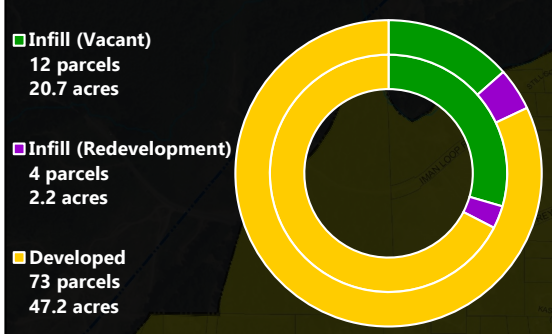
Core Area R1

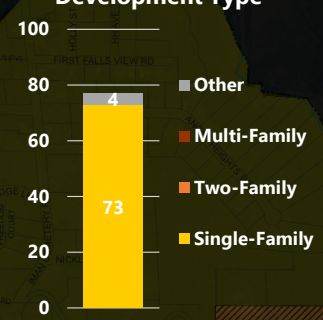
Purpose: "The Single-Family Residential District (R1) is intended to provide minimum development standards for residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and/or rural areas."

Boundaries: The initial area considered for rezoning includes all areas adjacent to a) R2 & R3 zones and b) the Stevenson Elementary and High schools where gravity sewer service is likely.

Existing Core R1 Parcel Status



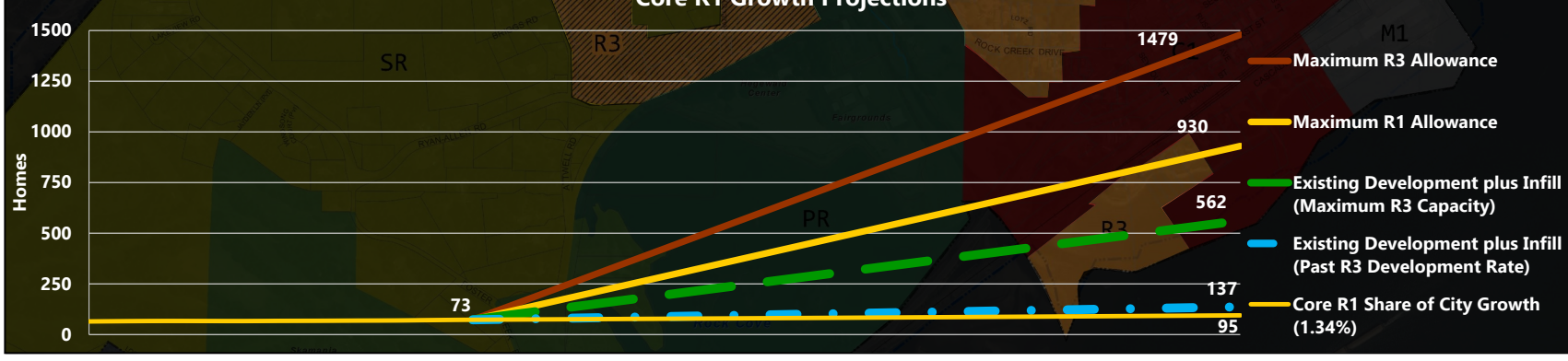
Existing Core R1 Parcel Development Type



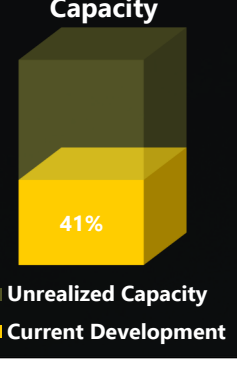
Total Area (acres)	# Homes	# Parcels	% of Area with Water	% of Area with Sewer
70.08	73	89	87%	38%

Density (Existing) Homes/Acre	Density (Allowed) Homes/Acre	Average Size (All Parcels)	Average Size (Vacant Parcels)	Average Size (Parcels w/ Potential Redevelopment)
0.93	14	32,300 sf	75,000 sf	27,100 sf

Core R1 Growth Projections



Past Development vs. Capacity



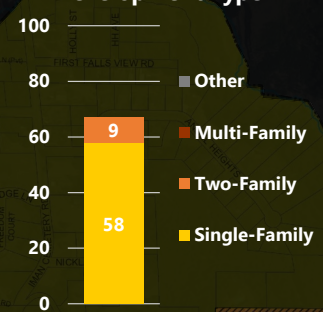
R2 Area

Purpose: "The Two-Family Residential District (R2) is intended to provide minimum development standards for higher-density residential uses where complete community services are available and where residential uses are separated from uses characteristic of more urban and/or rural areas."

Boundaries: The initial area considered for rezoning includes all R2 areas as recommended in the *2020 Skamania County Housing Needs Analysis*. Existing boundaries between this area and adjacent R1 and R3 areas are less than rational and likely result from political influences.

Existing R2 Parcel Status

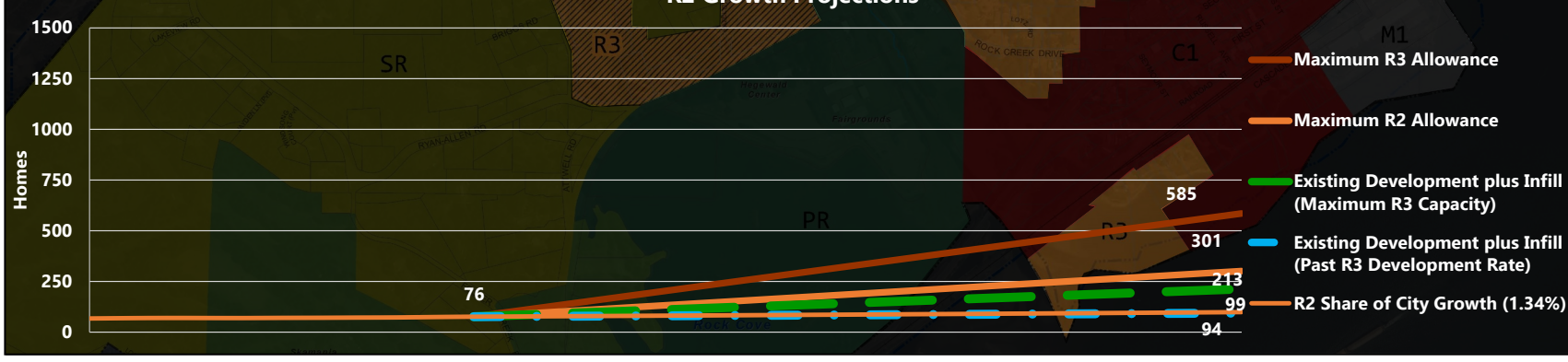
Existing R2 Parcel Development Type



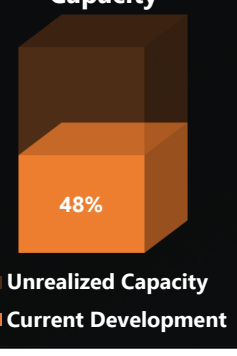
Total Area (acres)	# Homes	# Parcels	% of Area with Water	% of Area with Sewer
36.67	76	89	100%	100%

Density (Existing) Homes/Acre	Density (Allowed) Homes/Acre	Average Size (All Parcels)	Average Size (Vacant Parcels)	Average Size (Parcels w/ Potential Redevelopment)
2.07	12	14,100 sf	13,300 sf	57,700 sf

R2 Growth Projections



Past Development vs. Capacity



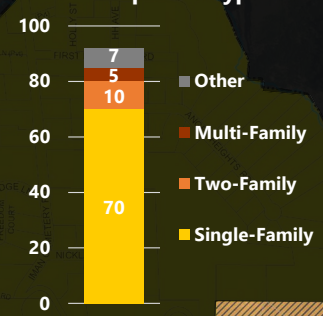
R3 Area

Purpose: "The Multi-Family Residential District (R3) is intended to provide minimum development standards for various residential uses where complete community services are available and where residential uses are in close proximity to uses characteristic of more urban areas and separated from uses characteristic of more rural areas."

