

# Appendix C:

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## Seaside Buildable Lands Inventory (Johnson Reid, 2013)





## APPENDIX C: BUILDABLE LANDS INVENTORY

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### INTRODUCTION & METHODOLOGY

The Buildable Lands Inventory (BLI) used in this analysis is based on tax account data from Clatsop County. The data was provided in Geographic Information Systems (GIS) compatible format, providing information on land use, parcel size and other relevant data categories on the taxlot level.

The tax account data was used to identify vacant and redevelopable parcels in Seaside and its UGB. The identified candidate parcels were then further screened and refined by JOHNSON REID, and City of Seaside, based on the methodology described below.

In keeping with State requirements, the BLI includes an assessment of vacant buildable lands and redevelopable parcels. The BLI for employment land and residential land differ somewhat, as described below. This analysis applied the “safe harbor” assumptions allowed under state rules to determine the infill potential of developed parcels (OAR 660-024-0050).

The Buildable Lands Inventory relied on the following data sources:

- Clatsop County Geographic Information System (GIS) data
- Assessment of environmental constraints – otak
- National Wetland Inventory
- Columbia River Estuary Study Taskforce (CREST) wetlands inventory
- Google Earth
- City staff input
- Site visits

### METHODOLOGY

#### **Identification of Vacant Parcels**

JOHNSON REID used the most recent available tax account data from Clatsop County to identify which parcels were developed or undeveloped, and identify those existing uses. The County supplied taxlot data in GIS format. Johnson Reid applied the following steps to further refine the Build Lands Inventory:

- 1) From the County’s “accts” shapefile, isolate the taxlots within the boundary of the City of Seaside and the Seaside UGB. The Accounts shapefile contains data on the individual property tax accounts associated with each taxlot in the county.
- 2) Using the Property Class field (PROPERTY\_C) identify vacant parcels by code number. The property class code number identifies the current land use or vacancy of a parcel, the zoned use, and the highest and best use. Vacant parcels were identified by a zero in the third digit of the property class code.
- 3) Using additional GIS data, as well as Google Earth surveying, and site visits, the vacant parcels were further refined to remove public lands such as parks and beaches and some infrastructure right-of-way. Irregular small parcels which cannot physically accommodate development were removed.
- 4) The remaining vacant parcels were characterized as either prospective employment lands or residential lands based on city zoning.

### **Identification of Redevelopable Parcels**

In order to identify those developed parcels which might accommodate additional development, JOHNSON REID applied the so-called “safe harbor” provisions of the Oregon Administrative Rules, which provide smaller cities a systematic means to estimate the development capacity of larger parcels with a limited amount of existing development:

#### **OAR 660-024-0050**

#### **Land Inventory and Response to Deficiency**

...

(2) As safe harbors, a local government, except a city with a population over 25,000 or a metropolitan service district described in ORS 197.015(13), may use the following assumptions to inventory the capacity of buildable lands to accommodate housing needs:

- (a) The infill potential of developed residential lots or parcels of one-half acre or more may be determined by subtracting one-quarter acre (10,890 square feet) for the existing dwelling and assuming that the remainder is buildable land;
- (b) Existing lots of less than one-half acre that are currently occupied by a residence may be assumed to be fully developed.

(3) As safe harbors when inventorying land to accommodate industrial and other employment needs, a local government may assume that a lot or parcel is vacant if it is:

- (a) Equal to or larger than one-half acre, if the lot or parcel does not contain a permanent building; or
- (b) Equal to or larger than five acres, if less than one-half acre of the lot or parcel is occupied by a permanent building.

Source: Oregon Administrative Rules, 660-024

Using GIS data, the above criteria were applied to the developed parcels in Seaside and the Seaside UGB in order to identify those developed parcels which are prospective candidates for infill development or redevelopment.

### **Identification of Environmental Constraints**

The Buildable Lands Inventory also included a screen of available lands based on environmental constraints. While this is a standard step in completing a BLI, it is especially important in Seaside, because there are significant floodway and wetland constraints on much of the low-lying land, and slope and creek constraints in the surrounding foothills.

To this end, the preliminary inventory of buildable parcels identified through the steps outlined above, was further screened based on data on environmental constraints from the National Wetland Inventory, the Columbia River Estuary Study Taskforce (CREST) wetlands inventory, floodway and floodplain GIS layers, and data on land slope and creek system from an analysis by otak planning completed in the Spring of 2012. Where environmental constraints hampered constraints on one portion of a parcel, but sufficient buildable land remained, the parcel was identified as partially buildable.

In addition, lands owned by the North Coast Land Conservancy were removed from the buildable inventory. The NCLC owns a large amount of land within Seaside’s UGB, including large vacant parcels. In addition to the fact that many of these parcels are environmentally sensitive, the stated mission of the NCLC is to “conserve and protect land in perpetuity.”

