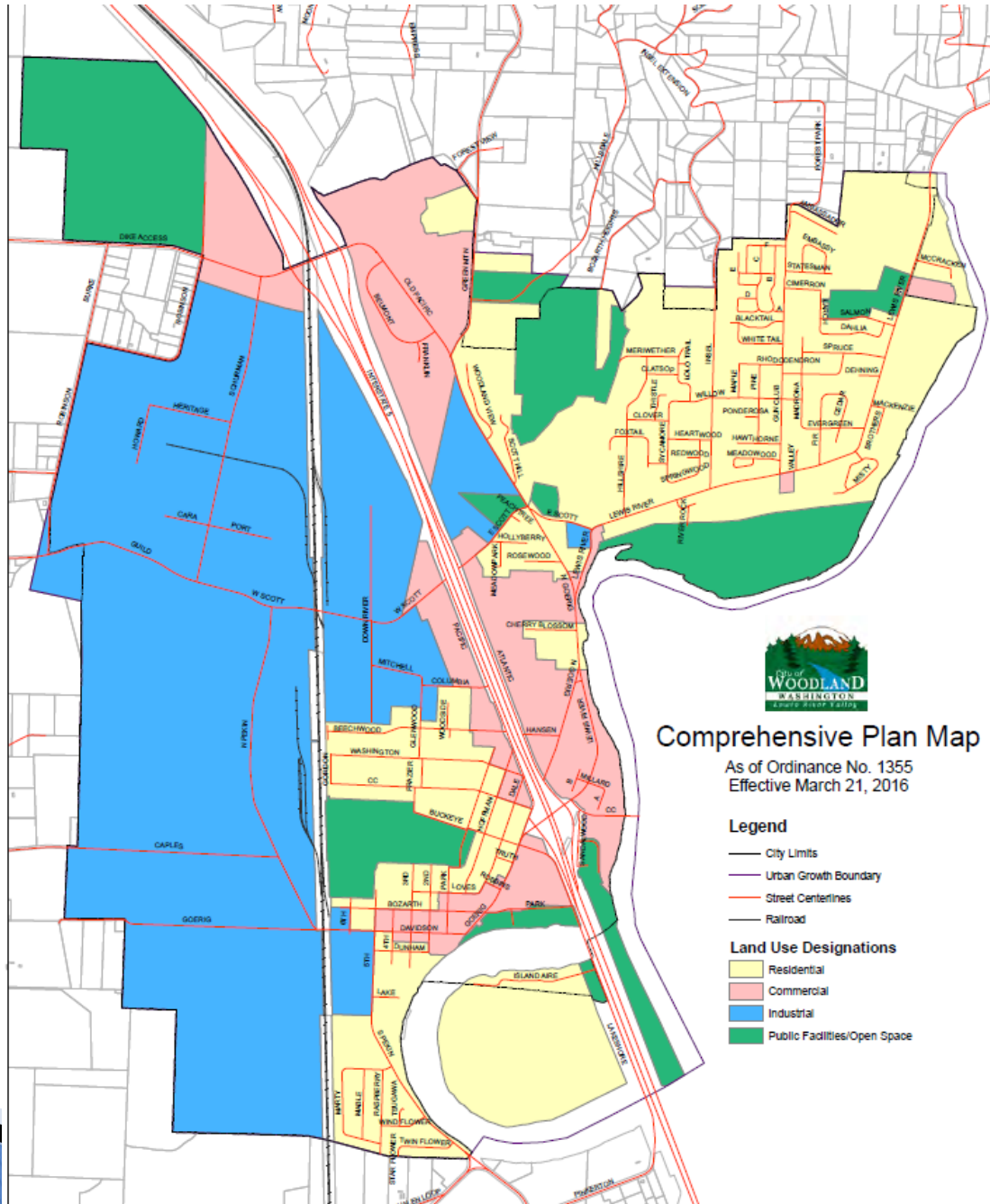


City of Woodland Planning Commission

Buildable Land Information

21 February, 2019



Comprehensive Plan Map

As of Ordinance No. 1355
Effective March 21, 2016

Legend

- City Limits
- Urban Growth Boundary
- Street Centerlines
- Railroad

Land Use Designations

- Residential
- Commercial
- Industrial
- Public Facilities/Open Space

Table 3-1. Woodland Planning Assumptions and Targets

Planning Assumptions and Targets	2016
2015 Population	5,708
20-Year Population Projection	9,274
Planned Population Growth (new)	3,566
Assumed Annual Population Growth Rate	2.3%
Existing Housing Units	1,933
Person per Household (p/hh)	2.77
Undeveloped residential land	174 acres
Projected Low Density new Housing Starts (4 units/acre)	673
Projected High Density Housing Starts (20 units/acre)	619
Projected Total Housing Units in 2036	3,225
Housing Type Ratio	60% low density, 40% high density
2013 jobs estimate	3,300
Undeveloped Commercial zoned land	124 acres
Projected New Commercial Jobs (20/acre)	2,480
Undeveloped Industrial zoned land	548 acres
Projected New Industrial Jobs (4/acre)	2,192
Current Jobs/Household	1.7:1
Projected Jobs/Household	1.4:1
Infrastructure and Critical Area Deductions	28%