Boundaries: Existing boundaries between this area and adjacent R2 areas are less than rational and likely result from political influences. Changes are also considered between East Loop and Frank Johns.

Existing R3 Parcel Status

Existing R3 Parcel Development Type

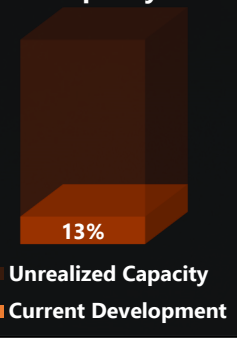


Total Area (acres)	# Homes	# Parcels	% of Area with Water	% of Area with Sewer
80.64	187	106	100%	100%

Density (Existing) Homes/Acre	Density (Allowed) Homes/Acre	Average Size (All Parcels)	Average Size (Vacant Parcels)	Average Size (Parcels w/ Potential Redevelopment)
2.32	21	27,100 sf	49,400 sf	16,800 sf

R3 Growth Projections

Past Development vs. Capacity



City of Stevenson
Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: **Planning Commission**
FROM: **Ben Shumaker, Community Development Director**
DATE: **March 8th, 2021**
SUBJECT: **Increasing Residential Building Capacity—Range of Expectations**

Introduction

This memo details key information contained in the infographic used to describe current and potential future trends in the Core Area R1 and R2 Districts where rezoning is considered. The infographic also provides the same information for the R3 District as a comparison. This information is intended to facilitate discussion on the potential rezone, whether it should be pursued, modified, or abandoned. No staff recommendations are made as part of this memo and no final decision is expected based on tonight's discussion. An addendum to this memo will be prepared to summarize the public involvement efforts and outline several policy discussion points.

Important note. Where the infographic provides projections, the range of outcomes are explicitly not forecasts (i.e., predictions of specific outcomes) nor do they reflect aspirational targets staff hopes to attain. Because they are projections and not forecasts, each reader must judge whether future development will trend more toward the zoning maximum or more toward the type of past development witnessed up to this point.

Purpose

This text is taken directly from the Zoning Code, SMC 17.15.020. Note: the designation for the "Core Area" are one does not currently appear in the Zoning Code. This terminology is unique this rezoning discussion.

Boundaries

Staff prepared the brief description of area boundaries. An annotated map with additional description of the boundaries is provided in Attachment 2.

Existing Parcel Status

The rings of this chart correspond to the values in the chart's legend. Outer rings show the proportion of parcels which are vacant (green), developed but considered to have redevelopment potential (purple), or developed but unlikely to be redeveloped color dependent on zone). Inner rings provide the acreage for the same 3 categories.

This chart is helpful to discuss the likelihood of future development in 2 ways:

- Potential for Change. Each of the six individual rings can be reviewed for the potential. The larger proportion of each that is either green (vacant) or purple (redevelopment potential), the more potential there is for infill development.
- Scope of Potential Change. The relative proportion of each category between rings. Where inner ring (acreage) proportions are larger than the outer ring (parcels), there is greater potential for change if infill development occurs on the parcels identified.

Existing Parcel Development Type

The column in this chart includes all developed parcels (regardless of redevelopment potential) and reports whether the parcel is occupied by a single family home (gold), a two-family home (orange), multi-family home (brown), or other use (e.g., reservoir, church, etc.) (gray).

Data Table

This information is collected based on data in the Skamania County Buildable Lands Inventory. See below for a specific discussion of this data source.

Some notes about the value in these tables:

- By coincidence, there are 89 parcels in both the Core Area R1 and R2 Districts where rezoning is considered.
- The density allowed in the Core R1 District does indeed exceed the density allowed in the R2 District. A conflict exists between this allowance and the relative purposes of each district.

Growth Projections

The projections of this graph have been calculated based on data in the Skamania County Buildable Lands Inventory. See below for a specific discussion of this data source. The range of projections include the number of units allowed based on:

- Growth occurring at the baseline county-wide growth rate used in the *Skamania County Housing Needs Analysis* (1.34%) (thin solid line, color dependent on zone). Note: the nature of this projection differs from those that follow. This projection includes a time basis not present in the others. It also includes an assumption that housing unit growth would track at the same rate as population growth. This assumption has limitations.
- Growth resulting from infill development on vacant and potential redevelopment parcels at 13% of the maximum possible R3 allowance (the demonstrated past development proportion of the R3 District) (thick dashed blue line).
- Growth resulting from infill development on vacant and potential redevelopment parcels at the maximum R3 allowance (thick dashed green line).
- The complete demolition and redevelopment of all parcels as allowed under existing zoning (thick solid line, color dependent on zone).
- The complete demolition and redevelopment of all parcels at the maximum R3 allowance (thick solid brown line).

Data call-outs show the current number of units before the lines diverge and the range of projections allowed at each scenario.

Past Development vs. Capacity

The column in this chart shows the extent to which parcel owners are maximizing the potential number of units allowed on their parcels (without considering the potential for land division).

Methodology/Key Data

The following data fields were supplied as a part of the Skamania County Buildable Lands Inventory performed for the Skamania County Economic Development Council by the FCS Group:

- *Market Land Value* - This field represents the value of the land within a tax parcel as determined by the Assessor. All dollar values are presented in $500 increments.
- *Market Total Value* – This field represents the combined value of the land and all improvements to the land. All dollar values are presented in $100 increments.

- *Zoning* – This field is based on the City Zoning Map using the 9 zone names currently applicable within the City.
- *Land Classification* – This field was generated by FCS using the following categories: "Developed/Non-Residential", "Partially Vacant", "Pubic/Constrained", "Vacant", Vacant Undersized". Only one partially vacant parcel was identified for inclusion in the reporting of developed parcels with the potential for infill.
- *GIS SqFt* – This field indicates the size of tax parcels based on the Assessor-drawn boundaries. Areas are presented to the nearest tenth square foot.
- *Lot Net SqFt* – This field was generated by FCS through a GIS-analysis subtracting the following from the GIS SqFt field: the area (in acres) of any wetland, floodplain, ≥25% slopes. Areas are presented to the nearest tenth square foot.

The following data fields were developed by staff as part of this analysis:

- *Rezone Considered* - This field tracks whether properties are considered as part of the potential area-wide rezone. At this time, the categories are "Initial", representing its inclusion in the initial consideration map or "Currently R3". This field can be updated if reanalysis is desired.
- *Redevelopment, Value indicator* – This field is automatically calculated by dividing *Market Land Value* by *Market Total Value*. The *Skamania County Housing Needs Analysis* recommends using 50% as a determinant of potential redevelopment. Instead, staff has only identified those parcels where the land value makes up 70% or more of the total market value. This breaking point is essentially the difference between a stick-built home in need of TLC and an aging manufactured home or single-wide trailer home.
- *Existing Units* – This field was populated by staff using the best available information, all values are whole numbers. This field represents the number where the range of projections diverge.
- *Maximum Units, No Division* – This field was calculated based on *GIS SqFt*. For Core Area R1 properties, it is 2 where the *GIS SqFt* is 6,000 sf or greater and 1 when it is less than 6,000 sf. For R2 properties, the value is 2 for each tax parcel 7,000 sf or larger and 1 for each tax parcel smaller than 7,000 sf.
- *ZONE Maximum Units, Full Redevelopment* – This field was calculated by dividing the *GIS SqFt* field by the minimum lot size allowed in the zone. One unit was assigned to any existing tax parcel which is less than the minimum allowed in the zone. In the Core R1 area for tax parcels 6,000 sf or larger, this number was doubled to account for the allowance of accessory dwelling units. In the R2 area, remainders of 5,000 sf or greater result in an additional potential unit. The R3 calculations represent the highest number in the range of projections.
- *ZONE Maximum Units, Constrained Redevelopment* – The calculation of this field is the same in all regards to the previous calculation, however, *Lot Net SqFt* is used instead of *GIS SqFt*. This number is not shown in the infographic's projections.
- *Likely Traffic Shed* – This field was populated based on staff judgement. Values are limited to the functionally classified as a "Collector" or "Arterial" street which is most likely to serve each parcel. Split traffic is not considered in this effort.

