



**TO:** City of Boardman

**FROM:** Andrew Parish, AICP, Meg Grzybowski, MIG

**RE:** **DRAFT** City of Boardman Residential Buildable Lands Inventory

**DATE:** September 15, 2026

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## Introduction

### Purpose

This memorandum inventories buildable residential land within the city of Boardman, Oregon. It describes the State of Oregon's recently-enacted regulatory requirements for housing, the methodology for completing a Buildable Lands Inventory (BLI), and DRAFT results of the Residential (BLI) for the City of Boardman.

### Regulatory Requirements

This residential BLI is consistent with Oregon's Statewide Land Use Planning Goals 10 (Housing) and 14 (Urbanization) and the supporting Oregon Administrative Rules (OARs) Section 660-008 (Interpretation of Goal 10 Housing) and Section 660-024 (Urban Growth Boundaries), as they pertain to residential land analysis.

OAR 660-008-0100 states cities with a population under 10,000, such as Boardman, may elect to adopt a Housing Capacity Analysis (HCA), at which point they would be required to meet standards set by the Oregon Revised Statute (ORS) 197A.280. Additionally, if a City is pursuing a UGB amendment, they are required to produce an HCA – regardless of size (OAR 660-008-0150 (5)(b)).

Boardman has opted to conduct and adopt an HCA in order to plan for the community's growing residential needs. As a part of this process, and in accordance with ORS 197A.280, the City will need to (1) determine its housing need, (2) complete a Buildable Lands Inventory (BLI) showing their ability to accommodate needed housing types within their UGB, and (3) take necessary steps to accommodate housing (as outlined in ORS 197A.100 (3)).

This memorandum constitutes the City's BLI and meets the following OAR requirements for jurisdictions with populations under 10,000 residents:

- 1. Definitions for a Buildable Lands Inventory** (OAR 660-008-0005). This administrative rule includes definitions pertinent to calculating a BLI.

*(7) "Buildable Land" means land designated or zoned to allow residential use within the planning boundary, including vacant land, partially vacant land, and developed land likely to be redeveloped, that is suitable, available, and necessary for the development of needed housing over a 20-year planning period. Publicly owned land is generally not considered available for the development of needed housing unless otherwise determined by the local government to be available through*

*coordination with public entities. Land is generally considered “suitable and available” unless it:*

- (a) Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;*
- (b) Is subject to natural resource protection measures determined under Statewide Planning Goals 5, 6, 15, 16, 17 or 18;*
- (c) Has slopes of 25 percent or greater;*
- (d) Is within the 100-year flood plain or floodway; or*
- (e) Cannot be provided with public facilities.*

*[...]*

*(38) “Partially vacant land” refers to buildable land with existing development on it where the remaining, unconstrained land area can be further developed within the applicable development regulations.*

*(46) “Redevelopable land” means land designated or zoned to allow residential use on which development has already occurred but on which, due to present or expected market forces, there exists the strong likelihood that existing development will be converted to more intensive residential uses during the 20-year planning period.*

- 2. Buildable Lands Inventory (BLI).** This analysis piece determines whether or not the city has enough residential land available to accommodate housing needs. It takes the inventory of residential buildable lands and compares it to the contextualized housing need; determining if additional land or UGB amendments are required or there is sufficient land to meet the 20-year housing targets provided by the Oregon Housing Needs Analysis (OHNA). In accordance with OAR 660-024-0050 (1), if the BLI proves that there is insufficient land to meet the residential needs of the jurisdiction, then the city may pursue a UGB expansion.

When calculating the BLI, the State offers several “safe harbors” for estimating residential land. In calculating the BLI for Boardman, the utilization of safe harbors identified in OAR 660-008-0100 (4) and (5) were used to inventory land:

*(4) When inventorying partially vacant land to accommodate housing needs, a local government may utilize a reasonable land market supply factor to account for land that will not develop over the 20-year planning period with quantifiable validation and documentation of methodology used consistent with Goal 2 requirements. As a safe harbor, when utilizing the land market supply factor, a local government may reduce the total estimated residential capacity for partially vacant land by ten percent.*

*(5) 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 land 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) from the unconstrained acreage for the existing dwelling and assuming that the remainder is buildable land;*
- (b) Existing lots of less than one-half acre with an existing dwelling may be assumed to be fully developed.*

**3. Necessary Steps to Accommodate Housing.** Adopting Land Use Efficiency Measures (LUEMs) demonstrates that cities are working to increase housing capacity and produce additional needed housing. OAR 660-024-0050 (3) requires jurisdictions with an insufficient supply of residential land to employ LUEMs before (or in tandem with) a UGB expansion or amendment proposal.

*(3) If the inventory demonstrates that the development capacity of land inside the UGB is inadequate to accommodate the estimated 20-year needs determined under OAR 660-024-0040, the local government must amend the plan to satisfy the need deficiency, either by increasing the development capacity of land already inside the city, or by expanding the UGB, or both, and in accordance with ORS 197A.270, 197A.350 where applicable, and OAR 660-008-0150. Prior to expanding the UGB, a local government must demonstrate that the estimated needs cannot reasonably be accommodated on land already inside the UGB. If the local government determines there is a need to expand the UGB, changes to the UGB must be determined by evaluating alternative boundary locations consistent with Goal 14 and applicable rules at OAR 660-024-0060 or 660-024-0065 and 660-024-0067.*

# Methodology

## Analysis Steps

Consistent with OAR 660-008-0100 (2), the Residential BLI is conducted in several steps as follows.

