2	Vacant	Added 10.24.07	0.57	0.00	0.00	0.00	0.00			0.57
80910BD05200	R2	Vacant		0.41	0.00	0.00	0.00	0.00	9561	0	0.41
80910BD05300	R2	Vacant	Added 10.24.07	0.45	0.00	0.02	0.00	0.00			0.44
80910BD05301	R2	Vacant		0.11	0.00	0.00	0.00	0.00	6823	0	0.11
80910BD06900	R2	Vacant	City of Astoria	0.74	0.00	0.29					0.4473
80916CC01200	R2	Vacant	Clatsop Co., btw two creeks	0.92	0.00	0.00	0.00	0.00			0.92
80916CC01300	R2	Vacant		0.11		0.00					0.11479
80916CC01301	R2	Vacant		0.46		0.00					0.45914
80916CC01302	R2	Vacant		0.23		0.00					0.22957
80916CC01400	R2	Vacant		0.06	0.00	0.00	0.00	0.00	2995	0	0.06
80916CC01401	R2	Vacant		0.06	0.00	0.00	0.00	0.00	2995	0	0.06
80916CC02000	R2	Vacant		0.46	0.00	0.00	0.00	0.00	11098	0	0.46
80916CC02100	R2	Vacant		0.92	0.00	0.00	0.00	0.00	17930	0	0.92
80916CC02200	R2	Vacant		0.92	0.00	0.00	0.00	0.00	17930	0	0.92
80916CC02800	R2	Vacant		0.07	0.00	0.00	0.00	0.00	109	0	0.07
80916CC02900	R2	Vacant	Clatsop County	0.08	0.00	0.00	0.00	0.00	143	0	0.08
80916CC03600	R2	Vacant		0.23	0.00	0.00	0.00	0.00	383	0	0.23
80916CC03700	R2	Vacant		0.09	0.00	0.00	0.00	0.00			0.09
80916CC04100	R2	Vacant		0.63	0.00	0.00	0.00	0.00	12799	0	0.63
80917BC01800	R2	Vacant		0.64	0.00	0.00	0.00	0.00	55471	0	0.64
80917BC05300	R2	Vacant		0.11	0.00	0.00	0.00	0.00	15353	0	0.11
80917BC08200	R2	Vacant		0.28	0.00	0.00	0.00	0.00	11510	0	0.28
80917BC08301	R2	Vacant		0.11	0.00	0.00	0.00	0.00	19742	0	0.11
80917BC09700	R2	Vacant		0.49	0.00	0.15	0.00	0.00			0.35
80917BC09704	R2	Vacant		0.08	0.00	0.08	0.00	0.00	4603	0	0.01
80917BC09705	R2	Vacant		0.08	0.00	0.00	0.00	0.00	5172	0	0.08
80917BC09800	R2	Vacant	City of Astoria	0.66	0.00	0.34	0.00	0.00	10907	0	0.32
80917BC10000	R2	Vacant		0.11	0.00	0.09	0.00	0.00	13660	0	0.01
80917BC10600	R2	Vacant	City of Astoria	0.17	0.00	0.10	0.00	0.00	4603	0	0.08
80917CB01400	R2	Vacant	City of Astoria	1.92	0.00	1.14	0.00	0.00	27302	0	0.78
80917CB01500	R2	Vacant	City of Astoria	0.40	0.00	0.16	0.00	0.00	17201	0	0.23
80917CB02600	R2	Vacant		0.11	0.00	0.09	0.00	0.00	9197	0	0.02
80917CB03200	R2	Vacant		0.11	0.00	0.00	0.00	0.00	6254	0	0.11
80917CB03500	R2	Vacant		2.26		2.12					0.13278
80917CB03600	R2	Vacant		2.26		1.84					0.41637
80917CB04001	R2	Vacant		0.05	0.00	0.00	0.00	0.00	5743	0	0.05
80917CB04003	R2	Vacant		0.22	0.00	0.00	0.00	0.00	12160	0	0.22
80917CB04004	R2	Vacant		0.05	0.00	0.00	0.00	0.00	5743	0	0.05
80917CB04100	R2	Vacant	City of Astoria	0.88	0.00	0.24	0.00	0.00	20484	0	0.64
80917CB04200	R2	Vacant		0.11	0.00	0.00	0.00	0.00	15353	0	0.11
80917CB04400	R2	Vacant	City of Astoria	1.04	0.00	0.56	0.00	0.00	20484	0	0.48
80917CB04500	R2	Vacant		0.11	0.00	0.07	0.00	0.00	6402	0	0.05
80917CB04600	R2	Vacant	City of Astoria	1.29	0.00	0.00	0.00	0.00	25592	0	1.29
80917CC00500	R2	Vacant		0.05	0.00	0.00	0.00	0.00	3211	0	0.05

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
80917CC00800	R2	Vacant		0.06	0.00	0.00	0.00	0.00	8603	0	0.06
80917CC00900	R2	Vacant		0.24	0.00	0.00	0.00	0.00	30720	0	0.24
80917CC00904	R2	Vacant		0.22	0.00	0.00	0.00	0.00	30720	0	0.22
80917CC01200	R2	Vacant		0.11	0.00	0.00	0.00	0.00	12160	0	0.11
80917CC03600	R2	Vacant		0.11	0.00	0.00	0.00	0.00			0.11
80917CC03700	R2	Vacant		0.05	0.00	0.00	0.00	0.00	5743	0	0.05
80917DC00200	R2	Vacant		0.02	0.00	0.00	0.00	0.00	0	0	0.02
80917DC00400	R2	Vacant		0.15	0.00	0.00	0.00	0.00	2932	0	0.15
80917DC00401	R2	Vacant		0.18	0.00	0.00	0.00	0.00	2932	0	0.18
80917DC00500	R2	Vacant		0.81	0.00	0.00	0.00	0.00	12444	0	0.81
80917DC00602	R2	Vacant		0.29	0.00	0.11	0.00	0.00	0	0	0.18
80917DC00603	R2	Vacant		0.15	0.00	0.08	0.00	0.00	0	0	0.07
80917DC00604	R2	Vacant		0.15	0.00	0.06	0.00	0.00	0	0	0.09
80917DC00700	R2	Vacant		0.17	0.00	0.08	0.00	0.00	13268	0	0.09
80917DC00701	R2	Vacant		0.40	0.00	0.29	0.00	0.00	0	0	0.11
80917DC00705	R2	Vacant		0.17	0.00	0.00	0.00	0.00	0	0	0.17
80917DC01400	R2	Vacant		0.07	0.00	0.00	0.00	0.00	851	0	0.07
80917DC01500	R2	Vacant		0.07	0.00	0.00	0.00	0.00	851	0	0.07
80917DC04600	R2	Vacant		0.29	0.00	0.00	0.00	0.00	3837	0	0.29
80917DC04700	R2	Vacant		0.11	0.00	0.00	0.00	0.00	1912	0	0.11
80917DC05100	R2	Vacant		0.03	0.00	0.00	0.00	0.00	1479	0	0.03
80917DC05200	R2	Vacant		0.02	0.00	0.00	0.00	0.00	885	0	0.02
80917DC05300	R2	Vacant		0.02	0.00	0.00	0.00	0.00	794	0	0.02
80917DD00500	R2	Vacant		0.66		0.21					0.44771
80917DD00600	R2	Vacant		0.36		0.00					0.3644
80917DD00700	R2	Vacant		1.09		0.09					1.00
80917DD00903	R2	Vacant		0.22	0.00	0.05	0.00	0.00			0.17
80917DD00906	R2	Vacant		0.44	0.00	0.40					0.04
80917DD00907	R2	Vacant		0.29	0.00	0.10	0.00	0.00	52821	0	0.19
80917DD00912	R2	Vacant		0.46	0.00	0.34	0.00	0.00	48758	0	0.12
80917DD01000	R2	Vacant		0.69		0.33					0.35379
80917DD01100	R2	Vacant		0.23		0.04					0.1863
80917DD01400	R2	Vacant		0.11	0.00	0.00	0.00	0.00	36569	0	0.11
80917DD01500	R2	Vacant		0.06	0.00	0.00	0.00	0.00	7812	0	0.06
80917DD01600	R2	Vacant		0.11	0.00	0.00	0.00	0.00	36569	0	0.11
80917DD01700	R2	Vacant		0.46	0.00	0.00	0.00	0.00	44694	0	0.46
80917DD01900	R2	Vacant		0.11	0.00	0.00	0.00	0.00	18422	83834	0.11
80917DD02301	R2	Vacant		0.23	0.00	0.00	0.00	0.00	16252	0	0.23
80917DD02500	R2	Vacant		0.17	0.00	0.00	0.00	0.00	4784	0	0.17
80917DD02600	R2	Vacant		0.23	0.00	0.00	0.00	0.00	11943	0	0.23
80917DD03901	R2	Vacant		0.23	0.00	0.00	0.00	0.00			0.23
80917DD04000	R2	Vacant		0.23	0.00	0.00	0.00	0.00	5981	0	0.23
80917DD04600	R2	Vacant		0.11	0.00	0.00	0.00	0.00	0	0	0.11
80918AD00101	R2	Vacant		0.1522	0.00	0.00	0.00	0.00			0.1522
80918AD00103	R2	Vacant		0.05854	0.00	0.00	0.00	0.00			0.05854
80918AD01302	R2	Vacant		0.10	0.00	0.00	0.00	0.00			0.10
80918AD01305	R2	Vacant		0.10	0.00	0.00	0.00	0.00			0.10
80918AD01400	R2	Vacant		0.10	0.00	0.00	0.00	0.00			0.10
80918AD01501	R2	Vacant		0.09	0.00	0.00	0.00	0.00			0.09
80918AD01600	R2	Vacant	City of Astoria	0.70							0.70
80918AD04600	R2	Vacant		0.1163912	0.00	0.00	0.00	0.00			0.116391185
80918AD07600	R2	Vacant		0.10744	0.00	0.00	0.00	0.00			0.10744
80918AD12000	R2	Vacant		0.15959		0.00					0.15959
80918AD12404	R2	Vacant		0.27	0.00	0.00	0.00	0.00	18772	0	0.27
80918AD12409	R2	Vacant		0.18		0.00					0.18317
80918AD12410	R2	Vacant		0.14	0.00	0.00	0.00	0.00	16485	0	0.14
80918AD12416	R2	Vacant		0.19	0.00	0.00	0.00	0.00	12846	0	0.19
80918AD12700	R2	Vacant		0.21235	0.00	0.00	0.00	0.00			0.21235
80918AD13100	R2	Vacant	City of Astoria	5.95	0.00	0.08	0.00	0.00	48027	0	5.86
80918DA00200	R2	Vacant		0.19	0.00	0.00	0.00	0.00	16893	0	0.19
80918DA00408	R2	Vacant		0.25	0.00	0.00	0.00	0.00	18772	0	0.25
80918DA00411	R2	Vacant		0.17	0.00	0.00	0.00	0.00	18772	0	0.17
80918DA01001	R2	Vacant		0.22	0.00	0.00	0.00	0.00	12640	0	0.22
80918DA01500	R2	Vacant		0.25	0.00	0.00	0.00	0.00	15012	0	0.25
80918DA01705	R2	Vacant		0.22	0.00	0.00	0.00	0.00	18772	0	0.22
80918DA01709	R2	Vacant		0.16	0.00	0.00	0.00	0.00	14509	0	0.16
80918DA01710	R2	Vacant		0.17	0.00	0.00	0.00	0.00	14509	0	0.17
80918DA01800	R2	Vacant		0.17	0.00	0.00	0.00	0.00	9413	0	0.17
80918DA02300	R2	Vacant		0.15	0.00	0.00	0.00	0.00	18772	0	0.15
80918DA02900	R2	Vacant		0.23	0.00	0.00	0.00	0.00	12799	0	0.23
80918DA02901	R2	Vacant		0.32	0.00	0.00	0.00	0.00	32066	85970	0.32
80918DA03401	R2	Vacant		0.10	0.00	0.00	0.00	0.00	6402	0	0.10
80918DA03800	R2	Vacant		0.18	0.00	0.00	0.00	0.00	24606	0	0.18
80918DA06201	R2	Vacant		0.11	0.00	0.00	0.00	0.00	15353	0	0.11
80918DA06900	R2	Vacant		0.11	0.00	0.00	0.00	0.00	15353	0	0.11
80918DA07700	R2	Vacant		0.22	0.00	0.00	0.00	0.00	30720	0	0.22
80918DA08207	R2	Vacant		0.20	0.00	0.00	0.00	0.00	11490	0	0.20
80918DA08210	R2	Vacant		0.21	0.00	0.00	0.00	0.00	12164	0	0.21
80918DA11600	R2	Vacant		0.11	0.00	0.00	0.00	0.00	6448	0	0.11
80918DB00608	R2	Vacant		0.40	0.00	0.00	0.00	0.00			0.40
80918DB00902	R2	Vacant		0.18	0.00	0.00	0.00	0.00	12286	0	0.18
80918DC00101	R2	Vacant		0.24	0.00	0.00	0.00	0.00	10558	0	0.24
809020000104	R3	Partial / Vacant	Old housing site	0.81	0.28	0.00	0.00	0.00			0.53
8091E+11	R3	Partial / Vacant	Emerald Heights	84.31	30.65	35.10	0.00	0.00			18.57
80918BB01900	R3	Partial / Vacant	Engr review	4.63	0.23	3.93					0.47013
809020090001	R3	Redevelopable	Old housing site; slope	0.15	0.00	0.00	0.00	0.00			0.15
809020090003	R3	Redevelopable	Old housing site; slope	0.15	0.00	0.12	0.00	0.00			0.03

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
809020090004	R3	Redevelopable	Old housing site	0.09	0.00	0.00	0.00	0.00			0.09
809020090005	R3	Redevelopable	Old housing site; slope	0.28	0.00	0.22	0.00	0.00			0.06
809020090006	R3	Redevelopable	Old housing site	0.03	0.00	0.00	0.00	0.00			0.03
809020090007	R3	Redevelopable	Old housing site; slope	0.44	0.00	0.31	0.00	0.00			0.13
809020090008	R3	Redevelopable	Old housing site	0.07	0.00	0.00	0.00	0.00			0.07
809020090009	R3	Redevelopable	Old housing site; slope	0.24	0.00	0.14	0.00	0.00			0.10
809020090010	R3	Redevelopable	Old housing site	0.08	0.00	0.00	0.00	0.00			0.08
809020090011	R3	Redevelopable	Old housing site; slope	0.23	0.00	0.14	0.00	0.00			0.09
809020090012	R3	Redevelopable	Old housing site	0.07	0.00	0.00	0.00	0.00			0.07
809020090013	R3	Redevelopable	Old housing site; slope	0.24	0.00	0.20	0.00	0.00			0.04
809020090014	R3	Redevelopable	Old housing site	0.08	0.00	0.00	0.00	0.00			0.08
809020090015	R3	Redevelopable	Old housing site; slope	0.38	0.00	0.29	0.00	0.00			0.09
809020090016	R3	Redevelopable	Old housing site	0.10	0.00	0.00	0.00	0.00			0.10
809020090017	R3	Redevelopable	Old housing site; slope	0.41	0.00	0.34	0.00	0.00			0.07
809020090018	R3	Redevelopable	Old housing site	0.08	0.00	0.00	0.00	0.00			0.08
809020090019	R3	Redevelopable	Old housing site; slope	0.28	0.00	0.24	0.00	0.00			0.04
809020090020	R3	Redevelopable	Old housing site	0.09	0.00	0.00	0.00	0.00			0.09
809020090021	R3	Redevelopable	Old housing site; slope	0.30	0.00	0.22	0.00	0.00			0.08
809020090022	R3	Redevelopable	Old housing site; slope	0.09	0.00	0.04	0.00	0.00			0.05
809020090023	R3	Redevelopable	Old housing site; slope	0.29	0.00	0.15	0.00	0.00			0.14
809020090024	R3	Redevelopable	Old housing site; slope	0.11	0.00	0.05	0.00	0.00			0.06
809020090025	R3	Redevelopable	Old housing site; slope	0.35	0.00	0.19	0.00	0.00			0.16
809020090026	R3	Redevelopable	Old housing site; slope	0.12	0.00	0.07	0.00	0.00			0.05
809020090027	R3	Redevelopable	Old housing site; slope	0.34	0.00	0.22	0.00	0.00			0.12
809020090028	R3	Redevelopable	Old housing site; slope	0.16	0.00	0.10	0.00	0.00			0.06
809020090029	R3	Redevelopable	Old housing site; slope	0.35	0.00	0.20	0.00	0.00			0.15
809020090030	R3	Redevelopable	Old housing site; slope	0.18	0.00	0.08	0.00	0.00			0.10
809020090031	R3	Redevelopable	Old housing site; slope	0.38	0.00	0.20	0.00	0.00			0.18
809020090032	R3	Redevelopable	Old housing site; slope	0.18	0.00	0.08	0.00	0.00			0.10
809020090033	R3	Redevelopable	Old housing site; slope	0.29	0.00	0.18	0.00	0.00			0.11
809020090034	R3	Redevelopable	Old housing site; slope	0.16	0.00	0.10	0.00	0.00			0.06
809020090035	R3	Redevelopable	Old housing site; slope	0.27	0.00	0.16	0.00	0.00			0.11
809020090036	R3	Redevelopable	Old housing site; slope	0.15	0.00	0.10	0.00	0.00			0.05
809020090037	R3	Redevelopable	Old housing site; slope	0.35	0.00	0.24	0.00	0.00			0.11
809020090038	R3	Redevelopable	Old housing site; slope	0.22	0.00	0.17	0.00	0.00			0.05
809020090039	R3	Redevelopable	Old housing site; slope	0.22	0.00	0.20	0.00	0.00			0.02
809020090040	R3	Redevelopable	Old housing site; slope	0.27	0.00	0.17	0.00	0.00			0.10
809020090041	R3	Redevelopable	Old housing site; slope	0.24	0.00	0.21	0.00	0.00			0.03
809020090042	R3	Redevelopable	Old housing site; slope	0.88	0.00	0.50	0.00	0.00			0.38
809020090043	R3	Redevelopable	Old housing site; slope	0.21	0.00	0.11	0.00	0.00			0.10
809020090044	R3	Redevelopable	Old housing site; slope	0.78	0.00	0.60	0.00	0.00			0.18
809020090045	R3	Redevelopable	Old housing site; slope	0.24	0.00	0.17	0.00	0.00			0.07
809020090047	R3	Redevelopable	Old housing site; slope	0.24	0.00	0.19	0.00	0.00			0.05
809020090049	R3	Redevelopable	Old housing site; slope	0.22	0.00	0.15	0.00	0.00			0.07
809020090051	R3	Redevelopable	Old housing site; slope	0.25	0.00	0.22	0.00	0.00			0.03
809020090053	R3	Redevelopable	Old housing site; slope	0.30	0.00	0.27	0.00	0.00			0.03
809020090055	R3	Redevelopable	Old housing site; slope	0.27	0.00	0.19	0.00	0.00			0.03
809020090090	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090092	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090101	R3	Redevelopable	Old housing site	0.07	0.00	0.00	0.00	0.00			0.07
809020090103	R3	Redevelopable	Old housing site	0.02	0.00	0.00	0.00	0.00			0.02
809020090104	R3	Redevelopable	Old housing site	0.15	0.00	0.00	0.00	0.00			0.15
809020090105	R3	Redevelopable	Old housing site	0.02	0.00	0.00	0.00	0.00			0.02
809020090106	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090107	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090108	R3	Redevelopable	Old housing site	0.11	0.00	0.00	0.00	0.00			0.11
809020090109	R3	Redevelopable	Old housing site	0.10	0.00	0.00	0.00	0.00			0.10
809020090110	R3	Redevelopable	Old housing site	0.07	0.00	0.00	0.00	0.00			0.07
809020090111	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090112	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090113	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090114	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090115	R3	Redevelopable	Old housing site	0.08	0.00	0.00	0.00	0.00			0.08
809020090116	R3	Redevelopable	Old housing site	0.10	0.00	0.00	0.00	0.00			0.10
809020090118	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090119	R3	Redevelopable	Old housing site	0.04	0.00	0.00	0.00	0.00			0.04
809020090120	R3	Redevelopable	Old housing site	0.04	0.00	0.00	0.00	0.00			0.04
809020090121	R3	Redevelopable	Old housing site	0.04	0.00	0.00	0.00	0.00			0.04
809020090122	R3	Redevelopable	Old housing site	0.04	0.00	0.00	0.00	0.00			0.04
809020090123	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090124	R3	Redevelopable	Old housing site	0.11	0.00	0.00	0.00	0.00			0.11
809020090125	R3	Redevelopable	Old housing site	0.07	0.00	0.00	0.00	0.00			0.07
809020090126	R3	Redevelopable	Old housing site	0.04	0.00	0.00	0.00	0.00			0.04
809020090127	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090128	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090130	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090132	R3	Redevelopable	Old housing site	0.09	0.00	0.00	0.00	0.00			0.09
809020090134	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090136	R3	Redevelopable	Old housing site	0.04	0.00	0.00	0.00	0.00			0.04
809020090138	R3	Redevelopable	Old housing site	0.08	0.00	0.00	0.00	0.00			0.08
809020090144	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090146	R3	Redevelopable	Old housing site	0.43	0.00	0.00	0.00	0.00			0.43
809020090148	R3	Redevelopable	Old housing site	0.64	0.00	0.00	0.00	0.00			0.64
809020090150	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090152	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090154	R3	Redevelopable	Old housing site	0.08	0.00	0.01	0.00	0.00			0.07
809020090160	R3	Redevelopable	Old housing site	0.10	0.00	0.03	0.00	0.00			0.07
809020090162	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
809020090164	R3	Redevelopable	Old housing site	0.12	0.00	0.00	0.00	0.00			0.12
809020090168	R3	Redevelopable	Old housing site	0.13	0.00	0.00	0.00	0.00			0.13
809020090170	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090172	R3	Redevelopable	Old housing site	0.09	0.00	0.00	0.00	0.00			0.09
809020090176	R3	Redevelopable	Old housing site	0.06	0.00	0.00	0.00	0.00			0.06
809020090178	R3	Redevelopable	Old housing site	0.03	0.00	0.00	0.00	0.00			0.03
809020090180	R3	Redevelopable	Old housing site	0.05	0.00	0.00	0.00	0.00			0.05
809020090182	R3	Redevelopable	Old housing site	0.11	0.00	0.00	0.00	0.00			0.11
809020090184	R3	Redevelopable	Old housing site	0.03	0.00	0.00	0.00	0.00			0.03
809020090186	R3	Redevelopable	Old housing site	0.04	0.00	0.00	0.00	0.00			0.04
809020090188	R3	Redevelopable	Old housing site	0.15	0.00	0.00	0.00	0.00			0.15
8090200 GAP	R3	Redevelopable	Old housing site	0.03	0.00	0.00	0.00	0.00			0.03
80908CC10800	R3	Redevelopable	Garage for 939 Grand	0.07	0.00	0.00	0.00	0.00	3542	189	0.07
80908DC03400	R3	Redevelopable	Old garage in conj w 1766 Grand	0.11478	0.00	0.00	0.00	0.00			0.11478
809020000103	R3	Vacant		2.13	0.00	1.57	0.00	0.00	8225	0	0.56
809020000105	R3	Vacant	Engr review: 0 bldble acres	10.72	0.00	10.72	0.00	0.00	29284	0	0.00
809020000107	R3	Vacant	Just e of TL 105 above	18.31	0.00	10.50	0.00	0.00	53582	0	7.81
8.091E+11	R3	Vacant		0.93		0.55					0.38152
8.091E+11	R3	Vacant		0.29		0.07					0.22053
809100000903	R3	Vacant		28.90	0.00	8.98	0.00	0.00	2178	0	19.92
809100001700	R3	Vacant		0.16	0.00	0.00	0.00	0.00	64	0	0.16
809110000300	R3	Vacant	Increased fr .69ac per Vac Ord8-11	1.81	0.00	0.00	0.00	0.00	7817	0	1.81
809110000500	R3	Vacant		1.09	0.00	0.00	0.00	0.00	3097	0	1.09
809110000600	R3	Vacant		1.73	0.00	0.00	0.00	0.00	6174	0	1.73
809110000700	R3	Vacant		4.40	0.00	0.00	0.00	0.00	16858	0	4.40
8.0911E+11	R3	Vacant		0.35		0.13					0.21846
809110000900	R3	Vacant		1.20	0.00	0.58	0.00	0.00	3405	0	0.62
8.0911E+11	R3	Vacant		0.94		0.58					0.35759
809110001200	R3	Vacant	Site next to Emerald Hts; slope	70.44	0.00	7.00	0.00	0.00			63.44
809110005900	R3	Vacant	Engr review	67.94	0.00	52.25	0.00	0.00	5835	0	15.69
809110006000	R3	Vacant	Site next to Emerald Hts; slope	2.30	0.00	0.00	0.00	0.00			2.30
80907CC13200	R3	Vacant		0.11	0.00	0.11	0.00	0.00	5617	0	0.01
80907CD03300	R3	Vacant		0.10	0.00	0.00	0.00	0.00	11213	0	0.10
80907CD03303	R3	Vacant		0.10	0.00	0.00	0.00	0.00	11213	0	0.04
80907CD04500	R3	Vacant		0.12	0.00	0.07	0.00	0.00	5035	0	0.05
80907CD06300	R3	Vacant		0.13	0.00	0.04	0.00	0.00	6051	0	0.10
80907CD08600	R3	Vacant		0.27		0.21					0.06263
80907CD10000	R3	Vacant		0.14	0.00	0.07	0.00	0.00	13609	0	0.07
80907CD10100	R3	Vacant		0.28	0.00	0.11	0.00	0.00	27210	0	0.17
80907CD10200	R3	Vacant		0.06	0.00	0.00	0.00	0.00	12275	43616	0.06
80907CD10700	R3	Vacant	Engr review	3.05		2.51					0.53976
80907CD10900	R3	Vacant	Engr review	1.04		0.59					0.44701
80907DA02500	R3	Vacant		0.04	0.00	0.00	0.00	0.00	1683	0	0.04
80907DA04400	R3	Vacant		0.06	0.00	0.00	0.00	0.00	5239	0	0.06
80907DA04500	R3	Vacant		0.09	0.00	0.00	0.00	0.00	5239	0	0.09
80907DA04600	R3	Vacant		0.03	0.00	0.00	0.00	0.00	1158	0	0.03
80907DA05700	R3	Vacant		0.23	0.00	0.00	0.00	0.00	38918	0	0.23
80907DA06501	R3	Vacant		0.06	0.00	0.00	0.00	0.00	3439	0	0.06
80907DA08000	R3	Vacant		0.17	0.00	0.13	0.00	0.00	9423	0	0.05
80907DA09400	R3	Vacant	City of Astoria	0.40	0.00	0.36	0.00	0.00	15707	0	0.04
80907DA10000	R3	Vacant		0.06	0.00	0.06	0.00	0.00	3690	0	0.00
80907DA10600	R3	Vacant		0.03	0.00	0.00	0.00	0.00	1569	0	0.03
80907DA12800	R3	Vacant	City of Astoria	0.11	0.00	0.00	0.00	0.00	8055	0	0.11
80907DB05401	R3	Vacant		0.11	0.00	0.00	0.00	0.00	9513	0	0.11
80907DB05600	R3	Vacant		0.11	0.00	0.00	0.00	0.00	7986	0	0.11
80907DB05601	R3	Vacant		0.11	0.00	0.00	0.00	0.00	7977	0	0.11
80907DB05700	R3	Vacant		0.10	0.00	0.00	0.00	0.00			0.10
80907DB06900	R3	Vacant		0.23	0.00	0.23	0.00	0.00	10063	0	0.00
80907DB07100	R3	Vacant		0.03	0.00	0.00	0.00	0.00	1500	0	0.03
80907DB11800	R3	Vacant		0.06	0.00	0.00	0.00	0.00	1215	0	0.06
80907DB13300	R3	Vacant		0.08	0.00	0.00	0.00	0.00	3542	0	0.08
80908CC11400	R3	Vacant	<.01ac lot size chg due 3' LLA	0.17	0.00	0.00	0.00	0.00	16755	0	0.17
80908CC12300	R3	Vacant		0.10	0.00	0.00	0.00	0.00	15716	0	0.10
80908CD06100	R3	Vacant		0.23	0.00	0.00	0.00	0.00	14634	0	0.23
80908CD07100	R3	Vacant		0.06	0.00	0.00	0.00	0.00	8160	0	0.06
80908CD14500	R3	Vacant		0.09	0.00	0.00	0.00	0.00	5890	0	0.09
80908DC01700	R3	Vacant		0.11	0.00	0.00	0.00	0.00	6277	0	0.11
80908DC03100	R3	Vacant	Clatsop County	0.02	0.00	0.00	0.00	0.00			0.02
80908DC03200	R3	Vacant		0.10	0.00	0.00	0.00	0.00	12206	0	0.10
80908DC03601	R3	Vacant		0.11	0.00	0.00	0.00	0.00	23020	0	0.11
80908DC05401	R3	Vacant		0.09	0.00	0.00	0.00	0.00	4579	0	0.09
80908DC05402	R3	Vacant		0.25	0.00	0.00	0.00	0.00	24416	0	0.25
80908DC07800	R3	Vacant		0.60		0.49					0.11624
80908DC08600	R3	Vacant		1.03		0.70					0.33404
80908DD00300	R3	Vacant		0.34		0.12					0.22387
80908DD00800	R3	Vacant		0.34		0.24					0.10
80908DD00900	R3	Vacant		0.09	0.00	0.00	0.00	0.00	817	0	0.09
80908DD01100	R3	Vacant		0.34		0.20					0.14
80908DD01400	R3	Vacant		0.11		0.06					0.05
80908DD02300	R3	Vacant		0.34	0.00	0.26	0.00	0.00	5617	0	0.09
80908DD02400	R3	Vacant	City of Astoria	0.34	0.00	0.14	0.00	0.00	5617	0	0.21
80908DD03100	R3	Vacant	Clatsop County	0.34	0.00	0.08	0.00	0.00			0.27
80908DD03300	R3	Vacant		0.34		0.25					0.09
80908DD03400	R3	Vacant		0.52	0.00	0.17	0.00	0.00	4671	0	0.34
80908DD03700	R3	Vacant	City of Astoria	0.34	0.00	0.07	0.00	0.00			0.28
80918BB01200	R3	Vacant		0.23	0.00	0.23	0.00	0.00	5035	0	0.00

Parcel	Zone	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
80918BB01500	R3	Vacant		0.11		0.02					0.10
80918BB01600	R3	Vacant		0.12		0.02					0.10
80918BB01700	R3	Vacant		0.23		0.09					0.14083
80918BC05700	R3	Vacant		0.13	0.00	0.00	0.00	0.00	5035	0	0.13
80918BC07200	R3	Vacant		0.19	0.00	0.00	0.00	0.00	13140	0	0.19
80918BC09100	R3	Vacant		0.06	0.00	0.00	0.00	0.00	3016	0	0.06
80918BC12500	R3	Vacant		0.13	0.00	0.00	0.00	0.00	12069	0	0.13
80918BC13900	R3	Vacant		0.13	0.00	0.00	0.00	0.00	12069	0	0.13
80918BC14000	R3	Vacant		0.13	0.00	0.00	0.00	0.00	12069	0	0.13
80918BD04000	R3	Vacant		0.13	0.00	0.00	0.00	0.00	12069	0	0.13
80918DA05900	R3	Vacant		0.11	0.00	0.00	0.00	0.00	22307	0	0.11
80918DC01700	R3	Vacant		0.12	0.00	0.00	0.00	0.00	13824	0	0.12
80918DC02200	R3	Vacant		0.11	0.00	0.00	0.00	0.00	15353	0	0.11
81013AA00400	R3	Vacant		0.12	0.00	0.00	0.00	0.00	6051	0	0.12
81013AA00600	R3	Vacant		0.47	0.00	0.22	0.00	0.00			0.25
81013AA01800	R3	Vacant		0.10	0.00	0.03	0.00	0.00	5035	0	0.07
81013AA04000	R3	Vacant		0.17	0.05	0.00	0.00	0.00	5035	0	0.12
81013AA04600	R3	Vacant		0.10	0.05	0.00	0.00	0.00	10177	0	0.05
81013AA05100	R3	Vacant	correction: was 'PV' w 0 bldble ac	0.11	0.00	0.00	0.00	0.00	26999	0	0.11
81013AA05400	R3	Vacant		0.24	0.00	0.00	0.00	0.00	5035	0	0.24
81013AA05500	R3	Vacant		0.11	0.00	0.00	0.00	0.00	5035	0	0.11
81013AA05700	R3	Vacant		0.11	0.00	0.00	0.00	0.00	9059	0	0.11
81013AA07100	R3	Vacant		0.11	0.00	0.00	0.00	0.00	5503	0	0.11
81013AA07300	R3	Vacant		0.06	0.00	0.00	0.00	0.00	3987	0	0.06
81013AA07302	R3	Vacant		0.11	0.00	0.00	0.00	0.00	8080	0	0.11
81013AA07800	R3	Vacant		0.25	0.00	0.23	0.00	0.00	5035	0	0.02
80902000106	S1	Partial / Vacant	Tongue Point	33.99	6.80	0.00	0.00	0.00			27.19
80909AC00200	S1	Redevelopable	Mobile Home Park	2.03	0.00	0.00	0.00	0.00			2.03
80909AA00100	S1	Vacant		0.74	0.00	0.00	0.00	0.00	27940	0	0.74
80909AA00300	S1	Vacant		0.59	0.00	0.00	0.00	0.00	34826	0	0.59
80909AC00100	S1	Vacant		0.83	0.00	0.00	0.00	0.00	0	15628	0.83
80909AC06000	S1	Vacant		1.03	0.00	0.00	0.00	0.00	64116	0	1.03
80909AD00100	S1	Vacant		0.03	0.00	0.00	0.00	0.00			0.03
80909AD00200	S1	Vacant		0.07	0.00	0.00	0.00	0.00	2492	0	0.07
80909AD00201	S1	Vacant		0.84	0.00	0.00	0.00	0.00	30479	0	0.84
80909AD00600	S1	Vacant		0.31	0.00	0.00	0.00	0.00	11248	0	0.31
80909AD00700	S1	Vacant		0.03	0.00	0.00	0.00	0.00			0.03
80917CC04800	S2	Partial / Vacant	Adjacent to Power Plant	11.90	7.93	0.00	0.00	0.00			3.97
80907CB00100	S2	Redevelopable	Red Lion Restaurant (60% Redev)	16.92	16.56	0.00	0.00	0.00			0.36
80907CB00181	S2	Redevelopable	Red Lion Hotel (40% Redev)	1.17	0.70	0.00	0.00	0.00			0.47
80907CB00183	S2	Redevelopable	65% Redev	0.24	0.14	0.00	0.00	0.00			0.10
80907CB00184	S2	Redevelopable	40% Redev	0.16	0.10	0.00	0.00	0.00			0.06
80907CB00201	S2	Redevelopable	40% Redev	1.37	0.82	0.00	0.00	0.00			0.55
80908CA00800	S2	Redevelopable	Englund - 47 units	0.77	0.00	0.00	0.00	0.00			0.77
80909AD00500	S2	Redevelopable		0.35	0.00	0.00	0.00	0.00			0.35
80907CA00401	S2	Vacant		1.79	1.57	0.00	0.00	0.00	16414	0	0.22
80907CA00500	S2	Vacant		4.60	3.48	0.00	0.00	0.00	143727	0	1.13
80916CC04300	S2	Vacant		0.10	0.00	0.00	0.00	0.00	0	0	0.10
80916CC04400	S2	Vacant	Clatsop County	0.36	0.00	0.00	0.00	0.00	200	0	0.36
80916CC04500	S2	Vacant	Clatsop County	0.12	0.00	0.00	0.00	0.00	70	0	0.12
Totals				767.26	107.20	283.96	0.00	4.51			371.52

Summary of Buildable Parcels by Zoning District

Zone	Parcels	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres
A2	1	0.52	0.00	0.00	0.00	0.00			0.52
A3	1	0.09	0.00	0.00	0.00	0.09			0.01
AH-MP	42	5.34	0.00	0.00	0.00	0.00			5.34
C1	2	0.25	0.06	0.00	0.00	0.00			0.19
C2	5	2.46	0.00	0.00	0.00	0.00			2.46
C3	76	39.51	18.25	1.47	0.00	2.16			17.62
C4	1	0.23	0.00	0.06	0.00	0.00			0.17
GI	4	4.94	0.00	0.00	0.00	2.20			2.74
HR	2	2.36	1.41	0.00	0.00	0.00			0.95
IN	3	12.12	3.45	2.42	0.00	0.00			6.25
LS	3	1.31	0.79	0.00	0.00	0.00			0.52
R1	154	51.50	1.68	16.19	0.00	0.00			33.60
R2	308	228.37	12.20	116.12	0.00	0.07			99.98
R3	205	337.91	31.26	147.69	0.00	0.00			158.90
S1	11	40.50	6.80	0.00	0.00	0.00			33.70
S2	13	39.86	31.30	0.00	0.00	0.00			8.56
Totals	831	767.26	107.20	283.96	0.00	4.51			371.52

Residential	709	623.12	45.14	280.01	0.00	0.07			297.83
Commercial	87	43.76	19.10	1.53	0.00	2.16			20.97
Industrial & Other	35	100.38	42.96	2.42	0.00	2.28			52.72
Totals	831	767.26	107.20	283.96	0.00	4.51			371.52

Note: Parcels in non-residential zones with 0.00 buildable acres were removed. This accounts for the slight difference in calculations btw Tables 1.3a & 1.3b.