Limitations

The following limitations are known and accepted by staff in the presentation of this information:

- Errors in Source Data. Where this memo relies on the Skamania County Buildable Lands Inventory, it is subject to the errors and limitations inherent in the analysis and the data on which it was based. The Skamania County Assessor's 2019 information served as a primary data source for the analysis. Known and noteworthy limitations of that data source (e.g., non-alignment of legal lot boundaries with tax lot boundaries, inaccurate area calculations, now-dated information) limit the precision of the projections provided here.

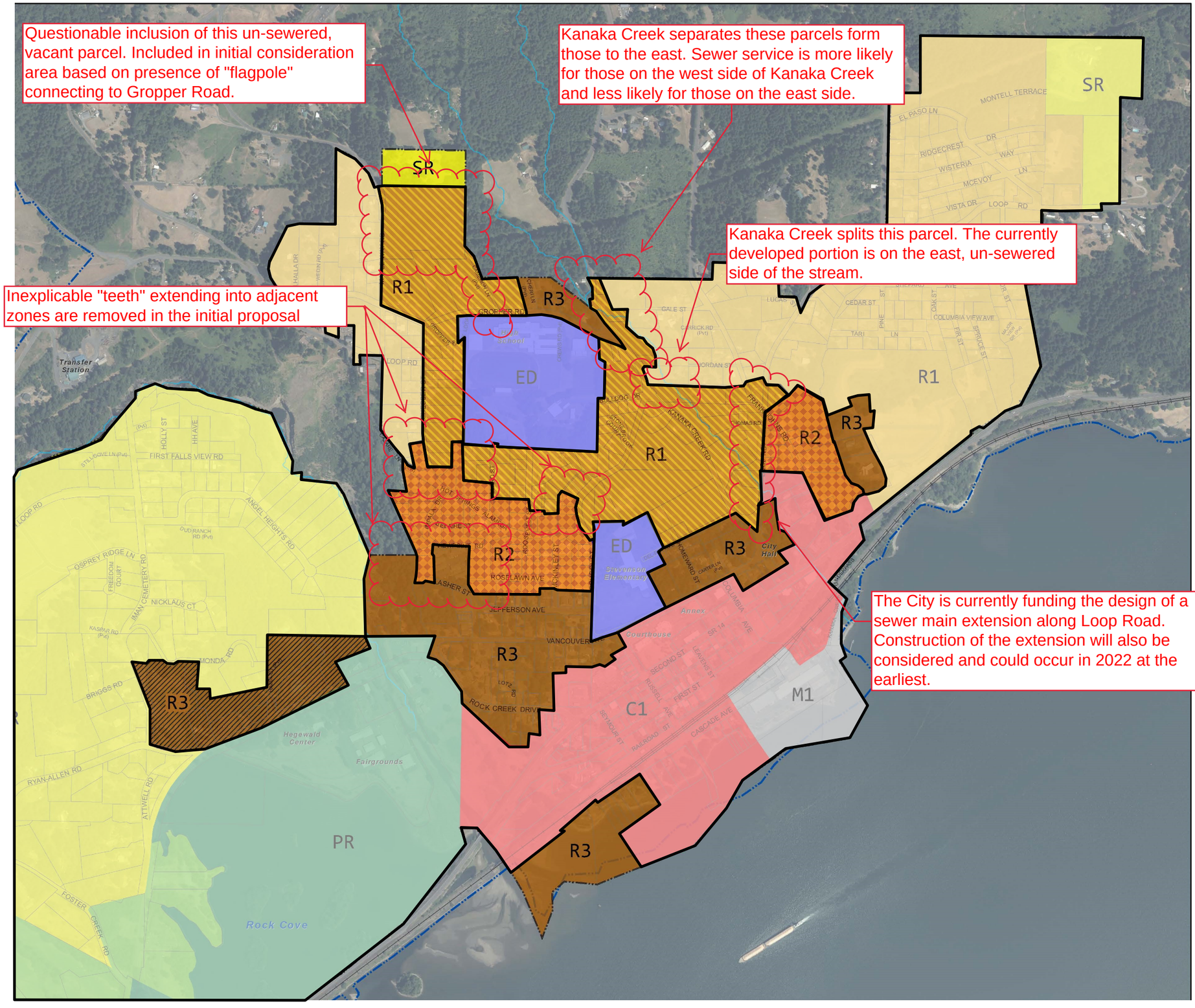
- Lack of QA/QC. Where this memo relies on newly collected/generated information, the small size of the city's staff prevents the quality assurances/quality controls available to larger organizations. Unknown errors may inadvertently result.
- Over-Reporting. Estimates of land constraints are highly suspect. The required buffers surrounding wetlands, streams, etc. are not considered constrained land in the Buildable Lands Inventory. The inclusion of these areas artificially increases the maximum number of units reported for parcels subject to such buffers. Additionally, streets, stormwater treatment areas, and other communal facilities are necessary to serve development. These facilities requires space and limit the maximum number of lots/units possible, especially during land division. The Buildable Lands inventory assumes 25% of land area needs to be devoted for these purposes. The projections reported here inflate the maximum number of units because this percentage has not been removed in any of the calculations.
- Under-Reporting. Again, the suspect nature of the estimated land constraints must be noted. Slopes greater than or equal to 25% are frequently built upon and the removal of these areas from lots artificially depresses the maximum number of units reported for parcels. Furthermore, the City allows for lot size averaging when land constraints would reduce the number of lots otherwise allowed on unconstrained parcels. Exclusion of constrained areas despite this allowance again artificially depresses the maximum number of units reported.

Prepared by,

Ben Shumaker
Community Development Director

Attachments:

- Infographic
- Annotated Initial Consideration Area Map
- Skamania County Buildable Lands Inventory Technical Methodology, November, 2019 (Apparently Final though stamped Draft)