- **Step 1: Classify Land in Study Area** – This step classifies all land within the UGB as either “Residential” or “Non-Residential” based on Comprehensive Plan designation, zoning designation, and additional characteristics. This analysis addresses land that is classified “Residential.”
- **Step 2: Identify and Calculate Constraints** – This step identifies development constraints and removes constrained land from the inventory, in order to measure the amount of developable land within the study area more accurately.
- **Step 3: Assign Development Status** – This step classifies land into categories of “Vacant,” “Vacant – Platted for 1 Unit,” “Partially Vacant,” “Committed,” or “Developed,” based on a series of filters using available data and input from City staff and stakeholders.
- **Step 4: Net Developable Area and Inventory Results** – This step reports the results of the analysis in various ways, and accounts for land needed for right-of-way and other public uses to arrive at total developable net acreage within the UGB.

The remainder of this memorandum addresses each of the above steps in turn.

## Data Sources

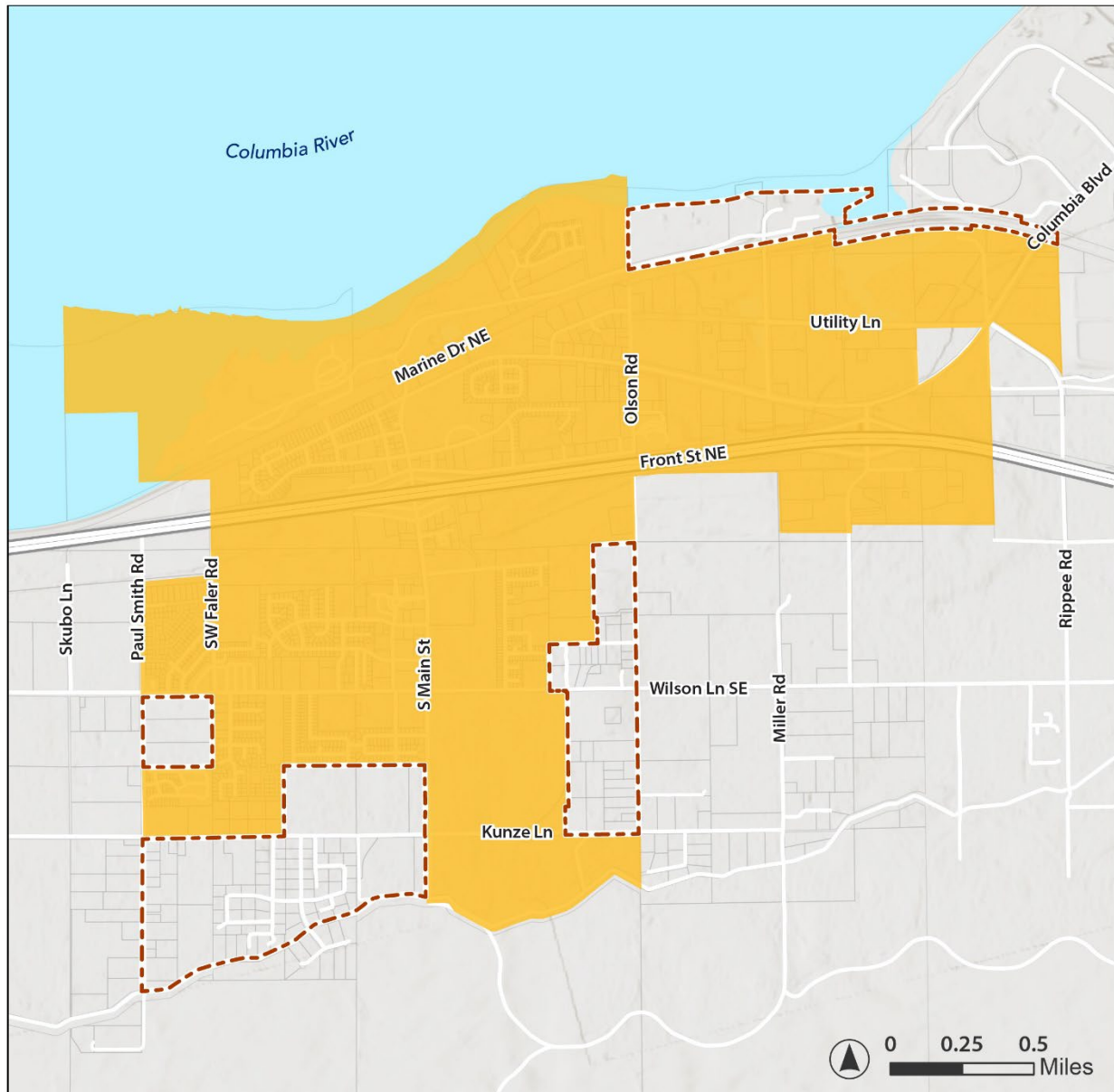
The following data sources were utilized in this analysis.

- National Wetlands Inventory, U.S. Fish and Wildlife Service (2019)
- FEMA Flood Hazard Area, Federal Emergency Management Agency (FEMA) (2023)
- City of Boardman Comprehensive Plan and Zoning Data (2024)
- Morrow County Zoning Data (2024)
- Bonneville Power Authority Right-of-Way and Easements (2025)
- City of Boardman Employment Opportunities Analysis (2025)
- Urban Growth Boundaries, Oregon GEOHub (2024)

## Study Area

The study area for this analysis is the City of Boardman Urban Growth Boundary (UGB), which includes lands within Boardman City Limits as well as land that has yet to annex into the City. The study area is shown in Figure 1.

Figure 1. Study Area Map



## LEGEND

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Waterbodies

## Step 1: Classify Land in Study Area

Land in the City of Boardman is classified as “Residential,” “Employment,” or “Other” based on Comprehensive Plan/Zoning designation and other factors. Table 1 describes the designations that make up each land category. Additional reclassifications may be made based on site ownership and other characteristics.

