



TO: Columbia River Gorge Commission

FROM: Jason Hildreth, GIS Analyst/Land Use Planner

DATE: December 13, 2016

SUBJECT: Information Item: Buildable Lands Inventory for NSA

Goal: To better inform the CRGC's Management Plan Review, staff will conduct a Buildable Lands Inventory (BLI) of every parcel in the NSA (excluding Urban Areas). This project will allow us to create a "snapshot" of current levels of development occurring in the NSA. Parcels will be identified as undeveloped, partially developed, fully developed, or unbuildable under their current land use designation.

Through collaboration with Friends of the Columbia Gorge (Friends), Commission staff may be able to use a 2009 Buildable Lands Inventory conducted by Friends to show how land use has changed over time in the NSA under the current iteration of the Management Plan.

Staff will make a brief presentation on this topic at the December 13 Commission Meeting.

Background about Buildable Lands Inventories: Buildable Lands Inventories are conducted throughout Oregon and Washington to inform any changes that may need to be made in Urban Growth Boundaries in Oregon and Urban Growth Areas in Washington. These studies typically show an analysis of current land development and how those figures relate to projected population and employment growth. For examples of BLI's conducted in Oregon and Washington please follow the links below for reports produced by Clark County Washington and the City of Portland:

https://www.clark.wa.gov/sites/all/files/the-grid/061015WS_2015BUILDABLE_LANDS_REPORT.pdf
<http://www.portlandonline.com/portlandplan/index.cfm?a=392783>

Process: Staff will use current taxlot/parcel information collected from the six counties in NSA and classify them according to their current land use designation and landscape setting. Staff will then analyze every parcel using current high resolution aerial imagery and, if necessary, site visits to determine the level of development, as outlined above, on each parcel. Factors that exclude buildability, such as extreme slopes, will also be considered.

How will the Results of the BLI be used in the Management Plan Review Process?: The BLI will allow the Commission to objectively view the effects of the current Management Plan in several ways:

- Is the NSA effectively “built out” under the current land use designations or are there opportunities for future new development.
- Are parcels that are developed built to their full development potential under the current land use designations?
- Is the development that has occurred consistent with the Management Plan?
- Has development occurred that does not meet fit the current land use designations or landscape settings?

By looking at the current level and types of development in the NSA, staff will be better informed to make recommendations for changes, if any, relating to landscape setting and land use designations that might need to be considered during the Management Plan review process. Analyzing every parcel in the NSA will also provide evidence that the Commission has thoroughly reviewed the effects of management plan.