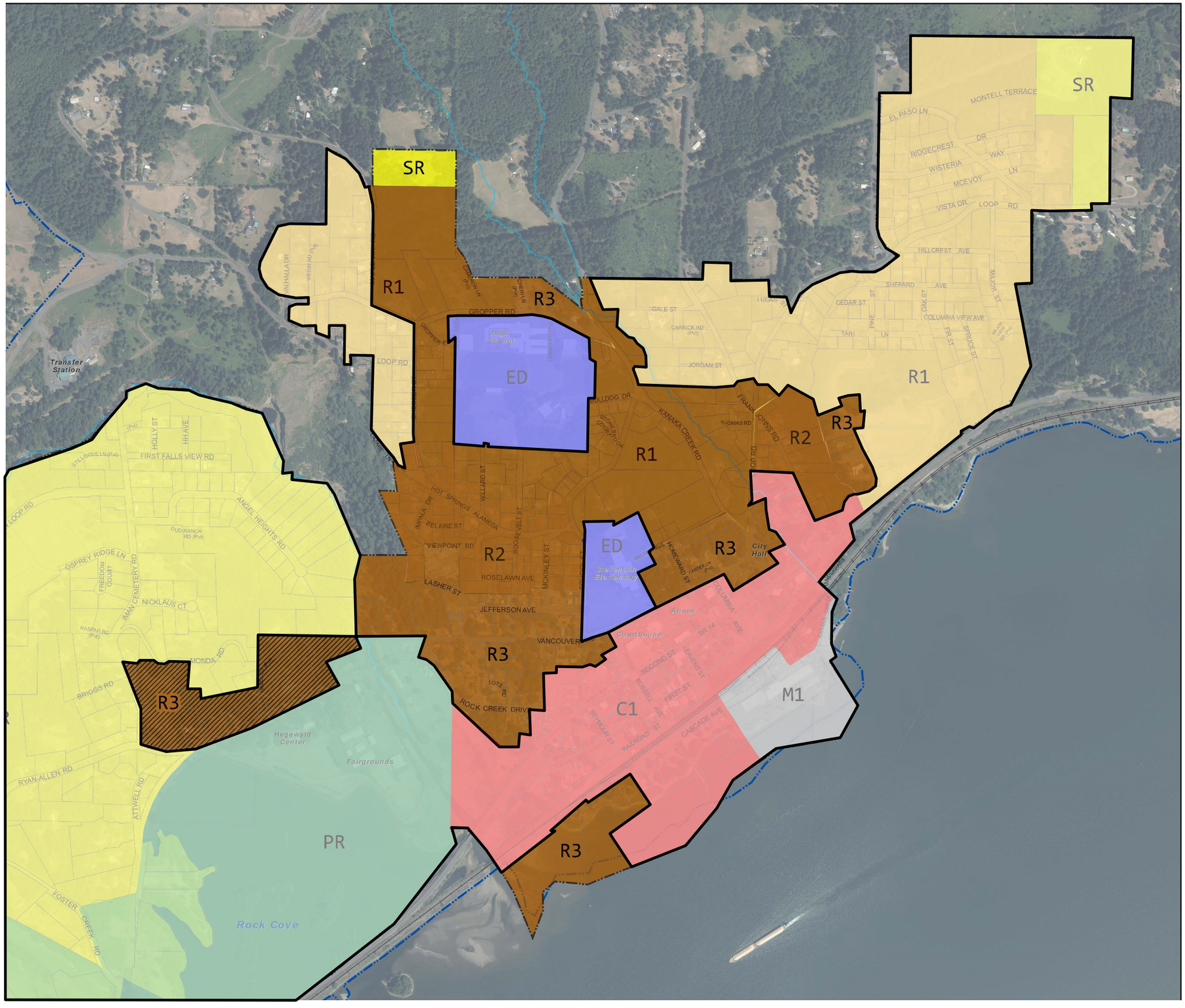


STEVENSON
WASHINGTON

Zoning Map

City of Stevenson

- Commercial (C1)
- Education District (ED)
- Commercial Recreation (CR)
- Light Industrial (M1)
- Public Use and Recreation (PR)
- Single Family Residential (R1)
- Two Family Residential (R2)
- Multi-Family Residential (R3)
- Multi-Family Residential Overlay (R3)
- Suburban Residential (SR)
- R1 Area Considered for R3
- R2 Area Considered for R3
- Parcel
- City Limits
- Urban Area



Zoning Map

City of Stevenson

- Commercial (C1)
- Education District (ED)
- Commercial Recreation (CR)
- Light Industrial (M1)
- Public Use and Recreation (PR)
- Single Family Residential (R1)
- Two Family Residential (R2)
- Multi-Family Residential (R3)
- Multi-Family Residential Overlay (R3)
- Suburban Residential (SR)

- Stream
- Parcel
- City Limits
- Urban Area

Skamania County

Buildable Lands Inventory

Technical Methodology

November 2019

FCS GROUP
Solutions-Oriented Consulting

Project Consultants

FCS GROUP

Todd Chase, AICP, LEED ^{AP}, Principal/Project Manager

Owen Reynolds, AICP, Project Consultant

Timothy Wood, Project Consultant

Table of Contents

OVERVIEW

FCS GROUP was tasked with completing a Buildable Lands Inventory (BLI) for the Skamania County Economic Development Council (SCEDC) with a focus on key areas of the County which included:

- City of Stevenson (urban growth area)
- Carson area
- Home Valley area
- Mill A area
- Cook area
- Stabler area
- Underwood area
- West End area

A draft BLI analysis was conducted for the City of North Bonneville. However, the maps and results are included in this report, as the City has opted not to participate as a focus area.

This inventory included an assessment of land suitable for residential development within the County and provides SCEDC with a catalog of developable lands (including potential catalyst sites) required to address the housing related land use needs.

Using Geographic Information Systems (GIS) tools, FCS GROUP analyzed existing property types, Zoning and Comprehensive Plan designations, valuation, and environmental constraints. Skamania County property assessment data was used as a basis for the initial vacancy typing, followed by an analysis of applicable environmental constraints (floodways, protected areas, parks/open spaces, steep slopes) to remove lands unsuitable for development based on natural feature limitations.

The resulting BLI includes detailed information about tax lots in Skamania County and their suitability for residential development. This inventory provides a tabular and graphic representation of the key focus areas. The datasets used for this project, with source and a brief description, are listed below in **Exhibit 1**.

Exhibit 1: Skamania County BLI Data Sources

Dataset	Type	Description	Source
County Boundary	GIS Layer	Boundary of Skamania County	Skamania County
NSA Boundary	GIS Layer	Boundary of National Scenic Area	NSA Data Library[1]
City Limits	GIS Layer	City of Stevenson & City of North Bonneville city limits	Skamania County
Urban Areas	GIS Layer	Boundaries of Urban Areas	NSA Data Library[1]
Place Name	GIS Layer	Points representing cities, towns, or places. Identifies focus areas for analysis	Skamania County
Places Of Interest	GIS Layer	Polygons representing places with dedicated land use (fire stations, schools, government facilities)	Skamania County
Site Structure Address Points	GIS Layer	Address file of structures located in analysis area	Skamania County
Rail Roads	GIS Layer	Burlington Northern Santa Fe railroad centerline	Skamania County
Road Centerlines	GIS Layer	County and City roads, State highway, registered private roads, some major USFS and DNR forest roads	Skamania County
Streams - DNR	GIS Layer	Water courses, streams, and rivers	WADNR via Skamania County
Waterbodies - DNR	GIS Layer	Water bodies and features	WADNR via Skamania County
Aerial Imagery	Raster	National Agriculture Imagery Program (NAIP) aerial imagery - July 2017	USDA[2]
Zoning_CompPlan	GIS Layer	Zoning designations in Skamania County, includes County, cities, Nat.Scenic Area.	Skamania County
Zoning_CompPlan	GIS Layer	Comprehensive Plan designations in Skamania County, includes County, cities, Nat.Scenic Area.	Skamania County
Land Use Designation (LUD)	GIS Layer	Generalized land use designation for National Scenic Area	NSA Data Library[1]
FEMA FIRM Flood Maps	GIS Layer	FEMA Flood Insurance Rate Maps data from FEMA	FEMA via Skamania County
NWI Wetlands - USFWS	GIS Layer	Local or National Wetlands Inventory - March 2013	USFWS via Skamania County
Parks & Open Space	GIS Layer	Parks within City & UGA Limits	City/County
Steep Slopes	Raster	Slopes 15% or greater derived from LiDAR Digital Terrain Model (DTM)	WADNR[3]
CAO	Digital Map	Critical Areas Ordinance supporting data layers (City of Stevenson only)	City of Stevenson
Parcels	GIS Layer	Parcels/Tax lots with owner attribution	Skamania County
General/Special Mgmt Areas	GIS Layer	General Management Areas and Special Management Areas (GMA/SMA)	NSA Data Library[1]
WADNR Lands	GIS Layer	Lands managed by Washington Department of Natural Resources	WADNR[4]
Owl Management Lands	GIS Layer	Lands managed for owl habitat by Washington Department of Natural Resources	WADNR[4]
Parcels	GIS Layer	Parcels/Tax lots with valuation (Assessed/RMV/PMV) attribution	Skamania County
ROW	GIS Layer	Parcels identified as Right of Way (ROW)	Skamania County
Structure Footprints	GIS Layer	Building footprints indicating presence of a structure on parcel	Skamania County
Parcel Building Details	Tabular	Building type, style, size, age, condition and quality	Skamania County

1 - Columbia River Gorge National Scenic Area (NSA) Data Library
2 - USDA - National Agriculture Imagery Program (NAIP)
3 - WADNR - Washington Department of Natural Resources LiDAR Portal
3 - WADNR - Washington Department of Natural Resources Open Data Portal

Buildable Land Inventory Methodology

The objective of the residential BLI is to determine the amount of developable land available for future residential housing development within the area of analysis. The steps taken to perform this analysis are as follows:

1. **Calculate gross acres** by land use plan/zoning designation, including classifications for fully vacant and partially vacant parcels. This step entails "clipping" all the parcels that are contained in the project area and excludes parcels outside this area for consideration of development at this time.