Table 1.3c Potential Additional Buildable Parcel [80910000800] and Emerald Heights [80910000902] Buildable Acres Breakdown

Parcel	Zone 1 City	Classification	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Net Buildable Acres
80910000902, Section 1	R3	Partial / Vacant	Emerald Heights	42.95	11.27	27.66	0.00	0.00			4.02
80910000902, Section 2	R3	Partial / Vacant	Emerald Heights	10.33	7.10	3.23	0.00	0.00			0.00
80910000902, Section 3	R3	Partial / Vacant	Emerald Heights	1.84	1.84	0.00	0.00	0.00			0.00
80910000902, Section 4	R3	Partial / Vacant	Emerald Heights	27.55	8.80	4.20	0.00	0.00			14.55
80910000902, Section 5	R3	Partial / Vacant	Emerald Heights	1.21	1.21	0.00	0.00	0.00			0.00
80910000902, Section 6	R3	Partial / Vacant	Emerald Heights	0.43	0.43	0.00	0.00	0.00			0.00
Emerald Heights Totals				84.31	30.65	35.10	0.00	0.00			18.57
80910000800	LR	Vacant		19.59		10.33					9.26

Note: Refer to Appendix A Emerald Heights map for more details.

Table 1.4 Summary of Vacant, Partially Vacant and Redevelopable Parcels within UGB by Zoning District

Primary zone	Total			Vacant			Partially Vacant			Redevelopable			Unbuildable		
	Parcels	Total acres	Buildable acres	Parcels	Total acres	Final acres	Parcels	Total acres	Final acres	Parcels	Total acres	Final acres	Parcels	Total acres	Final Gross Buildable Acres
A2	1	0.52	0.52							1	0.52	0.52			
A3	1	0.09	0.01										1	0.09	0.01
AH-MP	42	5.34	5.34	42	5.34	5.34									
C1	2	0.25	0.19	1	0.11	0.11	1	0.14	0.08						
C2	5	2.46	2.46	2	0.97	0.97				3	1.49	1.49			
C3	77	39.65	17.63	21	5.28	5.05	6	17.86	6.67	24	13.05	4.78	26	3.32	1.12
C4	1	0.23	0.17	1	0.23	0.17									
GI	5	8.68	2.74	3	4.90	2.71							2	3.77	0.03
HR	2	2.36	0.95							2	2.36	0.95			
IN	3	12.12	6.25	1	2.81	1.08				2	9.31	5.17			
LS	3	1.31	0.52							3	1.31	0.52			
R1	154	51.50	33.60	150	50.72	33.22	4	0.78	0.38	0	0	0			
R2	308	228.37	99.98	298	204.80	93.05	10	23.57	6.93	0	0	0			
R3	205	337.91	158.90	98	231.62	130.88	3	89.75	19.10	104	16.54	8.92			
S1	11	40.50	33.70	7	4.41	4.41	1	33.99	27.19	1	2.03	2.03	2	0.06	0.06
S2	13	39.86	8.56	5	6.98	1.93	1	11.90	3.97	6	20.98	2.66	1	0.16	0.06
Total	833	771.15	371.52	629	518.17	278.92	26	177.99	64.32	146	67.59	27.04	32	7.40	1.28

Note: Unbuildable parcels are commercial and industrial parcels under approximately 3,000 square feet (0.07 acres). These parcels may be buildable when assembled with adjacent parcels.

Table 1.5 Summary of Buildable Land within UGB by Zoning District

Zone	Zone Code	Total Parcels		Vacant, Partially Vacant & Redevelopable Parcels								
		Total Acres	Total Parcels	Total Acres	Total Buildable Acres	Total Parcels	"Too Small" Total Acres	"Too Small" Buildable Acres	"Too Small" Parcels	Acres	Buildable Acres	Buildable Parcels
UGB Limits												
Commercial												
Neighborhood Commercial	C1	2.37	20	0.25	0.19	2	0.00			0.25	0.19	2
Tourist Commercial	C2	18.52	38	2.46	2.46	5	0.00			2.46	2.46	5
General Commercial	C3	271.30	367	39.65	17.63	77	3.32	1.12	26	36.33	16.51	51
Central Commercial	C4	27.72	165	0.23	0.17	1	0.00			0.23	0.17	1
Local Service	LS	1.91	5	1.31	0.52	3	0.00			1.31	0.52	3
Attached Housing/Mill Pond	AH-MP			3.36	3.36	3	0.00			3.36	3.36	3
Total Commercial		321.82	595	47.26	24.33	91	3.32	1.12	26	43.94	23.21	65
Industrial												
General Industrial	GI	14.77	18	4.94	2.74	5	0.03	0.03	1	4.91	2.71	4
Total Industrial		14.77	18	4.94	2.74	5	0.03	0.03	1	4.91	2.71	4
Residential												
Residential Low Density	R1	282.20	1247	51.50	33.60	154	0.00			51.50	33.60	154
Residential Medium Density	R2	597.57	2021	228.37	99.98	308	0.00			228.37	99.98	308
Residential High Density	R3	504.78	1137	337.91	158.90	205	0.00			337.91	158.90	205
Attached Housing/Health Care	AH-HC	5.17	9	0.00	0.00	0	0.00			0.00		0
Attached Housing/Mill Pond	AH-MP	13.18	91	1.98	1.98	42	0.00			1.98	1.98	42
Total Residential		1402.90	4505	619.76	294.46	709	0.00	0.00	0	619.76	294.46	709
Other												
Aquatic One Development	A1	130.85	9	0.00			0.00			0.00		0
Aquatic Two Development	A2	14.16	14	0.52	0.52	1	0.00			0.52	0.52	1
Aquatic Conservation	A3	367.18	56	0.09	0.01	1	0.09	0.01	1	0.00		0
Marine Industrial Shorelands	S1	182.82	27	40.50	33.70	11	0.06	0.06	2	40.44	33.64	9
General Development Shorelands	S2	99.11	27	39.86	8.56	13	0.16	0.06	1	39.70	8.50	12
Tourist Oriented Shorelands	S2A	16.38	60	0.00			0.00			0.00		0
Institutional	IN	379.10	105	12.12	6.25	3	0.00			12.12	6.25	3
Education/Research/Health Care Cam	CA	3.73	11	0.00			0.00			0.00		0
Family Activities	FA	6.31	12	0.00			0.00			0.00		0
Health Care	HC	7.57	15	0.00			0.00			0.00		0
Hospitality/Recreation	HR	16.55	8	2.36	0.95	2	0.00			2.36	0.95	2
Maritime Heritage	MH	12.35	22	0.00			0.00			0.00		0
	Unknown	502.72	56	0.00			0.00			0.00		0
Total Other		1738.83	422	95.45	49.99	31	0.31	0.13	4	95.14	49.86	27
TOTAL UGB		3478.31	5540	767.41	371.52	836	3.66	1.28	31	763.75	370.24	805

Table 1.6 Inventory of Final Buildable Land by Zoning District

	Zone	Zone Code	Buildable parcels	Gross Buildable Acres	Net Buildable Acres
UGB Limits					
Commercial					
	Neighborhood Commercial	C1	2	0.19	0.14
	Tourist Commercial	C2	5	2.46	1.85
	General Commercial	C3	51	16.50	12.38
	Central Commercial	C4	1	0.17	0.13
	Local Service	LS	3	0.52	0.39
	Attached Housing/Mill Pond	AH-MP	3	3.36	2.52
	Total Commercial		65	23.20	17.40
Industrial					
	General Industrial	GI	3	2.71	2.03
	Total Industrial		3	2.71	2.03
Residential					
	Residential Low Density	R1	154	33.60	25.20
	Residential Medium Density	R2	308	99.98	74.99
	Residential High Density	R3	205	158.90	119.18
	Attached Housing/Health Care	AH-HC	0	0.00	0.00
	Attached Housing/Mill Pond	AH-MP	39	1.98	1.49
	Total Residential		706	294.46	220.85
Other					
	Aquatic One Development	A1	0	0.00	0.00
	Aquatic Two Development	A2	1	0.52	0.39
	Aquatic Conservation	A3	0	0.00	0.00
	Marine Industrial Shorelands	S1	9	33.64	25.23
	General Development Shorelands	S2	12	8.50	6.38
	Tourist Oriented Shorelands	S2A	0	0.00	0.00
	Institutional	IN	3	6.25	4.69
	Education/Research/Health Care Campus	CA	0	0.00	0.00
	Family Activities	FA	0	0.00	0.00
	Health Care	HC	0	0.00	0.00
	Hospitality/Recreation	HR	2	0.95	0.71
	Maritime Heritage	MH	0	0.00	0.00
		Unknown	0	0.00	0.00
	Total Other		27	49.86	37.40
	TOTAL UGB		801	370.23	277.67

Note: The final buildable land acreages are calculated by subtracting 25% of land area needed for future public utilities.

Table 1.7 Inventory of Employment Land by Parcel Size

Parcel	Zone 1 City	Classification	Type	Notes	Total Acres	Developed Acres	Slopes >25%	GeoHazard Acres	Wetland Acres	Land AV	Improvement AV	Final Gross Buildable Acres	Parcel Size
80909BD0210	C3	Vacant	Commercial	City of	0.01	0.00	0.00	0.00	0.00	771	0	0.01	Small
80909CC00601	C3	Vacant	Commercial		0.11	0.00	0.10	0.00	0.00	6739	0	0.01	Small
80907CC06600	C3	Vacant	Commercial	Clatsop	0.23	0.00	0.22	0.00	0.00	3576	0	0.01	Small
80917CC04200	C3	Redevelopable	Commercial	Gravel	1.27	0.76	0.49	0.00	0.00			0.02	Small
80909CC00100	C3	Vacant	Commercial		0.09	0.00	0.06	0.00	0.00	3894	0	0.03	Small
80907CA0350	C3	Vacant	Commercial		0.04	0.00	0.00	0.00	0.00	2790	0	0.04	Small
80907CC00100	C3	Redevelopable	Commercial	Parking lot	0.04	0.00	0.00	0.00	0.00			0.04	Small
80908DC17100	C3	Redevelopable	Commercial	40% Redev	0.11	0.07	0.00	0.00	0.00			0.04	Small
80918BC07700	C3	Vacant	Commercial	City of	0.04	0.00	0.00	0.00	0.00	1489	0	0.04	Small
80907CC01801	C3	Vacant	Commercial		0.04	0.00	0.00	0.00	0.00	7497	0	0.04	Small
80907CD0150	C3	Vacant	Commercial		0.05	0.00	0.00	0.00	0.00	2629	0	0.05	Small
80907CC02200	C3	Redevelopable	Commercial	35%	0.13	0.08	0.00	0.00	0.00			0.05	Small
80909BD00900	C3	Redevelopable	Commercial	Brugh 50%	0.09	0.04	0.00	0.00	0.00			0.05	Small
80907CC01902	C3	Vacant	Commercial		0.05	0.00	0.00	0.00	0.00	9163	0	0.05	Small
80907CD0140	C3	Vacant	Commercial		0.05	0.00	0.00	0.00	0.00	13126	0	0.05	Small
80909CC00600	C3	Vacant	Commercial		0.17	0.00	0.12	0.00	0.00	417	0	0.05	Small
80907CC07200	C3	Vacant	Commercial		0.06	0.00	0.00	0.00	0.00	5398	0	0.06	Small
80907CA0520	C3	Vacant	Commercial		0.06	0.00	0.00	0.00	0.00	8625	0	0.06	Small
80907CC08700	C3	Vacant	Commercial		0.06	0.00	0.00	0.00	0.00	13882	0	0.06	Small
80907CC09500	C3	Vacant	Commercial		0.06	0.00	0.00	0.00	0.00	5035	0	0.06	Small
80908DC1810	C3	Vacant	Commercial		0.06	0.00	0.00	0.00	0.00	4863	0	0.06	Small
80907CC01600	C3	Redevelopable	Commercial	35%	0.17	0.11	0.00	0.00	0.00			0.06	Small
80907CC01800	C3	Redevelopable	Commercial	35%	0.17	0.11	0.00	0.00	0.00			0.06	Small
80909BD01101	C3	Redevelopable	Commercial	Brugh 50%	0.11	0.05	0.00	0.00	0.00			0.06	Small
80907CC01901	C3	Vacant	Commercial		0.06	0.00	0.00	0.00	0.00	11248	0	0.06	Small
80907CA0400	C3	Partial / Vacant	Commercial		0.14	0.06	0.00	0.00	0.00	38531	0	0.08	Small
80917BB10500	C1	Partial / Vacant	Commercial		0.14	0.06	0.00	0.00	0.00	12489	0	0.08	Small
80907CC02201	C3	Redevelopable	Commercial	35%	0.23	0.15	0.00	0.00	0.00			0.08	Small
80908DC16700	C3	Redevelopable	Commercial	40% Redev	0.20	0.12	0.00	0.00	0.00			0.08	Small
80917CC04400	C3	Redevelopable	Commercial	Gravel	0.20	0.12	0.00	0.00	0.00			0.08	Small
80907CC08800	C3	Vacant	Commercial		0.08	0.00	0.00	0.00	0.00	19798	0	0.08	Small
80907CD0130	C3	Partial / Vacant	Commercial		0.17	0.00	0.08	0.00	0.00	51378	4133	0.08	Small
80909CA1360	C3	Vacant	Commercial		0.08	0.00	0.00	0.00	0.00	7772	1385	0.08	Small
80909BD01200	C3	Redevelopable	Commercial	Brugh 50%	0.17	0.08	0.00	0.00	0.00			0.09	Small
80909BD01300	C3	Redevelopable	Commercial	Brugh 50%	0.17	0.08	0.00	0.00	0.00			0.09	Small
80907CC01500	C3	Vacant	Commercial		0.10	0.00	0.00	0.00	0.00			0.10	Small
80907CA0530	C3	Vacant	Commercial		0.10	0.00	0.00	0.00	0.00	15341	4740	0.10	Small
80907CA0410	C3	Partial / Vacant	Commercial		0.10	0.00	0.00	0.00	0.00	28897	0	0.10	Small
80907DA0400	C3	Vacant	Commercial		0.11	0.00	0.00	0.00	0.00	32979	0	0.11	Small
80907CC02500	C3	Redevelopable	Commercial	35%	0.31	0.20	0.00	0.00	0.00			0.11	Small
80907CC01400	C3	Vacant	Commercial		0.11	0.00	0.00	0.00	0.00			0.11	Small
80909CB02400	C3	Vacant	Commercial		0.11	0.00	0.00	0.00	0.00	9994	0	0.11	Small
80917BB12400	C1	Vacant	Commercial		0.11	0.00	0.00	0.00	0.00	10415	0	0.11	Small
80909CA1230	C3	Vacant	Commercial		0.11	0.00	0.00	0.00	0.00	32146	0	0.11	Small
80917CC00901	C3	Vacant	Commercial		0.11	0.00	0.00	0.00	0.00	15353	0	0.11	Small
80918DA0420	C3	Vacant	Commercial		0.11	0.00	0.00	0.00	0.00	15614	0	0.11	Small
80907CC02000	C3	Redevelopable	Commercial	35%	0.34	0.22	0.00	0.00	0.00			0.12	Small
80907CC03400	C3	Redevelopable	Commercial	35%	0.34	0.22	0.00	0.00	0.00			0.12	Small
80908DC17000	C3	Redevelopable	Commercial	40% Redev	0.29	0.17	0.00	0.00	0.00			0.12	Small
80909BD01100	C3	Redevelopable	Commercial	Brugh 50%	0.23	0.11	0.00	0.00	0.00			0.12	Small
80907CA00601	C2	Redevelopable	Commercial	Parking lot	0.13	0.00	0.00	0.00	0.00			0.13	Small
80907CC08600	C3	Partial / Vacant	Commercial	25%	0.17	0.04	0.00	0.00	0.00			0.13	Small
80907CC02800	C3	Vacant	Commercial		0.14	0.00	0.00	0.00	0.00	45816	0	0.14	Small
80907CC02900	C3	Vacant	Commercial		0.14	0.00	0.00	0.00	0.00	33321	17781	0.14	Small
80908DCZ6900	C3	Redevelopable	Commercial	40% Redev	0.34	0.20	0.00	0.00	0.00			0.14	Small
80908DA01401	LS	Redevelopable	Commercial	40% Redev	0.34	0.20	0.00	0.00	0.00			0.14	Small
80907CC03100	C3	Redevelopable	Commercial	35%	0.45	0.29	0.00	0.00	0.00			0.16	Small
80908CC00100	C4	Vacant	Commercial		0.23	0.00	0.06	0.00	0.00	45816	28233	0.17	Small
80909CA1220	C3	Vacant	Commercial		0.17	0.00	0.00	0.00	0.00	9366	0	0.17	Small
80909CA1320	C3	Vacant	Commercial		0.17	0.00	0.00	0.00	0.00	19092	0	0.17	Small
80909BD0190	C3	Vacant	Commercial	City of	0.17	0.00	0.00	0.00	0.00	19436	0	0.17	Small
80907CC01200	C3	Partial / Vacant	Commercial	65%	0.27	0.09	0.00	0.00	0.00			0.18	Small
80908DA01700	LS	Redevelopable	Commercial	40% Redev	0.46	0.28	0.00	0.00	0.00			0.18	Small
80907CC02600	C3	Redevelopable	Commercial	35%	0.53	0.34	0.00	0.00	0.00			0.19	Small
80918DA0470	C3	Vacant	Commercial		0.20	0.00	0.00	0.00	0.00	14760	0	0.20	Small
80907CC02400	C3	Redevelopable	Commercial	35%	0.57	0.37	0.00	0.00	0.00			0.20	Small
80908DA01402	LS	Redevelopable	Commercial	40% Redev	0.51	0.31	0.00	0.00	0.00			0.20	Small
80907CC00800	C3	Redevelopable	Commercial	25%	0.89	0.67	0.00	0.00	0.00			0.22	Small
80909BD00800	C3	Redevelopable	Commercial	Brugh 50%	0.44	0.22	0.00	0.00	0.00			0.22	Small
80909BD01000	C3	Redevelopable	Commercial	Brugh 50%	0.43	0.21	0.00	0.00	0.00			0.22	Small
80907CC01700	C3	Vacant	Commercial		0.23	0.00	0.00	0.00	0.00	41655	0	0.23	Small
80917CC04201	C3	Redevelopable	Commercial	Gravel	1.27	0.76	0.27	0.00	0.00			0.24	Small

81013000200	C3	Redevelopable	Commercial	35%	0.88	0.58	0.00	0.00	0.00			0.30	Small
80908DC16600	C3	Redevelopable	Commercial	40% Redev	0.86	0.52	0.00	0.00	0.00			0.34	Small
80909BD01001	C3	Redevelopable	Commercial	Brugh 50%	0.77	0.43	0.00	0.00	0.00			0.34	Small
80909CA1310	C3	Vacant	Commercial		0.34	0.00	0.00	0.00	0.00	7633	0	0.34	Small
80917CC04401	C3	Redevelopable	Commercial	Gravel	1.07	0.64	0.06	0.00	0.00			0.37	Small
80909BD00901	C3	Redevelopable	Commercial	Brugh 50%	0.80	0.40	0.00	0.00	0.00			0.40	Small
80917CC04300	C3	Redevelopable	Commercial	Gravel	1.27	0.76	0.08	0.00	0.00			0.43	Small
80918BC14802	C3	Vacant	Commercial		0.43	0.00	0.00	0.00	0.00			0.43	Small
80907CA0070	C2	Vacant	Commercial		0.43	0.00	0.00	0.00	0.00	130524	0	0.43	Small
80907CA0070	C2	Vacant	Commercial		0.54	0.00	0.00	0.00	0.00	153168	0	0.54	Small
80907CA00600	C2	Redevelopable	Commercial	Parking lot	0.68	0.00	0.00	0.00	0.00			0.68	Small
80907CA00900	C2	Redevelopable	Commercial		0.68	0.00	0.00	0.00	0.00			0.68	Small
810130001400	C3	Vacant	Commercial	ODOT	0.95	0.00	0.00	0.00	0.23	31872	0	0.72	Small
80909CB06859	AH-MP	Vacant	Commercial		0.75	0.00	0.00	0.00	0.00			0.75	Small
80909CB06861	AH-MP	Vacant	Commercial		0.85	0.00	0.00	0.00	0.00	268112	0	0.85	Small
80917CC05002	C3	Vacant	Commercial		1.29	0.00	0.00	0.00	0.00	44036	0	1.29	Medium
80909CB06803	AH-MP	Vacant	Commercial		1.76	0.00	0.00	0.00	0.00			1.76	Medium
80918DC0260	C3	Partial / Vacant	Commercial		17.01	8.98	0.00	0.00	1.93	0	0	6.10	Large
80909AD0150	G1	Vacant	Industrial	ODOT	0.03	0.00	0.00	0.00	0.00	900	0	0.03	Small
80909AD0150	G1	Vacant	Industrial	City of	1.14	0.00	0.00	0.00	1.04	2081	0	0.11	Small
80909AA0050	G1	Vacant	Industrial		2.32	0.00	0.00	0.00	1.03	157007	0	1.29	Small
80909AD0090	G1	Vacant	Industrial		1.44	0.00	0.00	0.00	0.13	95519	0	1.31	Small
80909AA0090	G1	Vacant	Industrial	City of	3.74	1.88	0.00	0.00	1.88	50	0	1.86	Small
80916CC03200	A3	Vacant	Institutional/Other		0.09	0.00	0.00	0.00	0.09	88	0	0.01	Small
80909AD00100	S1	Vacant	Institutional/Other		0.03	0.00	0.00	0.00	0.00			0.03	Small
80909AD00700	S1	Vacant	Institutional/Other		0.03	0.00	0.00	0.00	0.00			0.03	Small
80907CB00184	S2	Redevelopable	Institutional/Other	40%	0.16	0.10	0.00	0.00	0.00			0.06	Small
80909AD0020	S1	Vacant	Institutional/Other		0.07	0.00	0.00	0.00	0.00	2492	0	0.07	Small
80907CB00183	S2	Redevelopable	Institutional/Other	65% Redev	0.24	0.14	0.00	0.00	0.00			0.10	Small
80916CC04300	S2	Vacant	Institutional/Other		0.10	0.00	0.00	0.00	0.00	0	0	0.10	Small
80916CC04500	S2	Vacant	Institutional/Other	Clatsop	0.12	0.00	0.00	0.00	0.00	70	0	0.12	Small
80907CA0040	S2	Vacant	Institutional/Other		1.79	1.57	0.00	0.00	0.00	16414	0	0.22	Small
80909AD0060	S1	Vacant	Institutional/Other		0.31	0.00	0.00	0.00	0.00	11248	0	0.31	Small
80909AD00500	S2	Redevelopable	Institutional/Other		0.35	0.00	0.00	0.00	0.00			0.35	Small
80916CC04400	S2	Vacant	Institutional/Other	Clatsop	0.36	0.00	0.00	0.00	0.00	200	0	0.36	Small
80907CB00100	S2	Redevelopable	Institutional/Other	Red Lion R	16.92	16.56	0.00	0.00	0.00			0.36	Small
80908DA00500	HR	Redevelopable	Institutional/Other	40% Redev	1.09	0.65	0.00	0.00	0.00			0.44	Small
80907CB00181	S2	Redevelopable	Institutional/Other	Red Lion H	1.17	0.70	0.00	0.00	0.00			0.47	Small
80908DA00600	HR	Redevelopable	Institutional/Other	40% Redev	1.27	0.76	0.00	0.00	0.00			0.51	Small
80908CB00700	A2	Redevelopable	Institutional/Other	Possible co	0.52	0.00	0.00	0.00	0.00			0.52	Small
80907CB00201	S2	Redevelopable	Institutional/Other	40% Redev	1.37	0.82	0.00	0.00	0.00			0.55	Small
80909AA0030	S1	Vacant	Institutional/Other		0.59	0.00	0.00	0.00	0.00	34826	0	0.59	Small
80909AA0010	S1	Vacant	Institutional/Other		0.74	0.00	0.00	0.00	0.00	27940	0	0.74	Small
80908CA00800	S2	Redevelopable	Institutional/Other	Englund - 4	0.77	0.00	0.00	0.00	0.00			0.77	Small
80909AC0010	S1	Vacant	Institutional/Other		0.83	0.00	0.00	0.00	0.00	0	15628	0.83	Small
80909AD0020	S1	Vacant	Institutional/Other		0.84	0.00	0.00	0.00	0.00	30479	0	0.84	Small
80909AC0600	S1	Vacant	Institutional/Other		1.03	0.00	0.00	0.00	0.00	64116	0	1.03	Small
80917CB01800	IN	Vacant	Institutional/Other		2.81	0.00	1.73	0.00	0.00	77122	0	1.08	Small
80907CA0050	S2	Vacant	Institutional/Other		4.60	3.48	0.00	0.00	0.00	143727	0	1.13	Small
80909AC00200	S1	Redevelopable	Institutional/Other	Mobile Ho	2.03	0.00	0.00	0.00	0.00			2.03	Small
809170000701	IN	Redevelopable	Institutional/Other	Land fill	2.40	0.00	0.00	0.00	0.00			2.40	Small
80917CD0030	IN	Redevelopable	Institutional/Other	County	6.91	3.45	0.69	0.00	0.00			2.77	Small
80917CC04800	S2	Partial / Vacant	Institutional/Other	Adjacent to	11.90	7.93	0.00	0.00	0.00			3.97	Small
809020000106	S1	Partial / Vacant	Institutional/Other	Tounge Poi	33.99	6.80	0.00	0.00	0.00			27.19	Large

Acres			
	Small	Medium	Large
Commercial	<1	1 to 3	3+
Industrial	0 to 5	5 to 10	10+
Institutional/Other	0 to 5	5 to 10	10+

Parcels			
	Small	Medium	Large
Commercial	87	2	1
Industrial	5	0	0
Institutional/Other	35	0	1

Appendix B. Master List of Investigated Parcels

Neighborhood Cluster No. 1 – West End		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80907CD10700	City open space bound by W Grand, Floral, platted W Exchange and platted Melbourne; parcel abuts 210 W Grand on 3 sides	0	0	Yes	0.53976	Vacant city-owned sloping 2.90 ac parcel not on BLI. No designated trail. Field checked: Very steep. >25% slopes are mapped throughout parcel. Areas mapped as <25% slope are surr by areas >25% slopes. City: Very steep. Conclusion: Consider as 0 buildable acreage; do not add to BLI. DLCD: Insufficient justification to leave areas <25% slope off of BLI; add'l analysis needed. City engineer review determines 0.54 ac portions along e side of parcel practical for dev; other areas along w side of parcel impractical for dev.
80907CD10900	City open space bound by W Grand & Floral; abuts TL 10700 (above) to the east and 365 Floral to the west	0	0	Yes	0.44701	Vacant city-owned sloping 0.92 ac parcel not on BLI. No designated trail. Field checked: Very steep. >25% slopes are mapped throughout parcel. Areas mapped as <25% slope are surr by areas >25% slopes. City: Very steep. Conclusion: Consider as 0 buildable acreage; do not add to BLI. DLCD: Insufficient justification to leave areas <25% slope off of BLI; add'l analysis needed. City engineer review determines 0.45 ac practical for dev.
80907CD11000	City open space bound by W Grand & platted W Harrison; located amongst several large tracts of city open space	0	0	Yes	0.2486	Vacant city-owned sloping 1.60 ac parcel. No designated trail. City: Check for steep (>25%) areas, add rest to BLI. WPDS: GIS confirms parcel almost wholly >25% slope. Not practical to add small <25% slope fragments thus no chg to BLI. DLCD: Insufficient justification to classify as non-buildable; add non-steep portions to BLI.
80907CD11200	292 W Irving	0.17	0.12	Yes	-0.12	New SFR built in 2007. Remove from BLI.
80907CD11300	City open space adjoining TL 13200 to the west. Parcel includes water tower btw 160 Skyline & 180 W Irving.	0	0	No	0	Vacant (except for water tower) city-owned sloping 3.65 ac parcel adjoining W Irving & Skyline homes; frontage on platted Harrison St. No designated trail. Field checked: Discuss w city reasons for leaving off BLI. City: Eagle nest, antennae; leave off BLI.
80907CD11301	S of (across platted W Harrison from) 299 Chelmsford	0.17	0.17	No	0	Vacant conforming 80' x 94' parcel creates a notch out of TL 11300 (above).
80907CD11302	Just n of 198 W Irving	0.11	0.00	No	0	Vacant sloping nonconf parcel in contig own w 198 W Irving (Hakala); poss dev opp w LLA.
80907CD12700	City open space btw 265 W Grand & TL 11000; located amongst several large tracts of city open space	0	0	Yes	0.20906	Vacant city-owned sloping 0.35 ac parcel. No designated trail. City: Check for steep (>25% areas). WPDS: Easterly sections mapped <25% slope. Access rd would need to be built in steep terrain. Not conducive for dev, do not add to BLI. DLCD: Insufficient justification to classify as non-buildable; add non-steep portions to BLI.
80907CD12703	Just w of 245 W Grand	0.37	0.37	No	0	Vacant conforming parcel w SFR's to e & w; access to site could be challenging.

Neighborhood Cluster No. 1 – West End		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80907CD13500	Next to (e of) 167 W Grand & behind (s of) 151 W Grand; frontage on platted W Harrison	0.35	0.35	No	0	Vacant conforming parcel in area of homes. Field checked: Mod/Steep slope, steeper heading east. City: Access easement across TL's 13200 & 13400 to parcel. Leave on BLI.
80907DC06601	Btw 173 & 195 W Franklin	0.11	0.11	No	0	Vacant conforming 50' x 100' (5000 sq ft) lot in est n'hood.
80907DC07000	Btw 116 & 136 W Grand	0	0	No	0	Vacant city-owned conforming 75' x 100' (7500 sq ft) parcel in est n'hood; not on BLI. No mapped 25% slopes. Field checked: Steep. City: Deed restrictions against sale. Leave off BLI.
80907DC07300	Behind (s of) 115 W Grand w frontage on platted Harrison St.	0	0	Yes	0.01519	Vacant city-owned sloping nonconforming 25' x 100' (0.06 ac) lot. Abuts county-owned parcels on two sides. Should be classed per outcome of TL 13200. City: Deduct steep (>25%) slopes fr buildable acres. Conclusion: Steep slopes; impractical for dev. Do not add to BLI as buildable. DLCDC: Insufficient justification to classify as non-buildable; add non-steep portions to BLI.
80907DC07302	Behind (s of) 111 W Grand w frontage on platted Harrison St.	0	0	Yes	0.05224	Vacant county-owned sloping conforming 100' x 100' (0.23 ac) parcel. Abuts city-owned parcels on two sides. Should be classed per outcome of TL 13200 (above). City: Deduct steep (>25%) slopes fr buildable acres. Conclusion: Steep slopes; impractical for dev. Do not add to BLI as buildable. DLCDC: Insufficient justification to classify as non-buildable; add non-steep portions to BLI.
80907DC07800	Behind 125 & 135 W Grand	0	0	Yes	0.07486	Vacant city-owned sloping conforming 121' x 100' (0.29 ac) lot. Abuts county-owned parcels on two sides. Should be classed per outcome of TL 13200 (above). City: Deduct steep (>25%) acreage fr buildable acres. Conclusion: Steep slopes; impractical for dev. Do not add to BLI as buildable. DLCDC: Insufficient justification to classify as non-buildable; add non-steep portions to BLI.
80907DC07900	Behind (s of) 115 W Grand w frontage on platted Harrison St.	0	0	Yes	0.02206	Vacant county-owned sloping nonconforming 25' x 100' (0.06 ac) lot. Abuts city-owned parcels on two sides. Should be classed per outcome of TL 13200 (above). City: Deduct steep (>25%) slopes fr buildable acres. Conclusion: Steep slopes; impractical for dev. Do not add to BLI as buildable. DLCDC: Insufficient justification to classify as non-buildable; add non-steep portions to BLI.
80907DC08200	Just w of 75 W Exchange	0	0	No	0	Vacant city-owned nonconforming 25' x 105' (0.06 ac) parcel wholly within mapped Bond St. slide area. Leave off of BLI. Revisit in next 20-year study. City: Yes, leave off BLI.
80907DC08300	SE cnr W Exchange & platted Hume; below (s of) 100 W Franklin	0	0	No	0	Vacant city-owned conforming 50' x 100' (0.11 ac) lot wholly within mapped Bond St. slide area. Leave off of BLI. Revisit in next 20 year study. City: Yes, leave off BLI.
80907DC08600	Just e of 151 W Franklin; acr str fr 100 W Frnk	0.28	0.28	No	0	Vacant conforming parcel w frontage on W Franklin (end).