The Buildable Lands Inventory of Employment and Residential Lands was prepared following the preceding steps by JOHNSON REID LLC, and reviewed by City Staff and Technical Advisory Committee. The findings are presented below with additional discussion.

## EMPLOYMENT - BUILDABLE LANDS INVENTORY

The methodology as described above finds an existing buildable employment lands inventory as follows:

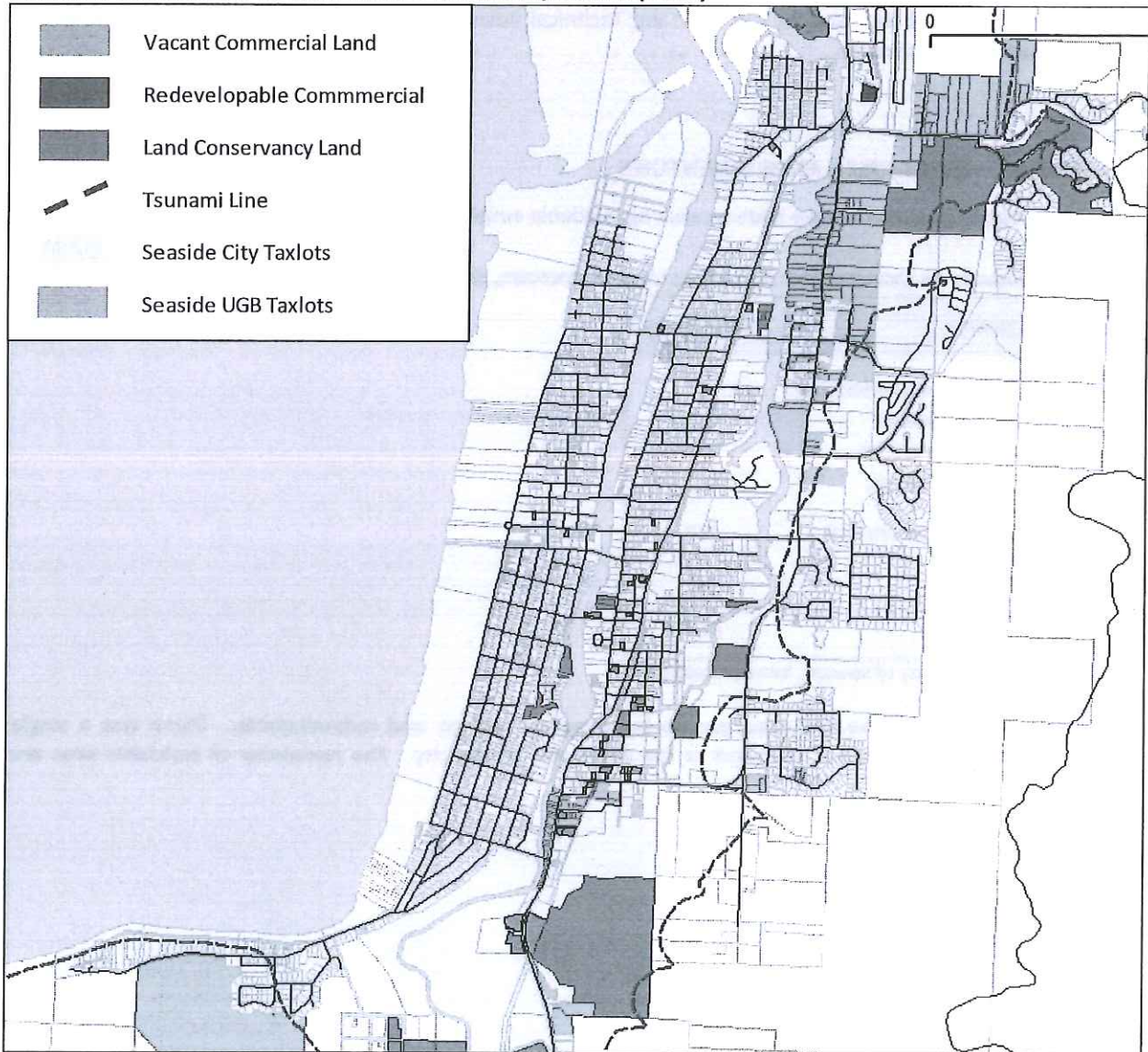
**FIGURE 1: SUMMARY OF EMPLOYMENT BUILDABLE LAND INVENTORY, SEASIDE**

Zoning Designation		Gross Acres
C1	Neighborhood Commercial	0.2
C2	Resort Commercial	0.2
C3	General Commercial	13.2
C4	Central Commercial	0.2
RC	Residential-Commercial	1.2
M1	Industrial	1.2
Total:		16.2

Source: Clatsop County, City of Seaside, Johnson Reid LLC

The following map shows the identified parcels by category: vacant and redevelopable. There was a single redevelopable commercial parcel identified at the north end of the city. The remainder of buildable sites are vacant.