2. **Identify development constraints and calculate gross buildable acres** by plan designation by subtracting land that is constrained from future development, such as such as existing public right-of-way, parks and open space, steep slopes, and floodplains.

3. **Net out public facilities and calculate net buildable acres** by plan designation, by subtracting future public facilities such as roads, schools and parks from gross buildable acres.

4. **Determine total net buildable acres by plan designation** by disaggregating net buildable acres from step three into general land use plan designations (e.g., low density, medium density, high density, etc.) and taking into account potential redevelopment locations and mixed-use development opportunity areas.

The detailed steps used to create the land inventory are described below.

RESIDENTIAL LAND BASE

The residential land base reflects current Skamania County Comprehensive Plan land use classifications and zoning designations (Comprehensive Plan and zoning maps for County areas are provided as **Exhibits 2 and 3**). Select areas have a defined Comprehensive Plan land use designation; areas which do not have a defined Comprehensive Plan land use designation utilize the zoning designation as the future land use for that area.

Properties that are within the residential land base include the following designations:

Residential Zoning Designations

- High Density Residential (HDR)
- Manufactured Home Subdivision (MH)
- Multi-Family Residential (MF)
- Multi-Family Residential (R3)
- Multi-Family Residential Overlay (R3)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 5 (R5)
- Residential 10 (R10)
- Residential (GMA) R-1
- Residential (GMA) R-2
- Residential (GMA) R-5
- Residential (GMA) R-10
- Rural Estate (RE)
- Rural Estate 20 (RES20)
- Rural Residential (RR)
- Single-Family Residential (SFR)
- Single-Family Residential (R1)
- Suburban Residential (SR)
- Two-Family Residential (R2)

Residential Comprehensive Plan Use Classifications

- Rural I
- Rural II

In addition, commercial land on which housing development is allowed was included the following Zoning designations:

Commercial and Mixed-Use Zoning Designations

- Mixed Use (MU)
- Neighborhood Commercial (NC)

For analysis purposes, each of these Comprehensive Plan classifications/zoning designations have been grouped into four residential development categories that represent the expected level of development based on the housing types/densities that are permitted within the County. It should be noted that new housing development must be permitted outright or by

conditional development approval. This includes: low, medium and high density residential categories; as well as a commercial/mixed use category (which allows a mix of medium and high-density housing).

BLI findings and results were reviewed by County and City Staff and subjected to public review, then refined accordingly based on the input received.

Exhibit 2. Comprehensive Plan Designations

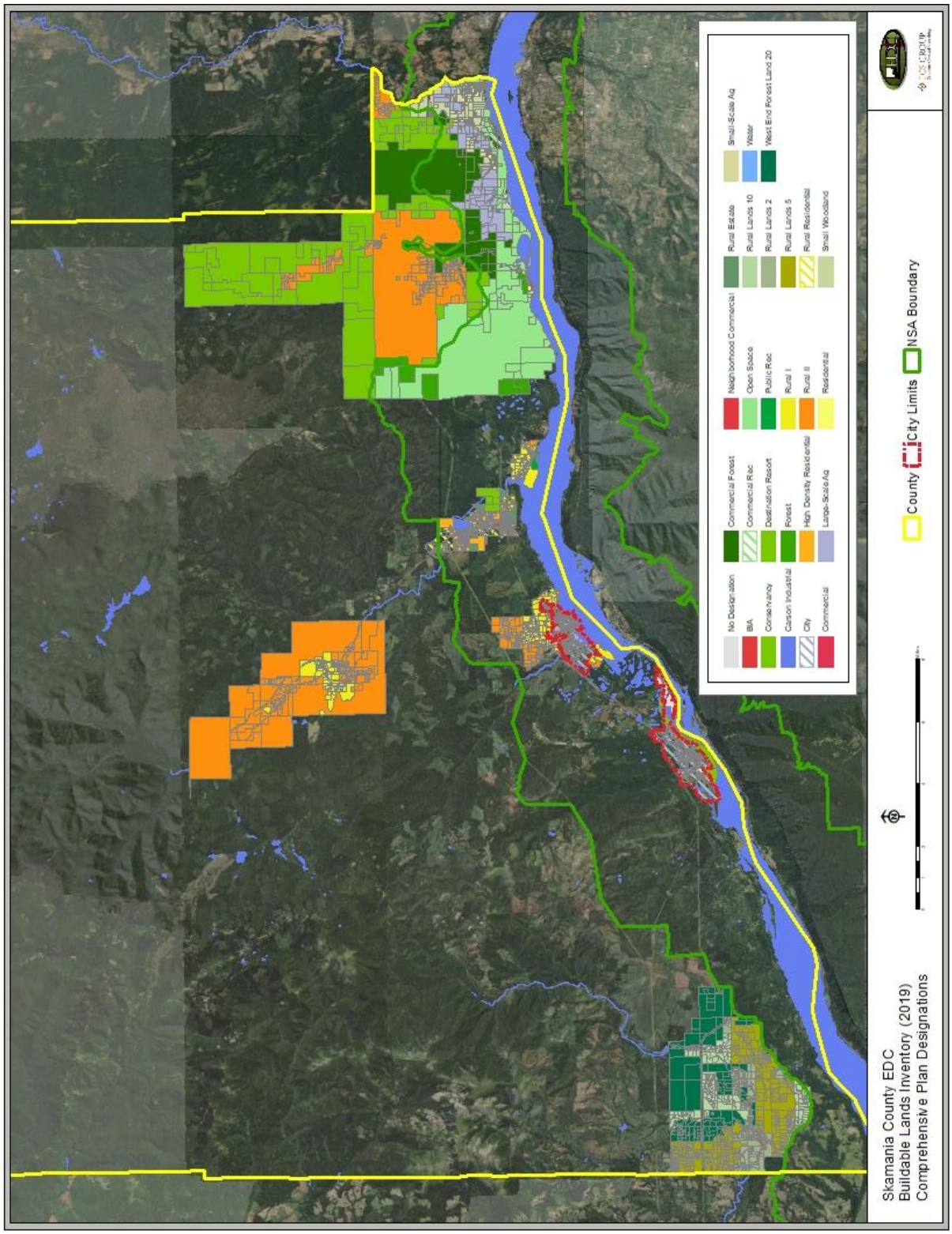
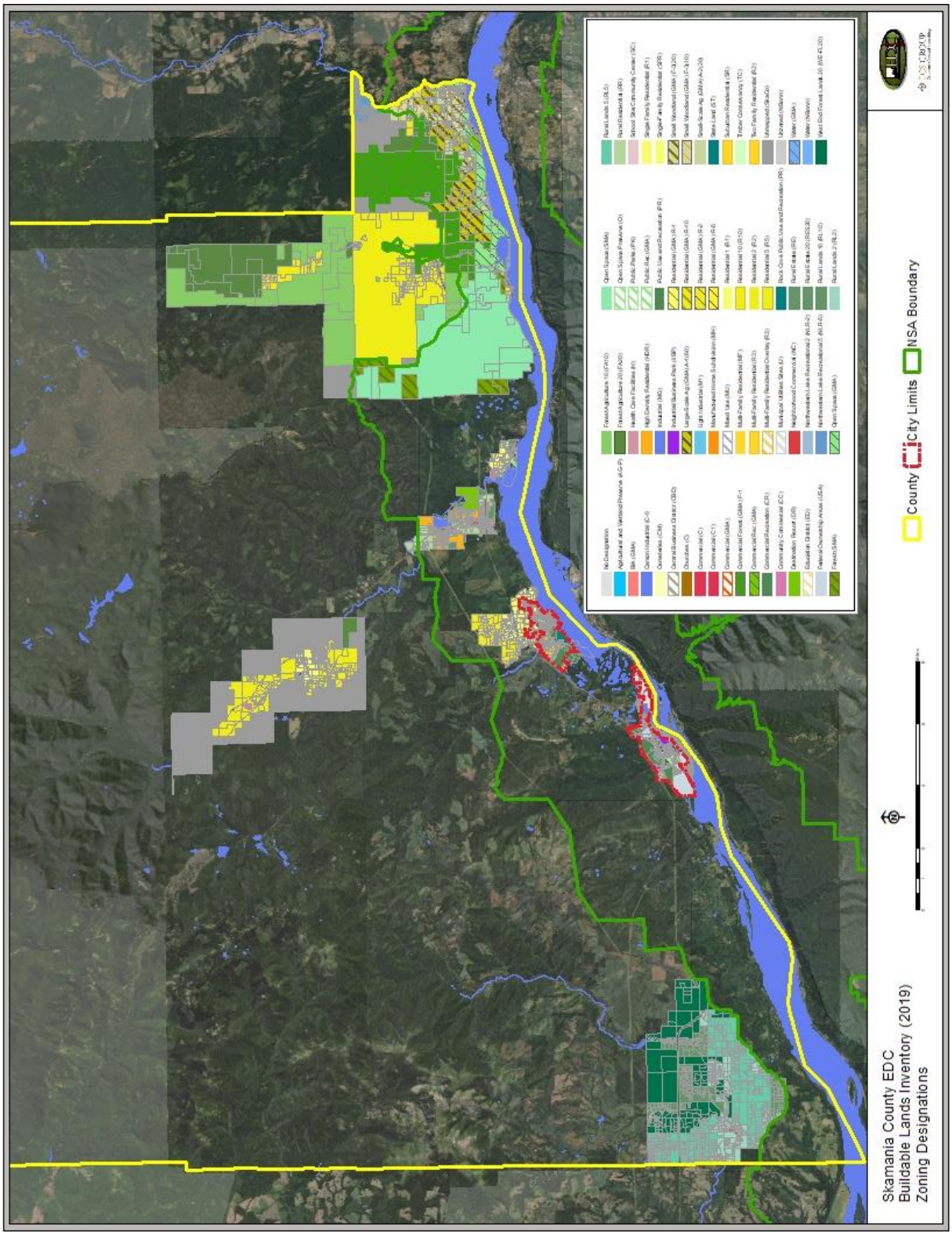