Neighborhood Cluster No. 1 – West End		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80907DC08700	Just e of TL 8900 (above)	0	0	No	0	Vacant city-owned 0.2-acre parcel not on BLI. S portion of parcel in mapped Bond St. slide. Leave off of BLI due to presence of active slide. Revisit in next 20-year study. Field checked: Steep. City: Yes, leave off BLI.
80907DC08800	Just e of TL 8700 (above)	0	0	No	0	Vacant city-owned 0.16-acre parcel not on BLI. Constrained by steep slopes; road extension to parcel would traverse Bond St. slide area. Leave off of BLI due to presence of active slide. Revisit in next 20-year study. Field checked: Steep. City: Yes, leave off BLI.
80907DC08900	Just n of 88 W Grand	0	0	No	0	Vacant 0.21-acre parcel not on BLI that abuts north edge of Bond St. slide. Contig own w 88 W Grand (Caldwell). Field checked: Steep. City: Deed restriction as no-build. Do not add to BLI.
80907DC09000	Btw 88 & 102 W Grand; acr str fr 93 & 101 W Grand	0	0	No	0	Vacant city-owned conforming 0.22 acre parcel. No mapped 25% slopes. Compare to TL 8600 (on the BLI). Field checked : Steep. City: Deed restriction against sale. Leave off BLI.
80907DC09101	80 W Grand	0.20	0.20	Yes	-0.20	New SFR built in 2008. Remove from BLI.
80907DC10000	Btw 45 & 93 W Grand	0.26	0.05	No	0	Vacant sloping conforming parcel in contig ownership w adjoining vacant parcel (TL 10100; Fransen). Field checked: Very steep; BLI accounts for areas x >25% slopes.
80907DC10100	Btw 45 & 93 W Grand	0.33	0.14	No	0	Vacant sloping conforming parcel in contig ownership w adjoining vacant parcel (TL 10000; Fransen). Field checked : Very steep; BLI accounts for areas x >25% slopes..
80907DC10200	Just w of 45 W Grand	0.18	0.13	No	0	Vacant sloping conforming parcel. Field checked: Very steep; BLI accounts for areas x >25% slopes..
80907DC13200	City open space behind W Grand & Skyline homes	0	0	No	0	Vacant city-owned sloping 4.02 ac parcel surr by W Grand & Skyline homes; frontage on platted Harrison St. No designated trail. Field checked: Steep slopes throughout. Access rd would traverse areas >25% slope; Areas <25% fragmented and surr by areas <25% slope. City: Steep. Deduct steep (>25%) slopes fr buildable acres. Initial conclusion: Not conducive for dev due to sig dev constraints. Do not add to BLI as buildable. DLCD: Need add'l justification. City: Title search indicates “dedicated to the public”. Final conclusion: Not buildable. Leave off of BLI.
80907DC13201	Behind (n of) 84 Skyline	0.05	0.05	Yes	-0.05	Vacant nonconf parcel extends backyard of 84 Skyline. No opp for dev; remove from BLI to avoid skewing (inflating) supply of buildable land. City: OK.
80907DC13202	Behind (n of) 90 Skyline	0.08	0.08	Yes	-0.08	See note above for TL 13201. Remove from BLI. City: Yes, remove.
80907DC13203	Behind (n of) 98 Skyline	0.04	0.04	Yes	-0.04	See note above for TL 13201. Remove from BLI. City: Yes, remove.
80907DC13700	Btw 88 & 102 W Grand	0	0	No	0	Vacant city-owned nonconf 43' x 100' (0.1 ac) parcel. No mapped 25% slopes. Abuts TL 9000 for poss LLA to conform. City: Deed restrictions against sale; do not add to BLI.

Neighborhood Cluster No. 1 – West End		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80907DD10600	Just s of 1 Skyline	0.24	0.07	No	0	Vacant sloping conforming parcel in contig own w 1 Skyline & TL 10700 (Snow). Field checked: Steep, challenging bldg site in area of nicer homes; BLI accounts for 25% sloped areas.
80907DD10700	Just n of 23 Skyline	0.23	0.02	No	0	Vacant sloping conforming parcel in contig own w 1 Skyline & TL 10600 (Snow). Field checked: Steep challenging bldg site in area of nicer homes; BLI accounts for 25% sloped areas.
80907DD11400	Just s of 45 Skyline	0.18	0.12	No	0	Vacant sloping conforming parcel in contig own w three TL's to s & 1048 Valley (Ellsberg).
80907DD11500	Just s of TL 11400	0.20	0.13	No	0	Vacant sloping conforming parcel in contig own w three TL's & 1048 Valley (Ellsberg).
80907DD11600	Just s of TL 1500	0.22	0.15	No	0	Vacant sloping conforming parcel in contig own w three TL's & 1048 Valley (Ellsberg).
80907DD11700	City open space behind homes on Skyline, Valley & Kensington	0	0	No	0	Vacant city-owned sloping 10.53 ac parcel not on BLI; not id'd as part of trail or park system. Field checked: Steep slopes on east portion; ravine bisects parcel; mod to steep slopes on west portion. Areas mapped <25% fragmented and surr by areas >25%. Significant dev constraints; parcel does not appear conducive for dev. City: Deduct steep slopes, ravine. Initial conclusion: Do not add to BLI. DLCDC: Need add'l justification. City: Title search indicates “dedicated to the public”. Final conclusion: Not buildable. Leave off of BLI.
80907DD13000	Just w of 133 Grand	0.17	0.17	Yes	-0.17	Now part of TL's 13101 & 13102., Formerly part of TL's 13000 & 13300 (on BLI); in contig own w 133 Grand (Farmer). City: New SFD w lot reconfig. & deed restrict on bldg. 0 bldble ac remaining. Remove fr BLI.
80907DD13300	Just s & w of 133 Grand	0.22	0.22	Yes	-0.22	Now part of TL's 13101 & 13102. Formerly part of TL's 13000 & 13300 (on BLI); in contig own w 133 Grand (Farmer). City: New SFD w lot reconfig. & deed restrict on bldg. 0 bldble ac remaining. Remove fr BLI.
80918AA00300	Just n of 1048 Valley	0.22	0.16	No	0	Vacant sloping conforming parcel in contig own w 1048 Valley & several parcels to n & s (Ellsberg).
80918AA00500	20' s of 1048 Valley	0.11	0.11	No	0	Vacant sloping nonconforming parcel (40' width) in contig own w 1048 Valley & several vacant parcels to n & s (Ellsberg); adjacency w vacant contig-owned parcels offers flexibility for future dev.
80918AA00600	Just s of TL 500 (above)	0.14	0.14	No	0	Vacant sloping conforming parcel in contig own w 1048 Valley & several parcels to n & s (Ellsberg).
80918AA00700	Just n of 1080 Valley	0.20	0.20	No	0	Vacant sloping conforming parcel in contig own w 1048 Valley & several parcels to n & s (Ellsberg).

Neighborhood Cluster No. 1 – West End		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80918AA01001	Btw 11090 Valley & 110 Kensington	0.08	0.08	Yes	-0.08	Vacant sloping nonconforming 30' x ~115' (3457 sq ft) parcel in contig own w 1090 Valley (Stephens); City Legal Lot Determination would not allow add'l du on parcel; R-1 zone; not considered viable variance candidate given n'hood cond's (larger lot parcelization). Remove from BLI as no viable opp for add'l du on parcel exists (avoid skewing (over-inflating) supply of buildable land). City: Agree, remove fr BLI.
80918AA01300	Btw 140 & 170 Kensington	0.28	0.28	No	0	Vacant conforming lot in est n'hood.
80918AA04000	Behind (n of) 228, 258 & 288 Kensington	0	0	Yes	0.05757	Vacant city-owned sloping 250' x 100' (0.57 ac) parcel abutting larger vacant city-owned TL 11700 to n; not on BLI. Discuss w city. City: May be buildable, deduct steep (>25%) areas, add remainder to BLI. WPDS: GIS confirms parcel mapped almost wholly as >25% slope. Impractical to add small slivers (~0.02 ac & ~0.04ac) of <25%land along n&s borders to BLI as buildable, thus, no chg to BLI calc's. DLCD: Insufficient justification to classify as non-buildable; add non-steep portions to BLI.
80918AA10200	Btw 214 & 252 Madison	0.10	0.10	No	0	Vacant 44' x 100' (4400 sq ft) parcel. Nonconf lot per R1 zone std's; City Legal Lot Determination would not allow add'l du but parcel is considered reasonable candidate for variance given slight relief needed and n'hood cond's.
80918AA10800	228 Niagara	0.23	0.23	Yes	-0.23	New SFR built in 2006. Remove from BLI.
80918AB00900	Along n side platted W Kensington acr str fr TL's 2003-2006; abuts TL's 902 & 903	0	0	Yes	0.74	Vacant city-owned 0.74-acre parcel (<i>prev id'd as 0.62 ac per assessor records</i>) not on BLI that abuts other privately-owned vacant parcels included on BLI. Field checked: Mod slopes, no mapped steep slopes. City reviewed, ok'd.
80918AB00902	E of 165 Skyline & behind (s of) 145-155 Skyl; contig w TL's 900, 903 & 905	0.41	0.41	No	0	Vacant parcel fronts on platted Lisbon & end of W Jerome.
80918AB00903	Behind (s of) 135 Skyline; contiguous w TL's 900, 902 & 905	0.22	0.22	No	0	Vacant interior lot w alley (platted Center St) frontage; contig own w-135 Skyline (Wilson).
80918AB00905	Behind (s of) 135 Skyline; contig w TL's 902 & 903	0.18	0.18	No	0	Vacant interior lot w alley (platted Center St) frontage; contig own w 135 Skyline (Wilson).
80918AB02003	Along s side platted W Kensington btw 25 & 195 W Kensington	0.31	0.31	No	0	Vacant parcel. Section of W Kensington must be built to service parcel. Field checked: Road improvements & development appears doable given moderate slopes & flats on ridge top.
80918AB02004	Contiguous to TL 2003	0.67	0.67	No	0	Vacant parcel. Section of W Kensington must be built to service parcel. Field checked: Road improvements 7 development appears doable given moderate slopes & flats on ridge top.
80918AB02005	Contiguous to TL 2004	0.58	0.42	No	0	Vacant parcel. Section of W Kensington must be built to service parcel. Field checked: Road improvements 7 development appears doable given moderate slopes & flats on ridge top.

Neighborhood Cluster No. 1 – West End		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80918AB02006	Contiguous to TL 2005	0.49	0.49	No	0	Vacant parcel. Section of W Kensington must be built to service parcel. Field checked: Road improvements 7 development appears doable given moderate slopes & flats on ridge top.
80918AB03201	Btw 163 Lexington & 1215 2nd	0.11	0.11	No	0	Vacant 50' x 100' (5000 sq ft) conforming lot; contig own w 163 Lex (Honl) & TL 3302. R1/R2 zone break along s lot line.
80918AB03302	Behind (s of) TL 3201	0.03	0.03	Yes	-0.03	Vacant 25' x 50' (1250 sq ft) nonconforming interior lot that offers no add'l dev opp beyond extra yard area for TL 3201. Remove this land fragment from BLI so 0.03 ac does not skew (inflate) calculated supply of buildable land in R2 zone.
80918AB03500	USCG prop along s side W Lexington	1.57	0.56	No	0	Vacant sloping parcel includes Primary Trail identified on City's Urban Trails Map; slide on ~50% of prop. Field checked: Moderate to steep slopes, ravine, forested. City: Get USCG map w trails, deduct 100' wide trail corridors fr bldble acres. WPDS: Done. Trail bisecting parcel id'd on USCG map. Trail corridor, steep slopes and ravine across sw portion result in 0 buildable acres on parcel. Remove fr BLI. DLCD: Insufficient justification to classify as non-buildable; add non-steep portions to BLI. City engineering review determines development on non-steep portions is practical. Thus, no change to BLI needed.
80918AB03900	Along n side W Lex acr strt fr TL's 3500, 4000	1.15	0.83	No	0	Vacant city-owned sloping parcel. Field checked: Moderate to steep slopes. City: Keep on BLI, ok.
80918AB04000	SW cnr Lex & platted 1st; acr strt fr 20 W Lex	2.17	0.56	Yes	-0.56	Vacant city-owned sloping parcel includes Primary Trail id'd on City's Urban Trail Map; silde on ~10% of prop. Field checked: Moderate to steep slopes, ravine, forested. City: Omit as trails. DLCD: "Net" vs "Gross" already acct's for public use areas such as trails; add'l justification needed. City: Title search indicates "dedicated to the public". Conclusion: Not buildable. Remove from BLI.
80918AC01403	S Side Gara Pl just e of 919 Gara Pl	0.16	0.16	No	0	Vacant conf parcel in est n'hood; contig own w 919 (Rautio)
80918AC02002	NE cnr W Niagara & W Clatsop	0.16	0.16	No	0	Vacant conforming parcel surr by residential development.
80918AC02100	Just e of 940 W Clatsop; n side dead end rd	1.04	1.04	Yes	-1.04	Vacant city-owned parcel. Field checked: Steep ravine; part of natural drainage corridor. Remove from BLI – impractical for development. DLCD: Drainage corridors already acct'd for in "Net" vs "Gross" distinction; add'l justification needed. City: Title search indicates "dedicated to the public". Conclusion: Not buildable. Remove from BLI.

Neighborhood Cluster No. 1 – West End		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80918AC02200	USCG property along n side of W Niagara	3.05	1.64	Yes	-1.40	Vacant sloping parcel bisected by Primary Trail identified on City's Urban Trails Map. City: Get USCG map w trails, deduct 100' wide trail corridors fr bldble acres. WPDS: Done. Deduct 0.43 ac for trail corr & 0.24 ac for ravine at nw section. DLCD: Disagree with methodology; cannot deduct trails; redo analysis. City engineer determines 0.24ac portion of parcel is buildable; remainder is not practical for dev.
80918AC02300	USCG Housing; 971-975 Alameda, et al	16.06	7.90	Yes	-7.90	Partially-vacant sloping parcel includes several Primary Trails identified on City's Urban Trails Map. Field checked: Moderate to steep slopes, forested. City: Get USCG map w trails, deduct 100' wide trail corridors fr bldble acres. WPDS: Done. Deduct 1.53 ac for trail corridors. DLCD: "Net" vs "Gross" distinction already accts for public use areas such as trails; add'l justification needed. City: Title search indicates "dedicated to the public". Conclusion: Not buildable. Remove from BLI.
80918AC02600	End of Denver Pl; s side W Clatsop dead end	1.03	1.03	Yes	-1.03	Vacant city-owned parcel. Field checked: Steep ravine; wetlands present; part of natural drainage corridor. Remove from BLI – impractical for development. DLCD: drainage corridors already acct'd for in "Net" vs "Gross" distinction; add'l justification needed. City: Title search indicates "dedicated to the public". Conclusion: Not buildable. Remove from BLI.
80918AD09001	Btw 383 Klaskanine & 1529 4 th	0.06	0.06	Yes	-0.06	Vacant 25' x 97.5' (2438 sq ft) lot in contig own w 383 (Simberlund); nonconf lot per R2 zone std's; aggregate holding = 7313 sq ft; City Legal Lot Determination would not allow add'l du; not considered viable variance candidate given extent of relief needed and n'hood conditions.
80918AD11200	Btw 295 Klaskanine & 1533 3 rd	0.06	0.06	Yes	-0.06	Vacant 50' x 50' (2500 sq ft) parcel in contig own w 1533 (Boutwell); nonconf lot per R2 zone std's; aggregate holding = 5900 sq ft; City Legal Lot Determination would not allow add'l du; not considered viable variance candidate given extent of relief needed and n'hood conditions.
80918AD12000	Just e of TL 12800 (above) & w of 15559 4 th	0	0	Yes	0.15959	Vacant city-owned 0.16-acre parcel; not on BLI. Field checked: Apparent ravine. City: Ravine; not buildable. DLCD: Insufficient justification to remove from BLI; add non-steep portions to BLI.

Neighborhood Cluster No. 1 – West End		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80918AD12800	USCG housing; 191-195 Klaskanine, et al	0	0	Yes	2.40	Partially vacant USCG parcel not on BLI; s portion abuts South St; no mapped slopes > 25% or trails. Field checked: Steep behind existing USCG duplexes along Yocona Pl. Ravine/drainage corridor btw duplexes and dev at end of W Clatsop further to east. City: Get USCG map w trails, deduct 100' wide trail corridors fr bldble acres. Conclusion: Do not add to BLI due to sig dev constraints. DLCD: Insufficient justification to leave off of BLI; add non-steep and non-built areas to BLI.
80918AD12900	7 W Klaskanine	0	0	Yes	0.11478	Partially vacant 0.29 acre parcel w SFR oriented on e portion of parcel; poss LLA w TL12800 (to extend w prop line to Yocono Pl); allocate 5000 sq ft for one add'l SFR. Field checked. City: Private yard; sufficient reasoning for pv designation.
80918AD13100	Bound by Klaskanine along south bndry, USCG housing on west, platted Niagara on north, and 2 nd St parcels on east	5.94661	5.86274	No	0	Vacant city-owned lg parcel w no id'd trails. Field check: Mod slopes, appears conducive for dev. New primitive rd accessing parcel fr Klaskanine built in 2009.
80918BA00200	Btw 253 & 275 W Irving	0.15	0.15	No	0	Vacant conforming parcel; contig own w 253 Irv (Thorsness)
80918BA04300	Just s of 369 W Lexington	0	0	Yes	0.35318	Vacant city-owned 0.35 ac (prev id'd as 0.34 ac per assess rec) parcel not on BLI btw 305 & 369 W Lex; compare to TL 4302 that is on the BLI. Field checked: Mod/steep slope in area of view homes. No mapped steep slopes. City: Check slope but could be ok site. Conclusion; Add to BLI.
80918BA04301	305 W Lexington	0.16	0.16	Yes	-0.16	New SRF built in 2003. Remove from BLI.
80918BA04302	Just n of 305 W Lexington	0.24	0.24	Yes	-0.1237	Vacant parcel in contig own w 305 Lex (D Neikes); s portion encumbered by SFR at 305 W Lex. Retain 5000 sq ft (0.1148 ac) for one add'l SFR on parcel. City reviewed, ok'd.
80918BA04700	NW cor W Kens & Pacific; just e of 308 Lex	0.11	0.11	No	0	Vacant nonconforming irreg-shaped (4796 sq ft) lot. Contig ownership w 308 W Lex (Gilbert) adds flexibility to dev opp.
80918BA04701	Just s of 211 W Kensington	0	0	No	0	Potentially redevelopable parcel not on BLI that contains \$4k outbuilding in conj w 211 W Kens (contig ownership: Stull). Compare to TL 4700 (above). Field checked: Parcel encumbered by dev at 211 Kensington; frt yd setback var would be needed; n'hood cond's not conducive. Leave off BLI. City: Part of TL 5200. Area req'd for lot covg., setback; not vacant.
80918BA06000	Portion of W Lexington public right of way	0.83	0.83	Yes	-0.83	Confirm status of r-o-w and update BLI/maps accordingly. TL6000 is a canceled tax id account. Field check: Very steep parcel below W Lexington; impractical for development. Remove from BLI. City: Yes, remove. Now part of access for back lots.

Neighborhood Cluster No. 1 – West End		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80918BA06400	Btw 468 & 472 Pleasant	0.13	0.13	No	0	Vacant nonconforming ~40' x 139' (5560 sq ft) parcel. Considered viable candidate for variance (if nec) given ~5' width deficiency, n'hood cond's & contig ownership w 468 Pleasant (Graves) [may add flexibility to future dev plan (ie, LLA)]. City: Currently in foreclosure.
80918BA06900	299 W Lexington; sw cnr W Lexington & Pacific; just s of 305 W Lex; parcel is surr by W Lex r-o-w	0.04	0.04	Yes	-0.04	Vacant city-owned nonconforming 40' x 45' (1800 sq ft) parcel surr by Lexington Ave. public r-o-w (Resolution No. 51-43). Field checked: City utility structure occupies parcel. Remove from BLI. City: Yes, remove.
80918BA07200	Btw 450 & 468 Pleasant	0.15	0.07	Yes	-0.07	Partially vacant ~45' x 147' (6645 sq ft) conforming parcel in contig own w 468 Pleasant (Graves); contig ownrshp could add flex for future dev. (redev instead of pv?). Field checked: No opp for dev; appx. 20 ft btw homes; very steep behind homes. City: Required access & parking for 468 Pleasant; bldg encroaches. Remove fr BLI.
80918BA07500	Btw 405 & 435 Pleasant	0	0	No	0	Vacant city-owned 0.53-acre parcel (<i>prev id'd as 0.45 ac per assess rec</i>) above Gray School not on BLI. Compare to other vacant parcels in vicinity that are included on BLI. Field checked: Mod/steep slope some flat at steet. City: Some steep slopes. Possible site – have not sold due to block neighbors' views. Conclusion: Do not add to BLI.
80918BA07700	354, 358, 362 Niagara	0.17	0.17	Yes	-0.17	New parcelization. Hyland partitions. BLI maps do not reflect current lot config's. Built-out? Any vacant buildable parcels per partition plats? Check intent of future dev on recently-partitioned parcels w city. See city comments below.
80918BA07800	354, 358, 362 Niagara	0.08	0.08	Yes	-0.0505132	City: New LLA. TLs 7701, 7702, 7703, 7704, 7705. By 2010 will have 7 buildable lots total. 3 have homes now. See add'l comments fr WPDS for TL 8200 (below).
80918BA08100	Just e of TL's 8101 & 8102 (below)	0.09	0.09	No	0	Vacant 45' x 89' (4027 sq ft) nonconf lot in contig own w TL's 8101, 8102 & 11600; contig ownership adds flex to dev opp.
80918BA08101	Just e of 445 Pleasant	0.10	0.10	No	0	Vacant 50' x 89' (4430 sq ft) nonconf lot in contig own w TL's 8100, 8102 & 11600; contig ownership adds flex to dev opp.
80918BA08102	Just e of TL 8101 (above)	0.09	0.09	No	0	Vacant 45' x 89' (3984 sq ft) nonconf lot in contig own w TL's 8100, 8101 & 11600; contig ownership adds flex to dev opp.
80918BA08200	354, 358, 362 Niagara	0.24	0.24	No	0	WPDS: Allocate 5000 sq ft of vacant buildable land per each (4) SFD yet to be developed (4 x 5000 sq ft = 20,000 sq ft). Reflect this total acreage (0.46) in the applicable columns for this Hyland sub-cluster of parcels.
80918BA08400	Btw 195 W Jerome & 218 W Kensington	0.15	0.15	No	0	Vacant conforming lot w contig own w 218 Ken (Hunsinger)
80918BA09401	Just w of 165 Skyline	0.12	0.12	No	0	Vacant ~68' x 76' (5174 sq ft) nonconforming lot in contig own w 165 Skyline & TL 9500 (Forrester). Considered viable candidate for variance (if nec) due to ~14' depth deficiency & contig ownership for added flexibility (ie, LLA).

Neighborhood Cluster No. 1 – West End		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80918BA09500	Just s of 165 Skyline w frontage on W Jerome	0.26	0.26	No	0	Vacant conforming parcel in est n'hood. In contig own w 165 Skyline (Forrester). Field checked: Mod slope; in area of homes. City: OK as buildable.
80918BA09600	E of TL 9700 (below)	0.36	0.36	No	0	Vacant parcel along s side of W Jerome at end of improved rd. Field checked: Mod/steep slope; area of homes. City: Maxted-owner; steep w areas of fill. Expect geo engr upon dev.
80918BA09700	E of TL 10002 (below)	0.35	0.35	No	0	Vacant parcel along s side of W Jerome ~200' e of 193 W Jerome. Field checked: Mod/steep slope; area of homes. City: Maxted-owner; steep w areas of fill. Expect geo engr upon dev.
80918BA09800	Just e of TL 9901 (below)	0.25	0.25	No	0	Vacant conforming parcel in est n'hood; contig own w TL 9901 (Maxted).
80918BA09801	Just e of 191 W.Irving; acr str fr 180 & 198 Irv	0.20	0.20	No	0	Vacant conforming parcel in est n'hood.
80918BA09901	Just e of 208 W Jerome	0.46	0.46	No	0	Vacant conforming parcel in est n'hood; contig own w TL 9800 (Maxted).
80918BA10000	50' e of 190 W Kensington	0.79	0.79	No	0	Vacant parcel along n side of platted W Kensington. Section of road : would need to be improved to serve future bldg's. Field checked: Mod slope; area of homes. City: Maxted-owner; steep w areas of fill. Expect geo engr upon dev.
80918BA10001	E of 193 W Jerome	0.11	0.11	No	0	Vacant 4774 sq ft nonconf parcel (R1 zone); contig own w TL 10002 to e adds flex (ie, LLA) to dev opp.
80918BA10002	E of TL 10001 (above)	0.14	0.14	No	0	Vacant 6800 sq ft conf parcel; contig own w TL 10001 to w (Hill). Hill also owns 195 W Jerome.
80918BA10003	Just e of 190 W Kensington	0.10	0.10	No	0	Vacant nonconforming 50' x 91' (4385 sq ft) lot. Considered viable variance candidate given no contig ownership, n'hood cond's & parcel is orig subdivision lot (Lot 7).
80918BA10100	193 W Jerome	0.23	0.23	Yes	-0.23	New SFR built in 2008. Remove from BLI.
80918BA11600	Just w of 475 Pleasant	0.10	0.10	No	0	Vacant ~63' x 66' parcel (4163 sq ft) nonconf lot in contig own w TL's 8100, 8101 & 8102; Merritt
80918BA11700	354, 358, 362 Niagara	0.19	0.19	No	0	Point of clarification (per comments above), 0.46 acres of available vacant land has been accounted for in the BLI Acres & Net Change columns for this Hyland parcel sub-cluster [TLs 7700, 7800, 8200 & 11700]. TL 7700 and part of TL 7800 are assumed to contain the acreage already occupied by the 3 existing SFD's thus the corresponding reduction in available buildable land in the applicable Net Chg column. TLs 8200, 11700 & part of 7800 are assumed to contain the 20,000 sq ft (0.46 ac) of vacant buildable land needed to support the 4 future SFDs.
80918BD00300	Behind (s of) 347 & 353 W Niagara w frontage on platted Alameda	0.19	0.19	No	0	Vacant conforming parcel; portion of Alameda must be improved to service parcel.

Neighborhood Cluster No. 1 – West End		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80918BD01000	Behind (sw of) 333 W Niagara w frontage on platted Alameda; just e of TL 300 (above)	0.23	0.23	No	0	Vacant conforming 50' x 100' (5000 sq ft) lot in contig own w TL 1001 & 333 W Niagara (Switzer)
80918BD01001	Behind (sw of) 333 W Niagara w frontage on platted Alameda; just e of TL 1000 (above)	0.11	0.11	No	0	Vacant conforming 100' x 100' (10,000 sq ft) parcel in contig own w TL 1000 & 333 W Niagara (Switzer)
80918BD01501	Just s of 820 Alameda	0.25	0.25	No	0	Vacant conforming parcel adjacent to 1 st Congregational Church (contiguous owner); frontage on platted Alameda.
80918BD05400	Btw 867 & 893 Florence	0.12	0.12	Yes	-0.12	Vacant nonconforming 62' x 82' (5090 sq ft) parcel in contig own w TL 7600. City: Ded bldg encl & prkg for 867 Florence. No opp for add'l dev. Remove fr BLI.
80918BD07600	N of TL 5400 (above)	0.06	0.06	No	0	Vacant nonconforming irreg-shaped parcel in contig own w TL 5400. Aggregate holdings would facilitate development.
80918BD07603	Behind (n of) 909 Florence	0.23	0.23	No	0	Vacant conforming parcel in contig own w 909 Florence (Niemi); Glasgow will need to be improved to serve parcel.
80918BD07604	Behind (n of) 901 Florence	0.18	0.18	No	0	Vacant conforming parcel in contig own w 901 Florence (Onkka); Glasgow will need to be improved to serve parcel.
80918BD08700	Behind (s of) 908, 912 & 916 Alameda w frontage on platted Glasgow	0.41	0.41	No	0	Vacant conforming parcel; Glasgow will need to be improved to service parcel.

Appendix B. Master List of Investigated Parcels

Neighborhood Cluster No. 2 – Coxcomb		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
809160001100	Pipeline Rd prop abutting Column prop on 3 sides	4.81	0.62	No	0	Vacant sloping parcel. Spreadsheet shows 1.20 acres developed. J Neikes owner. City: Possible old quarry site.
809170000501	S Side Coxcomb Dr ~800' e of 1600/1610 Coxcomb Dr	2.11	0.47	No	0	Vacant sloping parcel abuts Column property. Contig own w TL's 3000, 3200 & 3300 (Malchow). Field checked: Steep slopes; challenging bldg site; BLI accounts for 25% sloped land. City: Field check & deduct steep areas.
80917AB01301	Behind (s of) 1731 Jerome	0.15	0.15	No	0	Vacant conforming parcel in contig own w 1731 Jerome (Blumberg). City: Ded bldg encl. <i>Remove fr BLI?</i>
80917AB02400	NE cnr 15 th & Coxcomb; just w 1526 Coxcomb	0.17	0.00	No	0	Vacant sloping parcel in contig own w 1526 Coxcomb
80917AB02501	Btw 1556 & 1592 Coxcomb	0.04	0.04	Yes	-0.04	Encumbered by SFR on TL 2200 (1556 Coxcomb; contig own: Banholzer) Remove from BLI. City: OK.
80917AB02601	Just e of 1320 15 th	0.17	0.17	No	0	Vacant conforming 50' x 150' lot in contig own w 1320 15 th (Nybakke)
80917AB02602	Just w of 1570 Niagara	0.17	0.17	No	0	Conforming 50' x 150' lot; s part in mapped slide area.
80917AB02605	Just n of 1570 Niagara w frontage on Madison	0.17	0.17	No	0	Vacant conf 50' x 150' lot in contig own w 1570 Madison (Robitsch)
80917AB03000	SE cnr 16 th & Coxcomb; across street from 1600/1610 Coxcomb	0.83	0.45	No	0	Vacant sloping parcel near Column property. Malchow prop. Field checked: Steep slopes; challenging bldg site; BLI accounts for 25% sloped land. City: Field check & deduct steep areas.
80917AB03200	Btw TL's 501 & 3000 (above)	1.32	0.36	No	0	Vacant sloping parcel near Column property. Malchow. Field checked: Steep slopes; challenging bldg site; BLI accounts for 25% sloped land. City: Field check & deduct steep areas.
80917AB03300	Btw Pipeline Rd & platted 17 th	3.74	3.74	No	0	Vacant sloping parcel near Column property; frontage on Pipeline Rd, Malchow. Field checked: Moderate slopes; heavily forested. City: Was for sale but steep in areas. Field check & deduct steep areas.

Appendix B. Master List of Investigated Parcels

Neighborhood Cluster No. 3 – Uppertown West, 15 th - 23 rd		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80908DC00701	Next to (e of) 690 18 th (east end of Grand)	0.06	0.06	Yes	-0.06	Vacant nonconforming 48' x 50' lot in contig own w 690 18 th (Brown). SE portion in mapped slide area. City Legal Lot Determination would not allow add'l du on parcel. Remove from BLI. City: OK.
80908DC01700	Behind (n of) 1766 Grand	0.11	0.11	No	0	Vacant nonconforming interior 50' x 94' parcel in contig own w TL 3200 (above); county sliver parcel (TL 3100; above) separates this parcel w owner (Norman – 1766 Grand).
80908DC01800	Behind (s of) 1741 Franklin; next to (e of) TL 1700 (above)	0	0	No	0	Vacant city-owned interior sloping conforming 50' x 100' parcel. 100% steep slopes. Field checked: Very steep. Add to BLI (map) with no net increase in buildable land or leave off BLI? What should the map look like? Discuss w city. City: Combined gives access to street – if deduct steep can it have a SFD? WPDS: No, GIS confirms all three contiguous parcels as >25% slope. Leave off BLI. No chg to map or any calc's.
80908DC02400	Btw 630 & 656 17 th	0.11	0.11	Yes	-0.11	Vacant conforming 50' x 100' parcel; steepens towards rear (w) side of lot. City: 630 17 th SFD partially on this lot. Remove fr BLI.
80908DC02800	Btw 690 17 th & 1766 Grand	0	0	No	0	Vacant city-owned sloping nonconforming 50' x 50' parcel; not on BLI; 100% steep slopes. Field checked: Very steep. Add to BLI (map) as vacant w no net increase in buildable land or leave off BLI? Could be assembled w TL 2900 to conform. See notes on TL 1800 (above).
80908DC02900	Btw 690 17 th & 1766 Grand; behind (n of) TL 2800 (above)	0	0	No	0	Vacant city-owned interior sloping nonconforming 50' x 50' parcel; not on BLI; 100% steep slopes. Field checked: Very steep. Add to BLI (map) as vacant w no net increase in buildable land or leave off BLI? Could be assembled w TL 2800 to conform. See notes of TL 1800 (above).
80908DC03100	Just n of 677 18 th & 1766 Grand	0	0	Yes	0.02	Vacant county-owned nonconforming 6' x 150' sliver abuts three other vacant parcels; not on BLI; this acreage could be assembled w others for dev. Add to BLI. City: OK.
80908DC03200	Btw 645 & 677 18 th	0.10	0.10	No	0	Vacant nonconforming 44' x 100' parcel in contig own w TL 1700 (Norman); abuts vacant county-owned 6' x 150' sliver.
80908DC03400	NW cnr 18 th & Grand; just e of 1766 Grand	0	0	Yes	0.11478	Parcel w apparent bldg. Field checked: Good redevelopment potential in est n'hood. Double-car garage on parcel (in conj w 1766 Grand; contig owner) in rough shape. Add to BLI as redevelopable.
80908DC03601	NW cnr 17 th & Grand; next to (s of) 677 17th	0.11	0.11	No	0	Vacant conforming 50' x 100' parcel.

Neighborhood Cluster No. 3 – Uppertown West, 15 th - 23 rd		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80908DC04100	Btw 677 17 th & 1681 Franklin	0.06	0.06	Yes	-0.06	Vacant nonconforming 25' x 100' lot in contig own w 677 17 th (Newenhof); SFR on 677 17 th would need to be redeveloped into a duplex or mult-fam to apply this parcel's acreage towards add'l du(s). SFR RMV=178k; assume SFR remains as-is given substantial investment. Thus, remove parcel from BLI. City: OK.
80908DC05401	Behind (s of) Grace Church & behind (e of) 660 15th	0.09	0.09	No	0	Vacant interior nonconforming 40' x 100' parcel in contig own w Grace Church; abuts vacant parcel to south; poss dev opp or in conj w church
80908DC05402	Just w of 1574 Grand	0.25	0.25	No	0	Vacant conforming 100' x 100' parcel.
80908DC07800	SW cnr 18 th & Grand; just w of TL 8600 (above); just e of 1711 Grand	0	0	Yes	0.11624	Vacant county-owned 0.6 ac sloping parcel; not on BLI; compare to TL's 8600 & 8700 (above). Easterly 2/3 of parcel in mapped slide area. Parcel ~80% >25% slope w small "donut" areas of <25% slope evident. Field checked: Steep. Conclusion: Leave off BLI – to add "donut" areas as buildable would skew/inflate amt of avail buildable land in city. "Donut" areas considered inaccessible and impractical for dev given surrounding >25% lands. Discussed methodology w city; ok. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80908DC08600	1800 block of Grand (south side)	0	0	Yes	0.33404	Vacant county-owned 1.03 ac sloping parcel; not on BLI; ½ city block; abuts TL 8700 (above) that is on BLI; west portion abuts mapped slide area. Parcel ~80% >25% slope w small "donut" areas of <25% slope evident. Field checked: Steep. Conclusion: Leave off BLI – to add "donut" areas as buildable would skew/inflate amt of avail buildable land in city. "Donut" areas considered inaccessible and impractical for dev given surrounding >25% lands. Discussed methodology w city; ok. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80908DC08700	1800 block of Irving (north side)	1.03	0.37	Yes	-0.37	Vacant city-owned sloping parcel; ½ city block; west portion in mapped slide. Field checked: Steep ravine. Remove from BLI given steep slopes, ravine & presence of active slide. City: OK.
80908DC09000	Btw 1829 & 1893 Irving	0	0	No	0	Vacant city-owned sloping conforming 0.17 ac parcel; irreg shape; ~100% steep slopes; possibility of providing access to vacant TL 9001. Field checked: Steep. City: Steep; ok to leave off BLI.
80908DC09001	Just e of 1829 Irving	0.29	0.09	No	0	Vacant sloping interior conforming 125' x 100' parcel in contig own w 1829 Irving (Watson); contig own & adj vacant parcel may assist dev. Field checked: Steep.
80908DC09002	behind (e of) 1808 Jerome	0.24	0.24	No	0	Vacant interior conforming 105' x 100' parcel in contig own w 1808 Jerome (may assist in providing access).
80908DC09200	SE cnr 18 th & Irving	0.17	0.05	No	0	Vacant sloping conforming 50' x 150' lot. Field checked: Steep ravine; BLI accounts for slopes >25%. City: Sewer line encroachment.