Planning Assumptions & Targets

- ▶ Commercial

- 124 acres
- 2,480 jobs

- ▶ Industrial

- 548 acres
- 2,192 jobs

- ▶ Residential

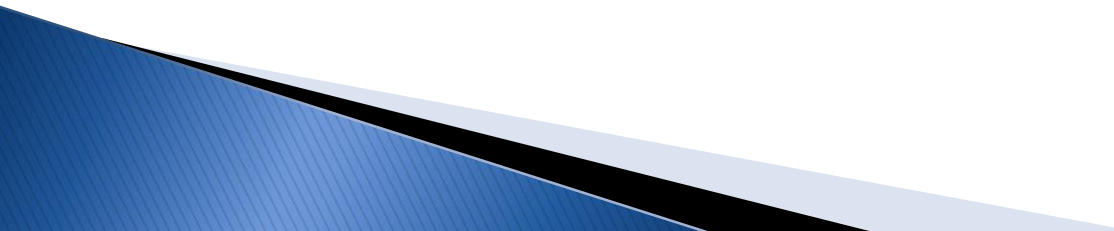
- 174 acres
- 1,292 units

619 High-density units

673 Low-density units

Buildable Land Review

▶ Document 32

- Analyses development activity that has occurred since adoption.
 - Factors in permitted projects.
 - Factors in permits currently being processed.
- 

Commercial

- ▶ 124 Acres
 - 15 projects approved
 - 33.68 acres (27.2% of the total supply)
 - 2 projects in review
 - 18.38 acres (+14.8% of the total supply)
- ▶ Remaining capacity
 - 76.24 acres (58%) if all the above projects get built

Industrial

- ▶ 548 Acres
 - 11 projects approved
 - 84.08 acres (15.3% of the total supply)
 - 5 projects in the planning process
 - 65.27 acres (+11.9% of the total supply)
- ▶ Remaining capacity
 - 398.65 acres (72.8%) if all the above projects get built

Residential UNITS

- ▶ 1,292 units
 - High-Density 619 units
 - Low-Density 673 units
- ▶ 8 Multi-family built 1.2%
- ▶ 121 Single-family built 18%

Table 1 - The building permit activity since 2016.

Unit Type	2016	2017	2018	2019
Duplex			6	
Single-Family	63	54	6	
Multi-Family			8	
Total	63	54	20	

