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## Buildable Lands Inventory (BLI) Methodology Check-In Meeting Notes Pleasant Valley/North Carver Comprehensive Plan

Thursday, June 21<sup>st</sup>, 2018

3:00 – 5:00 p.m.

Happy Valley City Hall

16000 SE Misty Drive, Happy Valley

### BLI Background

- Overall purpose is to estimate acres of buildable land. Not calculating the housing or employment capacity of those lands in detail as plan designations are unknown.
- Acreages will be presented across existing Metro 2040 designations, except for create a category for rural residential areas that have been parcelized (“legacy neighborhoods”)
- Housing and employment capacities will be estimated after plan designations are proposed.
  - Need to satisfy Metro requirements for residential density of 6 units per net buildable acre.

### Environmental Constraints

- Slopes
  - Conservation Slopes (>25%): Remove 100% of area – not buildable. Also remove an additional 25’ buffer from the edge of a Conservation Slope area, as this is a Potentially Hazardous Analysis Area and areas containing “potentially rapidly moving landscape hazard areas (use DOGAMI data).
  - Transition Slopes (15-25% slope): Remove 100% of area for purposes of the BLI. Code allows for some development In development review, a “sliding scale” of developable area applies depending on the share of parcel in Transition Slope area; this is difficult to estimate in a BLI
  - Density transfer applies to parcels with steep slopes: 2 units per acre. Example projects include Scouters Mountain, Jackson Hills Phase 5, Stella Heights.
  - For employment lands – may need to remove any areas over 10% slope. City to provide shapefile of these areas. Removing these lands more appropriate after employment designations are further developed.
- Natural Gas Corridor: Remove 100% of area – in public easement and not buildable
- Floodway and Floodplain: Remove 100% of area – not buildable.

- Habitat Conservation Areas (HCA): Remove 100% of area. Some may be buildable if in a Class 3 HCA area, but very little.
- Wetlands, Water Quality Resource Area (WQRA) - Remove 100% of area

### **Redevelopment**

- Further work will be done to determine the methodology.

### **Public Facilities**

- Parks: use the Parks Master Plan for assumptions on how much acreage needed for parks
- Stormwater facilities: a regional facility is not likely to be feasible, so local facilities will be incorporated into site developments/subdivisions – no need to remove land
- Streets and other facilities: Base the amount of the takeout on the Damascus BLI, roughly 20-25%