Neighborhood Cluster No. 3 – Uppertown West, 15 th - 23 rd		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80908DC09700	SW cnr 18 th & Irving	0.17	0.02	No	0	Vacant sloping conforming 50' x 150' lot. Steep ravine; BLI accounts for slopes > 25%.
80908DD00100	SW cnr platted 23 rd & platted Franklin	0	0	No	0	Vacant sloping 50' x 100' parcel wholly within mapped Irving slide area; not on BLI; pvt owner; add to BLI, use GIS to det amt bldable acreage. City: Steep, no access. Add unless steep. Conclusion: Steep parcel in slide. Do not add to BLI as buildable.
80908DD00200	Just w of TL 100 (above)	0	0	No	0	Vacant city-owned sloping 50' x 100' parcel wholly within mapped Irving slide area; not on BLI; leave off BLI due to active slide & reassess in next 20-year study. City concurs.
80908DD00300	Just e of 2233 Franklin	0	0	Yes	0.22387	Vacant sloping 100' x 100' parcel provides access (graveled drive) to 2233 Franklin (contig own: Okoniewski); entirely within Irving slide; not on BLI; add to BLI, use GIS to det bldable acreage. City: Portion of lot req'd for TL 400 to be legal. Conclusion: Difficult lot to dev w mapped slopes > 25% throughout. Do not add to BLI as buildable due to significant dev constraints. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80908DD00600	Above (s of) 2209 & 2233 Franklin	0	0	No	0	Vacant city-owned sloping 0.45 acre parcel entirely within Irving slide; not on BLI; leave off BLI due to active slide & reassess in next 20-yr study? Field checked: Steep. City concurs.
80908DD00700	2100 blocks of Franklin (s side) & Grand (n)	0	0	No	0	Vacant city-owned sloping 1.14 ac parcel in mapped Irving slide area; not on BLI; leave off of BLI due to active slide & reassess in next 20-year study. City concurs.
80908DD00800	NW cnr platted 22 nd & platted Grand	0	0	Yes	0.10	Vacant county-owned sloping 100' x 150' parcel in mapped Irving slide area; not on BLI. City: Deduct steep (>25%) areas. Conclusion: Do not add to BLI; less than 0.1 ac less than 25% slope in three non-contig fragments. Access imp's for parcel would traverse slide & steep slopes. Not conducive for dev due to sig constraints. Do not add to BLI. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80908DD00900	SW cnr Franklin & platted 21 st	0.09	0.09	No	0	Vacant nonconforming 50' x 75' (3750 sq ft) parcel; no contig ownership; may be granted exception to lot size per ADC 3.170. In Irving slide area. City: OK, keep.
80908DD01000	Just w of TL 900 (above); along s side Frankl	0	0	No	0	Vacant city-owned sloping 0.6 ac parcel in mapped Irving slide area; not on BLI; leave off of BLI due to active slide. City: Geo issues; leave off BLI.
80908DD01100	S side platted Grand btw 20 th & 21 st	0	0	Yes	0.14279	Vacant steep 100' x 150' parcel in mapped Irving slide area not on BLI; privately-owned (Sass); use GIS to det amt buildable acreage. 0.14 ac < 25% mapped slope. Access imp's must traverse areas > 25% slope. Steep lot in slide area not considered conducive for dev. Do not add to BLI as buildable. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.

Neighborhood Cluster No. 3 – Uppertown West, 15 th - 23 rd		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80908DD01101	Just w of TL 1000 (above); s side of Franklin	0	0	No	0	Vacant city-owned sloping 50' x 150' parcel in mapped Irving slide area; not on BLI; leave off of BLI due to active slide. City: Geo issues; leave off BLI.
80908DD01300	E side platted 20 th appx 150' n of Franklin	0	0	No	0	Vacant city-owned sloping 50' x 100' parcel in Irving slide; not on BLI; leave off of BLI due to active slid. City: Geo issues; leave off BLI.
80908DD01400	NE cnr platted Grand & platted 20 th	0	0	Yes	0.05066	Vacant steep 50' x 100' parcel in Irving slide; not on BLI; privately-owned; use GIS to det amt buildable acreage. .05 ac <25% slope surr be areas >25% slope. Req'd road imp's must traverse areas >25% slope. Considered impractical for dev due to sign dev constraints. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80908DD01500	Just e of TL 1300 (above)	0	0	No	0	Vacant steep interior 50' x 100' parcel in Irving slide; not on BLI; privately-owned; use GIS to det amt buildable acreage. .09 ac <25% slope on most interior portion of lot. Req'd access imp's would traverse areas >25% slope on pvt prop. Considered impractical for dev due to sig dev constraints.
80908DD02100	1900 block of Grand (south side)	0	0	No	0	Vacant city-owned sloping 0.86 ac parcel not on BLI; ½ city block; part steep slope & mapped slide. Leave off of BLI due to active slide & reassess in next 20-yr study. Field checked: Steep. City: OK.
80908DD02200	Next to (n of) 1996 Irving	0	0	No	0	Vacant city-owned sloping conforming 50' x 100' parcel not on BLI; 100% steep slopes; abuts other vacant parcel (TL 2300 above). Discuss w.city. Field checked: Steep. City: Concur, leave off BLI.
80908DD02300	N side Irving btw 19 th & 20 th ; just e of 1996 Irving	0.34	0.09	No	0	Vacant sloping 100' x 150' parcel; abuts TL 2300 (below). Field checked: Steep; BLI accoutns for slopes>25%. City: Steep areas deducted; ok.
80908DD02400	NE cnr 19 th & Irving	0.34	0.21	No	0	Vacant city-owned sloping 100' x 150' parcel; abuts TL 2300 (above). Field checked: Steep but appears a bit more gradual than areas just to west; BLI accounts for slopes>25%.
80908DD02500	2000 block of Grand (south side)	0	0	No	0	Vacant city-owned sloping 1.26 ac parcel not on BLI; >1/2 city block; almost entirely in Irving Street slide. Leave off of BLI due to active slide & reassess in next 20-yr study? Field checked: Steep. City: OK.
80908DD03000	2100 blocks of Grand (s side) & Irving (n)	0	0	No	0	Vacant city-owned sloping 1.14 ac parcel in mapped Irving slide area; not on BLI; leave off of BLI due to active slide & reassess in next 20-year study? Field checked: Steep. City concurs.

Neighborhood Cluster No. 3 – Uppertown West, 15 th - 23 rd		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80908DD03100	NW cnr platted 22 nd & Irving	0	0	Yes	0.27	Vacant county-owned 100' x 150' parcel in mapped Irving slide area; not on BLI. Field checked: Steep. City: Deduct steep (>25%) areas and add remainder to BLI given non-city ownrshp. Add to BLI, steep lot but lg contiguous tract of land <25% on parcel. Smaller slivers of land >25% nr south edge of parcel appear able to be mitigated. Expect geo engr if developed.
80908DD03300	Just e of TL 3400 (above); abuts Grand	0	0	Yes	0.09355	Vacant county-owned parcel almost entirely in Irving slide; not on BLI. City: Deduct steep (>25%) areas and add remainder to BLI given non-city ownrshp. WPDS: 0.9 ac <25% slope. Field checked, very steep and difficult to access. Road imp's would traverse areas >25% slope. Considered impractical for dev. Do not add to BLI as buildable. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80908DD03400	Just e of 2208 Irving	0.52	0.34	No	0	Vacant sloping parcel mostly in mapped Irving slide with east edge out. BLI accounts for slopes>25%. Field checked: Steep.
80908DD03500	SE cnr platted 22 nd & platted Grand; just w of TL3400 (above) & s of 2208 Irving	0	0	No	0	Vacant city-owned sloping 100' x 150' parcel entirely in Irving slide; not on BLI; leave off BLI due to active slide & reassess in next 20-year study. Field checked: Steep.
80908DD03700	Just e of TL 3400 (above) along s side Irving	0	0	Yes	0.30541	Vacant city-owned sloping 100' x 150' parcel almost entirely e & s of mapped Irving slide; compare to TL 3400 (on BLI); not on BLI; add to BLI. Field checked: Steep. City: Edge of slide – deduct steep areas, add remainder to BLI. WPDS: 0.03 ac buffer to slide also deducted fr bldble acreage.
80908DD03900	2275 Irving	0	0	No	0	Redevelopable parcel(?) w only one SFR on 1.02 ac. Allocate 5000 sq ft as buildable if parcel appears conducive. Field checked: Very steep bank down to Irving. Existing narrow drive already serves 2261 & 2275 Irving. Access would have to come via Irving frontage; impractical given fire code, rd std's. Significant constraints to dev apparent. Do not add to BLI.
80908DD03902	End of 22 nd s of Irving; just s of 972 22 nd	0.15	0.15	Yes	-0.15	Vacant conforming parcel with west edge in Irving slide; contig own w 1042 22 nd to the south (Mansfield). City: Remove fr BLI; parcel may only be used as access for 1042 22nd.
80908DD04100	Btw 2261 Irving & 944 22 nd	0	0	No	0	Vacant city-owned conforming 50' x 100' parcel. Compare to TL 3900 (above). Field checked: Very steep bank down to Irving (see notes on TL 3900 above). Steep, platted rd not built. Leave off BLI. City: Possibly buildable? Conclusion: North part in slide. Leave off BLI.

Neighborhood Cluster No. 3 – Uppertown West, 15 th - 23 rd		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80908DD04400	End of platted 23 rd s of Irving; abuts 2275 Irv	0	0	Yes	0.22727	Vacant city-owned 0.21 ac parcel. Compare to TL 3900 (above). Field checked: Very steep bank down to Irving. Steep, platted rd (23 rd) to parcel not built. Leave off BLI. City: Possibly buildable? DLCD: Insufficient justification to classify as non-buildable; add non-steep portions to BLI.
80908DD04500	Above (s of) 2000-2200 blocks Irving	0	0	No	0	Vacant city-owned sloping 3.08 ac parcel entirely within mapped Irving slide area; not on BLI; leave off BLI due to active slide, treat same as city parcels? Field checked: Steep. City concurs.
80908DD04501	SW cnr 22 nd & Irving	0	0	Yes	0.34	Vacant county-owned 100' x 150' parcel wholly within mapped Irving slide area; not on BLI. Field checked: Steep. City: Add to BLI only non-steep (<25% slope) areas. WPDS: No mapped steep slopes.
80908DD04502	SE cnr platted 21 st & Irving	0	0	Yes	0.17	Vacant county-owned 50' x 150' lot wholly within Irving slide area; not on BLI. Field checked: Steep. City: Add to BLI only non-steep (<25% slope) areas. WPDS: No mapped steep slopes.

Appendix B. Master List of Investigated Parcels

Neighborhood Cluster No. 4 – Uppertown, 23 rd - 35 th		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80909CA03401	Just e of 725 33 rd (1 st Lutheran Church) & w of cemetery	0.08	0.08	No	0	Vacant nonconforming parcel on church grounds; field check to assure not in cemetery; poss. LLA w contig-owned parcel to west to conform. Leave on BLI unless parcel includes the cemetery. Field checked: Ample lawn area not in cemetery could support small SFD. Leave on BLI.
80909CA03800	Parking lot for 1 st Lutheran Church (725 33 rd)	0.12	0.12	Yes	-0.12	Vacant (parking lot) for church; field check; check off-street parking req's; also, TL 3900 (just to e) very similar (not on BLI). Field checked: Church parking lot. Remove fr BLI as parcel needed to meet church's off-str prkg req's.
80909CA04900	Behind (s of) 3349 Grand	0.11	0.11	No	0	Vacant conforming 50' x 100' parcel with alley access n contig own w 3349 Grand (Chestnut).
80909CA05200	Behind (n of) 3342 & 3360 Harrison	0.11	0.11	No	0	Vacant conforming 50' x 100' parcel with alley access.
80909CA05500	Behind (n of) 3372 Harrison	0.06	0.06	Yes	-0.06	Vacant nonconforming flag lot in contig own w 3372 Harrison (Johnson). Field checked: Existing n'hood dev. Encumbers potential for future access to parcel. City: Parcel is part of SFD at 3372 Harrison (req'd prkg & bldg encr). Remove from BLI.
80909CA06600	Just s of 3499 Grand	0.15	0.15	No	0	Vacant conforming parcel in contig own w 3499 Grand (Oliver)
80909CA06801	Just n of 3496 Harrison	0.13	0.13	No	0	Vacant nonconforming 75' x 75' (5625 sq ft) parcel in est n'hood. Nonconf status due to lot depth (90' min std); contig own (Cluver) acr str (80909CA04300); suitable candidate for variance, if nec.
80909CA07800	NE cnr Irving & platted 34 th	0	0	Yes	0.1929	Vacant city-owned sloping 150' x 150' parcel adjoining TL 8400 (above); not on BLI but compare to TL 8400 that is on BLI. Field checked: Steep, difficult to access. Mapped steep slopes throughout parcel inc surr r-o-w's. City: Deduct steep slopes. Conclusion: Do not add to BLI due to sig dev constraints. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80909CA08400	Behind (w of) 877 35 th ; parcel fronts on Irving	0.17	0.02	No	0	Vacant city-owned sloping conforming 75' x 100' parcel. Field checked: Steep. BLI accounts for slopes > 25%. City: OK.
80909CA08401	Just w of 877 35 th	0	0	No	0	Vacant nonconforming 25' x 100' parcel in contig own w 877 35 th ; not on BLI; adjacency with other vacant parcel (TL 8400) could avail dev opp. Field checked: Appears conducive for dev.; check status of dev at 877 35 th w city. City: Bldg encroachment results in 0 bldble acres. Leave off BLI.
80909CA09000	Just s 3393 Harrison	0	0	Yes	0.05348	Vacant nonconforming 50' x 75' (3750 sq ft) sloping parcel not on BLI; possible contig own w 3393 Harrison (Abraham, Carl); compare to TL 7700 (on BLI); contig own, alley, n'hood conditions conducive to dev. Field checked: Good access to parcel via 34th. Dev at 3393 oriented to front of lot leaving extra room for dev. Conclusion: Add to BLI, deduct areas > 25% slope.

Neighborhood Cluster No. 4 – Uppertown, 23 rd - 35 th		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80909CA09200	Btw 3344 & 3388 Irving	0.26	0.19	No	0	Vacant sloping parcel in contig own w 3388 Irving (Page).
80909CA09400	NE cnr Irving & platted 33 rd ; just w of 3344 Irving	0	0	Yes	0.03687	Vacant city-owned sloping conforming 75' x 150' parcel not on BLI. Field checked: Steep. ~90% parcel mapped steep slope. Only portion less than 25% abuts developed parcel to east. Conclusion: Do not represent this sm portion of parcel as being avail for dev; would skew/over-inflate avail supply of vacant res land in city. Dev impractical. Leave off BLI. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80909CA09801	Just e of 3171 Harrison	0.09	0.09	No	0	Vacant nonconforming 50' x 75' parcel in contig own w 3171 Harrison (Wood); City Legal Lot Determination would not permit add'l du on this parcel; n'hood appears conducive to variance, if nec; leave on BLI. City concurs.
80909CA10100	Behind (s of) 3115 Harrison	0.11	0.05	No	0	Vacant sloping nonconforming 50' x 94' (4700 sq ft) parcel in contig own w 3115 Haskell; contig own and/or slight deviation fr min lot size std (5000 sq ft) does not significantly diminish opp for new du on parcel; leave on BLI.
80909CA10200	S of 835 33 rd ; frontage on Irving	0.72	0.10	No	0	Vacant city-owned sloping parcel; road improvements needed to serve parcel. Field checked: Steep. BLI accounts for slopes >25%. City: OK.
80909CA10300	Adjacent to TL 10200 (above)	0	0	No	0	Vacant county-owned sloping small (0.03 ac) triangular-shaped parcel that abuts larger vacant TL 10200; not on BLI. 100% steep slopes so no chg to bldble acres, thus, leave off BLI. Field checked: Steep. City concurs.
80909CA10400	About 100' w of 3315 Irving	0	0	Yes	0.01901	Vacant county-owned sloping 0.43 acre parcel not on BLI; compare to TL's 10401 & 10402 (on BLI). Field checked: Steep. City: Deduct steep areas. Conclusion: Add to BLI despite presence of steep slopes. Lg lot size, strt frntge, adjacency to other vacant parcels improves opp for dev.
80909CA10401	Just e of 2991 Irving	0.12	0.12	Yes	-0.07777	Appears encumbered by 2991 Irving. Field checked: Parcel near bridge. Access difficult. ~50% mapped as steep slope but deduction not taken on orig BLI. Bldble acreage needs to be adjusted to account for areas >25% (use GIS). City: Deduct for bldg encroachment, as applicable. WPDS: Steep slope deduction and bldg enr (0.01 ac) has been taken.
80909CA10402	Just e of 2991 Irving	0.04	0.04	Yes	-0.04	Vacant nonconforming parcel in contig own w TL's 10401 & 10600 & 2991 Irving. 100% mapped steep slope results in 0 bldble acres. Orig BLI did not account for this condition. Adjust BLI calc's accordingly.

Neighborhood Cluster No. 4 – Uppertown, 23 rd - 35 th		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80909CA10600	Just e of 2991 Irving	0.14	0.14	Yes	-0.02	Appears encumbered by 2991 Irving. Field checked: Near bridge. Access difficult. High view potential. Double-check presence of steep slope using GIS (see notes on TL's 10401 & 10402 (above)); appears to have not been accounted for in orig BLI. City: Deduct for bldg encroachment. Conclusion: Deduct 0.01ac for bldg encl & 0.01 ac for steep slope.
80909CA10700	Just s of TL 10400	0	0	Yes	0.64457	Vacant city-owned sloping 1.02 ac parcel not on BLI; compare to other TL's on BLI in area. Field checked: Steep. City: Deduct steep areas. Conclusion: Add to BLI despite steep slope. Adjacency to other vacant parcel improves off for dev.
80909CA10800	Just w of TL 11100	0	0	Yes	0.2326	Vacant county-owned sloping 67' x 187' (0.29 ac) parcel not on BLI; compare to TL 11100 (above) that is on BLI. City: Land locked; deduct steep areas. WPDS: Steep areas, access to parcel (even if easements could be obtained) would have to travel through areas of >25% slope. Conclusion: Too many dev constraints to justify adding to BLI. Leaveoff BLI. DLCDC: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80909CA10801	3315 Irving	0	0	Yes	0.41759	Partially vacant (?) parcel w SFR on 1.05 ac; house appears to be built on steepest (n) part of lot; s part less steep. City: Deduct steep & built areas. Field checked (subsequent to city comments): Parcel abuts bridge. Rear (s) portion of parcel inaccessible due to very steep terrain. Conclusion: Do not add to BLI. DLCDC: Insufficient justification to leave off of BLI; add non-steep portions to BLI. Allocate 10,000 sq ft (0.23 ac) to 'developed acres'.
80909CA11100	Behind (s of) 975 34 th ; at s end of 34 th off of Irving	0.42	0.19	No	0	Vacant sloping 0.42 ac flag lot in contig own w 975 34 th (Odom).
80909CA11300	Btw 3409 & 3441 Irving	0.11	0.01	No	0	Vacant sloping conforming 50' x 100' parcel in contig own w 3441 Irving (Orlando).
80909CA11500	Behind (s of) 3441 Irving	0.06	0.06	No	0	Vacant sloping nonconforming 50' x 50' parcel in contig own w 1054 34 th (acr alley; Fulton); leave on BLI as Fulton parcel (0.6 ac) could provide flexibility for future dev options on parcel.
80909CA11700	Behind (s of) 1054 34 th ; at s end of 34 th & 35 th off of Irving	0	0	Yes	0.62586	Vacant city-owned ~1 ac parcel not on BLI; some steep slopes (~70%); county assessor reads 0.13 ac (incorrect); compare to other TL's (eg, TL 11100) in area on BLI. City: Deduct steep slopes. Conclusion: Add to BLI despite presence of steep slopes. Lg lot size and adjacency with other vacant parcels improves off for dev.
80909CA11900	SE cnr Irving & 35 th ; in front of (n of) 3499 Irving	0	0	No	0	Vacant city-owned sloping 50' x 150' parcel not on BLI; compare to TL 11300 & 11500 (on BLI). City: Deduct steep slopes, add remainder to BLI. WPDS: GIS confirms 100% steep slopes, thus, 0 bldble acres.

Neighborhood Cluster No. 4 – Uppertown, 23 rd - 35 th		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80909CA12500	Btw 644 & 692 31 st	0.09	0.09	No	0	Vacant nonconforming 80' x 50' parcel in contig own w 692 31 st (Haglund); City Legal Lot Determination would not permit add'l du on parcel; n'hood appears conducive to variance, if nec.; leave on BLI.
80909CA14800	NW cnr 31 st & Grand; just e of 3080 Grand	0.10	0.10	Yes	-0.10	Vacant nonconforming 83' x 50' parcel in contig own w 3080 Grand (Kancharla); City Legal Lot Determination would not permit add'l du on parcel; n'hood appears conducive to variance, if nec. Field checked: Recent addition encumers lot. City: Part of TFD; 0 bldble acres. Remove from BLI.
80909CA15501	Behind (s of) 2923 Grand	0.05	0.05	Yes	-0.05	Vacant interior nonconforming 40' x 50' parcel in contig own w 2923 Grand (Womens Resources Inc.); City Legal Lot Determination would not permit add'l du on parcel but it abuts another vacant parcel to avail potential dev opp. City: Parcel is part of MFD; 0 bldble acres; remove fr BLI.
80909CA15600	NE cnr platted Harrison & 29 th	0	0	Yes	0.17957	Vacant city-owned sloping 0.57 ac parcel not on BLI; ~90% mapped steep slopes. Field checked: Steep. Four non-contiguous fragments of land <25% could not possibly be assembled to support new dev. Do not add these areas to BLI as buildable land as it would skew/over-inflate supply of available vacant buildable land in city. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80909CA17100	SE cnr 30 th & Grand; just w of 3027 Grand	0.17	0.17	No	0	Vacant 50' x 150' parcel.
80909CA17202	Just w of 3088 Harrison	0.17	0.17	Yes	-0.01837	Vacant 50' x 150' parcel in contig own w 3088 Harrison (Waller). City: Deduct bldg encroachment. WPDS: Bldg encroachment estimated at 10'x80' (0.02 ac). Bldble acreage reduced accordingly.
80909CA17301	Just e of 3088 Harrison; acr str fr 3105 Harrison	0.16	0.16	No	0	Vacant ~50' x 150' parcel in contig own w 3105 Harrison (Haskell)
80909CA17400	Behind (s of) 737 31 st	0.09	0.09	No	0	Vacant nonconforming ~4000 sq ft parcel in contig own w 737 31 st (Seloover); City Legal Lot Determination would not permit add'l du on parcel; n'hood appears conducive to variance, if nec; leave on BLI.
80909CA17600	Btw TL 17700 (above) & 3105 Harrison	0	0	No	0	Vacant city-owned ~3' x 150' (0.01 ac) sliver parcel not on BLI surr by Haskell-owned parcels inc two vacant parcels; this parcel could potentially aid in dev of vacant parcels. City: 0 bldble acres. Why does city own? Leave off BLI.
80909CA17700	Btw 3023 & 3105 Harrison	0.10	0.10	No	0	Vacant nonconforming parcel; sm city sliver parcel (TL 17600; below) seperates this parcel w 3105 Harrison (same owner; Haskell); poss dev opp in conj w vacant city parcel (acquire?) and/or nearby lots in same ownership.
80909CA18200	Adjacent to TL 10200 (above)	0	0	No	0	Vacant city-owned sloping 0.14 ac parcel that abuts other vacant TL 10200 & TL 10300; not on BLI; 100% steep slope so no chg to bldble acres, thus, leave off BLI. Field checked: Steep. City concurs.

Neighborhood Cluster No. 4 – Uppertown, 23 rd - 35 th		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80909CA18300	City block bound by Harrison, Irving, 29 th & 30 th ; abuts 2904 Irving	1.89	0.23	No	0	Vacant city-owned sloping parcel w e edge in mapped slide; lease to Tolonen (\$8k garage) on 30th. City: OK.
80909CC01100	Behind(n of) 2652 Grand	0.14	0.00	No	0	Vacant sloping interior 50' x 125' parcel; 100% steep slopes; abuts slide.
80909CC01300	Btw 2652 Grand & 687 27 th	0.17	0.03	No	0	Vacant sloping 50' x 150' lot; n portion in mapped slide.
80909CC01401	Just w of 687 27 th	0.09	0.00	Yes*	0	Vacant sloping nonconforming 50' x 75' parcel in contig own w 687 27 th (Manley). City: Parcel part of 687 27 th SFD; 0 bldble acres. *Map color change only (remove 'Vacant Residential' classification).
80909CC01500	Btw 637 & 687 27 th ; in front of (e of) 659 27 th	0.09	0.09	No	0	Vacant sloping nonconforming 50' x 75' parcel in contig own w 659 27 th (Ranta); City Legal Lot Determination would not allow add'l du on parcel but n'hood cond's appear conducive to consider variance.
80909CC02301	Behind (e of) 704 & 760 24 th	0	0	Yes	0.45147	Vacant sloping 0.62-acre parcel not on BLI; compare to TL 4101 (just to e) that is on the BLI. Field checked: Steep. Areas <25% nearly surr by areas >25%. Leave off BLI. City: Challenging access. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80909CC03300	Btw 2665 & 2689 Grand	0.06	0.06	Yes	-0.06	Vacant sloping nonconforming 25' x 100' parcel in contig own w 2689 (Van de Hey); City Legal Lot Determination would not permit add'l du on this parcel; n'hood cond's (slide) could preclude variance; no possibility to assemble w other vacant parcels. Remove from BLI so as to not skew (inflate) supply of buildable land.
80909CC03401	In front of (n of) 2647 Grand	0.07	0.00	Yes*	0	Vacant sloping nonconforming 47' x 62.5' parcel in contig own w 2647 Grand (contig own: Stefanelli). Adjacency to other vacant parcel in same ownership would assist dev of this nonconf lot (as compared to TL 3300) but steepness of terrain results in 0 buildable acreage. City: Parcel part of 2647 Grand SFD; 0 bldble acres. *Map color change only (remove 'Vacant Residential' classification).
80909CC03600	Btw 2627 & 2647 Grand	0.14	0.05	No	0	Vacant sloping conforming 50' x 125' parcel. Field checked: Very steep terrain; challenging bldg site amongst existing homes on Grand. City: Bldg encroachment.
80909CC04000	Behind(w of) 757 27 th	0.06	0.06	Yes	-0.06	Vacant nonconforming 50' x 50' parcel in contig own w 757 27 th (Mangelsdorf); City Legal Lot Determination would not permit add'l du on this parcel; n'hood cond's (slide) may not be conducive to variance request; parcel does abut city-owned vacant parcel (TL 4100) which could allow assemblage of parcels for future dev opp. City: Parcel part of 757 27 th SFD; 0 bldble acres. Remove from BLI.
80909CC04100	Btw TL's 4000 & 4101; n side platted Harrison btw platted 26 th & 27 th	0	0	No	0	Vacant city-owned sloping 0.46-ac parcel not on BLI; in mapped slide; compare to TL's 4101 & 4000 that are on BLI. Leave off BLI & reassess in next 20-yr study. Field checked: Steep. City concurs.

Neighborhood Cluster No. 4 – Uppertown, 23 rd - 35 th		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80909CC04101	NE cnr platted Harrison & platted 26 th	0.34	0.08	No	0	Vacant sloping 100' x 150' parcel; adj to mapped slide; road(s) must be built to access lot. BLI accounts for slopes > 25%. Field checked: Steep.
80909CC04200	NW cnr platted Harrison & platted 27 th	0	0	No	0	Vacant county-owned sloping 50' x 100' parcel not on BLI; in mapped slide; compare to TL's 4101 & 4000 that are on BLI; no net buildable land exists on parcel (100% > 25% slope). Field checked: Steep. City: Leave off BLI.
80909CC04300	SW cnr Grand & platted 28 th	0	0	Yes	0.90	Vacant city-owned 1.13 acre parcel w limited slopes on n edge; compare to TL's 4301 & 4302 that are on the BLI; use GIS to determine acreage of buildable land (areas < 25% slope). Add to BLI. City concurs.
80909CC04301	Behind (s of) 2749 Grand	0.09	0.09	No	0	Vacant sloping nonconforming 50' x 75' interior parcel in contig own w 2749 Grand & TL 4302 (Puseman). Adjacency to vacant city-owned parcel could avail dev opp for this small constrained nonconf parcel.
80909CC04302	Behind (s of) 2749 Grand	0.09	0.09	Yes	-0.09	Vacant sloping nonconforming 50' x 75' interior parcel in contig own w 2749 Grand & TL 4301 (Puseman). Bldg appears to encroach – check w city. Adjacency to vacant city-owned parcel could avail dev opp for this small constrained nonconf parcel. City: Bldg encroaches so not seperable w/o LLA. Deduct encroachment. WPDS: Bldg encr renders parcel impractical for add'l dev. Remove fr BLI.
80909CC04303	Adjoins TL 4300 (above)	0	0	No	0	Vacant city-owned sloping nonconforming 50' x 75' parcel; 100% slopes & in mapped slide. City: Leave off BLI due to slide.
80909CC04800	2800 block platted Harrison (s side); below (n of) 2816 Irving	0	0	No	0	Vacant city-owned sloping 1.03 ac parcel not on BLI; ~90% steep slopes; n portion in mapped slide; compare to TL 5200 that is on BLI. Field checked: Steep. City: Deduct slide & steep areas. WPDS: Done, leaves 0 buildable acres, thus, leave off BLI.
80909CC05000	btw TL's 5001 & 5100 (below)	0	0	Yes	0.01801	Vacant county-owned sloping 10' x 100' (0.03 ac) sliver mostly steep slopes & slide. Field checked: Steep. Presence of slides/steep slopes render dev impractical. City concurs. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80909CC05001	Just e of 2816 Irving	0	0	No	0.10829	Vacant county-owned sloping 0.26-acre parcel mostly steep slopes & slide. Field checked: Steep. Presence of slides/steep slopes render dev impractical. City concurs. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80909CC05100	Just w of 2904 Irving	0	0	No	0.23154	Vacant county-owned sloping 0.41-acre parcel mostly steep slopes & slide. Field checked: Steep. Presence of slides/steep slopes render dev impractical. City concurs. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80909CC05200	Behind (n & w of) 2778 Irving	1.55	1.12	No	0	Vacant city-owned sloping parcel with somemapped slide on western portion. Field checked: Steep but appears a bit more gradual than areas just to west. City: Deduct slide portion.

Neighborhood Cluster No. 4 – Uppertown, 23 rd - 35 th		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80909CC05500	SW cnr platted Harrison & platted 27 th	0	0	Yes	0.25395	Vacant county-owned 0.26 ac parcel in mapped slide area; not on BLI; compare to TL's 6100 & 6200 (above) that are* on the BLI. [*have since been removed] City: Add to BLI areas <25%.
80909CC05600	Just e of TL 5500 (above)	0	0	Yes	0.05622	Vacant county-owned 0.06 ac parcel in mapped slide area; not on BLI; compare to TL's 6100 & 6200 (above) that are* on the BLI. [*have since been removed] City: Add to BLI areas <25%.
80909CC05700	SE cnr platted Harrison & platted 26 th ; below (s of) 2608 Irving	0	0	No	0	Vacant city-owned 0.71 ac parcel in mapped slide area; not on BLI; compare to TL's 6100 & 6200 (above) that are* on the BLI. [*have since been removed] Field checked: Steep but appears a bit more gradual than areas to west. City: Leave off BLI due to presence of slide.
80909CC06000	Just e of 2628 Irving & TL 6001 (below)	0.17	0.17	No	0	Vacant conforming 50' x 150' lot in mapped slide; contig own w TL 6001 & 2628 Irving (Fisher). Field checked: Steep.
80909CC06001	Just e of 2628 Irving	0.15	0.15	No	0	Vacant conforming 45' x 150' lot in mapped slide; contig own w TL 6000 & 2628 Irving (Fisher). Field checked: Steep.
80909CC06100	NW cnr Irving & platted 27 th	0.23	0.23	Yes	-0.23	Vacant city-owned conforming parcel in mapped slide area. Field checked: Steep but appears a bit more gradual than areas just to the west. City: Remove from BLI due to presence of slide.
80909CC06200	Btw TL's 6000 & 6100 (above)	0.11	0.11	Yes	-0.11	Vacant city-owned conforming 50' x 100' parcel in mapped slide area. Field checked: Steep but appears a bit more gradual than areas just to west. City: Remove from BLI due to presence of slide.
80909CC06300	SE cnr 24 th & platted Harrison; above (n of) 760 24 th	0	0	No	0	Vacant city-owned 0.43 ac parcel not on BLI; compare to TL's 6301, 7200 & 7201 that are on BLI; sw tip of parcel in small mapped slide area. Field checked: Steep, appears to be a bit more gradual than areas just to west; challenging access. City: Deduct steep & slide areas. Conclusion: Do not add to BLI due to steepness, presence of slide.
80909CC06301	SW cnr platted Harrison & platted 26 th ; below (s of) 2578 Irving	0.34	0.34	No	0	Vacant 100' x 100' parcel in contiguous ownership w 2578 Irving (Bauer)
80909CC06400	NE cnr platted 24 th & Irving; ~300' s & e of 2314 Irving	0	0	No	0	Vacant city-owned 0.24 ac parcel not on BLI; nw tip in small mapped slide area; see notes for TL 6300 (above). Field checked: Steep, appears a bit more gradual than areas just to west; challenging access. City: Deduct steep & slide areas. Conclusion; Do not add to BLI due to steepness, presence of slide.
80909CC06401	Just w of 2560 Irving	0	0	No	0	Vacant 0.21 ac parcel in contig own w 2560 Irving; not on BLI. Field checked: Steep but a bit more gradual than areas just to west. City: Bldg encroachment. Conclusion: Do not add to BLI due to dev constraints, bldg encroachment.
80909CC07200	Just w of 2551 Irving	0.34	0.34	No	0	Vacant 100' x 100 parcel in contig own w 2551 Irving (Grimberg).
80909CC07201	Just w of 997 26 th	0.41	0.41	No	0	Vacant 180' x 100' parcel in contig own w 997 26 th (Ferguson)

Neighborhood Cluster No. 4 – Uppertown, 23 rd - 35 th		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80909CC07500	About 50' e of 2661 Irving	0.17	0.17	No	0	Vacant 50' x 150' parcel in mapped slide area. Field checked: Mod to steep slope, challenging bldg site just west of existing development on Irving.
80909CC07600	Just e of 2661 Irving; abuts TL 7500 (above)	0.17	0.17	No	0	Vacant 50' x 150' parcel in mapped slide area. Field checked: Mod to steep slope, challenging bldg site just west of existing development on Irving.
80909CC08200	Abuts 964 26 th & 2625 Irving	0.03	0.03	Yes	-0.03	Vacant interior 25' x 50' parcel totally surrounded by SFR's; no add'l dev opp; remove from BLI to avoid skewing (inflating) supply of buildable land. City: Bldg encroachment; remove fr BLI.
80909CC08500	S of 978 26 th	0	0	Yes	0.18365	Vacant conforming 80' x 100' (0.18 ac) parcel at s end of 26 th in contig own w 996 26 th (Inglese); not on BLI. Field checked: Very low value acc bldg in conj w 996 26 th to rear (se end) of parcel. Could be classed as redevelopable or vacant. City: Possibly buildable, sale pending. Conclusion: Add to BLI as 'Vacant Residential'.
80909CC08700	S side Irving btw platted 27 th & platted 29 th	4.12	3.86	Yes	-3.86	Vacant city-owned parcel w ~30% in mapped slide area. Field checked: Steep; includes Cathedral Trail trailhead. Remove from BLI given presence of slide & inclusion of designated city trail. City concurs.
80909CC08701	Just e of 996 26 th	0.52	0.52	No	0	Vacant parcel w ne cnr in mapped slide; contig own w 996 26 th (Inglese). Field checked: Mod to steep slope adjacent to existing clustered development at 26 th & Irving. City: Did slide; recent geo report confirms. Keep on BLI.
80909CC08800	SW cnr Irving & platted 28 th	0.41	0.41	No	0	Vacant parcel w west portion in mapped slide. Field checked: Mod to steep slopes; challenging bldg site in area of few clustered homes (on other (n) side of Irving); surr by forest.
80909CC08900	SE cnr Irving & platted 27 th	0.52	0.52	No	0	Vacant parcel in mapped slide. Field checked: Mod to steep slope; challenging bldg site.
80909CC09000	Abuts TL 8700 (above) on 3 sides; frontage on s end of platted 28 th	0	0	Yes	0.21299	Vacant county-owned 0.21 ac parcel not on BLI; compare to TL's 8700, 8800 & 8900 that are on BLI. Adjacent to Cathedral Trail. Leave off BLI. City concurs. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.