Exhibit 3. Zoning Designations



LAND CLASSIFICATIONS

The next step includes classifying each tax lot (parcel) into one of the following categories.

- **Vacant land**: Properties with no structures or have buildings with very little value. For purpose of the BLI, residential lands with improvement value less than $10,000 are considered vacant. These lands were also subjected to review using aerial photography; and if the land is in a committed use such as a parking lot, an assessment has been made to determine if it is to be classified as vacant, part vacant or developed.
- **Partially vacant land:** Properties that are occupied by a use (e.g., a home or building structure with value over $10,000) but have enough land to be subdivided without the need for rezoning. This determination is made using tax assessor records and aerial photography. For lots with existing buildings, it is assumed that ¼ acre (10,890 sq. ft.) is retained by each existing home, and the remainder is included in the part vacant land inventory.
- **Vacant Undersized:** Properties that are vacant with less than 3,000 sq. ft. of land area. While this land area is not likely large enough to accommodate standard detached housing units, it may be suitable for accessory dwelling units (ADUs).
- **Developed & Non-Residential Land Base:** Properties unlikely to yield additional residential development for one of two reasons: they possess existing building structures at densities and are unlikely to subdivide or redevelop over the planning period; or they include parcels with Comprehensive Land Use Plan designations not included in the aforementioned residential land use classifications (such as commercial and industrial).
- **Public and Constrained (unbuildable) land**: These properties are unlikely to be developed because they are under a certain size (3,000 square feet), or restricted by existing uses such as: public ownership, roads and public right-of-way (ROW); common areas held by Home Owners Associations, parks/open space/recreation areas; cemeteries; and power substations.
- **Redevelopable Land**: In order to reflect existing market forces, a portion of developed properties were identified as "redevelopable." These properties are a subset of developed, residentially zoned land that have existing "low value" structures which could be converted to more intensive residential uses during the planning period. The redevelopment land inventory includes tax lots have "land values" that are greater than "improvement values" based on current Skamania County assessor records.

These tax lot classifications were validated using aerial photos, building permit data, and assessor records. Preliminary BLI maps and results were refined based on input from Skamania County, City of Stevenson planning staff, and EDC staff along with public stakeholders during the planning process.

DEVELOPMENT CONSTRAINTS

The BLI methodology for identifying and removing development constraints is consistent with best practices on buildable land inventories. By definition, the BLI is intended to include land that is "suitable, available, and necessary for residential uses."

"Buildable Land" includes residential designated land within the project area, including vacant, part vacant and land that is likely to be redeveloped; and suitable, available and necessary for residential uses. Public-owned land is generally not considered to be available for residential use unless it is the intent of the public agency to see it developed for residential (i.e., as part of a public/private development or redevelopment project).

Land is considered to be "suitable and available" unless it is:

- Has slopes over 25 percent;
- Is within the 100-year flood plain (FEMA FIRM Zone A); or
- Parcels outside exempt areas within the Columbia Gorge National Scenic Area (NSA)

Based on best practices and data provided by the Skamania County, the following constraints have been deducted from the residential lands inventory.

- Land within waterbodies and floodways. Lands identified within waterbodies and floodways per the FEMA FIRM maps.
- Land within floodplains. This includes lands in flood-hazard areas (the 100-year floodplain ZONE A) from the buildable land inventory.
- Land within wetlands.
- Land with slopes greater than 25%.
- Land within natural resource protection measures. This includes parks and open spaces that are identified in the data provided.

Exhibits 4-6 illustrate these types of "environmental" constraints.