**23 units
In 2019?
(1.7%)**

Residential LAND

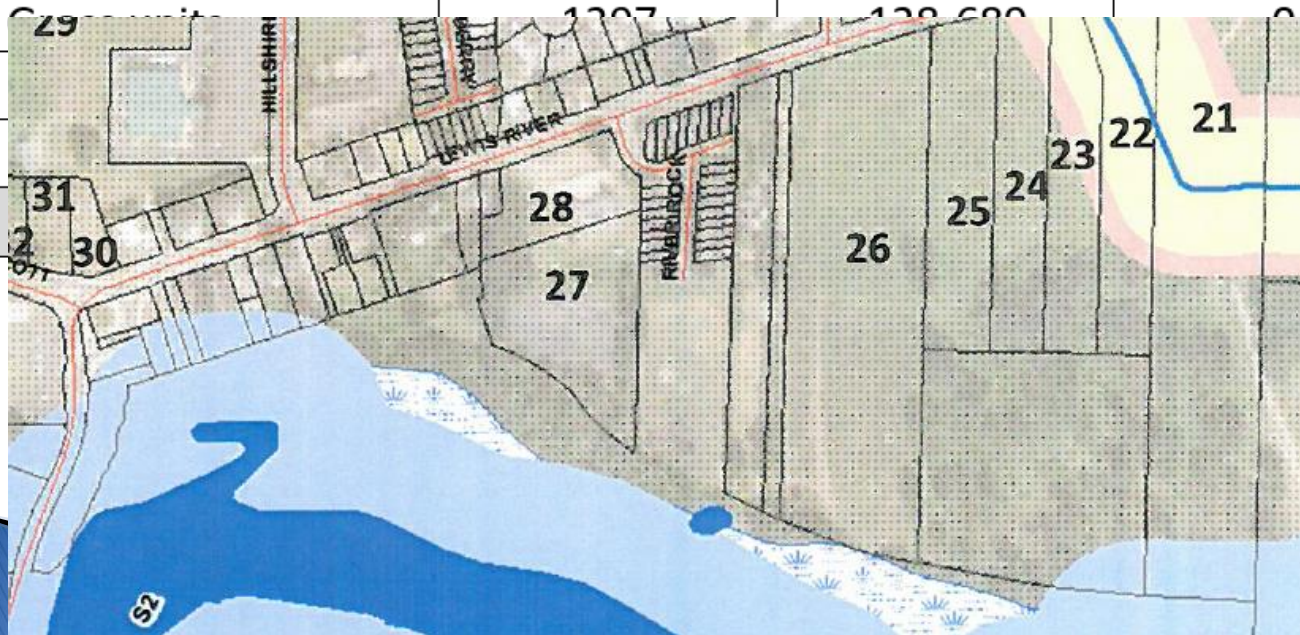
- ▶ 174 Acres
 - Inventoried Residential Land

	City Limits	Cowlitz UGA	Clark UGA	Total
Gross land available	141.44	47.66	82.12	271.22
Net land available	63.79	26.07	33.55	123.41
Gross units	1397	138-689	0	1535
Net units	601	73-367	0	674
Practical units	314	31	0	345
Predicted Units	314	31	0	345

Residential LAND

- ▶ 174 Acres
 - Inventoried Residential Land

	City Limits	Cowlitz UGA	Clark UGA	Total
Gross land available	141.44	47.66	82.12	271.22
Net land available	63.79	26.07	33.55	123.41
				1535
				674
				345
				345



First Baptist Site (27 & 28)



First Baptist Site (27 & 28)



Floodplain

Floodway

First Baptist Site (27 & 28)

Zoning

Gross Size

24	506520300	Triangle Holdings LLC	HDR	2.17	40%	1.0416
25	5065201	Triangle Holdings LLC	HDR	2.6	30%	1.456
26	50650	Triangle Holdings LLC	DR	8.13	55%	2.0268
27	5064902	First Baptist	HDR	2.85	90%	0.228
28	506490201	First Baptist	HDR	1.43	0%	1.144
29	50636	The Promise	MDR	13.5	45%	5.94
30	50235025	The Promise	MDR	0.4	0%	0.32

Net size
a.k.a. "usable
acreage"

Density Calculation

Units Per Acre
(set by the 2016
Comp Plan)

Maximum Gross Units

Net units

Multi Family

Planner's Estimate

UPA	Gross	Net**	Planner's Estimate
20	162	26	
20	46	4	
20	42	10	0
20	43	21	
20	52	29	
20	162	59	
20	57	5	0
20	29	23	0
20	270	119	
20	8	6	0
20	10	8	

Staff expects ZERO units
On this site.