*Table 1. Land Classification and Plan Designations*

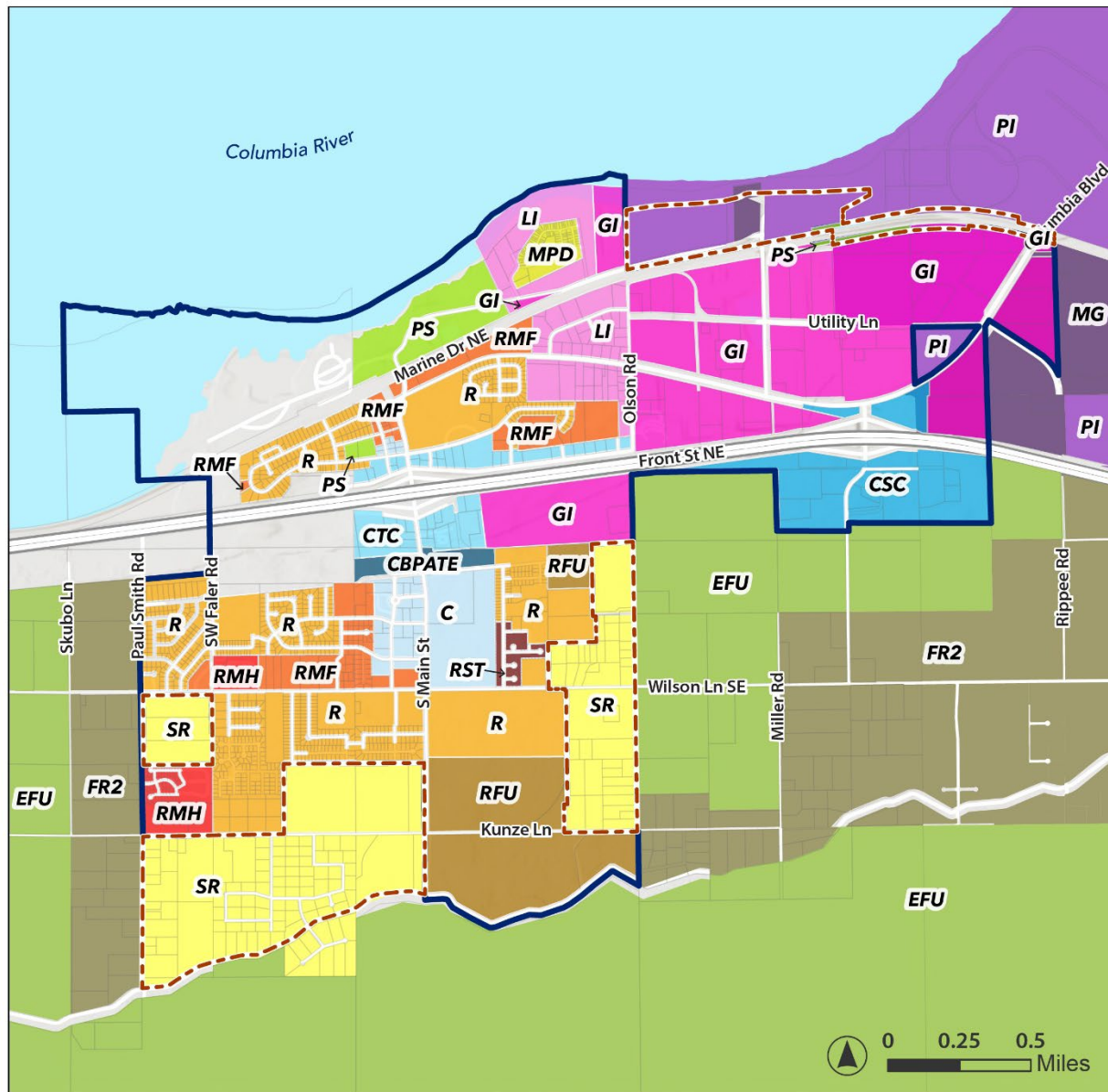
| <b>Land Classification</b> | <b>Comprehensive Plan Designations</b>                                                                                                                                                                                                                                                                                                    |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Residential</b>         | <p><u>City of Boardman</u>: Residential (R or R1), Residential (Multifamily Subdistrict) (R2 and R3), Future Urban Subdistrict (BU), Master Plan Development (MPD)</p> <p><u>Morrow County</u>: Suburban Residential (SR), Farm Residential (FR or FR-2)</p>                                                                              |
| <b>Employment</b>          | <p><u>City of Boardman</u>: Commercial (C or C1), Tourist Commercial (C2 or TC), Commercial Highway Subdistrict/Light Industrial (C3), Industrial (I), General Industrial (BI), Service Center Subdistrict (CS)</p> <p><u>Morrow County</u>: Commercial (C), General Commercial (C-G), General Industrial (M-G), Port Industrial (PI)</p> |
| <b>Other</b>               | <p><u>City of Boardman</u>: BPA Transmission Easement Subdistrict (BT)</p> <p><u>Morrow County</u>: Exclusive Farm Use (EFU), Small Farm – 40 Zone (SF), Federally-Owned Parcels (UZ)</p>                                                                                                                                                 |

Land use designations in the City of Boardman are shown in Figure 2. Figure 3 shows the land classification of properties in the Study Area. Classification of land for this BLI is shown in Table 2.