Exhibit 4. Floodplains and Waterways

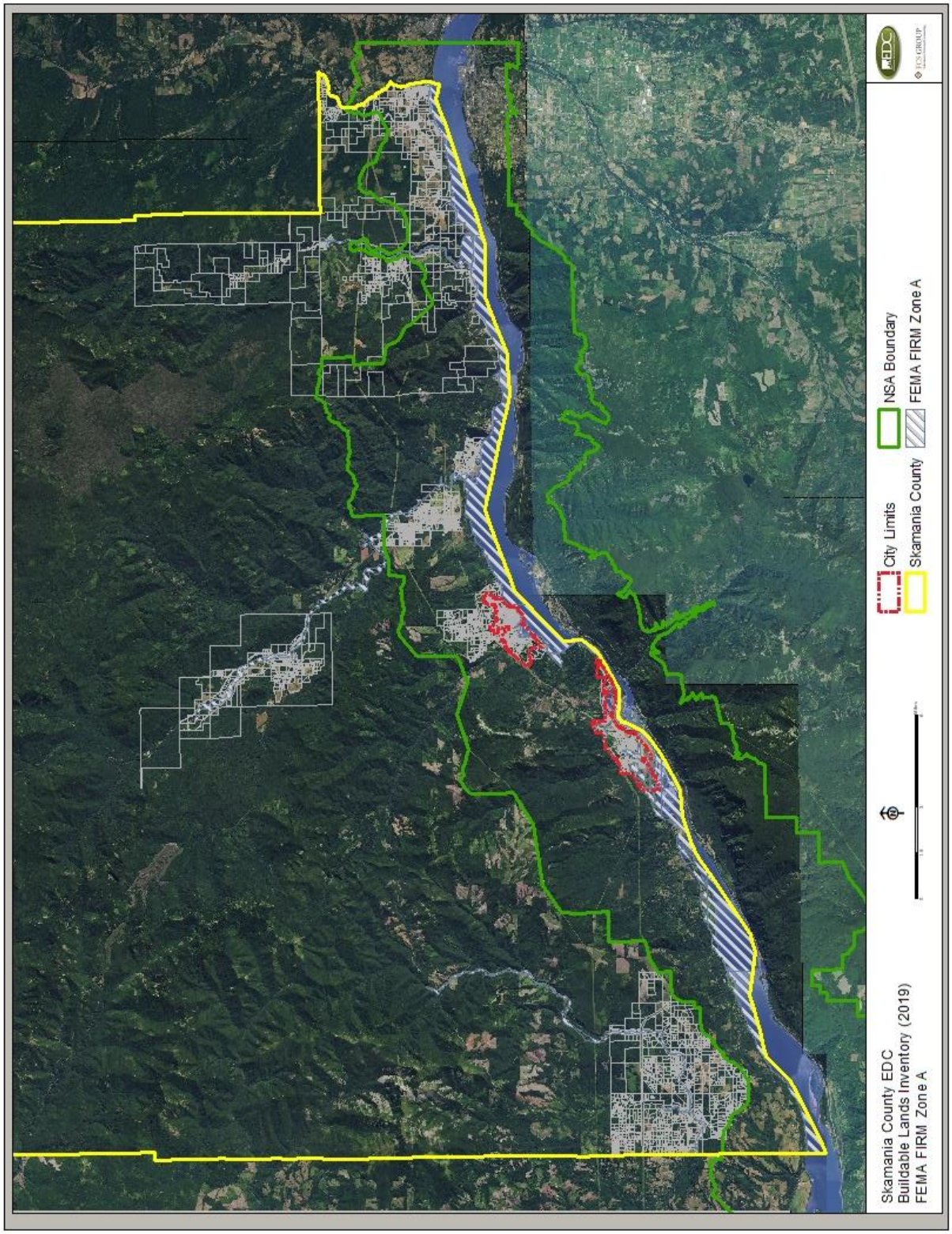


Exhibit 5. Wetlands

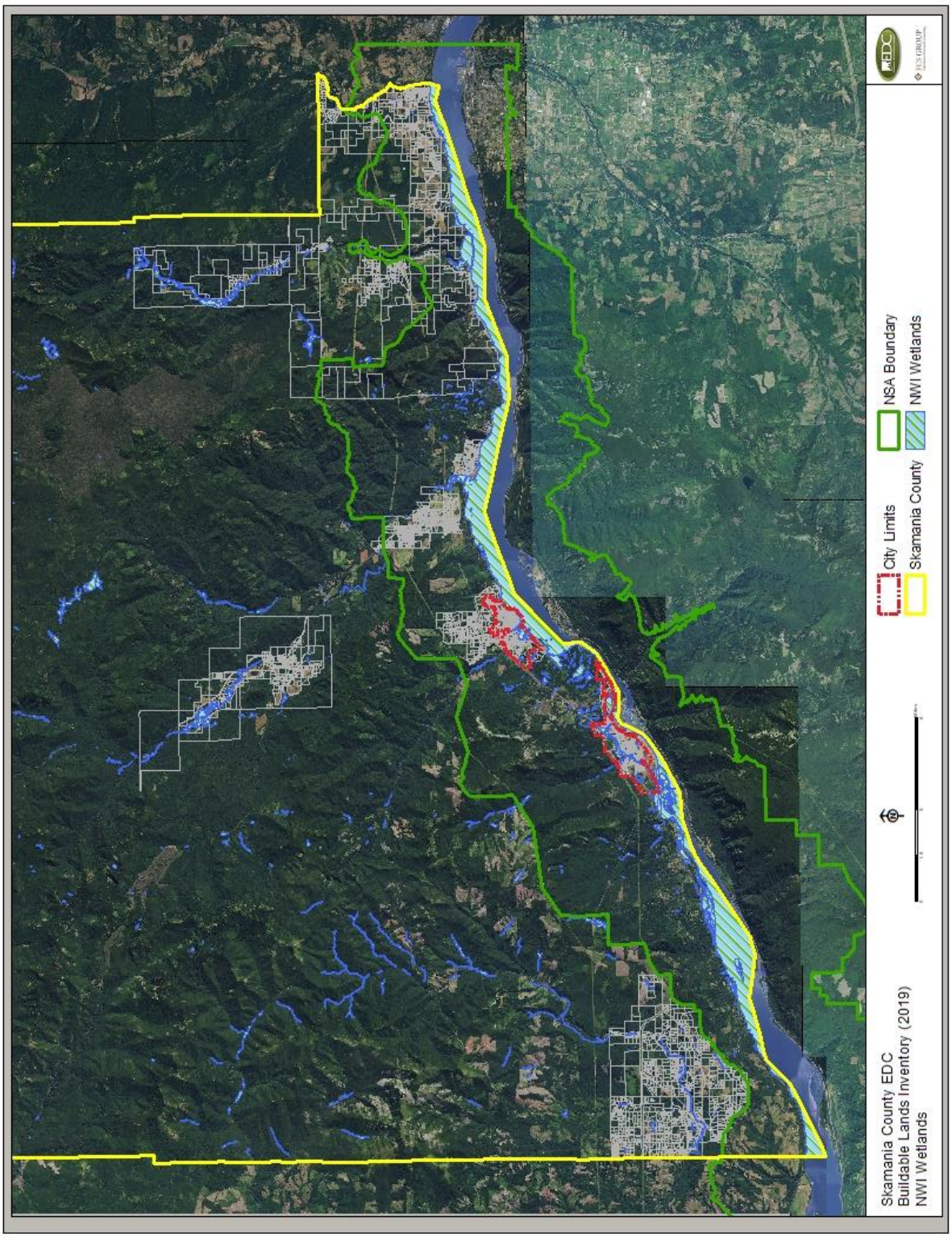
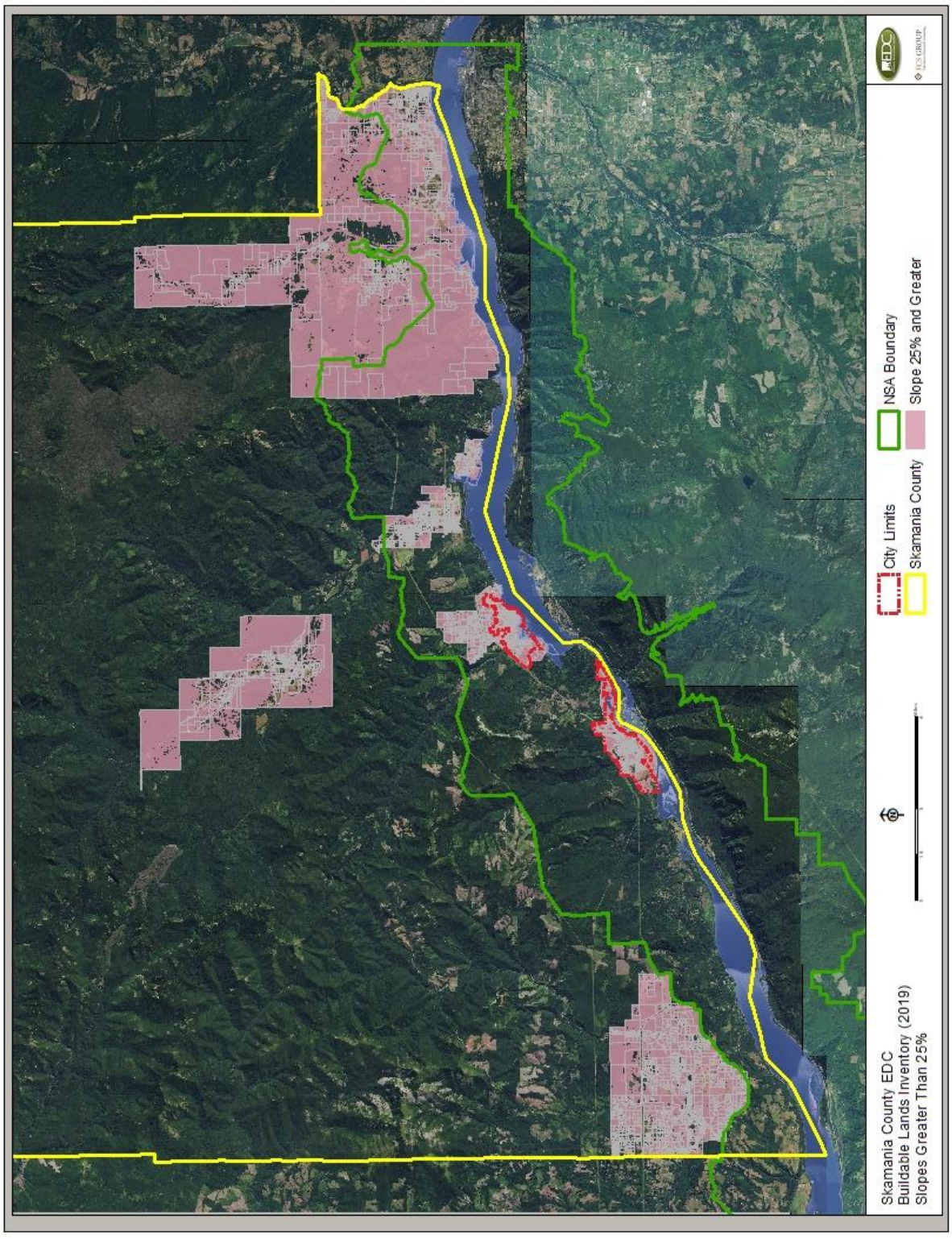