**FIGURE 2: EMPLOYMENT BUILDABLE LANDS INVENTORY, SEASIDE (2013)**



Source: Clatsop County, City of Seaside, Johnson Reid LLC

### RESIDENTIAL - BUILDABLE LANDS INVENTORY

The methodology as described above finds an existing buildable residential lands inventory as follows:

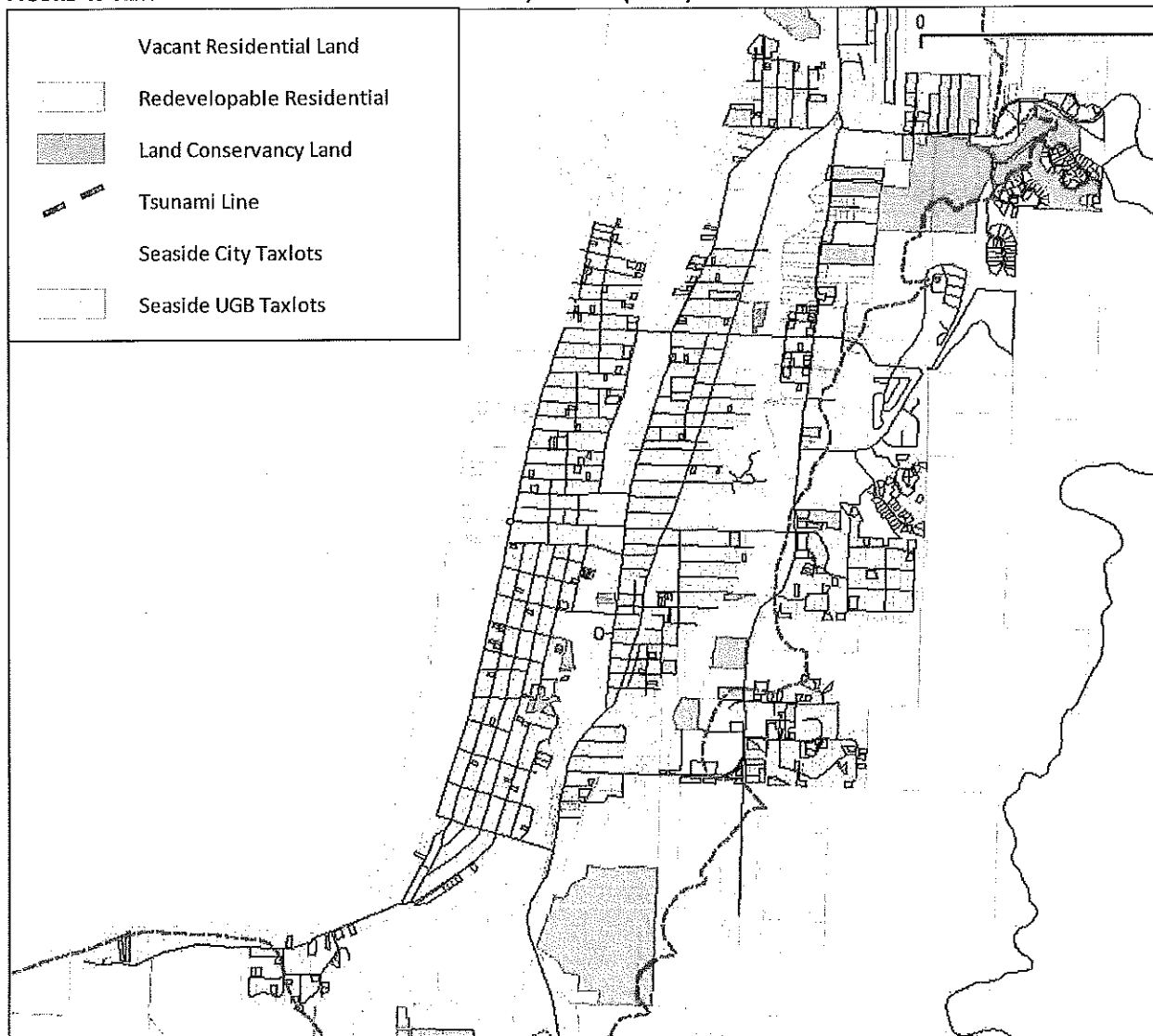
**FIGURE 3: SUMMARY OF RESIDENTIAL BUILDABLE LAND INVENTORY, SEASIDE**

Zoning Designation		Gross Acres
R1	Low Density Residential	47.5
R2	Medium Density Residential	46.1
R3	High Density Residential	15.4
RR	Resort Residential	0.9
SR	Suburban Residential	19.5
Total:		129.5

Source: Clatsop County, City of Seaside, Johnson Reid LLC

The following map shows the identified parcels by category: vacant, and redevelopable.

**FIGURE 4: RESIDENTIAL BUILDABLE LANDS INVENTORY, SEASIDE (2013)**



Source: Clatsop County, City of Seaside, Johnson Reid LLC