*Table 2. Study Area Land Classification Summary*

| <b>Category</b>    | <b>Number of Tax Lots</b> | <b>Gross Acres in Study Area</b> |
|--------------------|---------------------------|----------------------------------|
| <b>Residential</b> | 1,409                     | 1,285                            |
| <b>Employment</b>  | 240                       | 1,523                            |
| <b>Other</b>       | 12                        | 164                              |
| <b>Total</b>       | <b>1,661</b>              | <b>2,972</b>                     |

Figure 2. Zoning and Land Use Designations



## LEGEND

- Taxlots
- Urban Growth Boundary
- City Limits
- Waterbodies

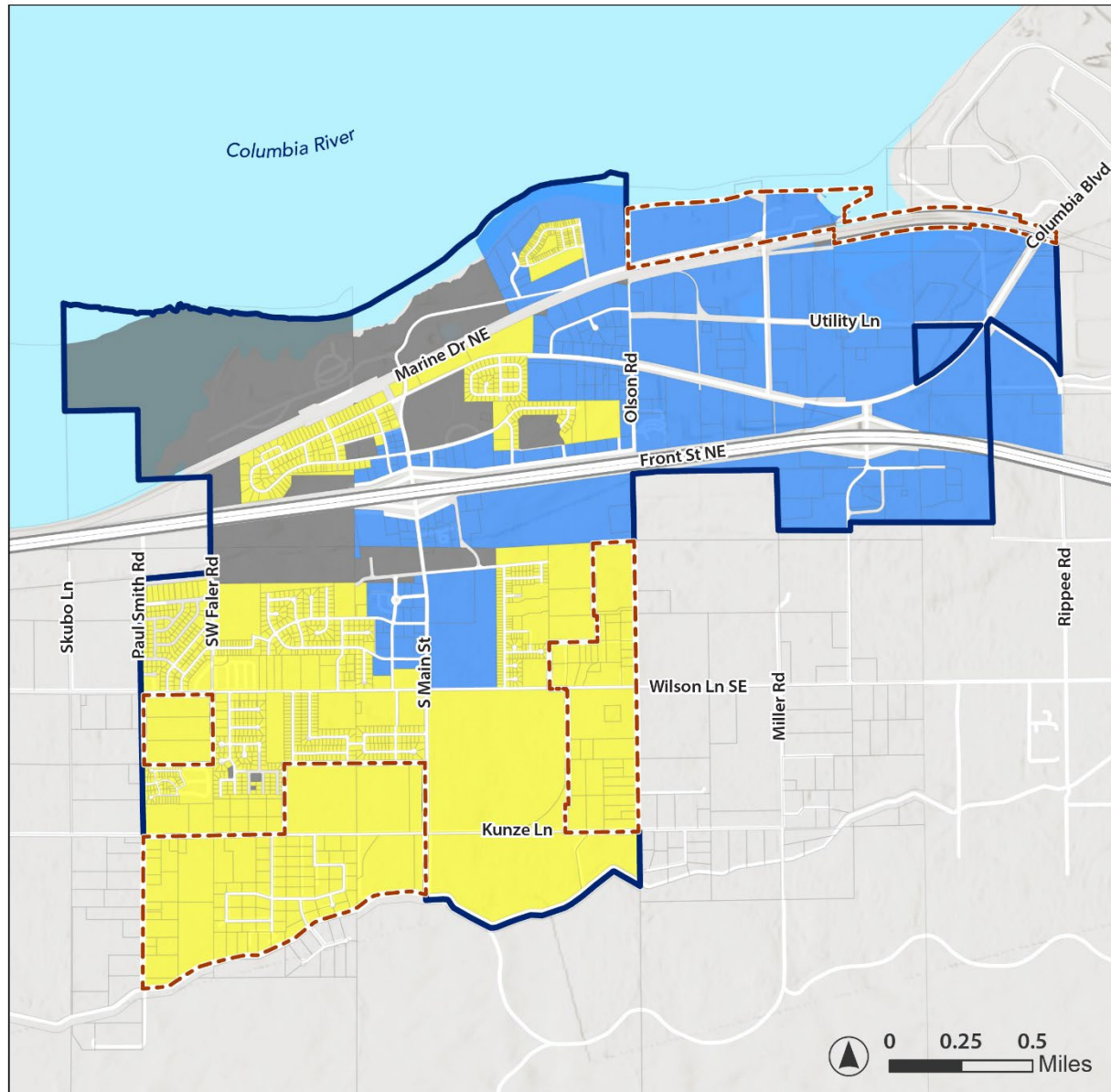
### City of Boardman Zoning

- Residential (R)
- Residential - Multifamily Subdistrict (RMF)
- Residential - Manufactured Home Subdistrict (RMH)
- Residential - Sunridge Terrace Subdistrict (RST)
- Residential - Future Urban Subdistrict (RFU)
- Master Plan Development (MPD)
- Public Space (PS)
- Commercial (C)
- Commercial - Tourist Commercial Subdistrict (CTC)
- Commercial - Service Center Subdistrict (CSC)
- Commercial - BPA Transmission Easement Subdistrict (CBPATE)
- Light Industrial (LI)
- General Industrial (GI)

### Morrow County Zoning

- Exclusive Farm Use (EFU)
- Farm Residential (FR2)
- Suburban Residential (SR1)
- General Industrial (MG)
- Port Industrial (PI)

Figure 3. Study Area Land Classification



## LEGEND

- Taxlots
- Urban Growth Boundary
- City Limits
- Waterbodies

## Land Type

- Employment
- Residential
- Other

## Step 2: Identify and Calculate Constraints

Development constraints identified for this analysis include:

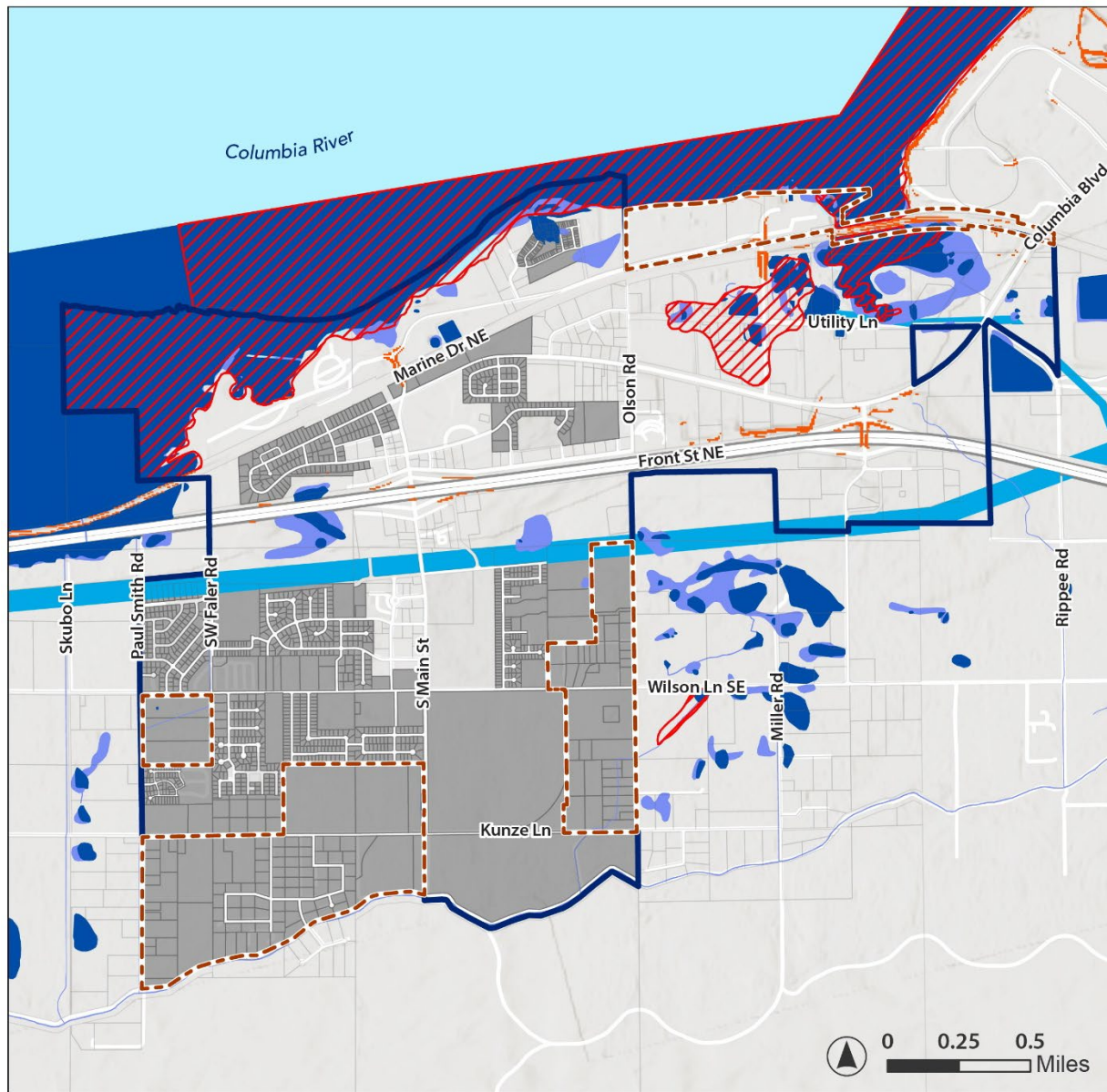
- Morrow County Steep Slope Inventory
- Local Wetlands Inventory (Morrow County)
- State of Oregon Wetlands Inventory
- National Wetlands Inventory
- FEMA Flood Hazards
- Bonneville Power Authority Right-of-Way and Easements

Table 3 provides a summary of the overall amount of constrained land present within the UGB. This analysis assumes that 100% of land in these categories is unavailable for future development. Based on these assumptions, approximately 37 acres of residential land are constrained within the study area, as shown in Table 3. Figure 4 shows the location of constraints in relation to residential land (depicted in gray). The BPA easement is the main constraint affecting residential land in the Boardman UGB.

*Table 3. Study Area Constraints*

| <b>Category</b>         | <b>Constrained<br/>Acres</b> | <b>Unconstrained<br/>Acres</b> | <b>Total</b> |
|-------------------------|------------------------------|--------------------------------|--------------|
| <b>Residential Land</b> | 37                           | 1,248                          | 1,285        |
| <b>Employment Land</b>  | 468                          | 1,055                          | 1,523        |
| <b>Other Land</b>       | 44                           | 120                            | 164          |
| <b>Total</b>            | <b>549</b>                   | <b>2,423</b>                   | <b>2,972</b> |

Figure 4. Study Area Constraints



## LEGEND

- Taxlots
- Urban Growth Boundary
- City Limits
- Waterbodies

## Constraints

- Morrow County Wetlands (National Wetland Inventory)
- 100-year Floodplain (FEMA)
- Steep Slopes (>25%)
- BPA Right-of-Way
- Residential Parcels

## Step 3: Assign Development Status

Residential land within the study area is assigned a “Development Status,” as follows. These classifications are based on safe harbors provided in Oregon Administrative Rules or professional judgement and standard planning practice.