Appendix B. Master List of Investigated Parcels

Neighborhood Cluster No. 5 – Uppertown East, 35 th - 42 nd		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
809090000100	Large city-owned parcel btw e extent of Uppertown & UGB	46.69	19.24	Yes	-2.82	Lg (82.2 ac) city-owned parcel partly outside UGB. 46.69 ac within UGB. Steep slopes >25% have been deducted. City: Partial slide, some dev potential? Only show BLI acreage for portions of lot inside UGB; deduct steep & slide. WPDS will use GIS to deduct non-UGB & steep, slide areas and add remainder to BLI. Done: Deduct 2.82 ac for mapped slide areas that extend beyond mapped steep slope areas.
8.0909E+11	4000 Irving	0	0	No*	0	Revise BLI map to show parcel as developed (BLI shows parcel as blank). Is this parcel included in the parcel count for city? *Map color-chg only. Should add one to overall parcel count within city, too. No chg to net bldble acres. City: Slide.
8.0909E+11	3955 Kensington (demolished)	0	0	No	0	Recent TL consolidation. Now part of TL 1500
8.0909E+11	Behind (s of) 4017 Franklin	0.33	0.33	No	0	Vacant 75' x 160' parcel.
8.0909E+11	4000 Irving	0	0	No*	0	Revise BLI map to show parcel as developed (BLI shows parcel as blank). Is this parcel included in the parcel count for city? *Map color-chg only. Should add one to overall parcel count within city, too. No chg to net bldble acres. City: Slide.
8.0909E+11	Surrounded by TL 100 (above)	0	0	No	0	Vacant 0.26 ac parcel. City: Neikes-owned. Partial slide; deduct steep areas. WPDS: Sm, isolated parcel, difficult to access. Do not add to BLI.
8.0909E+11	3821 Kensington	0	0	No	0	BLI map shows parcel outside UGB, is this correct? City: No, GIS wrong. WPDS: Get accurate UGB layer fr city and edit to correct.
8.0909E+11	3821 Kensington	0	0	No	0	BLI map shows parcel outside UGB, is this correct? City: No, GIS wrong. WPDS: Get accurate UGB layer fr city and edit to correct.
8.0909E+11	Surrounded by TL 100 (above)	0	0	No	0	Vacant 0.12 ac parcel. City: Neikes-owned. Partial slide; deduct steep areas. WPDS: Parcel appears to be outside UGB per BLI maps. <i>Double check UGB bndy w city.</i> Sm, isolated parcel, difficult to access. Do not add to BLI.
8.0909E+11	3955 Kensington (demolished)	0	0	Yes	0.47928	City: Vacant due to recent demolition. Deduct steep areas and add remainder to BLI. Check color-coding and BLI parcel count (BLI map appears to exclude this parcel from inventory). Should add one to overall BLI parcel count. WPDS: 0.48 ac total exclusive of mapped steep slopes.
8.0909E+11	3955 Kensington (demolished)	0	0	No	0	Recent TL consolidation. Now part of TL 1500

Neighborhood Cluster No. 5 – Uppertown East, 35 th - 42 nd		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
8.091E+11	Western portion of 1g parcel btw TL100 (Sec 9) & UGB; majority of parcel outside UGB. See Cluster 6 for BLI calculations and associated notes for eastern portion of same parcel.	0	0	Yes*	2.7772	Vacant city-owned 162 ac parcel with 47.98 ac inside UGB (combining west & east portions). R2 zoning inside UGB. LR zoning outside UGB. West portion: Sloping parcel w (vacated) blocks 10 (part), 25, 30, 49, 54 & 73 within UGB. Compare to TL 100 (Sec 9) & TL 1900 (above) that are on BLI. City: Determine area within UGB, deduct steep. WPDS: Mapped steep slopes throughout parcel leaving fragmented areas <25% slope. Only practical area for dev that would not involve road imp's & other ancillary dev through mapped slide areas or areas >25% slope is a 2.78 ac <25% sloped piece located just east of platted Franklin & Grand. Add only this piece to BLI. *Edit this parcel on the GIS to show just the 2.78 ac piece as vacant residential so the entire 48 acres doesn't show as developable.
8.091E+11	About 400' sw of 4213 Lief Erikson	1.64	0.37	No	0	Vacant county-owned sloping parcel; abuts TL 800 (below) on 3 sides.
80909AC04800	NW cnr 38 th & Franklin; just s of 533 38 th	0	0	Yes	0.08609	Vacant city-owned 50' x 75' parcel not on BLI; abuts vacant TL 4900 (on BLI; compare). City: Steep, tr bridge? Conclusion: Leave off BLI. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80909AC04900	Just e of 3738 Franklin & behind (s of) 3762 38 th	0.05	0.05	No	0	Vacant irreg-shaped nonconforming parcel in contig own w 3762 38 th (Jordan); abuts vacant TL 4800; contig-owner status plus adjacency to other vacant parcel avail add'l dev opp for this nonconf parcel. Leave on BLI.
80909AD01700	About 200' w of 4213 Lief Erikson Dr	0	0	No	0	Vacant city-owned sloping 0.36 ac parcel not on BLI; compare to TL 1701 (on BLI). City: Gas line road. Leave off BLI.
80909AD01701	Abuts TL 1700 on two sides	0.08	0.08	Yes	-0.08	Vacant PP&L-owned sloping parcel; nonconforming; follow lead on TL 1700. City: Gas line road, 0 bldble acres; remove fr BLI.
80909AD01800	Above (s of) 3900 block of Lief Erikson; acr str from Astoria Business Park	0	0	No	0	Vacant city-owned sloping 0.86 ac parcel not on BLI; compare to TL 1900 (on BLI). Either add to BLI to be consistent with treatment of TL 1900 (note, there will be no net increase in buildable acreage as 100% steep slope >25%) or leave off BLI and consider removing TL 1900 as well (reason: very steep terrain close to hwy).
80909AD01900	Above (s of) 3900 block of Lief Erikson; acr str fr Astoria Business Park	0.11	0.00	No	0	Vacant sloping conforming 50' x 100' parcel; abuts other vacant parcel (TL 1800). City: OK, asis.
80909AD02000	Abuts TL 1800 on three sides	0	0	No	0	Vacant county-owned sloping 25' x 100' parcel in same situation as TL 1800; see note above. City: Deduct steep areas, add remainder to BLI. WPDS: GIS confirms 100% steep slope, thus, do not add to BLI.
80909AD02100	Below (n of) 425 & 429 40 th & 428 39 th	0	0	Yes	0.16531	Vacant sloping 1.2 ac parcel in contig own w 425 40 th (Brugh); abuts other vacant parcels. City: Conduct field check. Field checked: Difficult to access, very steep; do not add to BLI. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.

Neighborhood Cluster No. 5 – Uppertown East, 35 th - 42 nd		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80909AD02200	Abuts TL 2100 on three sides	0	0	Yes	0.03835	Vacant city-owned sloping 25' x 130' nonconforming parcel. City: Conduct field check, follow lead on TL 2100. Field checked: Very similar to TL 2100 (above); very steep, difficult to access. Leave off BLI. DLCDC: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80909AD02400	Next to (n of) 385 39 th	0	0	Yes	0.05186	Vacant city-owned sloping 150' x 150' parcel. Field checked: Very steep parcel above Goonie House. Significant access, dev constraints. Leave off BLI. DLCDC: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80909AD02600	Just w of 385 39 th	0	0	Yes	0.18315	Vacant sloping 75' x 150' parcel in contig own w 385 39 th (Johnson); abuts TL 2700 (above). Field checked: Very similar to TIs 2400 & 2700 (above); parcel located above Goonie House, very steep; severe dev constraints. Leave off BLI. DLCDC: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80909AD02700	Behind (e of) 368 – 396 38 th	0	0	Yes	0.00	Vacant city-owned sloping 75' x 150' parcel. City: Steep, 0 bldble acres. Field checked: Very steep parcel above Goonie House. Significant access, dev constraints. Leave off BLI. DLCDC: Insufficient justification to leave off of BLI; add non-steep portions to BLI. WPDS: Entire parcel >25% slope, thus 0.00 buildable acres.
80909AD04301	Just e of 425 40 th	0	0	No	0	Vacant sloping nonconforming 5' x 135' (675 sq ft) sliver parcel; not on BLI; abuts other vacant parcels. City: Bldg encroachment, 425 40th. Conclusion: Leave off BLI.
80909AD04400	Just w of 429 40 th	0.03	0.03	Yes	-0.03	Vacant sloping irreg-shaped nonconforming parcel in contig own w 429 40 th (Duoos); abuts other vacant parcels. City: Bldg encroachment, 429 40th, 0 bldble acres; remove fr BLI.
80909AD04401	Btw 425 & 429 40 th	0.23	0.23	Yes	-0.23	Vacant conforming 65' x 135' parcel abutting several very small vacant parcels; in contig own w 425 40 th (Brugh). City: Parcel provides dedicated access to 425 40th. 0 bldble acres; remove fr BLI.
80909AD04402	Just s of TL 4401	0.03	0.03	Yes	-0.03	Vacant irreg-shaped nonconforming parcel in contig own w 425 40 th Brugh; abuts other vacant parcels. City: Parcel provides dedicated access to 425 40th. 0 bldble acres; remove fr BLI.
80909AD04403	Just w of TL 4400	0.01	0.01	Yes	-0.01	Vacant sloping irreg-shaped nonconforming parcel in contig own w 429 40 th (Duoos); abuts other vacant parcel. WPDS: Remove fr BLI as other vacant parcels are encumbered by access drives.
80909AD04501	Just s of 429 40 th	0.05	0.05	Yes	-0.05	Vacant irreg-shaped nonconforming parcel in contig own w 429 40 th (Duoos). City: Parcel used for access. 0 bldble acres; remove fr BLI.
80909DA02500	Btw 690 38 th & 695 39 th	0	0	No	0	Vacant city-owned sloping 75' x 150' parcel. City: 0 bldble acres; leave off BLI.
80909DA03201	Btw 3847 Grand & 707 39 th	0.13	0.00	No	0	Vacant sloping conforming parcel in contig own w 707 39 th (Gruhlkey).

Neighborhood Cluster No. 5 – Uppertown East, 35 th - 42 nd		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80909DA03600	Behind (s of) 707 39 th	0	0	No	0	Vacant county-owned sloping nonconforming (0.08 ac) parcel not on BLI; abuts other vacant parcels; compare to TL 3201 (on BLI). City: Would need to go with other land. Conclusion: Mapped mostly as steep slope; assemblage with other non-steep slope vacant parcels not possible; narrow parcel width (mostly 17.5'). Do not add to BLI as buildable due to sig dev constraints.
80909DA03700	Adjacent to (so of) TL 3600 (above)	0	0	No	0	Vacant city-owned sloping 0.19 ac parcel not on BLI; abuts other vacant parcels; compare to TL 3201 (on BLI). City: 0 bldble acres. Leave off BLI.
80909DA03800	Behind (s of) 3849 Grand	0	0	Yes	0.10628	Vacant sloping 50' x 100' parcel in contig own w 3849 Grand (Menetry); not on BLI; compare to TL 3201 (on BLI). City: Add to BLI. Field checked: Appears conducive for dev. WPDS will deduct steep areas (along east edge), as applic, and add remainder to BLI.
80909DA04000	Adjacent to (s of) TL 3700 (above); frontage on platted Harrison, e of 38 th	0	0	Yes	0.06523	Vacant county-owned 0.34 ac parcel not on BLI; abuts other vacant parcels; compare to TL 3201 (on BLI). Field check: Steep, difficult to access; access imp's would traverse mapped slide. City: Slide – deduct steep areas. Conclusion: Significant dev constraints (steep, slide-impacted, difficult to access). Do not add to BLI as buildable. DLCD: Insufficient justification to leave off of BLI; add non-steep portion to BLI.
80909DA04100	Just w of TL 4000 (above)	0	0	Yes	0.07175	Vacant county-owned 0.23 ac parcel not on BLI; abuts other vacant parcels; compare to TL 3201 (on BLI). Field check: Steep, difficult to access, access imp's would traverse mapped slide. City: Slide – deduct steep areas. Conclusion: Significant dev constraints (steep, slide-impacted, difficult to access). Do not add to BLI as buildable. DLCD: Insufficient justification to leave off of BLI; add non-steep portion to BLI.
80909DB00100	SW cnr 38 th & Franklin; just e of 3775 Franklin	0.11	0.11	No	0	Vacant conforming 50' x 100' parcel.
80909DB01300	Behind (e of) 667 38 th	0.06	0.06	No	0	Vacant nonconforming 50' x 50' parcel in contig own w 667 38 th (Sooter); City Legal Lot Determination would not permit add'l du on parcel but n'hood cond's (area parcelization) appears conducive to variance, if nec. Leave on BLI.
80909DB01900	Just w of 3713 Franklin	0.29	0.29	No	0	Vacant 82' 155' parcel.
80909DB01901	Just e of 3633 Franklin	0.36	0.36	No	0	Vacant 105' x 150' parcel.
80909DB02000	Just w of 3710 Grand	0.07	0.07	Yes	-0.07	Vacant nonconforming irreg-shaped parcel in contig own w 3710 Grand (Wyrwitzke); 3710 Grand parcel (TL 1001) = 4440 sq ft (substd; nonconf); combination of contig owned parcel's acreage = 7590 sq ft, potentially adequate for 2 nd du (duplex). City: Parcel is part of SFD lot. 0 bldble acres. Remove fr BLI.
80909DB02900	Behind (s of) 3561 & 3583 Franklin	0.09	0.09	No	0	Vacant nonconforming 50' x 75' (3750 sq ft) parcel in contig own w 3583 Franklin (Shepherd); s edge touches mapped slide; contig ownership & adjacency w partially vacant parcel (TL 3000) could add flex to dev opp's. Leave on BLI.

Neighborhood Cluster No. 5 – Uppertown East, 35 th - 42 nd		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80909DB03000	3595 Franklin	0	0	No	0	0.24 ac parcel w SFD oriented to front (n) portion; s portion of parcel abuts vacant TL 2900. City: Deduct SFD lot. Field checked (to determine if partially vacant; room for add'l SFD): Very steep lot; n'hood cond's not conducive to variance/exceptions (no existing homes exist btw Franklin & Grand where this lot could theoretically support an add'l SFD); no opp for add'l dev. Conclusion: Leave off BLI.
80909DB04400	SE cnr 37 th & Grand; just w of 3735 Grand	0.17	0.04	No	0	Vacant sloping 50' x 150' parcel in contig own w 3735 Grand (Dott).
80909DB05100	Btw 3785 Grand & 799 38 th	0.23	0.23	No	0	Vacant 100' x 100' parcel in contig own w TL 5200 (Biddle).
80909DB05200	Just w of TL 5100 (above)	0.09	0.09	No	0	Vacant sloping nonconforming 75' x 75' (5625 sq ft) parcel in contig own w TL 5200 (above). 15' lot depth deficiency not considered significant impediment to dev opp. Leave on BLI.
80909DB05300	Behind (w of) 799 38 th	0.09	0.09	No	0	Vacant sloping nonconforming 75' x 75' (5625 sq ft) parcel in contig own w 799 38 th (Hatcher). 15' lot depth deficiency not considered significant impediment to dev opp. Leave on BLI.
80909DB05400	Just w of 3727 Harrison	0.09	0.09	Yes	-0.09	Vacant sloping nonconforming irreg-shaped parcel in contig own w 3727 Harrison (Barker); City Legal Lot Determination would not permit add'l du on parcel. City: Parcel is part of SFD lot. 0 bldble acres. Remove fr BLI.
80909DB06200	Behind (n of) 866 37 th	0.16	0.16	No	0	Vacant 75' x 100' parcel.
80909DB06901	Btw 822-824 35 th & 3511 Harrison	0.11	0.11	No	0	Vacant conforming 50' x 100' parcel in contig own w 822-24 35 th (Bohne).
80909DB08200	S end platted 35 th - 38 th off of Irving	0	0	Yes	4.22	Vacant city-owned sloping 5.29 ac parcel not on BLI; compare to TL 8201 (on BLI). Field check: Mod to steep slopes; 36 th & 37 th should be able to be extended south to parcel. 20' wide platted alley along parcel frontage could aid in dev. Parcel appears suitable for dev. City: Deduct steep slopes, add remainder to BLI.
80909DB08201	S end of platted 37 th off of Irving; just s of 3715 Irving	0.34	0.34	No	0	Vacant 100' x 150' parcel.
80909DB08900	Behind (s of) 3609 – 3659 Irving	0	0	Yes	0.23	Vacant city-owned 50' x 200' (0.23 ac) parcel not on BLI. No mapped steep slopes. Field check: Mod slope, 36 th appears suitable for extension to parcel. City: Deduct steep areas, add remainder to BLI.

Neighborhood Cluster No. 6 – Alderbrook & E Riverfrt		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80910AD01000	Just s of TL 900 (above)	0	0	No	0	Vacant city-owned 0.84 ac parcel not on BLI; compare to TL's 900, 1200 & 1201 (on BLI). Field checked: Steep, difficult to access. Do not add to BLI given sign dev constraints. DLCD: Insufficient justification to leave off of BLI; further analysis needed. City engineer investigation indicates development is impractical; leave off of BLI.
80910AD01100	Just s of 5185 Lief Erickson	0	0	Yes	0.11478	Recent tax lot creation on vacant (rear, south) portion of parcel (0.37 ac). Parcel now contains TL 1100 & 1101. Field checked: Rear lot moderately sloped; looks accessible via existing drive; considered conducive for dev of one SFD. Add 5000 sq ft to BLI (min req'd lot size for 1 SFD) as buildable and reclass TL 1100 as 'partially vacant'.
80910BA01300	Btw 4745 Ash & 4796 Birch	0	0	Yes	0.41322	Vacant city-owned 0.41 ac parcel in est n'hood. Field checked: Flat, conducive for dev. Access drive fr Birch (through east portion of Lot 9) could serve two potential SFD's on Lots 4&5. A third SFD could reasonably be expected on east portion of Lot 10 & west portion of Lot 9. Add to BLI.
80910BA01900	Just w of 4696 Ash	0.09	0.02	No	0	Vacant nonconforming 50' x ~77' (3850 sq ft) parcel abutting shoreline n contig own w 4696 Ash; contig own could offer flex to future dev opp. Leave on BLI.
80910BB00202	Just s TL 204 (above)	0	0	No	0	Vacant nonconforming 1000 sq ft parcel abutting TL 204 (above). City: Contig w 520 44 th SFD. Parcel needed for req'd prkg area. 0 bldble acres. Leave off BLI
80910BB00203	Just s TL 204 (above)	0	0	No	0	Vacant nonconforming 10' x 37.5' (375 sq ft) parcel abutting TL 204 (above). City: Contig w 520 44 th SFD. Parcel needed for req'd prkg area. 0 bldble acres. Leave off BLI
80910BB00204	Just w of 4450 Lief Erikson	0.11	0.11	Yes	-0.11	Vacant nonconforming 62.5' x 75' (4688 sq ft) parcel in contig own w 4450 Lief Erikson (Benton); abuts other vacant parcels; City Legal Lot Determination would not permit add'l du on parcel. City: Deduct bldg encroachment. Conclusion: Bldg encroachment extending across east half of substd (<5000 sq ft) parcel and proximity to bay on west side effectively preclude future dev opp. Remove fr BLI.
80910BC00702	Just s of 651 43 rd	0.06	0.06	Yes	-0.06	Vacant sloping nonconforming 45' x 50' (2250 sq ft) parcel in contig own w 651 43 rd ; City Legal Lot Determination would not permit add'l du on parcel; 651 43 rd parcel (TL 701) = 0.09 ac. Total acreage of contig owned parcels is ~6200 sq ft, less than the requisite 7500 sq ft needed for duplex. Parcel not considered viable variance candidate given small size (only 45% of 5000 sq ft min lot size std), non-adjacency to other vacant parcels, and n'hood cond's (parcelization). Remove from BLI to avoid skewing (over-inflating) supply of buildable land. City concurs.

Neighborhood Cluster No. 6 – Alderbrook & E Riverfrt		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80910BC00900	Just w of 4260 Commercial & 4274 Lief Erikson	0	0	No	0	Vacant city-owned 75' x 150' (0.26 ac) sloping parcel. Field checked: Steep. GIS confirms 100% steep slope, thus, 0 bldble acres; leave off BLI.
80910BC01200	Just w of 641 44 th	0	0	Yes	0.05188	Vacant city-owned sloping 0.45 ac parcel; compare to TL 1300 (on BLI). Field checked: Steep slopes. GIS confirms 90+% of parcel mapped as steep slope. Unrealistic to add sm fragment of <25% land at NW tip of parcel to BLI as buildable, thus, leave off BLI. DLCD: Insufficient justification to leave off of BLI; ad non-steep portion to BLI.
80910BC01300	641 44 th	0.39	0.06	Yes	-0.06	Partially vacant sloping 112.5' x 150' (16875 sq ft) parcel w one SFR. Field checked (to determine if adequate room for add'l dev on lot): Existing SFR oriented to ctr of lot. Steep slopes towards Leif Erick Dr & 44th. Dev of add'l SFR not practical. Remove fr BLI.
80910BC01700	Btw 4360 Commercial & 695 44 th	0.05	0.05	Yes	-0.05	Vacant 20' x 75' (1500 sq ft) parcel; isolated from other vacant parcels; not suitable for add'l du w no opp for assemblage; remove fr BLI. City: Bldg encroachment.
80910BC02000	About 200' s of 4383 Commercial at s end of platted 44 th	1.84	1.84	No	0	Vacant city-owned parcel. <i>Field check</i>
80910BC02001	Just s of 4383 Commercial	0.17	0.17	No	0	Vacant conforming parcel in contig own w 4383 Com'l (Alexander)
80910BC02002	Just n of TL 2000 (above)	0	0	Yes	0.50	Vacant 237' x 100' (0.54 ac) parcel not on BLI; compare to TL's 2000 & 2001 (on BLI). Field checked: Parcel offers good dev potential w gentle to mod slopes across majority of lot. Sm portion along east bndry mapped as steep slope. Deduct steep slope areas and add remainder to BLI.
80910BC02300	Just w of 4461 Commercial	0.34	0.34	No	0	Vacant parcel in contig own w 4461 Com'l (Bourgouin).
80910BC02302	Just e of 4405 Commercial	0	0	Yes	0.05739	Vacant 25' x 100' parcel in contig own w 4405 Com's (Williams); not on BLI; abuts vacant TL 2300 for possible assemblage; contig ownership adds flex to future dev options (both parcels = 7500 sq ft total). Add to BLI.
80910BC02700	Behind (s of) 4479 & 4491 Commercial	0.11	0.04	No	0	Vacant sloping conforming 50' x 100' parcel in contig own w 4491 (Oathes).
80910BC02800	Behind (s of) 4405 – 4491 Commercial	1.55	1.55	No	0	Vacant city-owned parcel. Field checked: Sloping terrain presents some challenge to dev but adjacency to two platted streets (44 th & 45 th) and alley frontage could increase dev potential. Leave on BLI.
80910BC03600	Btw 641 & 697 45 th	0.13	0.13	No	0	Vacant nonconforming 75' x 75' parcel; 15' lot depth deficiency not considered impediment to future dev.
80910BC03901	Just n of 4462 Commercial	0.09	0.09	No	0	Vacant nonconforming 50' x 75' parcel in contig own w TL 3902 & 4462 Com'l (Lamana); opportunity to assemble w TL 3902 for future dev.
80910BC03902	Just n of 4462 Commercial	0.04	0.04	No	0	Vacant nonconforming 25' x 75' parcel in contig own w TL 3901 & 4462 Com'l (Lamana); opportunity to assemble w TL 3901 for future dev.

Neighborhood Cluster No. 6 – Alderbrook & E Riverfrt		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80910BD00101	Behind(n of) 4680 Cedar	0.11	0.11	No	0	Vacant conforming 50' x 100' lot in contig own w 4680 Cedar (Daniels).
80910BD02700	Just w of 565 48 th	0.11	0.11	No	0	Vacant conforming 50' x 100' sloping parcel in contig own w 565 48 th .
80910BD02800	Behind(s of) 4727 & 4743 Cedar	0	0	Yes	0.18807	Vacant city-owned 100' x 100' sloping parcel not on BLI. Field checked: Good access to parcel via platted 44th. Property appears conducive for dev. Deduct steep slope along s edge, add remainder to BLI.
80910BD02801	Just w of TL 2700 (above)	0	0	Yes	0.11	Vacant conforming 50' x 100' sloping parcel not on BLI in contig own w 565 48th & TL 2700. Add to BLI.
80910BD03100	N side Leif Erickson just e of 4620 Lief Erickson	0	0	No	0	Vacant city-owned 0.04 ac parcel abutting TL 3200 on two sides. Field checked: Steep drop-off fr hwy; not practical for dev. Do not add to BLI as bldble.
80910BD03200	Just w of 4663 Cedar	0.28	0.13	No	0	Vacant sloping 100' x 100' parcel. Owner (Strom) acr str (4650 Cedar).
80910BD03201	N side Leif Erickson just e of 4620 Lief Erickson	0.04	0.04	Yes	-0.04	Vacant ODOT-owned parcel needed for hwy r-o-w. Remove from BLI.
80910BD03900	S side Leif Erickson acr str fr 622 46 th	0	0	Yes	0.14624	Vacant city-owned 50' x 235' sloping parcel along south side of Leif Erick Dr nr 46th-47th; abuts other vacant parcels (TL's 4000 & 6900); not on BLI. Field checked: Very uneven terrain, flat (looks like drainage areas) to steep; difficult to access; GIS confirms majority >25% slopes; not conducive for dev. Do not add to BLI as bldble. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80910BD04000	S side Leif Erickson acr str fr 622 46 th to 48 th	0	0	No	0	Vacant city-owned 3.21 ac sloping parcel along south side of Leif Erick Dr nr 46th-47th; abuts other vacant parcels (TL's 4000 & 6900); not on BLI. Field checked: Very uneven terrain, flat (looks like drainage areas) to steep; difficult to access; GIS confirms majority >25% slopes; not conducive for dev. Do not add to BLI as bldble. DLCD: Insufficient justification to leave off of BLI; add'l analysis needed. City engineer review determined development impractical; leave off of BLI.
80910BD04100	SW cnr Lief Erikson & platted 48 th	0	0	Yes	0.01158	Vacant county-owned 50' x 100' sloping parcel along south side of Leif Erick Dr nr 48th. Very steep, difficult to access; not conducive for dev. Do not add to BLI as bldble. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80910BD04300	Btw 4551 & 4587 Commercial	0	0	Yes	0.06482	Vacant county-owned 50' x 100' sloping parcel. Field checked: Steep lot, difficult to access. Do not add to BLI given significant dev constraints. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80910BD04800	Behind (s of) 4529 Commercial & 712 45 th	0.11	0.03	No	0	Vacant sloping 50' x 100' parcel abutting other vacant parcels for poss assemblage; contig own w TL 4900 (Cameron). City: Some good flat areas w some steep terrain (deduct, as applic).

Neighborhood Cluster No. 6 – Alderbrook & E Riverfrt		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80910BD04900	Behind (s of) 4551 Commercial	0.11	0.11	No	0	Vacant sloping 50' x 100' parcel abutting other vacant parcels for poss assemblage; contig own w TL 4800 (Cameron). City: Some good flat areas w some steep terrain (deduct, as applic).
80910BD05000	Behind (s of) 4587 Commercial	0.11	0.11	No	0	Vacant sloping 50' x 100' parcel abutting other vacant parcels for poss assemblage; contig own w 4587 Com'l (Johnson).
80910BD05100	Behind (s of) 4500 block of Commercial	0.57	0.57	No	0	Vacant city-owned 137.5' x 180' sloping parcel. Field checked: Mod slopes. Similar conditions to abutting Cameron parcel (TL 5200). Appears potentially developable; access via 45th; 46 th very steep; 20' wide alley offers potential for add'l access rd area; add'l rd dedications/easements may be needed for dev. Leave on BLI. City: Some good flat areas w some steep terrain (deduct, as applic).
80910BD05200	Behind (s of) 4500 block of Commercial	0.41	0.41	No	0	Vacant 100' x 180' sloping parcel in contig own w TL's 4800, 4900, 5000 & 5301 (Cameron). Field checked: Mod slopes. Appears developable; access via 45th; 46 th very steep; 20' wide alley offers potential for add'l access rd area; add'l rd dedications/easements may be needed for dev. Leave on BLI. City: Some good flat areas w some steep terrain (deduct, as applic).
80910BD05300	Behind (s of) 4500 block of Commercial	0.45	0.44	No	0	Vacant city-owned irreg-shaped sloping parcel. Field checked: Mod slopes. Similar conditions to abutting Cameron parcel (TL 5200). Appears potentially developable; access via 45th; 46 th very steep; 20' wide alley offers potential for add'l access rd area; add'l rd dedications/easements may be needed for dev. BLI accounts for narrow swatch of steep slope traversing parcel. Leave on BLI. City: Some good flat areas w some steep terrain (deduct, as applic).
80910BD05301	Behind (s of) 4500 block of Commercial	0.11	0.11	No	0	Vacant 50' x 100' sloping parcel in contig own w other Cameron parcels. Field checked: Appears developable; access via 45th; 46 th very steep; 20' wide alley offers potential for add'l access rd area; add'l rd dedications/easements may be needed for dev. Leave on BLI. City: Some good flat areas w some steep terrain (deduct, as applic).
80910BD06900	Acr str (e of) 665 46 th	0	0	Yes	0.4473	Vacant city-owned sloping 0.76 ac parcel. Field checked: Moderate to steep slopes at edge of n'hood. Areas closest to existing dev appear best suited for dev, gets steeper heading south and east. Could potentially be accessed via Com'l or platted 46th. Development seems practical. Conclusion: Deduct steep slopes, add remainder to BLI.
809110000300	Intersection of Maritime, Hwy 30 & Cedar St	0.69	0.69	Yes	1.12	Amend acreage per Vacation Ord 08-11. (Now, 1.81 ac)
809110000500	Along n side Hwy 30 just w of int w Old Hwy 30	1.09	1.09	No	0	Vacant parcel in contig own w TL's 600 & 700 (Hertig). BLI shows no steep slopes. Field checked (from hwy): Steep; hwy access may not be possible. Does property flatten to north? Leave on BLI unless add'l field work can be undertaken to justify further chg's to BLI figures.

Neighborhood Cluster No. 6 – Alderbrook & E Riverfrt		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
809110000600	Along n side Hwy 30 acr str fr Em Hts.	1.73	1.73	No	0	Vacant parcel in contig own w TL's 500 & 700 (Hertig). BLI shows no steep slopes. Field checked (from hwy): Steep; access from hwy may not be possible. Does property flatten to north? Leave on BLI unless add'l field work can be undertaken to justify further chg's to BLI figures.
809110000700	Along n side Hwy 30 just e of int w Blue Ridge Rd	4.40	4.40	No	0	Vacant parcel in contig own w TL's 500 & 600 (Hertig). BLI shows no steep slopes. Field checked (from hwy): Steep; access from hwy may not be possible. Does property flatten to north? Leave on BLI unless add'l field work can be undertaken to justify further chg's to BLI figures.

Appendix B. Master List of Investigated Parcels

Neighborhood Cluster No.7 – Emerald Heights		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
8.091E+11	Emerald Heights	84.31	52.26	Yes	-33.69	Emerald Heights: 84.31 total acres & 52.26 buildable acres per BLI Table 1.3c. Note, these acreages were omitted from other BLI tables, including the final net numbers. WPDS will correct this upon conclusion of its field investigations and GIS analyses. Developed acres were not calculated in Table 1.3c thus over-inflating the amount of buildable acreage. Actual numbers will be much less once developed areas have been accounted for. Field checked: For the most part, the existing buildings & associated improvements occupy the gentle to moderately-sloped areas with steeper slopes within 20-50' of most bldg's. Some moderate slopes w potential for add'l dev observed along n side of Spruance Rd towards w end of rd & along w side of Halsey Rd towards s end of rd. City: Conduct further analysis to refine numbers. WPDS: Done. Refer to 4/4/10 Em Hts BLI Refinements map & associated table. Note, the three excluded areas shown in Section 1 of map total 3.036 ac; this number is added to the steep slope acreage (32.06 ac) from BLI Table 1.3c. Developed acres (buildings, roads, prkg areas, yard areas) total 30.65 ac. Final Result: 18.57 acres of vacant buildable land exists on this 'partially vacant' classed parcel. DLCD: Add'l analysis needed on three excluded areas referenced above. City engineer review determines three excluded areas are impractical for development.
809110001200	USA-owned parcel east of Em Hts	70.44	63.44	No	0	No add'l investigation per direction from city.
809110006000	USA-owned parcel east of Em Hts	2.30	2.30	No	0	No add'l investigation per direction from city.
809100000903	Adjacent to Em Hts (s end of Spruance Rd)	28.90	19.92	No	0	Vacant sloping parcel adjacent to Emerald Heights in contig ownership w Em Hts (Smith). Field checked: Moderate slopes; parcel has excellent access rd (logging trucks were using it during site visit) & appears conducive for development. Creek at sw corner of parcel mapped as steep slope, no add'l deduction nec.

Neighborhood Cluster No.7 – Emerald Heights		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
809110005900	Adjacent to (e of) Emerald Heights	67.94	50.21	Yes	-34.53	Vacant sloping 75.48 ac parcel adjacent to Emerald Heights in contig ownership w Em Hts (Smith); ne portion is located outside UGB (7.54 ac). Field checked: S portion of parcel off of Towers Rd has excellent access rd & some flat, gentle sloping areas. Lg contiguous tract of land <25% slope leading north from Towers Rd constitutes the buildable acreage for this parcel. The northerly portions of parcel are very steep and are not included as buildalbe land even if mapped <25%; access to parcel unlikely from Nimitz or Halsey due to steep slopes along east side of roadways. Further analysis: Deduct 1.43 ac for two creeks shown on county GIS that traverse the lg contig tract of buildable land. Final result: 31.51 acres of vacant buildable land. DLCD: Disagree with methodology to deduct creeks, areas <25% slope; add'l analysis needed. City engineer review determined 15.69 ac adj to Towers Rd is practical for dev; remainder of parcel impractical for dev.

