

DATE: February 6, 2020
TO: Jamie Stasny, Clackamas County
FROM: Beth Goodman and Margaret Raimann, ECONorthwest
SUBJECT: Clackamas County Metro-Area Residential BLI Web Map Overview

Background

In 2019, ECONorthwest worked with Clackamas County to complete a Housing Needs Analysis (HNA) for the Urban and Rural Unincorporated areas of Clackamas County, along with preliminary HNAs for cities in Clackamas County that “opted in” to the project. Part of this project was to create a buildable lands inventory (BLI) for residential land. To assist in review of the results of the BLI for areas within the Metro Urban Growth Boundary (“Metro Clackamas County”), ECONorthwest created a web map of residential tax lots.

The BLI builds from Metro’s BLI, which was completed in 2018 and based on a database of tax lots from 2016. The development status classification in our final database defines vacant, partially vacant, developed, and public or exempt land. Generally, we assign capacity to unconstrained portions of vacant and partially vacant land, while we do not assign capacity to developed and public or exempt land.

The output of this analysis is a database of land inventory information, which is summarized in both tabular and map format in the HNA report. Although data for the inventory was gathered and evaluated at the parcel level, the inventory does not present a parcel-level analysis of lot availability and suitability. The results of the inventory have been aggregated by plan designation or zone, consistent with State planning requirements.

In Metro Clackamas County, there were a few unusual areas: (1) areas identified as part of separate planning processes (e.g., Pleasant Valley North Carver in Happy Valley) or (2) part of special consideration areas in Future Urban Area (e.g., areas east of Happy Valley in the former City of Damascus). While these areas are included in the web map of residential land (discussed below), please reference the Clackamas County HNA for further explanation on how we evaluated these lands. The HNA document also provides more information on other methods and results. The purpose of this memorandum is to guide the user of the web map provided at this link.

Web Map Features

The web map is available to view at this link and will be live from February 2020 to August 2020:

<http://arcg.is/1anXDv>

Data Attributes

The map includes a layer showing lots included in the residential BLI for the Clackamas County HNA. Attributes that are part of this data include:

- **Taxlot ID.** Based on 2016 RLIS tax lot data.
- **HNA Jurisdiction.** Jurisdiction assigned for HNA purposes.
- **Local Plan Designation.** This was aggregated from comprehensive plan information from RLIS and local data as provided during the process. Most data was provided at the end of 2018 through February 2019.
- **Development Status.** Land classification assigned to the lot.
- **Total Acres.** Total acreage of lot.
- **Constrained Acres.** Acreage on lot with environmental or other physical constraints.
- **Committed Acres.** Acreage on lot that is occupied with improvements.
- **Buildable Acres.** Remaining acreage available after deducting constrained and committed acres.

Web Map Navigation

The image below shows options for navigating the web map. More information on basic navigation of ESRI web maps can be found here: <https://doc.arcgis.com/en/arcgis-online/get-started/view-maps.htm>

ArcGIS ▾ Metro Clackamas County Residential BLI [Access the web map at this link: http://arcg.is/1anXDv](http://arcg.is/1anXDv)

Click this to toggle different basemaps (streets, aerial, etc.)

Click this to open the attribute table.

Click this to search or filter for specific features. (the search bar is only used to find addresses or coordinates and is not tied to the data layers)

Click on any feature to view BLI information in a popup.

12E34DA06600	
Taxlot ID	12E34DA06600
HNA Jurisdiction	UNINCORP-CLACK
Local Plan Des.	LDR
Total Acres	0.18
Constrained Acres	0.00
Committed Acres	0.18
Buildable Acres	0.00
Development Status	Developed

[Zoom to](#)

List of Areas that may Benefit from Further Examination

In response to the Home Builders Association of Metro Portland and a request by Clackamas County staff, ECONorthwest reviewed the results of the buildable lands inventory to identify parcels identified as partially vacant to determine if they had development capacity.

ECONorthwest examined all partially vacant parcels within the Metro UGB in Clackamas County larger than 1 acre in size.

The table below provides a list of that may have been misclassified as partially vacant in the buildable lands inventory by Taxlot ID and jurisdiction, for lots greater than 1 acre. Some of these parcels have existing uses, some have small areas that may have development capacity, and some are parking lots. These parcels represent 2% of all vacant or partially vacant land in all Metro cities and urban unincorporated area in the HNA and 3% of vacant or partially vacant land in urban unincorporated Clackamas County.

TLID	Buildable acres assigned	Jurisdiction
12E26CD00400	1.34	HAPPY VALLEY
13E30C 02600	2	HAPPY VALLEY
32E04C 01700	1.41	OREGON CITY
32E08CA00600	1.21	OREGON CITY
12E28CD01800	2.8	UNINCORP-CLACKAMAS
12E29CC04300	1.25	UNINCORP-CLACKAMAS
12E32AB04400	3.9	UNINCORP-CLACKAMAS
13E31A 00502	2.22	UNINCORP-CLACKAMAS
21E01BD00100	1.59	UNINCORP-CLACKAMAS
21E02DD04900	1.03	UNINCORP-CLACKAMAS
21E12DB03800	1.52	UNINCORP-CLACKAMAS
21E13BA00300	2.54	UNINCORP-CLACKAMAS
22E02AC02700	2.4	UNINCORP-CLACKAMAS
22E02DB00300	1.43	UNINCORP-CLACKAMAS
22E05DB03100	1.87	UNINCORP-CLACKAMAS
22E07BD00500	2.51	UNINCORP-CLACKAMAS
22E08DA11700	2.74	UNINCORP-CLACKAMAS
22E12 00201	1.49	UNINCORP-CLACKAMAS
22E12BA00200	2.62	UNINCORP-CLACKAMAS
23E04 00805	1.47	UNINCORP-CLACKAMAS
12E32BA04900	5.2	UNINCORP-CLACKAMAS
12E32BA00400	5.2	UNINCORP-CLACKAMAS
21E35A 01200	1.56	WEST LINN
21E35A 01202	2.6	WEST LINN

Source: ECONorthwest