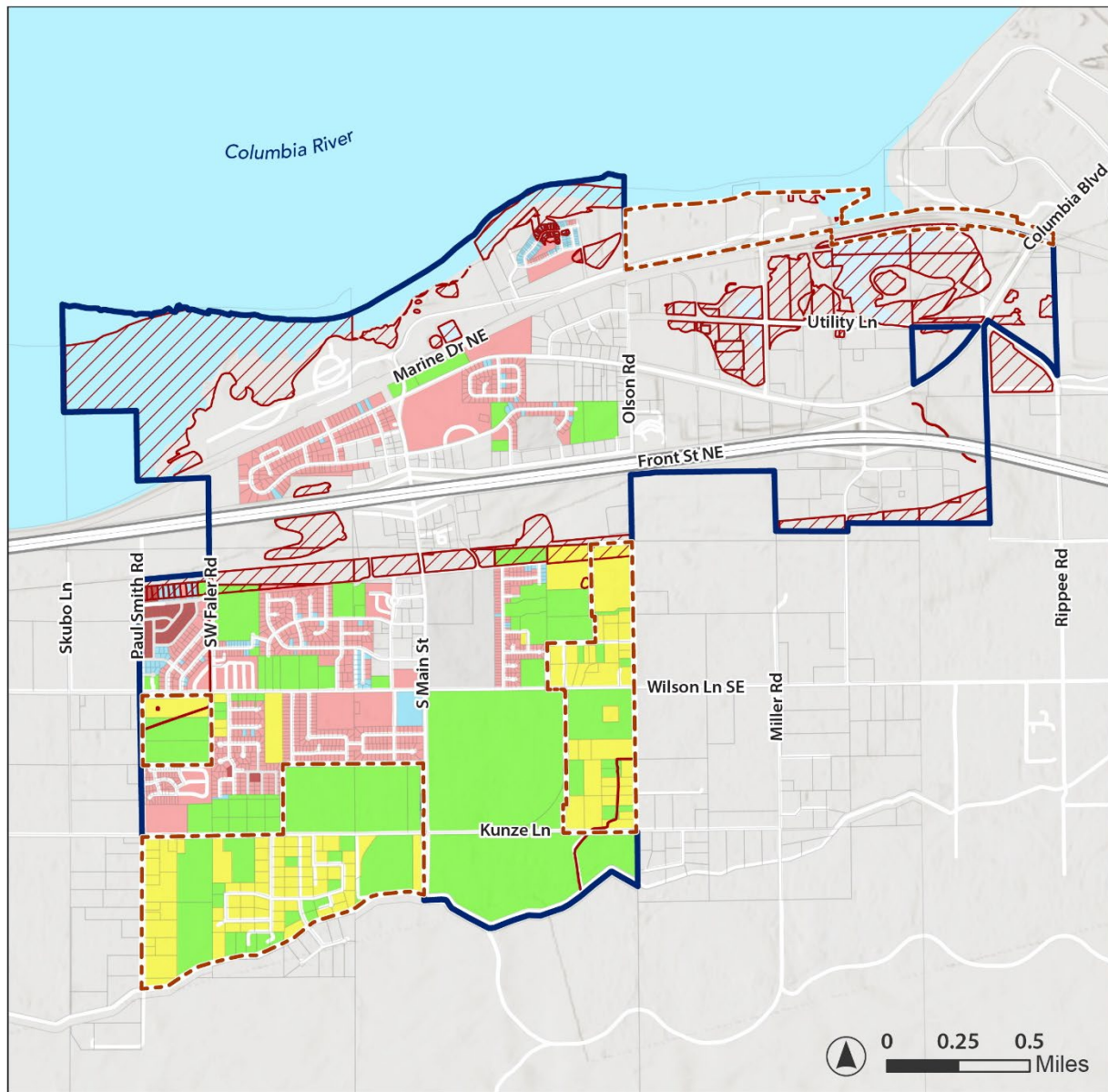
- **“Vacant”** land includes tax lots with no structures or containing buildings of little improvement value (less than \$10,000 based on tax assessor data, excluding mobile homes).
- **“Vacant – Platted”** land is subdivided into individual residential lots. Capacity of one unit per lot is assumed for these properties.
- **“Partially Vacant”** land includes lots greater than one-half acre and contains an existing structure. These lots are generally assumed to retain one quarter acre for the existing structure, with the remainder of the buildable acreage on the site being available for future residential uses. (OAR 660-008-0100 (5)(a))
- **“Committed”** land includes land that is deeded to the City for future development and is not developable for residential purposes. In Boardman, this includes land slated for parks and open space in the vicinity of Paul Smith Road.
- **“Developed”** land does not meet the definition of vacant or partially vacant and is assumed to be unavailable for future residential growth.

Table 4 describes the development status of residential land organized by Zoning and/or Comprehensive Plan designation in the Study Area. Figure 4 illustrates the development status of residential land within the UGB.