Appendix B. Master List of Investigated Parcels

Neighborhood Cluster No. 8 – South Slope		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80917BC01800	Behind (s & e of) 1015 & 1063 James	0.64	0.64	No	0	Vacant parcel in est n'hood in contig own w 1063 James (Hreha).
80917BC05300	Btw 1463 & 1485 8 th	0.11	0.11	No	0	Vacant conforming 50' x 100' parcel in est n'hood in contig own w 1463 8 th (Ginther).
80917BC08200	Btw 1545 & 1595 7 th	0.28	0.28	No	0	Vacant 125' x 97.5' parcel in contig own w TL 8301 (below).
80917BC08301	Btw 1545 & 1595 7 th	0.11	0.11	No	0	Vacant nonconforming 50' x 97.5' (4875 sq ft) parcel in contig own w TL 8200 (above); 125 sq ft lot size deficiency not significant impediment to future dev given contig parcel & n'hood cond's (parcelization). Leave on BLI.
80917BC09700	Behind (e of) 1522 to 1552 7 th	0	0	Yes	0.34757	Vacant city-owned 227' x 95' sloping parcel not on BLI; compare to TL's 9704 & 9705 (on BLI). Field checked (from Klaskanine): Moderately-sloping; appears conducive to development. Use GIS to determine amt of buildable acreage. City: Deduct steep, add remainder to BLI.
80917BC09704	Just s of TL 9705 (below)	0.08	0.01	No	0	Vacant sloping nonconforming 38' x 95' parcel abutting vacant parcels to the n (TL 9705) & s (9700); adjacency w vacant parcels could avail flex for future dev opp; considered viable candidate for lot size exception or variance, if applic, given area parcelization. Leave on BLI. Field checked.
80917BC09705	SW cnr Klaskanine & platted 8 th	0.08	0.08	No	0	Vacant sloping nonconforming 38' x 95' parcel in contig own w 1502 7 th (Winn). Nonconf status not considered signifcant impediment to future dev given adjacency w other vacant parcel (TL 9704). Leave on BLI. Field checked.
80917BC09800	SE cnr Klaskanine & platted 8 th	0.66	0.32	No	0	Vacant city-owned sloping parcel abutting other vacant parcelsto s (TL 9801) & e (TL 10600); full dev of parcel depends on ability to improve section of 8 th . Field checked (from Klaskanine): Moderately-sloping; appears conducive to development. City concurs.
80917BC09801	Just s of TL 9800 (above)	0.11	0.11	Yes	-0.11	City: New SFD, remove fr BLI.
80917BC09802	Just s of TL 9801 (above)	0.11	0.11	Yes	-0.11	City: New SFD, remove fr BLI.
80917BC09900	Just s of TL 9802 (above)	0.11	0.11	Yes	-0.11	City: New SFD, remove fr BLI.
80917BC10000	NW cnr Clatsop & 9 th	0.11	0.01	No	0	Vacant sloping conforming 50' x 95' parcel. Field checked: Challenging site w some steep slopes & sm drainage corridor but in area of other homes & dev looks practical; leave on BLI (note, only 0.01 bldable acres after steep slopes are deducted).
80917BC10001	NE cnr Clatsop & platted 8 th	0.11	0.04	Yes	-0.04	City: New SFD, remove fr BLI.
80917BC10600	Btw 875 Klaskanine & 1535 9 th	0.17	0.08	No	0	Vacant city-owned sloping 75.6' x 100' parcel. Steep areas have been deducted. Leave on BLI. City concurs.

Neighborhood Cluster No. 8 – South Slope		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80917CB00302	Just s of 679 Clatsop	0.05	0.05	Yes	-0.05	25' wide nonconforming parcel w no opp to assemble w other vacant parcels; appears encumbered by adj dwelling. Remove fr BLI.
80917CB01400	East side of 7 th btw Clatsop & McClure	1.92	1.14	No	0	Vacant city-owned 1.92 ac parcel Field check: Good access fr 7 th ; uneven sloping terrain presents some dev constraints; steep slopes are accounted for in BLI. Leave on BLI.
80917CB01502	Just s of 1663 9 th	0.06	0.06	Yes	-0.06	25' wide nonconforming parcel encumbered by adj dwelling; no opp for add'l dev. Remove fr BLI.
80917CB01591	Just s of 1616 8 th	0.06	0.06	Yes	-0.06	25' wide parcel uncumbered by adj dwelling; no opp for add'l dev. Remove fr BLI.
80917CB03500	Bound by Nehalem, 9 th , 10 th & McClure	2.26	0.13	No	0	Vacant city-owned sloping city block. Steep slopes mapped throughout inc all four surr public r-o-w's. Small fragmented isolated areas <25% slope impractical for dev. Field check: Drainage corr evident. Remove fr BLI due to sig dev constraints. DLCD: Insufficient justification to remove from BLI; retain non-steep areas on BLI.
80917CB03600	Bound by Nehalem, 10 th , 11 th & McClure	2.26	0.42	No	0	Vacant county-owned sloping city block. Steep slopes mapped throughout inc all four surr public r-o-w's. Small fragmented isolated areas <25% slope impractical for dev. Field check: Drainage corr evident. Remove fr BLI due to sig dev constraints. DLCD: Insufficient justification to remove from BLI; retain non-steep areas on BLI.
80917CB03800	Jehovahs Witness Church on 7 th prkg lot	0.17	0.17	Yes	-0.17	Req'd church parking; classed as partially vacant but no visible opp for add'l dev. Remove fr BLI.
80917CB04100	NE of Nehalem & platted 8 th	0.88	0.64	No	0	Vacant city-owned .88 ac parcel with mod to steep slopes. Field check: Steepens heading east. Challenging dev site but extising dev in area & parcel appears conducive to dev. Leave on BLI.
80917CB04400	NE of Nehalem & platted 8 th	1.04	0.48	No	0	Vacant city-owned .88 ac parcel with mod to steep slopes. Field check: Steepens heading east. Challenging dev site but extising dev in area & parcel appears conducive to dev. Leave on BLI.
80917CB04600	Just south of 6 th & McClure, btw 539 McClure & 1705 7 th	1.29	1.29	No	0	Vacant city-owned mod sloping parcel in est'd n'hood. Parcel offers good potential for dev. Leave on BLI.
80917CB05300	Btw 1762 & 1792 5 th	0.11	0.05	No	0	Partially vacant confroming parcel in est'd n'hood. No chg to bldble acres.
80917CC01401	Btw 1802 & 1820 8 th	0.06	0.06	Yes	-0.06	25' wide nonconforming lot btw e established dwellings. No opp for add'l dev. Remove fr BLI.
80917CC03600	Just n of 1876 8 th	0	0	Yes	0.11	Vacant conformring parcel in contig own w vacant parcel to south & 1876 8 th . Add to BLI.
80917CC03700	Btw TL 3600 (above) & 1876 8 th	0.05	0.05	No	0	25' wide vacant parcel in contig own w vacant parcel to north. Leave on BLI.
80918AD00101	SE cnr Niagara & platted 2 nd ; appx. 50' w of 1403 3 rd	0	0	Yes	0.1522	Vacant county-owned 65' x 102' (6630 sq ft) parcel in est n'hood; not on BLI. Field checked.

Neighborhood Cluster No. 8 – South Slope		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80918AD00103	Btw TL 101 (above) & 1403 2 nd	0	0	Yes	0.05854	Vacant nonconforming 25' x 102' (2550 sq ft) parcel in contig own w 1403 2 nd ; not on BLI; abuts vacant TL's 101 & 1501; add to BLI given adjacency to other vacant parcels & contig ownership (opp's for assemblage). Field checked.
80918AD01300	NE cnr Klaskanine & 2 nd	0	0	No	0	Vacant city-owned 25' x 100' parcel just w of 250 Klaskanine; not on BLI; leave off BLI given no adjacency w other vacant parcels & reserve for poss inclusion in 2 nd St r-o-w. City concurs.
80918AD01302	Behind (w of) 1477 3 rd	0	0	Yes	0.10	Vacant nonconforming 50' x 90' (4500 sq ft) parcel in contig own w 1477 3 rd (Grimm); not on BLI; add to BLI as 500 sq ft lot size deficiency not considered significant impediment to future dev; viable variance candidate given n'hood cond's (parcelization); opp to assemble w vacant parcel to n & s. Field checked.
80918AD01305	Behind (w of) 1447 3 rd	0	0	Yes	0.10	Vacant nonconforming 50' x 90' (4500 sq ft) parcel in contig own w 1447 3 rd (Grimm); not on BLI; add to BLI as 500 sq ft lot size deficiency not considered significant impediment to future dev; viable variance candidate given n'hood cond's (parcelization); opp to assemble w vacant parcel to n & s. Field checked.
80918AD01306	Just w of TL 1305	0	0	No	0	Vacant city-owned 10' x 50' (500 sq ft) parcel; not on BLI; abuts vacant parcel (TL 1305) to e; leave off BLI to reserve for 2 nd r-o-w (this parcel together w TL's 1308 & 1500, if dedicated to r-o-w, would provide a continuous 40-wide r-o-w width for 2 nd (currently it jogs from 30 to 40 feet). City concurs.
80918AD01308	Just w of 1459 3 rd	0	0	No	0	Vacant city-owned 10' x 50' (500 sq ft) parcel; not on BLI; abuts vacant parcel (TL 1306) to n; leave off BLI to reserve for 2 nd r-o-w (this parcel together w TL's 1306 & 1500, if dedicated to r-o-w, would provide a continuous 40'-wide r-o-w for 2 nd (currently it varies from 30 to 40 feet). City concurs.
80918AD01400	Behind (w of) 1435 3 rd	0	0	Yes	0.10	Vacant nonconforming 50' x 90' (4500 sq ft) parcel in contig own w 1435 3 rd (Gager); not on BLI; add to BLI as 500 sq ft lot size deficiency not considered significant impediment to future dev; viable variance candidate given n'hood cond's (parcelization); opp to assemble w other vacant parcels to n & s. Field checked.
80918AD01500	Just w of TL 1501	0	0	No	0	Vacant city-owned 10' x 50' (500 sq ft) parcel; not on BLI; abuts vacant parcel (TL 1501) to e; leave off BLI to reserve for 2 nd r-o-w (this parcel together w TL's 1306 & 1308, if dedicated to r-o-w, would provide a continuous 40-wide r-o-w width for 2 nd (currently it jogs from 30 to 40 feet). City concurs.

Neighborhood Cluster No. 8 – South Slope		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80918AD01501	Behind (w of) 1423 3 rd	0	0	Yes	0.09	Vacant nonconforming 50' x 90' (4500 sq ft) parcel in contig own w 1423 3 rd (Craig); not on BLI; add to BLI as 500 sq ft lot size deficiency not considered significant impediment to future dev; viable variance candidate given n'hood cond's (parcelization); opp to assemble w other vacant parcels to n & s. Field checked: Bldg encroachment. City: Deduct bldg encr from 1447 3rd. Conclusion: Bldg encroach est at 20'x20' (400 sq ft; .009ac). Deduct encroachment fr bldble acres, add remainder to BLI.
80918AD01600	SW cnr Niagara & platted 2 nd	0	0	Yes	0.70	Vacant city-owned 0.7 ac parcel extending fr Niagara to Klaskanine along w side 2 nd St. Abuts partially vacant USCG prop to west. Field checked: Mod slope in area of homes. City: Deduct steep, add remainder to BLI.
80918AD04600	NE cnr 4 th & Klaskanine; just w of 450 Klask	0	0	Yes	0.11639118	Vacant conforming 48.75' x 104' (5070 sq ft) parcel in est n'hood; not on BLI. Field checked.
80918AD07600	Btw 1543 & 1555 Klaskanine	0	0	Yes	0.10744	48' x 97.5' parcel containing garage/acc structure for 1555 6th; in contig own w 1555 6 th (Guido); field check for possible redevelopable class. Field checked: Definite redevelopment potential, n'hood typical of SFD on similar-sized lots. Add to BLI as 'redev res'.
80918AD09200	447 Klaskanine	0	0	No	0	SFR oriented on n portion of 150' x 100' lot; most homes in n'hood on 50' x 100' lots; field check for possible partial vacant class. Field checked: SFR w ADU, mature landscaping in only yard area. Do not add to BLI.
80918AD12302	Just w of 325 Clatsop	0	0	No	0	Vacant conforming 0.14 ac parcel in est n'hood; not on BLI; in contig own w TL 12412 (Williams). Field checked: Appears to be part of n'hood drainage corridor; do not add to BLI given significant dev constraints.
80918AD12404	SW cnr Clatsop & 4 th	0.27	0.27	No	0	Vacant 75' x ~155' parcel in est n'hood.
80918AD12409	Just e of TL 12416 (below)	0.18	0.18	No	0	Vacant conforming irreg-shaped parcel in est n'hood. Field checked: Appears to be part of n'hood drainage corridor; remove fr BLI. DLCD: Insufficient justification to remove from BLI; add non-steep portions to BLI.
80918AD12410	Just w of 320 South St	0.14	0.14	No	0	Vacant 60' x 100' parcel in est n'hood.
80918AD12415	220 South St	0.19	0.19	Yes	-0.19	New SFR built in 2006. Update BLI.
80918AD12416	Just e of 220 South St	0.19	0.19	No	0	Vacant 70' x 100'+ flag lot in est n'hood.
80918AD12700	Just w of TL 12404 (above) & e of 303 Clatsop	0	0	Yes	0.21235	Vacant 0.21 ac parcel in est n'hood. Assessor record reads 'unbuildable'. Field checked: Lot appears conducive for dev. Add to BLI.
80918DA00200	SE cnr Clatsop & 5 th	0.19	0.19	No	0	Vacant conforming parcel in est n'hood.
80918DA00408	Btw 375 & 385 South St	0.25	0.25	No	0	Vacant conforming parcel in est n'hood.
80918DA00411	Btw 111 & 145 South Pl	0.17	0.17	No	0	Vacant conforming parcel in est n'hood.

Neighborhood Cluster No. 8 – South Slope		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80918DA01001	Btw 368 & 410 McClure	0.22	0.22	No	0	Vacant conforming parcel in est n'hood.
80918DA01500	Btw 335 & 375 McClure	0.25	0.25	No	0	Vacant conforming parcel in est n'hood.
80918DA01705	Btw 150 & 390 Auburn	0.22	0.22	No	0	Vacant conforming parcel in est n'hood.
80918DA01709	Btw 150 & 390 Auburn	0.16	0.16	No	0	Vacant conforming parcel in est n'hood.
80918DA01710	Btw 150 & 390 Auburn	0.17	0.17	No	0	Vacant conforming parcel in est n'hood.
80918DA01800	N end of 4th off of Nehalem (w side)	0.17	0.17	No	0	Vacant conforming parcel in est n'hood.
80918DA02300	Btw 38 & 80 Nehalem	0.15	0.15	No	0	Vacant conforming parcel in est n'hood.
80918DA02900	N end of 4th off of Nehalem (e side)	0.23	0.23	No	0	Vacant conforming parcel in est n'hood.
80918DA02901	Btw 495 McClure & 1729 5 th	0.32	0.32	No	0	Vacant conforming parcel in est n'hood.
80918DA03800	Btw 1755 & 1777 5 th	0.18	0.18	No	0	Vacant conforming parcel in est n'hood.
80918DA05900	Just s of 345 Nehalem	0.11	0.11	No	0	Vacant conforming parcel in est n'hood.
80918DA06201	Btw 1815 & 1845 5 th	0.11	0.11	No	0	Vacant conforming 50' x 100' parcel in est n'hood; in contig own w 1845 5 th (Narkaus)
80918DA06900	Btw 1800 & 1840 5 th	0.11	0.11	No	0	Vacant conforming 50' x 100' parcel in contig own w 1840 5 th (Styler).
80918DA07100	Btw 1840 & 1858 5 th	0.10	0.10	Yes	-0.10	Vacant nonconforming 40.25' x 100' parcel in contig own w 1840 5 th (Styler). Field check: Lg addn (ADU?) encroaches into vacant portion of lot. 5' retaining wall to lot below (1858 5th). Remove fr BLI given dev constraints.
80918DA07700	Btw 1851 6 th & 566 Olney (Hwy 202)	0.22	0.22	No	0	Vacant 100' x 95' parcel; Section of 6th St needs to be improved to serve parcel.
80918DA08200	108 South Pl	0.34	0.34	Yes	-0.34	New SFR built in 2006. Recent partition created TL 8211 (0.15 ac). Update BLI.
80918DA08207	End of South Pl; just s of 109 South Pl	0.20	0.20	No	0	Vacant conforming parcel in newer n'hood..
80918DA08208	109 South Pl	0.18	0.18	Yes	-0.18	New SFR built in 2007. Update BLI.
80918DA08209	104 South Pl	0.21	0.21	Yes	-0.21	New SFR built in 2007. Update BLI.
80918DA08210	End of South Pl	0.21	0.21	No	0	Vacant conforming parcel in newer n'hood..
80918DA08211	106 South Pl	0.15	0.15	No	0	BLI did not account for this parcel. New SFR built in 2006; net change in buildable acreage accounted for in TL 8200 (above).
80918DA11600	Just w of 1 Nehalem; behind (ne) of 1201 Alameda	0.11	0.11	No	0	Vacant nonconforming 4987 sq ft parcel in contig own w 1 Nehalem (Richmond); 13 sq ft lot size deficiency not considered significant impediment to future dev given n'hood conditions (parcelization) & contig ownership. Leave on BLI.
80918DB00608	Behind (n of) 200 Waldorf Cr	0	0	Yes	0.40	Vacant conforming 0.4 ac flag lot in newer n'hood; in contig own w 200 Waldorf (Harmel); not on BLI. Add to BLI.
80918DB01102	Coast Guard Housing along Alameda & Bridgeview Ct	0	0	No	0	USCG parcel with duplexes along Alameda and some open space along both sides of Bridgeview Ct leading into Bridgeview Terrace Subdivision. Field check for possible 'partially vacant' classification. Field checked: Steep on both sides of Bridgeview Ct leading to newer subdivision. Do not add to BLI as buildable.
80918DB02500	Just s of 210 Waldorf Cr	0.21	0.21	No	0	Vacant conforming parcel in contig own w 210 Waldorf Cr (Bartlett).

Neighborhood Cluster No. 8 – South Slope		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80918DB02600	Just s of TL 2500 (above)	0.25	0.25	No	0	Vacant conforming parcel in newer n'hood; in contig own w TL's 2700 & 2800 (Hazim).
80918DB02700	Just s of TL 2600 (above)	0.29	0.29	No	0	Vacant conforming parcel in newer n'hood; in contig own w TL's 2600 & 2800 (Hazim).
80918DB02800	Just s of TL 2700 (above)	0.21	0.21	No	0	Vacant conforming parcel in newer n'hood; in contig own w TL's 2600 & 2700 (Hazim).
80918DB02900	Btw TL 2800 (above) & TL 3000 (below)	0.04	0.04	Yes	-0.04	Vacant county-owned 20' x 87' parcel; check w city re plat description for this parcel; looks like a r-o-w or easement.
80918DB03000	Just n of 270 Waldorf Cr	0.22	0.22	No	0	Vacant conforming parcel in newer n'hood..
80918DB04300	Just n of 265 Waldorf Cr	0.22	0.22	No	0	Vacant conforming parcel in newer n'hood..
80918DB04500	Btw 245 Waldorf Cr & TL 4600	0.15	0.15	No	0	Vacant conforming parcel in newer n'hood; in contig own w TL 4600 (Phelan).
80918DB04600	End of Wladorf Cr acr str fr 200 Waldorf Cr	0.23	0.23	No	0	Vacant conforming parcel in newer n'hood..

Appendix B. Master List of Investigated Parcels

Neighborhood Cluster No.9 – Williamsport		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80916CC00100	Brown Creek drainage	0	0	No	0	City-owned; not on BLI. City: Omit: Public facility – dump.
80916CC001100	Brown Creek drainage	0	0	No	0	County-owned; not on BLI. City: Omit: SBHO & drainage area.
80916CC00200	Brown Creek drainage	0	0	No	0	City-owned; not on BLI. City: Omit: SBHO & drainage area.
80916CC00300	Brown Creek drainage	0	0	No	0	City-owned; not on BLI. City: Omit: SBHO & drainage area.
80916CC00400	Brown Creek drainage	0	0	No	0	City-owned; not on BLI. City: Omit: SBHO & drainage area.
80916CC00500	Brown Creek drainage	0	0	No	0	City-owned parcel in SBHO (s part) & BPA (n part); leave off BLI. City concurs.
80916CC00600	Brown Creek drainage	0	0	No	0	Vacant city-owned parcel in SBHO; leave off BLI. City concurs.
80916CC00700	Brown Creek drainage	0	0	No	0	City-owned; not on BLI. City: Omit: SBHO & drainage area.
80916CC00800	Brown Creek area	0.92	0.69	Yes	-0.69	Partially vacant city-owned parcel. Correct original BLI spreadsheet to show deduction fr overall acreage to be from steep slope area instead of developed area (number appears to have been entered in the wrong column). City: Deduct steep, creek & SBHO. Brown Creek appears to traverse southwest portion of parcel. Steep slopes mapped on northerly portions. Remove from BLI due to significant env constraints.
80916CC00900	Brown Creek drainage	0	0	No	0	City-owned; not on BLI. City: Omit: SBHO & drainage area.
80916CC01000	Brown Creek drainage	0	0	No	0	County-owned; not on BLI. City: Omit: SBHO & drainage area.
80916CC01200	Brown Creek area	0.92	0.92	No	0	Vacant county owned 200' x 200' parcel. Compare to many parcels in area not on BLI. City: Deduct steep, creek & SBHO. Parcel located btw Craig & Brown Creeks. Review of ADC does not indicate any req'd "no-build" buffers or setbacks to these creeks. No known regulatory basis for removing this parcel from BLI. Access rd to parcel and dev of parcel may impact area wetlands/creeks. Env mitigation, high dev costs should be expected. Leave on BLI.
80916CC01300	Brown Creek area	0.11	0.11	No	0	Vacant county owned 50' x 100' parcel. Compare to many parcels in area not on BLI. City: Deduct steep, creek & SBHO. Brown Creek appears to bisect this parcel. Impractical to expect dev on this lot. Remove fr BLI. DLCD: Insufficient justification to remove from BLI; leave non-steep portions on BLI.
80916CC01301	Brown Creek area	0.46	0.46	No	0	Vacant city owned 100' x 200' parcel. Compare to many parcels in area not on BLI. City: Deduct steep, creek & SBHO. Brown Creek appears to traverse this parcel. Impractical to expect dev on this lot. Remove fr BLI. DLCD: Insufficient justification to remove from BLI; leave non-steep portions on BLI.

Neighborhood Cluster No.9 – Williamsport		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80916CC01302	Brown Creek area	0.23	0.23	No	0	Vacant city owned 100' x 100' parcel. Compare to many parcels in area not on BLI. City: Deduct steep, creek & SBHO. Brown Creek appears to traverse this parcel. Impractical to expect dev on this lot. Remove fr BLI. DLCD: Insufficient justification to remove from BLI; leave non-steep portions on BLI.
80916CC01400	NW cnr platted 3 rd & C	0.06	0.06	No	0	Vacant nonconforming 25' x 100' parcel in contig own w TL 1401. Leave on BLI for opp to assemble w adj parcel to make conforming.
80916CC01401	Just w of TL 1401	0.06	0.06	No	0	Vacant nonconforming 25' x 100' parcel in contig own w TL 1400. Leave on BLI for opp to assemble w adj parcel to make conforming.
80916CC01500	Brown Creek drainage	0	0	No	0	City-owned; not on BLI. City: Omit: SBHO & drainage area.
80916CC01501	Brown Creek drainage	0	0	No	0	City-owned; not on BLI. City: Omit: SBHO & drainage area.
80916CC01600	Brown Creek drainage	0	0	No	0	Vacant city-owned parcel in SBHO; leave off BLI. City concurs.
80916CC01700	SE cnr platted 3 rd & D	0	0	No	0	Vacant city-owned 150' x 100' parcel almost entirely within SBHO. Not on BLI. Leave off BLI. City concurs.
80916CC01800	NE cnr platted 2 nd & D	0	0	No	0	Vacant city-owned 0.8 ac parcel almost entirely within SBHO. Not on BLI. Leave off BLI. City concurs.
80916CC02000	Just e of 2400 SE 2nd	0.46	0.46	No	0	Vacant 100' x 200' parcel in contig own w 2400 SE 2 nd (Steiner)
80916CC02100	Block 18, Williamsport Subdivision	0.92	0.92	No	0	Vacant parcel in contig own w (acr str fr) TL 2200. Brown Creek appears to traverse parcel. ADC does not prohibit dev due to presence of creek. Leave on BLI given pvt ownership.
80916CC02200	Block 19, Williamsport Subdivision	0.92	0.92	No	0	Vacant parcel in contig own w (acr str fr) TL 2100. Parcel situated similar to county-owned parcel (TL 1200, above) directly to north, also on BLI. Area creeks do not appear to cross parcel. Leave on BLI.
80916CC02300	Along n side Williamsport Rd appx 500' s of SE 1 st	0.13	0.00	Yes	0	Vacant 50' x 100'+ parcel bisected by Williamsport Rd. Mapped as 100% wet. Remove fr BLI due to presence of wetland. Note, no net chg to buildable acreage as wetland areas has already been deducted.
80916CC02800	NW cnr Williamsport & SE Front (Hwy 202)	0.07	0.07	No	0	Vacant nonconforming parcel in contig own w TL 2900 (Neikes). Craig Creek appears to cross parcel. ADC does not prohibit dev due to presence of creek. Leave on BLI given pvt ownership and opp to assemble with other contig-owned vacant parcel (TL 2900) to east.
80916CC02900	NW cnr Williamsport & SE Front (Hwy 202)	0.08	0.08	No	0	Vacant nonconforming parcel in contig own w TL 2800 (Neikes). Craig Creek nearby. Leave on BLI given pvt ownership and opp to assemble with other cotig-owned vacant parcel (TL 2800) to west.
80916CC03300	Just w of 2310 SE 1 st	0	0	No	0	Vacant ODOT-owned 0.45 ac parcel along n side SE Front (Hwy 202); not on BLI; compare to adjacent TL's on BLI. City: Potential rd realignment; leave off BLI.
80916CC03600	Just e of 2314 SE Front	0.23	0.23	No	0	Vacant 100' x 100' parcel in contig own w 2314 SE Front (Skillstad) & TL 3700 (below). Field checked: Moderate slope.
80916CC03700	Just e of 2314 SE Front	0	0	Yes	0.09183	Vacant nonconforming 40' x 100' (0.09 ac) parcel not on BLI in contig own w 2314 & TL 3600 (above); contig ownership offers flex to future dev opp. Add to BLI. Field checked: Moderate slope.

Neighborhood Cluster No.9 – Williamsport		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80916CC04100	Just e of 2044 SE D St	0.63	0.63	No	0	Vacant parcel about 50' outside of (s of) SBHO (Heron Rookery).
80917DC00100	Behind (n of) SE 3 rd & Kearney, Howard Streets	6.94	-1.07	Yes	2.35	Partially vacant sloping parcel traversed by BPA transmission line; BLI showed negative number (-1.07 ac) for buildable acres due to deducting steep slopes in dev area (BPA easement area) twice: once as developed then again as steep. Correct BLI to show 1.29 ac as actual buildable area (non-slope acres outside of BPA easement).
80917DC00200	N end of Kearney St (w side)	0.02	0.02	No	0	Vacant sloping 25' x 27' nonconforming parcel in contig own w 1798 Wall & TL 100 (above; Duffy); leave on BLI as assemblage w adjoining contig owned lands could offer future dev opp.
80917DC00400	Just w of 1692 SE 3 rd	0.15	0.15	No	0	Vacant conforming 50' x 100' parcel in area of older & newer homes.
80917DC00401	Just w of TL 401 (above)	0.18	0.18	No	0	Vacant conforming 50' x 100' parcel in area of older & newer homes.
80917DC00402	1692 SE 3 rd	0.18	0.18	Yes	-0.18	New SFR built in 2006. Remove from BLI.
80917DC00500	Above (n of) 1810 SE Kearney	0.81	0.81	No	0	Vacant parcel in diverse n'hood of newer & older homes.
80917DC00600	1722 SE 3 rd	0.15	0.15	Yes	-0.15	New SFR built in 2007. Remove from BLI.
80917DC00601	1790 SE 3 rd	0.20	0.20	Yes	-0.20	New SFR built in 2005. Remove from BLI.
80917DC00602	Btw 1736 & 1790 SE 3 rd	0.29	0.18	No	0	Vacant 127' x 100' sloping parcel abutting other vacant parcels in contig own (Palmborg).
80917DC00603	Btw 1736 & 1790 SE 3 rd	0.15	0.07	No	0	Vacant 50' x 127' sloping parcel abutting other vacant parcels in contig own (Palmborg).
80917DC00604	Btw 1736 & 1790 SE 3 rd	0.15	0.09	No	0	Vacant 50' x 127' sloping parcel abutting other vacant parcels in contig own (Palmborg).
80917DC00605	1736 SE 3 rd	0.15	0.08	Yes	-0.08	New SFR built in 2005. Remove from BLI.
80917DC00606	1732 SE 3 rd	0.15	0.08	Yes	-0.08	New SFR built in 2005. Remove from BLI.
80917DC00700	NW cnr Sheridan & SE 2 nd	0.17	0.09	No	0	Vacant sloping 75' x 100' parcel in area of newer & older homes.
80917DC00701	SW cnr platted Sheridan & SE 3 rd	0.40	0.11	No	0	Vacant sloping parcel in area of newer homes.
80917DC00702	1748 SE 2 nd	0.17	0.11	Yes	-0.11	New SFR built in 2003. Remove from BLI.
80917DC00703	1780 SE 3 rd	0.23	0.05	Yes	-0.05	New SFR built in 2003. Remove from BLI.
80917DC00705	Just n of 1748 SE 2 nd	0.17	0.17	No	0	Vacant 75' x 100' parcel in area of newer homes.
80917DC00706	Just n of 1734 SE 2 nd	0.23	0.23	Yes	-0.23	100' x 100' parcel with two SFR's built in 2007. New TL 707 created.
80917DC01200	1689-1691 SE 3 rd	0.17	0.17	Yes	-0.17	New duplex built in 2007. Remove from BLI.
80917DC01400	Btw 1676 SE 2 nd (rear yard) & 1810 SE Kearney	0.07	0.07	No	0	Vacant nonconforming 25' x 130' parcel abutting other vacant parcel (TL 1500) & 1810 SE Kearney, all in contig own (Nelson); contig ownership offers flexibility to future dev opp. Leave on BLI.
80917DC01500	Btw 1676 SE 2 nd (rear yard) & 1810 SE Kearney	0.07	0.07	No	0	Vacant nonconforming 25' x 130' parcel abutting other vacant parcel (TL 1400) & 1810 SE Kearney, all in contig own (Nelson); contig ownership offers flexibility to future dev opp. Leave on BLI.
80917DC04600	Btw 1974 SE Howard & 1999 SE Sheridan	0.29	0.29	No	0	Vacant 125' x 100' parcel in area of newer & older homes.
80917DC04700	Just w of 1999 SE Sheridan	0.11	0.11	No	0	Vacant conforming 50' x 100' parcel in contig own w 1999 SE Sheridan.

Neighborhood Cluster No.9 – Williamsport		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80917DC05100	Just w of 1758 Front	0.03	0.03	No	0	Vacant nonconforming parcel abutting two other nonconf parcels; assemblage of vacant parcels offers opp for future dev. 2 of 3 in same ownership (TL's 5100 & 5300; Hansen). Leave on BLI.
80917DC05200	Just w of 1758 Front	0.02	0.02	No	0	Vacant nonconforming parcel abutting two other nonconf parcels; assemblage of vacant parcels offers opp for future dev. 2 of 3 in same ownership (TL's 5100 & 5300; Hansen). Leave on BLI.
80917DC05300	Just w of 1758 Front	0.02	0.02	No	0	Vacant nonconforming parcel abutting two other nonconf parcels; assemblage of vacant parcels offers opp for future dev. 2 of 3 in same ownership (TL's 5100 & 5300; Hansen). Leave on BLI.
80917DD00100	Along w side Williamsport Rd at dump rd	0	0	No	0	Vacant county-owned 1.27 ac sloping parcel ; nw portion of parcel includes dump rd; not on BLI; field check, GIS. R-2 zoning abutting IN zoning to north. City: Omit from BLI; public facility – dump.
80917DD00200	Behind (n of) SE 3 rd & Hancock; abuts Williamsport along e edge	5.17	1.43	Yes	0.55	Partially vacant sloping parcel traversed by BPA transmission line; BLI showed incorrect figure for buildable acres due to deducting steep slopes in dev area (BPA easement area) twice: once as developed then again as steep. Correct BLI to show 1.98 ac as actual buildable area (non-slope acres outside of BPA easement).
80917DD00400	Just e of 1960 SE 3 rd	0	0	No	0	Vacant city-owned 127' x 100' (0.29 ac) parcel with steep slopes on 100%; not on BLI. Field checked: Steep. City: Urban forest, steep. Conclusion: Leave off BLI.
80917DD00500	Along e side Williamsport Rd n of SE 2 nd	0	0	Yes	0.44771	Vacant city-owned 0.65 ac parcel with steep slopes on w side & wetlands on e side. Field checked: Moderate slope along rd; flattens to e (wetland). City: Deduct steep & wetlands. Conclusion: Do not add to BLI given significant dev constraints. DLCD: Insufficient justification to remove from BLI; add non-steep portions to BLI.
80917DD00600	NW cnr Williamsport & platted SE 3 rd	0	0	Yes	0.3644	Vacant city-owned 127' x 125' (0.36 ac) parcel not on BLI. Field checked: Steep. City: Urban forest, steep. Conclusion: Leave off BLI. DLCD: Insufficient justification to remove from BLI; add non-steep portions to BLI.
80917DD00700	Along w side Williamsport Rd at SE 2 nd	0	0	Yes	1.00	Vacant city-owned 1.09 ac parcel with steep slopes on w side & wetlands on e side; not on BLI. Field checked: Moderate slope along rd; flattens to e (wetland). City: Deduct steep & wetlands. Conclusion: Do not add to BLI given significant dev constraints. DLCD: Insufficient justification to remove from BLI; add non-steep portions to BLI.
80917DD00800	NW cnr SE 2 nd & Williamsport; just e of 1990 SE 2 nd	0	0	No	0	Vacant city-owned 0.18 ac parcel w undetermined conforming status at entry to Eagle Ridge Sub. Not on BLI. Field checked: Moderate slopes; development btw 1990 SE 2 nd & Williamsport appears doable. City: Urban forest, steep, retaining wall for rd; leave off BLI.