In other words...staff does
not expect the church to
start building houses on
the site...

Residential LAND

	City Limits	Cowlitz UGA	Clark UGA	Total
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Gross units	1397	138-689	0	1535
Net units	601	73-367	0	674
Practical units	314	31	0	345
Predicted Units	314	31	0	345

Single-family units built since 2016:

129

Multi-family units built since 2016:

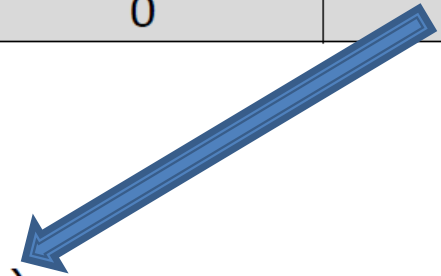
8

Remaining units to be built:

1,155

Projected shortfall in units:

810 (-70.1%)



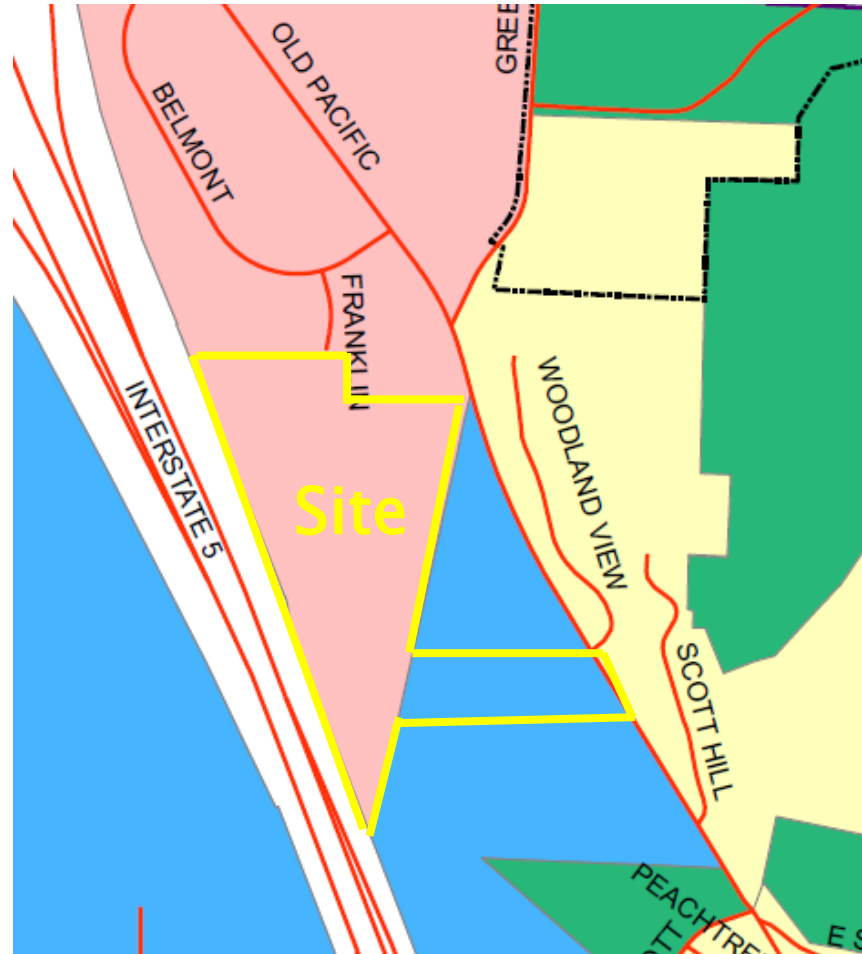
Planning Assumptions & Targets

- ▶ Commercial
 - 124 acres 27.2% developed
- ▶ Industrial
 - 548 acres 15.3% developed
- ▶ Residential
 - 619 High-density units 1.2% developed
 - 673 Low-density units 18% developed

Residential capacity using
current development patterns

-70% ?