Table 4. Development Status of Residential Land

|                                                |                                                   | Number of Lots | Total Acreage | Constrained Area | Unconstrained Area | Gross Developable Acres |
|------------------------------------------------|---------------------------------------------------|----------------|---------------|------------------|--------------------|-------------------------|
| Developed                                      | Master Plan Development (MPD)                     | 15             | 9.2           | 1.0              | 8.2                | 8.2                     |
|                                                | Residential (R)                                   | 730            | 195.5         | 0.9              | 194.6              | 194.6                   |
|                                                | Residential - Multifamily Subdistrict (RMF)       | 58             | 43.0          | 0.1              | 42.9               | 42.9                    |
|                                                | Residential - Sunridge Terrace Subdistrict (RST)  | 73             | 11.4          |                  | 11.4               | 11.4                    |
|                                                | Residential - Manufactured Home Subdistrict (RMH) | 69             | 48.1          |                  | 48.1               | 48.1                    |
|                                                | SPLIT Commercial and MF                           | 2              | 7.0           |                  | 7.0                |                         |
| <b>Developed Total</b>                         |                                                   | <b>947</b>     | <b>314.3</b>  | <b>2.1</b>       | <b>312.2</b>       |                         |
| Committed                                      | Residential (R)                                   | 66             | 15.8          | 1.7              | 14.1               | 14.1                    |
| <b>Committed Total</b>                         |                                                   | <b>66</b>      | <b>15.8</b>   | <b>1.7</b>       | <b>14.1</b>        |                         |
| Partially Vacant                               | SR                                                | 107            | 248.9         | 12.0             | 236.9              | 236.9                   |
|                                                | Residential (R)                                   | 4              | 13.1          |                  | 13.1               | 13.1                    |
|                                                | Residential - Sunridge Terrace Subdistrict (RST)  | 1              | 0.6           |                  | 0.6                | 0.6                     |
| <b>Partially Vacant Total</b>                  |                                                   | <b>112</b>     | <b>262.5</b>  | <b>12.0</b>      | <b>250.5</b>       | <b>250.5</b>            |
| Vacant                                         | SR                                                | 32             | 231.8         | 0.4              | 231.4              | 231.4                   |
|                                                | Residential (R)                                   | 23             | 95.5          | 10.4             | 85.1               | 85.1                    |
|                                                | Residential - Future Urban Subdistrict (RFU)      | 4              | 259.8         | 0.3              | 259.4              | 259.4                   |
|                                                | Residential - Multifamily Subdistrict (RMF)       | 16             | 54.9          |                  | 54.9               | 54.9                    |
| <b>Vacant Total</b>                            |                                                   | <b>75</b>      | <b>642.0</b>  | <b>11.1</b>      | <b>630.9</b>       | <b>630.9</b>            |
| Vacant - Platted (1 unit per lot)              | Master Plan Development (MPD)                     | 84             | 8.1           | 2.5              | 5.6                | 5.6                     |
|                                                | Residential (R)                                   | 109            | 38.6          | 7.8              | 30.7               | 30.7                    |
|                                                | Residential - Multifamily Subdistrict (RMF)       | 14             | 3.9           |                  | 3.9                | 3.9                     |
|                                                | Residential - Sunridge Terrace Subdistrict (RST)  | 2              | 0.3           |                  | 0.3                | 0.3                     |
| <b>Vacant - Platted (1 unit per lot) Total</b> |                                                   | <b>209</b>     | <b>50.9</b>   | <b>10.4</b>      | <b>40.5</b>        | <b>40.5</b>             |
| <b>Grand Total</b>                             |                                                   | <b>1,409</b>   | <b>1,286</b>  | <b>37.2</b>      | <b>1,248</b>       | <b>1248.3</b>           |

Figure 5. Development Status



## LEGEND

- Taxlots
- Urban Growth Boundary
- City Limits
- Waterbodies
- Constraints

## Development Status (HNA)

- Developed
- Committed
- Partially Vacant
- Vacant
- Vacant - Platted (1 unit per lot)

## Step 4: Net Developable Area and Inventory Results

Table 5 summarizes net developable acreage by development status as well as the adjusted net developable acreage that accounts for the partially vacant land calculation.

A portion of unconstrained land is assumed to be used for infrastructure improvements, such as rights-of-way and stormwater treatment facilities, or otherwise unavailable for future employment uses. This analysis uses an assumed 25% takeout for parcels greater than 5 acres in size. It also applies the “Land Market Capacity” safe harbor (OAR 660-008-0100 (4)) which allows cities to reduce partially vacant land by 10%.

*Table 5. Developable Acreage by Development Status and Comprehensive Plan*

|                                                |                                                  | Number of Lots | Gross Developable Acre | Net (Adjusted) Developable Acres |
|------------------------------------------------|--------------------------------------------------|----------------|------------------------|----------------------------------|
| Partially Vacant                               | Residential (R)                                  | 4              | 13.1                   | 10.3                             |
|                                                | Residential - Sunridge Terrace Subdistrict (RST) | 1              | 0.6                    | 0.5                              |
|                                                | SR                                               | 107            | 236.9                  | 206.3                            |
| <b>Partially Vacant Total</b>                  |                                                  | <b>112</b>     | <b>250.5</b>           | <b>217.1</b>                     |
| Vacant                                         | Residential (R)                                  | 23             | 85.1                   | 73.9                             |
|                                                | Residential - Future Urban Subdistrict (RFU)     | 4              | 259.4                  | 194.6                            |
|                                                | Residential - Multifamily Subdistrict (RMF)      | 16             | 54.9                   | 46.8                             |
|                                                | SR                                               | 32             | 231.4                  | 182.5                            |
| <b>Vacant Total</b>                            |                                                  | <b>75</b>      | <b>630.9</b>           | <b>497.8</b>                     |
| Vacant - Platted (1 unit per lot)              | Master Plan Development (MPD)                    | 84             | 5.6                    | 5.6                              |
|                                                | Residential (R)                                  | 109            | 30.7                   | 29.0                             |
|                                                | Residential - Sunridge Terrace Subdistrict (RST) | 2              | 0.3                    | 0.3                              |
|                                                | Residential - Multifamily Subdistrict (RMF)      | 14             | 3.9                    | 3.9                              |
| <b>Vacant - Platted (1 unit per lot) Total</b> |                                                  | <b>209</b>     | <b>40.5</b>            | <b>38.8</b>                      |
| <b>Grand Total</b>                             |                                                  | <b>396</b>     | <b>921.9</b>           | <b>753.7</b>                     |

## Residential Unit Capacity and Development Potential

Unit capacity on residential land is estimated using zoning designation. The City of Boardman’s development code regulates capacity on residential land within City Limits, while Morrow County’s development code regulates capacity on County land (designated “SR” or “Suburban Residential” in the vicinity of Boardman).

Table 6 summarizes the net developable intensity by land use development type. Table 7 calculates the development capacity or potential.