Neighborhood Cluster No.9 – Williamsport		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80917DD00802	SW cnr SE 2 nd & Williamsport; acr str fr TL 800 (above)	0	0	No	0	Vacant city-owned 0.17 ac parcel w undetermined conforming status at entry to Eagle Ridge Sub. Not on BLI. Field checked: Steeper than TL 1800 to n. Development may not be practical. City: Urban forest, dev not practical; leave off BLI
80917DD00903	Btw 1860 & 1910 SE 3 rd	0	0	Yes	0.16576	Vacant sloping 0.22 ac parcel in area of newer homes. Add to BLI. City: Deduct steep, add remainder to BLI.
80917DD00906	Just w of 1820 SE 3 rd	0	0	Yes	0.03614	Vacant sloping 0.44 ac parcel in area of newer homes. Poss road encumbrance; check records; add to BLI. City: Deduct steep, add remainder to BLI.
80917DD00922	1925 SE Hancock	0.23	0.23	Yes	-0.23	New SFR built in 2003. Remove from BLI.
80917DD01000	Behind (s of) 1819 to 1859 SE 3 rd	0	0	Yes	0.35379	Vacant city-owned 100' x 300' sloping parcel; not on BLI. Field checked: Steep, difficult to access. Leave off BLI due to sigdev constraints. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80917DD01100	Just e of 1811 SE 2 nd	0	0	Yes	0.1863	100'x100' sloping parcel not on BLI. City: New SFD. Conclusion: No need to add to BLI as 0 bldble acres. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80917DD01300	Just e of 1830 SE 1 st	0.46	0.46	Yes	-0.46	Vacant 100' x 100' parcel formerly 100' x 200'; new TL (1301) created. Revise BLI accordingly. City: Deed restriction – no SFD. Part of SFD on TL 1300. Remove fr BLI.
80917DD01301	Just s of 1925 Hancock	0	0	No	0	Vacant 100' x 100' parcel; not on BLI; recently created; formerly part of TL 1300 (above). City: Deed restriction – no SFD. Part of SFD on TL1300. Remove fr BLI. Note, this newly-created TL will be represented in BLI records as part of TL1300, a 0.46-acre parcel.
80917DD02100	Along w side Williamsport Rd s of SE 2 nd	0	0	No	0	Vacant city-owned 0.87 ac parcel with steep slopes on w side & wetlands on e side; not on BLI. Field checked: Moderate slope along rd; flattens to e (wetland). City: Deduct road encroachment, steep, wet. Conclusion: Do not add to BLI given significant dev constraints.
80917DD03200	1950 SE Front	0.86	0.61	Yes	-0.44	Partially vacant 0.86 ac parcel that has been recently segregated into four total tax lots (3200, 3201, 3202 & 3203); the partially vacant portion of the parcel is now (newly-created) 75'x100' (0.17ac) TL 3202. Revise BLI no.'s to show 0.69 ac developed & 0.17 acres remaining as buildable.
80917DD03201	Formerly part of TL 3200	0	0	No	0	100' x 100' parcel; not on BLI due to recent TL creation. City: New SFD, 0 bldble acres.
80917DD03202	Formerly part of TL 3200	0	0	No	0	Vacant 75' x 100' parcel; not on BLI due to recent TL creation. This buildable acreage is represented in the "parent" TL3200 above.
80917DD03203	Formerly part of TL 3200	0	0	No	0	100' x 100' parcel; not on BLI due to recent TL creation. City: New SFD, 0 bldble acres.
80917DD03901	Just w of 1912 SE Front	0.23	0.23	No	0	Vacant 100' x 100' parcel in contig own w (acr platted Hancock fr) 1912 SE Front (Chang).
80917DD04000	Just e of 1839 SE 1 st	0.23	0.23	No	0	Vacant 100' x 100' parcel in contig own w 1839 SE 1 st (Mather).

Neighborhood Cluster No.9 – Williamsport		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Aeres	Buildable Acres	Amend BLI?	Net Change (acres)	
80917DD04600	Btw 1842 & 1890 SE Front	0.11	0.11	No	0	Vacant PP&L owned conforming 50' x 100' parcel. PP&L future use for utilities? Leave on BLI unless add'l info rec'd re poss util use.

Appendix B. Master List of Investigated Parcels

Neighborhood Cluster No.10 – Bond Street Area		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80907DA02500	Btw 444 & 474 Bond	0.04	0.04	No	0	Vacant nonconforming 27' x 60' (1620 sq ft) parcel not in contig own; leave on BLI for MFD opp (parcel >1500 sq ft std for each MF du).
80907DA04400	NW cnr 3 rd & Bond	0.06	0.06	No	0	Vacant nonconforming 50' x 50' (2500 sq ft) parcel in contig own w TL's 4500 (vacant), 4400 (vacant) & TL 4300 (161 3rd; Johnson); leave on BLI given adjacency w other vacant parcels.
80907DA04500	Just w of TL 4400	0.09	0.09	No	0	Vacant nonconforming 50' x 75' (3750 sq ft) parcel in contig own w TL's 4400 (vacant) & 161 3 rd (Johnson); also abuts vacant TL 4600 to n; leave on BLI given adjacency to other vacant parcels.
80907DA04600	Just n of TL 4500	0.03	0.03	No	0	Vacant nonconforming interior 25' x 50' (1250 sq ft) parcel; abuts other vacant parcel; leave on BLI for opp to assemble w other parcel(s) for MFD.
80907DA05700	SW cnr 4 th & Bond	0.23	0.23	No	0	Vacant 100' x 100' parcel surr by dev.
80907DA06501	Just s of 437 Bond	0.06	0.06	No	0	Vacant nonconforming interior 50' x 50' (2500 sq ft) parcel in contig own w 437 Bond (Herron); leave on BLI for opp to assemble w contig-owned parcel (or, one of six other abutting built parcels) for future dev.
80907DA08000	Just w of 539 Commercial	0.17	0.05	No	0	Vacant sloping 75' x 100' parcel abutting vacant TL 9400 to w.
80907DA09400	Acr str fr (s of) 450 & 486 Commercial	0.40	0.04	No	0	Vacant city-owned sloping 175' x 100' parcel abutting vacant TL 8000 to e.
80907DA10000	Behind (s of) 391 Commercial	0.06	0.00	No	0	Vacant interior sloping nonconforming 50' x 50' parcel in contig own w 384 Duane; leave on BLI for opp to dev MF du in conj w contig parcel.
80907DA10600	Just s of 207 Commercial	0.03	0.03	No	0	Vacant sloping nonconforming 30' x 50' (1500 sq ft) parcel abutting vacant parcel (TL 11300) to s; leave on BLI for opp to assemble w TL 11300 & dev MF du.
80907DA11200	Just w of 375 3 rd	0.08	0.02	Yes	-0.02	Vacant sloping nonconforming 50' x 67' (3333 sq ft) parcel abutting other vacant parcels to w & n; contig-own w 375-3 rd (Jaques). City: Bldg encroachment, part of 325-3rd. 0 bldble acres. Remove fr BLI.
80907DA11300	SE cnr platted 2 nd & platted Duane; behind (s of) 235 Commercial	0	0	Yes	0.10	Vacant city-owned sloping 100' x 100' parcel not on BLI; compare to adj parcels on BLI. City: Possible city trail w Duane. Leave off BLI. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80907DA12800	Btw 156 & 176-184 Bond	0.11	0.11	No	0	Vacant city-owned 50' x 100' parcel surr by dev.
80907DA13800	SW cnr platted 2 nd & Commercial; acr str fr (w of) 207 Commercial	0.46	0.08	No	0	Vacant city-owned sloping parcel abutting other vacant parcels (TL's 13900 & 14100) to w & s. Field checked: Mod/steep slopes. BLI accoutns for areas >25% slope.

Neighborhood Cluster No.10 – Bond Street Area		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80907DA13900	Just below (n of) 172 Duane	0.11	0.03	Yes	-0.03	Vacant conforming sloping 50' x 100' parcel abutting other vacant parcel to e & in contig own w 172 Duane. Filed checked: Mod/steep slope w bldg encroachment on only part of lot <25% slope, leaving only areas >25% avail for potential dev. City: Bldg encroachment – 172 Duane. Conclusion: Remove fr BLI as lot has 0 bldble acres due to bldg encr & steep.
80907DA14100	Just e of 172 Duane	0.11	0.00	No*	0	Vacant conforming sloping 50' x 100' parcel abutting other vacant parcel to e & n & in contig own w 172 Duane; 0 buildable acres. *Map color chg?
80907DB05401	Just w of 40 W Bond	0.11	0.11	No	0	Vacant irreg-shared nonconforming parcel (4610 sq ft) not in contig own; abuts three vacant parcels to w; leave on BLI as opp for assemblage w other parcels & viable lot exception candidate. City: Deduct steep slopes.
80907DB05600	Btw TL's 5601 & 5700	0.11	0.11	No	0	Vacant conforming 50' x 100' parcel abutting vacant parcels on both sides.
80907DB05601	Btw TL's 5401 & 5600	0.11	0.11	No	0	Vacant conforming 50' x 100' parcel abutting vacant parcels on both sides.
80907DB05700	Just e of 62 W Bond	0	0	Yes	0.10	Vacant nonconforming 50' x 85' (4250 sq ft) parcel not in contig own not on BLI; compare to three abutting vacant parcels (on BLI) to e; 750 sq ft lot size deficiency not considered significant impediment to dev; poss assemblage w other vacant parcels; viable lot exception candidate; add to BLI. City: Deduct steep slopes.
80907DB06200	Btw 66 & 70 W Bond	0.05	0.05	Yes	-0.05	28' x 85' (2380 sq ft) parcel in contig own w 66 Bond (Condra). City: Already developed w 66 W Bond as duplex. Two tax lots but only one substd bldg lot. 0 bldble acres. Remove fr BLI.
80907DB06900	Just w of 155 Bond	0.23	0.00	No	0	Vacant steeply-sloped 100' x 100' parcel.
80907DB07000	SE cnr platted 1 st & Bond	0	0	No	0	Vacant city-owned sloping 50' x 50' (2500 sq ft) parcel not on BLI; compare to adj parcels on BLI. City: Steep, issues w utilities from above. Keep of BLI.
80907DB07100	Just n of 154 Commercial	0.03	0.03	No	0	Vacant sloping nonconforming 30' x 50' parcel; abuts other vacant parcels to n; leave on BLI for opp to dev MFD in conj w other parcel(s).
80907DB07101	Btw TL's 7000 & 7100	0	0	No	0	Vacant city-owned sloping 50' x 50' (2500 sq ft) parcel not on BLI; compare to adj parcels on BLI. City: Steep, issues w utilities from above. Keep of BLI.
80907DB07900	Just w of 55-61 W Bond & 112 Commercial	0.60	0.30	Yes	-0.30	Vacant city-owned sloping 26,000+ sq ft parcel entirely within active Bond St slide; remove fr BLI & reassess in next 20-year inventory. Field checked: Recent slide. City concurs.
80907DB08500	SW cnr Commercial & 1 st	0.33	0.22	Yes	-0.22	Vacant city-owned sloping parcel entirely within active Bond St slide; remove fr BLI & reassess in next 20-year inventory. City concurs.

Neighborhood Cluster No.10 – Bond Street Area		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80907DB08501	Just w of TL 8500	0.29	0.29	Yes	-0.29	Vacant city-owned sloping 0.29 ac parcel entirely within active Bond St slide; remove fr BLI & reassess in next 20-year inventory. City concurs.
80907DB08502	Just w of TL 8501	0.07	0.07	Yes	-0.07	Vacant city-owned sloping 29' x 100' parcel entirely within active Bond St slide; remove fr BLI & reassess in next 20-year inventory. City concurs.
80907DB08600	NW cnr Duane & 1 st	0	0	No	0	Vacant city-owned 50' x 70' (3500 sq ft) sloping parcel not on BLI; compare to other city-owned parcels in area on BLI; correct map to make this parcel consistent w others; entirely within active Bond Street slide; leave off BLI. City concurs.
80907DB08700	Just n of TL 8600 (above)	0	0	No	0	Vacant privately-owned (Neikes) 0.9 ac parcel not on BLI; compare to other nearby parcels that are on BLI. City: City in process of acquiring; leave off BLI due to presence of slide.
80907DB09500	SE cnr Hume & Bond	0.17	0.17	Yes	-0.17	Vacant city-owned sloping 7500 sq ft parcel entirely within active Bond St slide; remove fr BLI & reassess in next 20-year inventory. Field checked: Recent slide. City concurs.
80907DB09600	Btw TL 7900 & 9500 (above)	0.96	0.61	Yes	-0.61	Vacant city-owned sloping 41,500+ sq ft parcel entirely within active Bond St slide; remove fr BLI & reassess in next 20-year inventory. Field checked: Recent slide. City concurs.
80907DB09800	N, e & w of 84 W Duane	1.08	1.02	Yes	-1.02	Vacant city-owned sloping 1+ ac parcel entirely within active Bond St slide; remove fr BLI & reassess in next 20-year inventory. City concurs.
80907DB11800	Btw 155 & 163 Flavel	0.06	0.06	No	0	Vacant nonconforming ~30' x 86' (2580 sq ft) parcel in contig own w 110 Washington (Johnson); surr by comparable-sized parcels; leave on BLI given n'hood cond's & opp for MFD dev.
80907DB13300	Btw 103 & 115 Washington	0.08	0.08	No	0	Vacant nonconforming 39' x 86' (3355 sq ft) parcel in contig own w 115 Washington (Bowley); surr by comparable-sized parcels; leave on BLI given n'hood cond's & opp for MFD dev.
80907DC00901	Btw 145 & 165 Duane	0.17	0.17	Yes	-0.02	Vacant 75' x 100' parcel in est n'hood nr n edge Bond St slide; abuts other vacant parcels to s. City: Deduct access drive to 165 Duane on this lot. Done: Decuted 10' x 80' (800 sq ft) fr buildable acres.
80907DC01200	SE cnr 1 st & Duane	0	0	No	0	Vacant city-owned sloping 0.29 ac parcel not on BLI; nw tip of parcel in mapped Bond St slide. Leave off BLI due to presence of slide. City concurs.
80907DC01400	Just e of 130 Exchange	0	0	No	0	Vacant city-owned sloping 0.29 ac parcel abuts other vacant parcels to n & e. City: Bldg encroaches from 130 Exchange. Conclusion: Parcel bisected+ by mapped steep slope resulting in two fragmented areas <25% slope. Leave off BLI given steep terrain & bldg encroachment.
80907DC01401	Above (s of) 165 Duane	0.11	0.11	No	0	Vacant 50' x 100' parcel in contig own w vacant TL 1500; abuts other vacant parcels to e, w & n.

Neighborhood Cluster No.10 – Bond Street Area		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80907DC01500	Above (s of) 165 Duane	0.11	0.11	No	0	Vacant 50' x 100' parcel in contig own w vacant TL 1401; abuts other vacant parcels to e & w.
80907DC01600	NW cnr 1 st & W Exchange; below (s of) & just e of 18 & 48 W Exchange	0	0	No	0	Vacant city-owned 0.61 ac parcel not on BLI w n portion within mapped active Bond St slide. Leave off BLI due to presence of slide. City concurs.
80907DC02800	Just e of 112 W Exchange	0.21	0.21	No	0	Vacant 180' x 50' parcel w e edge in mapped active Bond St slide. Field checked: Steep parcel with high view potential. Dev w geo engr appears practical. City: Deduct steep slopes.
80907DC03500	Adjacent to 74 W Exchange	0	0	No	0	Vacant city-owned 1.1 ac sloping parcel not on BLI entirely within mapped active Bond St slide; leave off BLI & reassess in next 20 yr inventory.
80907DD00200	Just e of 215 Duane	0.11	0.11	No	0	Vacant sloping conforming 50' x 100' parcel in contig own w 215 Duane (Eller).
80907DD00300	Just n of 439 3 rd	0	0	No	0	Vacant sloping nonconforming 8' x 100' (80 sq ft) parcel not on BLI; abuts other vacant parcels to n & w; compare to other vacant parcels on same block on BLI; in contig own w 439 3 rd (Ryder). City: LLA for 439-3rd. Part of SFD. Leave off BLI.
80907DD00301	Just n of 439 3 rd	0	0	No	0	Vacant sloping conforming 0.12 ac parcel not on BLI; abuts other vacant parcels to s & w; compare to other vacant parcels on same block on BLI; in contig own w 439 3 rd (Ryder). Field checked: Steep, GIS confirms 100% steep slopes. Leave off BLI as 0 bldble acres.
80907DD00401	Just s of 439 3 rd	0	0	No	0	Vacant sloping conforming 50' x 100' parcel not on BLI; TL 401 has been consolidated with TL 400 (439-3 rd Ryder) and is part of SFD dev. Field checked: Steep. Leave off BLI.
80907DD00600	NW cnr platted 3 rd & platted Exchange	0	0	Yes	0.11	Vacant city-owned sloping conforming 50' x 100' parcel not on BLI; compare to other vacant parcels on same block on BLI. Field checked: Moderate slope; rd imp's needed. City: Deduct steep areas, add remainder to BLI.
80907DD00601	Just e of 216 Exchange	0.11	0.11	No	0	Vacant sloping conforming 50' x 100' parcel in contig own w 216 Exchange (Atkinson). Field checked: Moderate slope; rd imp's needed.
80907DD01000	Just e of 313 Duane	0	0	No	0	Vacant city-owned sloping 50' x 100' parcel not on BLI; compare to other vacant parcels on same block on BLI. Field check: Steep, GIS confirms 100% steep slopes. Leave off BLI as 0 bldble acres.
80907DD01001	Just e of 470 3 rd	0.23	0.05	No	0	Vacant sloping 100' x 100' parcel in contig own w 470 3 rd (Thomas). Field checked: Steep. High view potential could incentivize dev of this challenging parcel. BLI accounts for areas >25% slope. Retain on BLI.
80907DD01100	SW cnr 4 th & Duane; below (n of) 388 Exchange	0	0	No	0	Vacant sloping 50' x 100' parcel abutting vacant TL 1000 to w & in contig own w 388 Exchange (Dewitt). Field checked: Steep. GIS confirms nearly entire parcel >25% slope. Leave off BLI.

Neighborhood Cluster No.10 – Bond Street Area		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80907DD01401	Just n of (below) 414 Exchange	0.23	0.12	No	0	Vacant sloping 100' x 100' parcel in contig own w 414 Exchange (Barnes). Field checked: Steep lot w some flatter sections at southerly portion of parcel near 414 Exchange SFD. Potential homesite evident towards southern section of lot. Challenging access. Keep on BLI.
80907DD01402	Just e of 414 Exchange	0.23	0.12	No	0	Vacant sloping 100' x 100' parcel in contig own w 414 Exchange (Barnes). Field checked: Steep lot. Challenging access. 414 Exchange SFD is oriented to westerly portion of TL 1600. This condition coupled with contig ownrshp could offer flex to future dev options. Keep on BLI.
80907DD01500	SW cnr Duane & platted 5 th	0	0	No	0	Vacant city-owned sloping 100' x 100' parcel; compare to two abutting 100' x 100' vacant parcels on BLI. Field checked: Very steep. City: Deduct steep. Conclusion: 0 bldble acreas as lot is entirely >25% slope, thus, do not add to BLI.
80907DD01700	Just w of 423 & 489 6 th	0	0	Yes	0.11	Vacant city-owned sloping 100' x 200' parcel; n portion in sm mapped slide; s portion <25% slope; compare to abutting TL 1900 (on BLI). City: Include but deduct steep & slide. Done.
80907DD01900	Btw 423 & 489 6 th	0.22	0.06	No	0	Vacant sloping 95' x 100' parcel in mapped slide area. Field checked: Flat to steep lot in est n'hood. Appears conducive for dev. City: OK.
80907DD02300	SW cnr 6 th & Exchange	0	0	No	0	Sloping nonconforming 25' x 100' parcel abutting vacant TL 2301 to n. Field checked: Steep. City: Prkg garage for 511 Exchange; leave off BLI.
80907DD02301	Btw TL 2300 (below) & 590 Franklin	0	0	No	0	Vacant city-owned sloping 75' x 100' parcel w e edge in mapped slide; abuts vacant TL 2300 to n. City: City sewer line on n edge & slide buttress wall. Leave off BLI.
80907DD02700	NE cnr Franklin & platted 5 th just s of 511 Exchange & w of 558 Franklin	0	0	No	0	Vacant city-owned 50' x 100' sloping parcel nr mapped slide. Leave off BLI due to presence of slide.
80907DD03100	SW cnr platted 5 th & platted Exchange; below (n of) 490 Franklin & e of 461 Exchange	0	0	Yes	0.04604	Vacant city-owned 50' x 100' sloping parcel. GIS confirms sm “donut” area of <25% surr by areas >25%. Leave off BLI due to significant dev constraints. DLC: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80907DD04100	SW cnr platted 3 rd & platted Exchange; below (s of) 288 Franklin & e of 217 Exchange	0.23	0.09	No	0	Vacant sloping 100' x 100' parcel abutting three SFRs. BLI accounts for slopes>25%. Field checked: Steep lot appears buildable; rd imp's needed.
80907DD12000	Just e of 165 Duane	0.11	0.11	No	0	Vacant conforming 50' x 100' parcel in contig own w vacant TL 12100 (Dicus).
80907DD12100	Just e of TL 12000 (above)	0.11	0.11	No	0	Vacant conforming 50' x 100' parcel in contig own w vacant TL 12000 (Dicus).
80907DD12200	About 50' w of 495 2 nd	0.23	0.23	No	0	Vacant 100' x 100' parcel abutting other vacant parcels to n & e.
80907DD12300	Just w & n of 495 2 nd	0.15	0.15	No	0	Vacant irreg-shaped conforming parcel in contig own w 495 2 nd (Herrold).

Neighborhood Cluster No.10 – Bond Street Area		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80907DD12500	Just w & s of 175 Exchange	0	0	Yes	0.08892	Vacant city-owned sloping 0.6 ac parcel abutting other vacant parcels (TL's 12501 & 12502) not on BLI. Field checked: Steep. GIS confirms 90+% parcel >25% with two sm fragments <25% slope. Leave off BLI due to significant dev constraints. DLCD: Insufficient justification to classify as non-buildable; add non-steep portions to BLI.
80907DD12501	SW cnr Exchange & 2nd; just w of 217 Exchange	0	0	Yes	0.07	Previously city-owned, now pvt-owned sloping 50' x 100' parcel abutting other vacant parcels (TL's 12500 & 12502) not on BLI. City: 181 Exchange. Conclusion: Deduct steep areas and add remainder to BLI.
80907DD12502	Just e of 175 Exchange	0	0	Yes	0.09	Previously city-owned, now pvt-owned sloping 50' x 100' parcel abutting other vacant parcels (TL's 12501 & 12502) not on BLI. City: 191 Exchange. Conclusion: Deduct steep areas and add remainder to BLI.
80907DD12700	Just w of 619 2 nd & s of 140 Grand	0	0	Yes	0.07745	Vacant city-owned sloping 100' x 100' parcel not on BLI w frontage on platted 1 st & platted Franklin. Field checked: Steep. GIS confirms one sm "donut" area <25% in ctr of parcel surr by areas >25%. Leave off BLI due to significant dev constraints. DLCD: Insufficient justification to classify as non-buildable; add non-steep portions to BLI.

Appendix B. Master List of Investigated Parcels

Neighborhood Cluster No. 11 – Smith Point		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80907CC10300	Btw 397 & 403 Alameda	0	0	No	0	Vacant city-owned 0.18 ac steeply sloping parcel not on BLI; mapped slide on portion of parcel; field checked: leave off BLI due to steepness, slide. City concurs.
80907CC10500	Btw 403 & 443 Alameda	0	0	No	0	Vacant city-owned 0.53 ac steeply sloping parcel not on BLI; mapped slide on portion of parcel; field checked: leave off BLI due to steepness, slide. City concurs.
80907CC13100	Btw 376 & 404 Floral & above (e of) 389-397 Alameda	0	0	No	0	Vacant city-owned 0.32 ac sloping parcel not on BLI; no mapped slide on parcel. City: Deduct steep slopes. Conclusion: 100% mapped steep slopes on parcel, do not add bldble acres to BLI.
80907CC13200	Just w of 376 Floral	0.11	0.01	No	0	Vacant conforming 50' x 100' sloping parcel in contig own w 376 Floral (Heck).
80907CD03300	Btw 354 & 364 Floral	0.10	0.10	No	0	Vacant nonconforming 4378 sq ft sloping parcel in contig own w TL 3303 to e; mapped slide abuts parcel's n edge; leave on BLI as other vacant parcel in contig own offers flex to future dev opp. City: Geo report on file, deduct steep.
80907CD03303	Btw 354 & 364 Floral	0.10	0.04	No	0	Vacant nonconforming 4344 sq ft sloping parcel in contig own w TL 3300 to w; mapped slide abuts parcel's n edge; leave on BLI as other vacant parcel in contig own offers flex to future dev opp. City: Geo report on file, deduct steep.
80907CD04500	Btw 359 & 365 Alameda	0.12	0.05	No	0	Vacant conforming sloping parcel in mapped slide. Field checked: Flat to mod slopes. Appears conducive for dev in est'd n'hood. Leave on BLI.
80907CD04800	Just w of 367 Alameda	0.12	0.03	Yes	-0.03	Vacant sloping parcel in contig own w 367 Alameda. City: Remove fr BLI, parcel needed for density for SFD at 362 Alameda.
80907CD06300	Just e of 350 Floral	0.13	0.13	Yes	-0.04	Vacant conforming sloping parcel acr platted Multnomah fr 350 Floral (Neikes). City: Deduct steep slopes. Note: Orig BLI did not deduct mapped steep areas on parcel.
80907CD06400	Btw 350 Floral & 310 W Exchange	0	0	No	0	Vacant city-owned sloping 1 ac parcel w mapped slide along nw edge. Mapped steep slopes throughout. City: Deduct steep & slide. Conclusion: Do not add to BLI as bldble due to presence of slide, majority of steep slope.
80907CD08600	N end Columbia btw 248 Columbia & 262-264 w Exchange	0	0	Yes	0.06263	Vacant city-owned sloping 0.25 ac parcel; not on BLI. GIS confirms steep slopes across majority of parcel. City: Deduct steep. Conclsn: Do not add to BLI as bldble due to majority of steep slopes. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80907CD08601	now TL 7900 & 7901	0.08	0.03	Yes	-0.03	Recent LLA to orient parcel w 262-264 W Exchange. Remove TL 8601 from BLI. City: Developed w TFD. Remove fr BLI.

Neighborhood Cluster No. 11 – Smith Point		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80918BB01100	Just s & w of 461 Floral	0	0	No	0	Vacant city-owned sloping 0.47 ac parcel not on BLI; compare to adjacent TL's 1101, 1200 & 1300 (on BLI); w portion in mapped slide. City: Deduct steep & slide. Conclusion: Steep slope covers 80+% of parcel leaving two sm fragments of land <25%. Impractical for dev given presence of slide, majority of steep slopes. Do not add to BLI as bldble.
80918BB01101	Just s of 461 Floral	0.05	0.05	Yes	-0.05	Vacant sloping nonconforming ~27' x 93' (2500 sq ft) parcel in contig own w 461 Floral. Steep slopes hinder opp to assemble w other vacant parcels to create conforming lot. Note, original BLI did not deduct mapped steep slope areas on parcel so amt of bldble acres is inflated. Actual number is less. Remove fr BLI due to steep slopes, sm parcel size & inability to assemble w other areas <25%.
80918BB01200	Just below (n of) 598 Lexington & s of TL 1100	0.23	0.00	No	0	Vacant sloping parcel in contig own w (acr platted Chinook fr) 598 Lexington (Jasper).
80918BB01300	Just above (e of) 453 Floral	0.11	0.11	Yes	-0.11	Vacant sloping nonconforming 45' x 110' (4950 sq ft) parcel in contig own w 453 Floral (Pritchard); 50 sq ft lot size deficiency not considered signif impediment to dev given n'hood cond's (parcelization). City: Deduct steep slope. Field checked: Steep, inaccessible as rd imp's, dev would need to traverse areas>25% slope. Note, original BLI did not deduct mapped steep slopes on parcel so amt of bldble acres is inflated. Actual number is less. Remove fr BLI given significant constraints to dev.
80918BB01400	Just above (e of) 443 Floral	0.11	0.11	Yes	-0.11	Vacant sloping nonconforming 45' x 110' (4950 sq ft) parcel in contig own w 443 Floral (Laird); 50 sq ft lot size deficiency not considered signif impediment to dev given n'hood cond's (parcelization). City: Deduct steep slope. Field checked: Steep, inaccessible as rd imp's, dev would need to traverse areas>25% slope. Note, original BLI did not deduct mapped steep slopes on parcel so amt of bldble acres is inflated. Actual number is less. Remove fr BLI given significant constraints to dev.
80918BB01500	Just n of TL 1400 (above)	0	0	Yes	0.10	Vacant city-owned 0.11 ac sloping parcel abutting other vacant parcels to n & s; not on BLI; compare to TL's 1300 & 1400 just to s (on BLI). Field checked: Steep, difficult to access Chinook (unimproved frontage rd); access to areas <25% slope would req road imp's, dev in areas >25% slope. Do not add to BLI given significant dev constraints. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.

Neighborhood Cluster No. 11 – Smith Point		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80918BB01600	Just n of TL 1500 (above)	0	0	Yes	0.10	Vacant county-owned 0.11 ac sloping parcel abutting other vacant parcels to n & s; not on BLI; compare to TL's 1300 & 1400 to s (on BLI). Field checked: Steep, difficult to access Chinook (unimproved frontage rd); access to areas <25% slope would req road imp's, dev in areas >25% slope. Do not add to BLI given significant dev constraints. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80918BB01700	Just above (e of) 419 Floral	0	0	Yes	0.14	Vacant city-owned 0.22 ac sloping parcel abutting other vacant parcels to s; not on BLI; compare to TL's 1300 & 1400 to s (on BLI). Field checked: Steep, difficult to access Chinook (unimproved frontage rd); access to areas <25% slope would req road imp's, dev in areas >25% slope. Do not add to BLI given significant dev constraints. DLCD: Insufficient justification to leave off of BLI; add non-steep portions to BLI.
80918BB01900	600 W Lexington	0	0	Yes	0.47013	One SFR on 5.04 ac sloping parcel; possible partial vacant status; field check, consider allocating one du equivalent (5000 sq ft) just w of 667 Alameda. City: Deduct steep, can one SFD be built? Field checked: Steep throughout parcel, difficult to access. Area<25% slope would require road imp, dev through areas>25%. SFD down long narrow pvt drive. Do not add bldble acres to BLI given significant dev constraints. DLCD: Insufficient justification to leave off of BLI; add'l analysis needed. City engineer review determines two non-steep portions located along s side of parcel practical for dev (0.47 ac); remainder of non-steep areas encumbered by driveway/homesite and thus impractical for add'l dev.
80918BB02500	Just e of 547 Alameda	0.09	0.04	Yes	-0.04	Vacant sloping nonconforming parcel in contig own w 547 Alameda (Bender); recent LLA reduced parcel size from 0.09 to 0.05 ac. Small <25% area surr by >25% areas. Remove fr BLI due to significant dev constraints, sm parcel size w no opp to assemble w other vacant <25% areas.
80918BB09000	Btw 419 & 427 Chinook	0.11	0.11	No	0	Vacant nonconforming 4937 sq ft parcel in contig own w 419 Chinook (Hauser); 63 sq ft lot size deficiency not considered significant impediment to dev given n'hood cond's (parcelization). Leave on BLI.
80918BC00300	Just w of 77 Antwerp	0.04	0.04	Yes	-0.04	Vacant nonconforming 25' x 60' (appx.) parcel abutting other vacant parcels, some in contig own (Rutherford). City: Part of SFD, remove fr BLI as built.
80918BC00301	Just w of 75 Antwerp	0.04	0.04	Yes	-0.04	Vacant nonconforming 25' x 60' (appx.) parcel abutting other vacant parcels, some in contig own (Rutherford). City: Part of SFD, remove fr BLI as built.

Neighborhood Cluster No. 11 – Smith Point		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80918BC00400	SE of 60 & 70 Dresden	0.07	0.07	Yes	-0.07	Vacant nonconforming 25' x 110' (appx.) parcel abutting other vacant parcels. City: Needed for density at 60 Dresden, remove fr BLI.
80918BC00401	Btw TL's 300, 301 & 400	0	0	No	0	Vacant nonconforming 25' x 120' (appx) with no opp to assemble with other vacant parcels; not considered a suitable variance candidate given area conditions (avg density of n'hood). Do not add to BLI.
80918BC01800	Btw 636 & 650 Florence	0.02	0.02	Yes	-0.02	Vacant tiny nonconforming parcel surr by existing dev; no opp to assemble w other vacant parcels; in contig own w 640 Florence (Story) but 0.02 ac parcel offers no opp for add'l du; remove from BLI. City concurs.
80918BC05001	Btw 728 & 740 Florence	0.06	0.06	Yes	-0.06	Vacant nonconforming 50' x 55.5' (2775) sq ft parcel in contig own w 740 Florence; frontage on Erie St. Field checked: Encumbered by existing dev. Not considered viable variance candidate given n'hood cond's. Remove fr BLI.
80918BC05700	S side Erie, next to (n of) 709 Erie	0.13	0.13	No	0	Vacant 50' x 100' parcel in est n'hood.
80918BC05900	Btw 709 & 721 Erie	0.06	0.06	Yes	-0.06	Vacant nonconforming 25' x 110' in contig own w 721 Erie (Fessler). Field checked: Encumbered by existing dev. Impractical for dev of add'l SFD. Remove fr BLI.
80918BC07200	Btw 768 & 788 Erie	0.19	0.19	No	0	Vacant 75' x 111' parcel in contig own w 788 Erie (Prescott).
80918BC09100	Btw 759 & 771 Erie	0.06	0.06	No	0	Vacant 25' x 100' parcel in contig own w 771 Erie (Collins). Field checked: 771 Erie oriented to east side of lot, leaving adequate room for dev on TL9100. Leave on BLI.
80918BC12500	SW cnr Denver & Florence	0.13	0.13	No	0	Vacant 50' x 111' parcel in contig own w vacant TL's 14000 & 13900 (4-square church). Field checked: Conducive for development.
80918BC13900	NW cnr Erie Ave & Denver	0.13	0.13	No	0	Vacant 50' x 111' parcel in contig own w vacant TL's 14000 & 12500 (4-square church). Field checked: Conducive for development.
80918BC14000	Btw 829 Erie & TL 13900	0.13	0.13	No	0	Vacant 50' x 111' parcel in contig own w vacant TL's 13900 & 12500 (4-square church). Field checked: Conducive for development.
80918BD04000	Btw 809 & 821 Florence	0.13	0.13	No	0	Vacant 50' x 111' parcel in contig own w 821 Florence.
81013AA00300	Just e of 527 W Marine	0	0	No	0	Vacant 0.42 ac city-owned sloping parcel abutting other vacant parcels to the w & s; not on BLI; compare to TL 400 (on BLI); just n of mapped slide. City: Keep off BLI due to city ownrshp, presence of slide.
81013AA00400	Just n of 527 W Marine	0.12	0.12	No	0	Vacant conforming parcel in contig own w 527 W Marine (Neale).
81013AA00600	Just s of 527 W Marine	0	0	Yes	0.24682	Vacant sloping 0.47ac parcel in mapped slide area. Severe geo hazard per report on file. Deduct slope, add remainder to BLI as buildable given pvt ownrshp.
81013AA00700	Below (w of) 547 & 551 Alameda	0	0	No	0	Vacant city-owned 0.22 ac sloping parcel in mapped slide area; not on BLI; leave off BLI due to active slide, reassess in next 20-year inventory. City concurs.