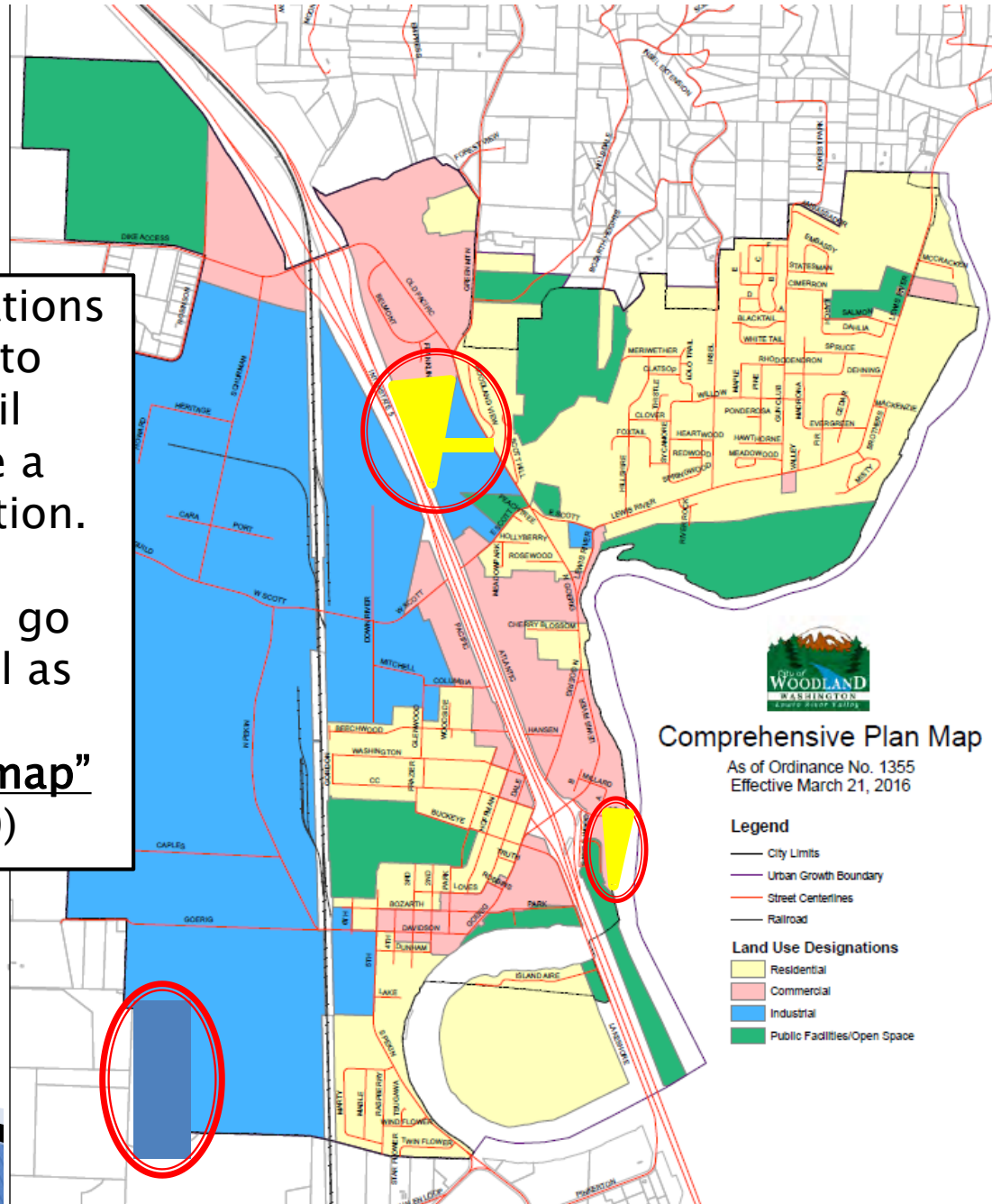
Pending Applications



Saxony Pacific
CPA-18-002

Recommendations will continue to be added until all cases have a recommendation.

That map will go to the Council as the **“docket amendment map”** (CPA-18-010)



Questions?

- ▶ Time to move on to the cases...