Table 6. Development Assumptions by Residential Land Use Type

| City or County | Land Type                                         | Net Development Intensity |
|----------------|---------------------------------------------------|---------------------------|
| City           | Master Plan Development (MPD)                     | 6 units per acre          |
|                | Residential (R)                                   | 6 units per acre          |
|                | Residential – Sunridge Terrace Subdistrict (RST)  | 8 units per acre          |
|                | Residential – Manufactured Home Subdistrict (RMH) | 12 units per acre         |
|                | Residential – Future Urban Subdistrict (RFU)      | 6 units per acre          |
|                | Residential – Multifamily Subdistrict (RMF)       | 20 units per acre         |
| County         | Suburban Residential (SR or SR1)                  | 4-6 units per acre        |

Table 7. Summary of Net Developable Area

|                                                |                                                  | Number of Lots | Gross Developable Acre | Net (Adjusted) Developable Acres | Density Assumptions (units per acre) | Development Capacity (unit) |
|------------------------------------------------|--------------------------------------------------|----------------|------------------------|----------------------------------|--------------------------------------|-----------------------------|
| Partially Vacant                               | Residential (R)                                  | 4              | 13.1                   | 10.3                             | 6                                    | 62                          |
|                                                | Residential - Sunridge Terrace Subdistrict (RST) | 1              | 0.6                    | 0.5                              | 8                                    | 4                           |
|                                                | SR                                               | 107            | 236.9                  | 206.3                            | 6                                    | 1,238                       |
| <b>Partially Vacant Total</b>                  |                                                  | <b>112</b>     | <b>250.5</b>           | <b>217.1</b>                     |                                      | <b>1,304</b>                |
| Vacant                                         | Residential (R)                                  | 23             | 85.1                   | 73.9                             | 6                                    | 443                         |
|                                                | Residential - Future Urban Subdistrict (RFU)     | 4              | 259.4                  | 194.6                            | 6                                    | 1,168                       |
|                                                | Residential - Multifamily Subdistrict (RMF)      | 16             | 54.9                   | 46.8                             | 20                                   | 936                         |
|                                                | SR                                               | 32             | 231.4                  | 182.5                            | 6                                    | 1,095                       |
| <b>Vacant Total</b>                            |                                                  | <b>75</b>      | <b>630.9</b>           | <b>497.8</b>                     |                                      | <b>3,642</b>                |
| Vacant - Platted (1 unit per lot)              | Residential (R)                                  | 109            | 30.7                   | 29.0                             | 1                                    | 84                          |
|                                                | Master Plan Development (MPD)                    | 84             | 5.6                    | 5.6                              | 1                                    | 109                         |
|                                                | Residential - Sunridge Terrace Subdistrict (RST) | 2              | 0.3                    | 0.3                              | 1                                    | 2                           |
|                                                | Residential - Multifamily Subdistrict (RMF)      | 14             | 3.9                    | 3.9                              | 1                                    | 14                          |
| <b>Vacant - Platted (1 unit per lot) Total</b> |                                                  | <b>209</b>     | <b>40.5</b>            | <b>38.8</b>                      |                                      | <b>209</b>                  |
| <b>Grand Total</b>                             |                                                  | <b>396</b>     | <b>921.9</b>           | <b>753.7</b>                     |                                      | <b>5,155</b>                |

## Redevelopable Land

Some of the lots that are categorized as “developed” may hold potential for modest redevelopment and higher-intensity infill. In order to determine which developed parcels could potentially be redeveloped, the following methodology was used:

- Minimum lot size was estimated for each land type (by acreage) (Table 8)
- Infill lots were determined to have redevelopment potential if they had an existing single-family structure on the lot, but either:
  - Had a lot size threshold more than 2.5 times the minimum zoned lot size and less than \$300,000 in improvement/building values, or
  - Were > 5 times the minimum zones lot size, regardless of property value.

Table 8. Minimum Lot Size by Land Type

| City or County | Land Type                                         | Lot Size Minimum x 2.5 |
|----------------|---------------------------------------------------|------------------------|
| City           | Master Plan Development (MPD)                     | .475 acres             |
|                | Residential (R)                                   | .475 acres             |
|                | Residential – Sunridge Terrace Subdistrict (RST)  | .325 acres             |
|                | Residential – Manufactured Home Subdistrict (RMH) | .125 acres             |
|                | Residential – Future Urban Subdistrict (RFU)      | .475 acres             |
|                | Residential – Multifamily Subdistrict (RMF)       | .575 acres             |
| County         | Suburban Residential (SR or SR1)                  | .475 acres             |

Out of the developed lots, there are 6 parcels that hold the potential for redevelopment, including:

- **1 Multifamily Subdistrict (RMF)** – This parcel is along Front St NE and next to the Skatepark (Taxlot 04N25E09DA00801).
- **5 Residential (R)** – These additional parcels include several residentially-zoned parcels that have a single unit dwelling on them, but either have a lot size >2.5 times the minimum estimated lot size for the zone type and less than \$300,000 in improvements. These parcels include:



04N25E08DB02100



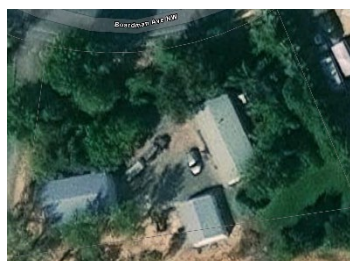
04N25E08DB02102



04N25E08DA03700



04N25E16AB00126



04N25E08DC00600

## Next Steps

The results of this draft BLI will be compared to forecasted need and inform policy recommendations in the City's Housing Needs Analysis and other work. Additionally, the City will be completing a Development-Ready Land Inventory analysis as a follow-up step to this process.