Neighborhood Cluster No. 11 – Smith Point		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
81013AA00900	Just w of 494 Alameda	0	0	No	0	Vacant city-owned 0.41 ac sloping parcel in mapped slide area; not on BLI; leave off BLI due to active slide, reassess in next 20-year inventory. City concurs
81013AA01800	Just n of 572 Rivington	0.10	0.10	Yes	-0.03115	Vacant sloping nonconforming 4560 sq ft parcel not in contig ownership; 440 sq ft lot size deficiency not considered significant impediment to dev given n'hood cond's (parcelization); w edge of parcel abuts mapped slide. Leave on BLI. City: Deduct for slide setback.. WPDS: GIS shows some steep slope extending onto parcel just outside of mapped slide; deduct steep slope fr bldble acres (this deduction will also provide deduction for setback to slide area).
81013AA04000	Just s of 597 Rivington	0.17	0.17	Yes	-0.05	Vacant conforming parcel in contig own w other vacant parcels & 597 Rivington (Jue); portion in mapped slide. City: Contig own w 616 Agate. Need to deduct 0.05 ac needed for density req of 616 Agate.
81013AA04600	Just w of 599 – 605 Agate	0.10	0.10	Yes	-0.05	Vacant nonconforming 4157 sq ft parcel in contig own w several TL's & 597 Rivington to n. Leave on BLI given contig ownership & adjacency to several other vacant parcels. City: Contig own w 616 Agate. Need to deduct 0.05 ac to meet density req for 616 Agate.
81013AA05100	Btw 577 & 589 Rivington	0.11	0.00	Yes	0.11	Conforming parcel in est'd n'hood. Classed as partially vacant with 0 buildable acreage; no mapped slopes on parcel; no imp's per assessor. Reclass as vacant w 0.11 ac on BLI.
81013AA05400	Just above (e of) 589 Rivington	0.24	0.24	No	0	Vacant conforming parcel in contig own w other Jue parcels.
81013AA05500	Just s of 576 Alameda	0.11	0.11	No	0	Vacant conforming 5004 sq ft parcel in contig own w other Jue parcels.
81013AA05700	Just n of 576 Alameda	0.11	0.11	No	0	Vacant nonconforming 4954 sq ft parcel in contig own w other Jue parcels; leave on BLI give contig ownership & adjacency to other vacant parcels.
81013AA07100	Just e of 485 Hamburg	0.11	0.11	No	0	Vacant sloping nonconforming 58' x 86' (4988 sq ft) parcel in contig own w other vacant parcels & 485 Hamburg (Webb). 12 sq ft lot size deficiency not considered significant impediment to dev given contig ownership & adjacency w other vacant parcels; leave on BLI.
81013AA07300	W of TL 7302 (below)	0.06	0.06	No	0	Vacant sloping nonconforming 29' x 86' (2494 sq ft) parcel in contig own w other vacant parcels (TL 7302 , 7800) & 485 Hamburg (Webb); leave on BLI as contig ownership & adjacency to other vacant parcels avails dev opp on this nonconf parcel.
81013AA07302	Just w of 485 Hamburg	0.11	0.11	No	0	Vacant sloping nonconforming 58' x 86' (4988 sq ft) parcel in contig own w other vacant parcels & 485 Hamburg (Webb). 12 sq ft lot size deficiency not considered significant impediment to dev given contig ownership & adjacency w other vacant parcels; leave on BLI.
81013AA07800	Above (s of) 485 Hamburg	0.25	0.02	No	0	Vacant sloping parcel just above (s of) 485 Hamburg; adjacent to other vacant parcels in contig own (Webb).

Appendix B. Master List of Investigated Parcels

Neighborhood Cluster No.12 – Central City		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80907DD10400	Behind (s of) 415 Harrison	0.06	0.06	No	0	Vacant nonconforming 50' x 50' parcel in contig own w 431 Harrison (Carlson); abuts vacant TL 10401 to s; leave on BLI given adjacency w other vacant parcel & contig ownership.
80907DD10401	Behind (w of) 887 5 th	0.09	0.02	No	0	Vacant nonconforming 50' x 80' parcel in contig own w 887 5 th (Peterson); abuts vacant TL 10400 to n; leave on BLI given adjacency w other vacant parcel & contig ownership.
80908CC03900	Btw 828 Franklin & 561 9 th	0.05	0.05	Yes	-0.05	Nonconforming 45' x 50' (2250 sq ft) parcel in contig own w 828 Franklin. City: Parcel required for 828 Franklin SFD lot density. Remove fr BLI.
80908CC04500	SW cnr 8 th & Exchange	0.11	0.08	No	0	Vacant sloping conforming 50' x 100' parcel in mapped slide; contig own w 765 Exchange (Overbay).
80908CC10800	Just e of 939 Grand	0.07	0.07	No*	0.00	Field checked: Parcel contains garage for 939 Grand. *Change parcel classification from 'vacant residential' to 'redevelopable residential'. No chg to net buildable acres.
80908CC10900	SW cnr 10 th & Grand; below (n of) 952-974 Harrison	0.16	0.16	Yes	-0.16	SFD under construction. Remove from BLI.
80908CC11400	Btw 725 11 th & 736 10 th	0.17	0.17	Yes	-0.01	Vacant 72' x 100' parcel in contig own w 725 11 th (Goodwin). City: Parcel previously 75' x 100' in size; recent 3' LLA. Reflect chg to lot size and buildable acres on BLI.
80908CC12300	Btw 813 & 861 11 th	0.10	0.10	No	0	Vacant nonconforming 45' x 100' parcel in est n'hood; 500 sq ft lot size deficiency not considered significant impediment to future dev given noncontig lot ownership (possible lot size exception) & n'hood cond's (parcelization). Leave on BLI. City concurs.
80908CC12500	Btw 861 & 895-897 11 th	0.04	0.04	Yes	-0.04	Nonconforming 33.3' x 50' parcel in contig own w 861 11 th . Field checked: Parcel encumbered by addition. City: Parcel is part of 861 11 th SFD. 0 bldble acres. Remove fr BLI.
80908CD03000	Behind (e of) 692 12 th (church) & behind (s of) 1263 & 1289 Franklin	0.17	0.17	Yes	-0.17	Vacant 75' x 100' parcel in contig own w 692 12 (Church of Christ); section of Grand must be improved to serve parcel. City: Parcel reserved for req'd church prkg. 0 bldble acres. Remove fr BLI.
80908CD07000	Btw 884 12 th & 1234 Irving	0.11	0.11	Yes	-0.11	50' x 100' parcel in est n'hood in contig own w 884 12 th (Larson). City: Parcel is required parking area for 884 12 th SFD. 0 buildable acres. Remove fr BLI.
80908CD07100	Btw 818 & 884 12 th	0.06	0.06	No	0	Vacant nonconforming 50' x 55' parcel in contig own w 818 12 th ; leave on BLI as contig ownership may offer flex to future dev (818 12 th (TL 6600) = 0.16 ac (could provide some add'l acreage to assemble).

Neighborhood Cluster No.12 – Central City		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80908CD13400	Btw 1432 & 1456-66 Franklin	0.09	0.09	Yes	-0.09	Vacant nonconforming 25' x 150' parcel in contig own w 1432 Franklin (Stramiello). City: Parcel part of 1432 Franklin MFD lot, acreage req'd for minimum density. Remove fr BLI.
80908CD14001	Behind (n of) 1370 Franklin	0.06	0.06	Yes	-0.06	Vacant interior nonconforming 50' x 50' parcel in contig own w TL 14500 & 1370 Franklin. City: Parcel needed for density req at 1370 Franklin. No opp for assemblage w other vacant parcels. 0 bldble acres. Remove fr BLI.
80908CD14500	Btw 1320 & 1370 Franklin	0.09	0.09	No	0	Vacant nonconforming 40' x 100' parcel in contig own w TL 14001 & 1370 Franklin; leave on BLI (adjacency to other vacant parcels; contig ownership).
80917BA02600	NW cnr 12 th & Kensington	0	0	Yes	0.11478	Vacant city-owned 100' x 100' parcel in est n'hood; not on BLI. City: Creek drainage on west 1/2. Add one 50' x 100' lot as buildable.
80917BA02700	Behind (s of) 1167 Jerome	0	0	Yes	0.11478	Vacant 50' x 100' parcel adj to other vacant parcels to e & w; not on BLI; fronts on unimproved section of Kensington. Field check: Looks like Kensington could be extended to serve parcel. Uneven terrain, mod slopes, in est'd n'hood. Appears conducive for dev. Add to BLI.
80917BA02800	Behind (s of) 1167 Jerome	0	0	Yes	0.11478	Vacant 50' x 100' parcel in contig own w 1137 Jerome; not on BLI. Field check: Kensington appears able to be extended to serve parcel. Uneven terrain, mod slopes, in est'd n'hood. Appears conducive for dev. Add to BLI.
80917BA03200	SW cnr 12 th & Kensington	0	0	Yes	0.57392	Vacant city-owned 250' x 100' parcel on s side of unimproved Kensington acr str fr TL's 2600, 2700, 2800 (above). Field check: Onsite during rain, stormwater runoff evident thru exist culvert on parcel; did not appear sufficient in volume to preclude dev. Uneven terrain w mod slopes in est. n'hood. Kensington appears able to be extended to serve parcel. City: Deduct steep. Conclusion: Add to BLI, no mapped steep slopes.
80917BA04000	Behind (s of) 1211 & 1237 Kensington	0.08	0.08	Yes	-0.08	Vacant triangle-shaped 3333 sq ft parcel in contig own w 1237 Kensington (5000 sq ft lot; Davis); City Legal Lot Determination would not allow add'l du; not considered viable variance candidate w no other vacant parcels, or surplus contig-owned land, to assemble & n'hood cond's (parcelization); remove from BLI.
80917BA04300	Behind (s of) 1211 Lexington	0.57	0.57	No	0	Vacant 250' x 100' parcel in contig own w 1211 Lexington (Deacon); fronts on unimproved section of Madison; potential access via Madison or Lexington. Field check: Access off of Lexington looks feasible (extend Lex to east). Mod slope. City: Proposed five (5) SFD's. Leave on BLI.
80917BA04301	Behind (e of) 1228 & 1274 11 th	0.11	0.11	No	0	Vacant 50' x 100' in contig own w 1274 11 th & other vacant parcels (Park).

Neighborhood Cluster No.12 – Central City		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80917BA04302	Behind (e of) 1228 & 1274 11 th	0.11	0.11	No	0	Vacant 50' x 100' in contig own w/1274 11 th & other vacant parcels (Park).
80917BA04304	Behind (e of) 1228 & 1274 11 th	0.34	0.34	No	0	Vacant parcel surr by other vacant parcels.
80917BA04500	Behind (e of) 1228 & 1274 11 th	0.11	0.11	No	0	Vacant 50' x 100' in contig own w/1274 11 th & other vacant parcels (Park).
80917BA05400	Just s of 1497 Irving	0.09	0.09	No	0	Vacant sloping nonconforming 50' x 75' (3750 sq ft) parcel in contig own w 1497 Irving (Peek); considered viable variance candidate given n'hood cond's (parcelization). City: Deduct steep. Field check: Moderate slope; alley (15 th St) access. Challenging (sloping) parcel w access via 15 th (narrow but paved). High view potential. Leave on BLI.
80917BA05402	Just n of 1482 Jerome	0.17	0.17	Yes	-0.01	Vacant sloping 75' x 100' parcel in contig own w 1482 Jerome (Henningsgaard). City: Deduct bldg encroachment. Field check: Moderate slope; alley (15 th St) access. Challenging (sloping) parcel w access via 15 th (narrow but paved). High view potential. Leave on BLI. WPDS: Bldg encroachment at southwest corner estimated to be 20' x 20'(400 sq ft, 0.01 ac). Adjust BLI bldble acreage accordingly.
80917BA05600	Btw 1421 & 1475 Irving	0.17	0.17	Yes	-0.17	Vacant sloping 50' x 150' parcel w n edge in mapped slide area. Field checked: Steep parcel in est n'hood appear s buildable. Expect geo engr. High view potential. City: Prior sales have failed as not feasible to build. Conclusion: Remove fr BLI due to significant dev constraints (slide, steep).
80917BA11802	Behind (s of) 1445 Lexington	0.06	0.06	Yes	-0.06	Vacant interior nonconforming 50' x 50' parcel in contig own w 1445 Lexington; does not abut other vacant parcel; not considered viable variance candidate given 2500 sq ft lot size deficiency & n'hood cond's (larger lots). Remove from BLI. City concurs.
80917BA12200	canceled tax account	0.17	0.17	Yes	-0.17	now TL 11800 (1450 Madison). 0 bldble acres.
80917BB07200	Just e of 638 Lexington	0.06	0.06	No	0	Vacant nonconforming 50' x 50' parcel in contig own w 638 Lexington (Flukinger); abuts vacant parcel (TL 7201; 2500 sq ft) to n; potential assemblage to make conforming lot; leave on BLI.
80917BB07201	Just s of 671 Kensington	0.06	0.06	No	0	Vacant nonconforming 50' x 50' parcel in contig own w 671 Kensington (Poindexter); abuts vacant parcel (TL 7200; 2500 sq ft) to s; potential assemblage to make conforming lot; leave on BLI.
80917BB07701	Btw 741 Kensington & 1131 8 th	0.06	0.06	Yes	-0.06	Vacant nonconforming 25' x 100' parcel in contig own w 741 Kensington (Lopez); City Legal Lot Determination would not permit add'l du on parcel; no opp to assemble w other vacant parcels; remove fr BLI. City concurs.

Neighborhood Cluster No.12 – Central City		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80917BB08500	Just e of 845 Kensington	0.23	0.23	Yes	-0.02296	Vacant 100' x 100' parcel in contig own w 845 Kensington (Nerenberg). City: Deduct bldg encroachment. WPDS: Bldg encroachment along west bndry est to be 10' x 100' (1000 sq ft, 0.02ac).
80917BB08700	NE cnr 8 th & Lexington; just s of 845 Kensington	0.23	0.23	Yes	-0.11478	Vacant 100' x 100' parcel in est n'hood. City: Steep with slide history; geo cond's not favorable for dense dev; reduce bldble acreage to support one SFD. (deduct 5000 sq ft, 0.11ac)
80917BB09400	Btw 1021 Kensington & 1121 11 th	0.11	0.11	No	0	Vacant 50' x 100' parcel in contig own w 1121 11 th (Perez).
80917BB10300	Just w of 1060 Ridge	0.13	0.13	Yes	-0.01377	Vacant conforming parcel in contig own w vacant TL 10301 & 1060 Ridge (Stevens). City: Deduct 20' wide flag for 1060 Ridge. WPDS: Deduct 20'x30' (600 sq ft) area fr bldble acreage due to access easement for 1060 Ridge.
80917BB10301	Just e of 950 Ridge	0.12	0.12	No	0	Vacant conforming parcel in contig own w vacant TL 10300 & 1060 Ridge (Stevens).
80917BB14300	Btw Ridge & 1080 Niagara	0.03	0.03	Yes	-0.03	Vacant nonconforming parcel used for access (driveway) to contig-owned 1080 Niagara; no opp for add'l dev; remove fr BLI.
80917BB14400	Btw Ridge & 1080 Niagara	0.26	0.26	No	0	Vacant conforming parcel in est n'hood.
80917BD01100	Just w of TL 1102 (above)	0	0	Yes	0.23927	Vacant 0.25 ac parcel in contig own w TL 1102 & 1369 Niagara (Campbell). City: Deduct some steep & sewer line encroachment on NW cnr. Field checked: Flat along street to mod slope. Appears conducive for dev. Add to BLI w 0.01ac deduction for sewer encr.
80917BD01102	Just w of 1369 Niagara	0.13	0.13	No	0	Vacant 50' x 100' in contig own w 1369 Niagara (Campbell).
80918AA01700	Just s of 907 5th (recently canceled tax account, now TL's 1800 & 1801)	0.15	0.00	No	0	Vacant sloping 70' x 150' parcel in contig own w 907 5 th (Gordon). Field checked: Flat to steep. GIS id's parcel as 100% steep (>25%) slopes: High view potential incentivizes lot dev. Leave on BLI (note, 0.00 buildable acres due to 100% mapped steep slopes).
80918AA01801	Just s of 907 5th (new tax account, prev TL 1700, shown here for reference purposes only)	0	0	No	0	New tax account (previously 1700). Shown for informational purposes only. Does not affect net buildable acres.
80918AA02001	Btw 436 & 488 Jerome	0	0	Yes	0.11	Vacant conforming sloping 50' x 100' parcel in est n'hood; not on BLI, add to BLI.
80918AA06500	Btw 412 & 488 Lexington	0.11	0.11	No	0	Vacant conforming 50' x 100' parcel in est n'hood.
80918AA06700	412 Lexington	0	0	Yes	0.11	Partially vacant 100' x 100' double-lot with existing SFD oriented to west side of parcel (on Lot 8). Lot 7 conducive for SFD dev. Add 50' x 100' (0.11 ac) to BLI as buildable & chg parcel class to 'partially vacant residential'.
80918AA07400	Btw 1164 5 th & 560 Lexington	0.08	0.08	Yes	-0.08	Nonconforming parcel encumbered by SFR on TL 7300 (560 Lexington; Renaud; contig-owner); remove from BLI, no practical way to assemble w vacant 0.03 ac TL 7401 to avail add'l du. Field checked. City concurs.

Neighborhood Cluster No.12 – Central City		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80918AA07401	Btw 1164 5 th & 560 Lexington	0.03	0.03	Yes	-0.03	Vacant nonconforming parcel in contig own w 1164 5 th (Fontenot); remove fr BLI as City Legal Lot Determination would not allow add'l du & parcel to e encumbered by SFR; not considered viable variance candidate give extent of lot size exception that would be needed. Field checked. City concurs.
80918AA08200	409 Lexington	0	0	Yes	0.11478	Partially vacant parcel w existing SFR oriented to w side of double lot; not on BLI, add.
80918AA11100	Btw 437 Madison & 1307 5 th	0.11	0.11	No	0	Vacant 50' x 100' parcel in est n'hood

Appendix B. Master List of Investigated Parcels

Neighborhood Cluster No.13 – Mill Pond		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80909CB06806	Btw 235 & 255 23 rd	0.07	0.07	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06814	Just n of 260 23 rd	0.04	0.04	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06815	Just n of TL 6814	0.04	0.04	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06816	Just n of TL 6815	0.04	0.04	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06817	Just s of 210 23 rd	0.04	0.04	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06821	W side Mill Pond Ln along pond	0.08	0.08	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06822	W side Mill Pond Ln along pond	0.06	0.06	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06823	W side Mill Pond Ln along pond	0.05	0.05	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06828	W side Mill Pond Ln along pond	0.04	0.04	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06829	W side Mill Pond Ln along pond	0.04	0.04	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06830	W side Mill Pond Ln along pond	0.05	0.05	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06831	W side Mill Pond Ln along pond	0.05	0.05	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06832	W side Mill Pond Ln along pond	0.05	0.05	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06833	W side Mill Pond Ln along pond	0.06	0.06	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06837	Btw 2715 & 2755 Mill Pond Ln	0.08	0.08	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06844	W of 2605 Mill Pond Ln (one lot over)	0.07	0.07	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06845	Just e of TL 6846 (built)	0.07	0.07	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06847	Just w of TL 6846 (built)	0.07	0.07	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06850	SE cnr Mill Pond & 23 rd ; just w of TL 6849.	0.08	0.08	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06853	Just s of 225 29 th	0.03	0.03	Yes	-0.03	City: New SFD.
80909CB06854	Just s of TL 6854	0.03	0.03	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06856	Just s of 255 29 th	0.03	0.03	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06857	Just n of TL 6858	0.03	0.03	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06858	NW cnr Log Bronc & 29 th	0.03	0.03	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06859	SW cnr Log Bronc & 29 th	0.75	0.75	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06861	Btw Waterfront & Marine	0.85	0.85	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06871	Just s of 2885 Mill Pond	0.05	0.05	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06872	Just n of 260 Roundhouse	0.05	0.05	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06875	Just s of 270 Roundhouse	0.05	0.05	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06876	Just s of 2835 Mill Pond	0.06	0.06	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06879	2855 Mill Pond	0.06	0.06	Yes	-0.06	New SFR built in 2007. Update BLI.
80909CB06881	2865 Mill Pond	0.06	0.06	Yes	-0.06	New SFR built in 2008. Update BLI.
80909CB06882	N side of Mill Pond (over water)	0.04	0.04	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06883	N side of Mill Pond (over water)	0.05	0.05	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06884	N side of Mill Pond (over water)	0.05	0.05	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06885	N side of Mill Pond (over water)	0.05	0.05	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06886	N side of Mill Pond (over water)	0.05	0.05	No	0	Vacant conforming parcel in Mill Pond Village.

Neighborhood Cluster No.13 – Mill Pond		2008 BLI		2010 Refinements		Details – Refinement Chronology
Parcel	Geographical Reference	Acres	Buildable Acres	Amend BLI?	Net Change (acres)	
80909CB06887	N side of Mill Pond (over water)	0.04	0.04	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06888	N side of Mill Pond (over water)	0.04	0.04	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06889	N side of Mill Pond (over water)	0.05	0.05	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06890	N side of Mill Pond (over water)	0.06	0.06	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06891	N side of Mill Pond (over water)	0.05	0.05	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06892	N side of Mill Pond (over water)	0.05	0.05	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB06893	N side of Mill Pond (over water)	0.04	0.04	No	0	Vacant conforming parcel in Mill Pond Village.
80909CB09066	Unable to locate parcel.	0.09	0.09	Yes	-0.09	City unable to locate as well. Omit fr BLI.

City of Astoria - 2010 Buildable Lands Inventory Refinement Project
Map 1 - Westerly City View showing BLI Refinements

- | | | | |
|-------------|------------------------------|---------------------------|--------------------|
| City Limits | Partially Vacant Commercial | Redevelopable Commercial | Vacant Commercial |
| UGB | Partially Vacant Industrial | Redevelopable Industrial | Vacant Industrial |
| | Partially Vacant Residential | Redevelopable Residential | Vacant Residential |

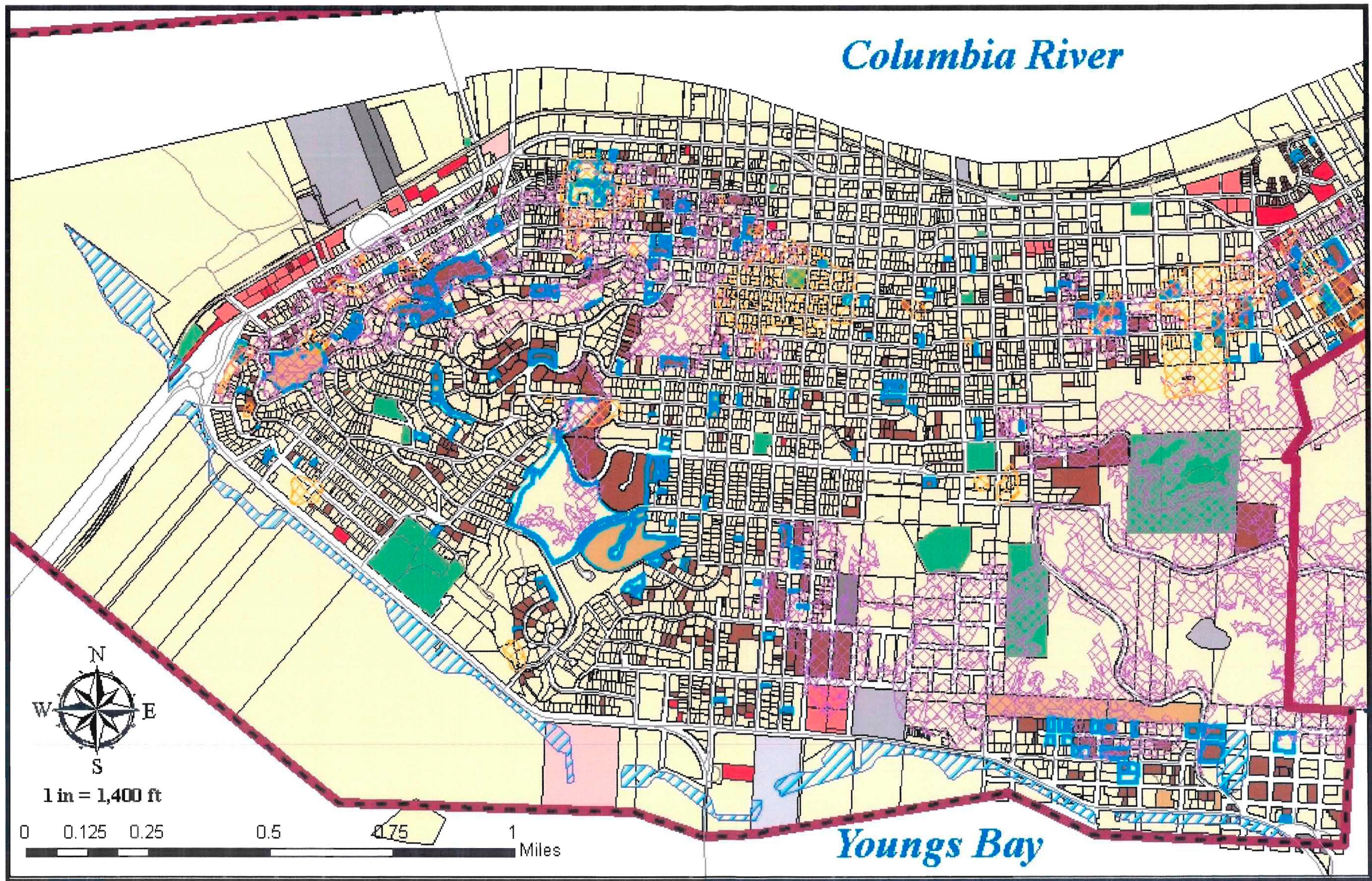
- Slide Areas
- Wetlands
- Slopes
- Parks

- BLI Refinements / Edited Parcels:**
- Vacant Residential - Added
 - Partially Vacant Res - Added
 - Vacant Residential - Removed

Map published March 15, 2011
 by Wingard Planning & Dev Services

Sources:
 Clatsop County
 City of Astoria
 Cogan Owens Cogan

Map 1 of Figure 2
 added by
 Ordinance 11-07,
 7-5-11



City of Astoria - 2010 Buildable Lands Inventory Refinement Project
Map 2 - Easterly City View showing BLI Refinements

- | | | | |
|-----------------|------------------------------|---------------------------|--------------------|
| --- City Limits | Partially Vacant Commercial | Redevelopable Commercial | Vacant Commercial |
| --- UGB | Partially Vacant Industrial | Redevelopable Industrial | Vacant Industrial |
| | Partially Vacant Residential | Redevelopable Residential | Vacant Residential |

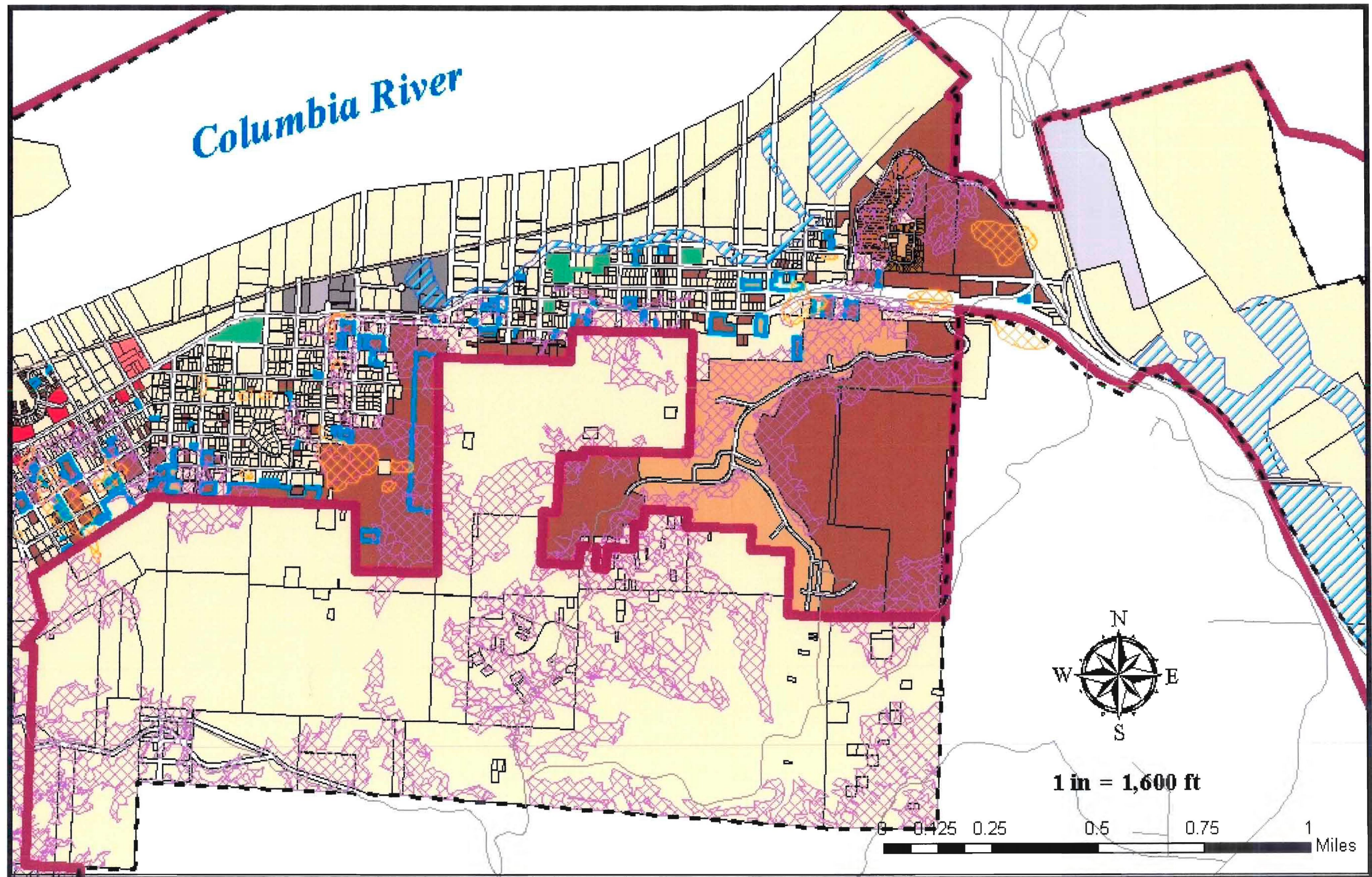
- | |
|-------------|
| Slide Areas |
| Wetlands |
| Slopes |
| Parks |

- BLI Refinements / Edited Parcels:**
- | |
|------------------------------|
| Vacant Residential - Added |
| Partially Vacant Res - Added |
| Vacant Residential - Removed |

Map published March 15, 2011
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Sources:
 Clatsop County
 City of Astoria
 Cogan Owens Cogan

Map 2 of Figure 2
 added by
 Ordinance 11-07,
 7-5-11

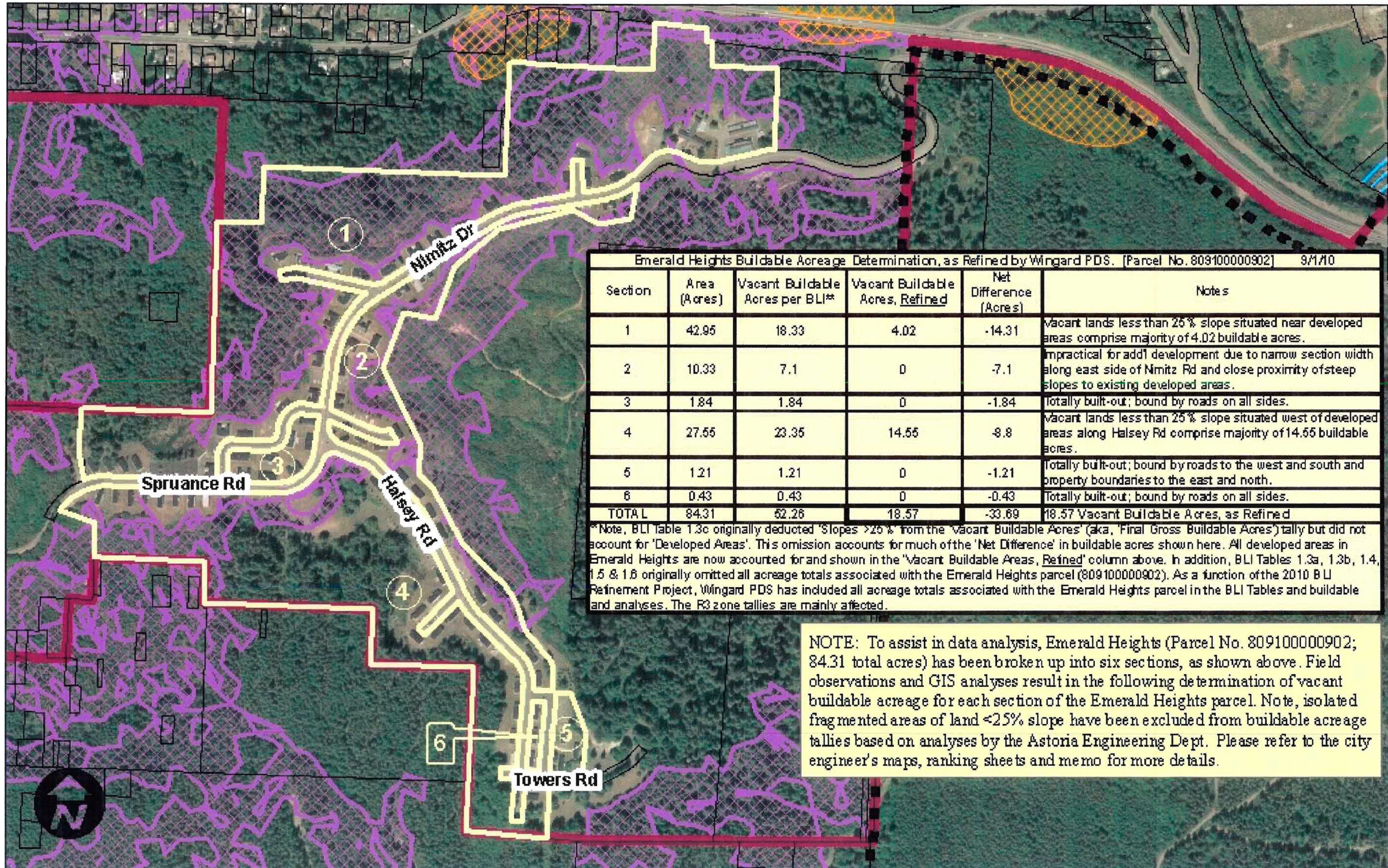


City of Astoria
2010 Buildable Lands Inventory Refinement Project
Emerald Heights [Parcel No. 809100000902]

-  City Limits
-  UGB
-  Slide Areas
-  Wetlands
-  Slopes
-  Parks

Map by Wingard Planning & Dev Services
 March 15, 2011
 Sources:
 Clatsop County
 City of Astoria

Map 3 of Figure 2 added by Ordinance 11-07, 7-5-11



Emerald Heights Buildable Acreage Determination, as Refined by Wingard PDS. [Parcel No. 809100000902] 9/1/10

Section	Area (Acres)	Vacant Buildable Acres per BLI**	Vacant Buildable Acres, Refined	Net Difference (Acres)	Notes
1	42.95	18.33	4.02	-14.31	vacant lands less than 25% slope situated near developed areas comprise majority of 4.02 buildable acres.
2	10.33	7.1	0	-7.1	impractical for addl development due to narrow section width along east side of Nimitz Rd and close proximity of steep slopes to existing developed areas.
3	1.84	1.84	0	-1.84	totally built-out; bound by roads on all sides.
4	27.55	23.35	14.55	-8.8	vacant lands less than 25% slope situated west of developed areas along Halsey Rd comprise majority of 14.55 buildable acres.
5	1.21	1.21	0	-1.21	totally built-out; bound by roads to the west and south and property boundaries to the east and north.
6	0.43	0.43	0	-0.43	totally built-out; bound by roads on all sides.
TOTAL	84.31	52.26	18.57	-33.89	18.57 Vacant Buildable Acres, as Refined

*Note, BLI Table 1.3c originally deducted 'Slopes >25%' from the 'vacant Buildable Acres' (aka, 'Final Gross Buildable Acres') tally but did not account for 'Developed Areas'. This omission accounts for much of the 'Net Difference' in buildable acres shown here. All developed areas in Emerald Heights are now accounted for and shown in the 'Vacant Buildable Acres, Refined' column above. In addition, BLI Tables 1.3a, 1.3b, 1.4, 1.5 & 1.6 originally omitted all acreage totals associated with the Emerald Heights parcel (809100000902). As a function of the 2010 BLI Refinement Project, Wingard PDS has included all acreage totals associated with the Emerald Heights parcel in the BLI Tables and buildable and analyses. The R3 zone tallies are mainly affected.

NOTE: To assist in data analysis, Emerald Heights (Parcel No. 809100000902; 84.31 total acres) has been broken up into six sections, as shown above. Field observations and GIS analyses result in the following determination of vacant buildable acreage for each section of the Emerald Heights parcel. Note, isolated fragmented areas of land <25% slope have been excluded from buildable acreage tallies based on analyses by the Astoria Engineering Dept. Please refer to the city engineer's maps, ranking sheets and memo for more details.

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