Exhibit 6. Slopes Over 25%



RESIDENTIAL BUILDABLE LAND INVENTORY RESULTS

Land Base

As noted above, the residential land base for the BLI includes all tax lots in the focus areas in residential, commercial and mixed-use designations. A summary of the land base by generalized plan designation is provided in **Exhibit 8**. The findings indicate that there are 5,361 tax lots in the land base with 36,032 gross acres.

Exhibit 8: Gross Acreage in Land Base

Land Classification	Count of Taxlot	Sum of Map Acres	Sum of Environmental Constraints Acres	Sum of Lot Net Acres
Developed/Non-Residential	3,588	76,710	28,263	48,447
Partially Vacant	542	5,666	1,987	3,421
Unbuildable	133	655	248	407
Vacant	998	13,405	5,511	7,894
Vacant Undersized	100	29	23	6
Grand Total	**5,361**	**96,466**	**36,032**	**60,175**

Buildable Land after constraints

The BLI methodology calculates the residential land base after accounting for the environmental constraints described previously in this report. The findings indicate that a total of 60,175 gross acres and 11,651 net acres are contained within the residential BLI in the focus areas. Approximately 7,655 acres (66%) are vacant, 3,397 acres (29%) are part-vacant, and 599 acres (5%) are considered to be re-developable (see **Exhibit 9**).

Buildable land has been organized into four general categories based on allowable density of the underlying zoning of each parcel. They are organized as follows:

- **Very Low:** generally allow development at less than one dwelling unit per acre. Specifically, these land uses allow between 0.05 and .5 dwelling units per acre.
- **Low:** Land classified as low density allows between one and 1.5 dwellings per acre.
- **Medium (Carson):** zoning allows up to 2 dwellings per acre.
- **Medium (Stevenson):** allows between 2 and 10 dwelling units per acre.
- **High (Stevenson):** allow between 16 and 34 dwelling units per acre.

Exhibit 9: Residential Land Base with all constraints

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
High	19	6	5	30
Medium	505	593	68	1,166
Low	291	87	66	444
Very Low	6,840	2,711	460	10,010
Grand Total	**7,655**	**3,397**	**599**	**11,651**

Given that this study is organized as an analysis of several focus areas, it should be noted that each area has unique availability as relates to developable residential land which is summarized below. Detailed tables for each focus area are available in **Appendix A**.

Carson

The majority of developable land in Carson is in the low-density category which allows one unit per acre. There are also over 250 acres of medium-density land which allows 2 units per acre. Stakeholder interview feedback suggested that those densities could be increased significantly if a public sanitary sewer infrastructure system was constructed in Carson.

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
Medium	162.3	44.3	50.4	257
Low	211.8	223.0	30.6	465
Very Low	31.2	54.0	-	85
Grand Total	**405**	**321**	**81**	**808**

Cook

Cook has very little vacant residential land based on the confluence of limited vacant land supply and various development constraints. This results in only one developable parcel which is part-vacant.

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
Very Low	-	1.3	-	1
Grand Total	**-**	**1**	**-**	**1**

Home Valley

Developable land in Home Valley is limited to low-density properties with a mix of vacant and part-vacant parcels which total 159 acres, all of which allow one unit per acre.

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
Low	68	87	4	159
Grand Total	**68**	**87**	**4**	**159**

Mill A

Mill A has a significant amount of vacant residentially zoned property, much of which is in the R-5 classification which allows one dwelling for every 5 acres. A review of these parcels indicates that the vast majority of the residentially-zoned properties in Mill A are owned by timber companies.

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
Very Low	3,774	412	41	4,227
Grand Total	**3,774**	**412**	**41**	**4,227**

Stabler

Stabler has a mix of low and very low-density residential land, much of which is vacant. The low density properties allow one dwelling per acre, while the very low density properties allow one dwelling for every two acres.

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
Low	163	82	13	258
Very Low	1,019	455	104	1,578
Grand Total	**1,182**	**537**	**117**	**1,835**

Stevenson

Stevenson has the most diverse mix of densities and land use types among the focus areas, including the only high-density zoned land identified in this study. As with many of the focus areas, Stevenson has a significant amount of its developable land classified as vacant, including 19 acres in the high-density category and 54 acres in the medium-density category, which highlights the possibility that Stevenson could accommodate a significant amount of multifamily housing in the future. Much of this higher-density capacity can be served by Stevenson's existing sewer infrastructure which obviates the need to rely on septic tanks.

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
High	19	6	5	30
Low	127	229	27	383
Medium	54	9	4	68
Very Low	250	191	20	461
Grand Total	**450**	**436**	**56**	**942**

Underwood

The vast majority of developable residential land in Underwood is in the very low-density category, meaning that most residential development there would be limited to homes on much larger footprints.

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
Low	8	1	1	10
Very Low	128	101	22	250
Grand Total	**135**	**102**	**23**	**260**

West End

The West End focus area has significant amounts of very low-density properties. Like Underwood and Mill A, under existing conditions, the West End will yield mostly large lot dwelling

development. Given it's proximity to Clark County, this focus area is likely to absorb commuter housing demand from the Portland-Vancouver region.

Row Labels	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total
Low	2	4	4	9
Very Low	1,639	1,496	274	3,409
Grand Total	**1,640**	**1,500**	**277**	**3,418**

Development Capacity

The aggregate of the focus areas identified in this report have a total of 11,651 acres within the residential BLI land base (net of constraints). If we assume that 25% of the net land area within very low, low and medium density land classifications is devoted to future public roads, public facilities, parks and unknown site development issues, the potential dwelling unit capacity at buildout has been determined for 8,746 acres. Using density allowances identified in City and County zoning codes, the total residential dwelling unit development capacity in Skamania County is estimated to be 4,850 dwelling units (**Exhibit 12**).

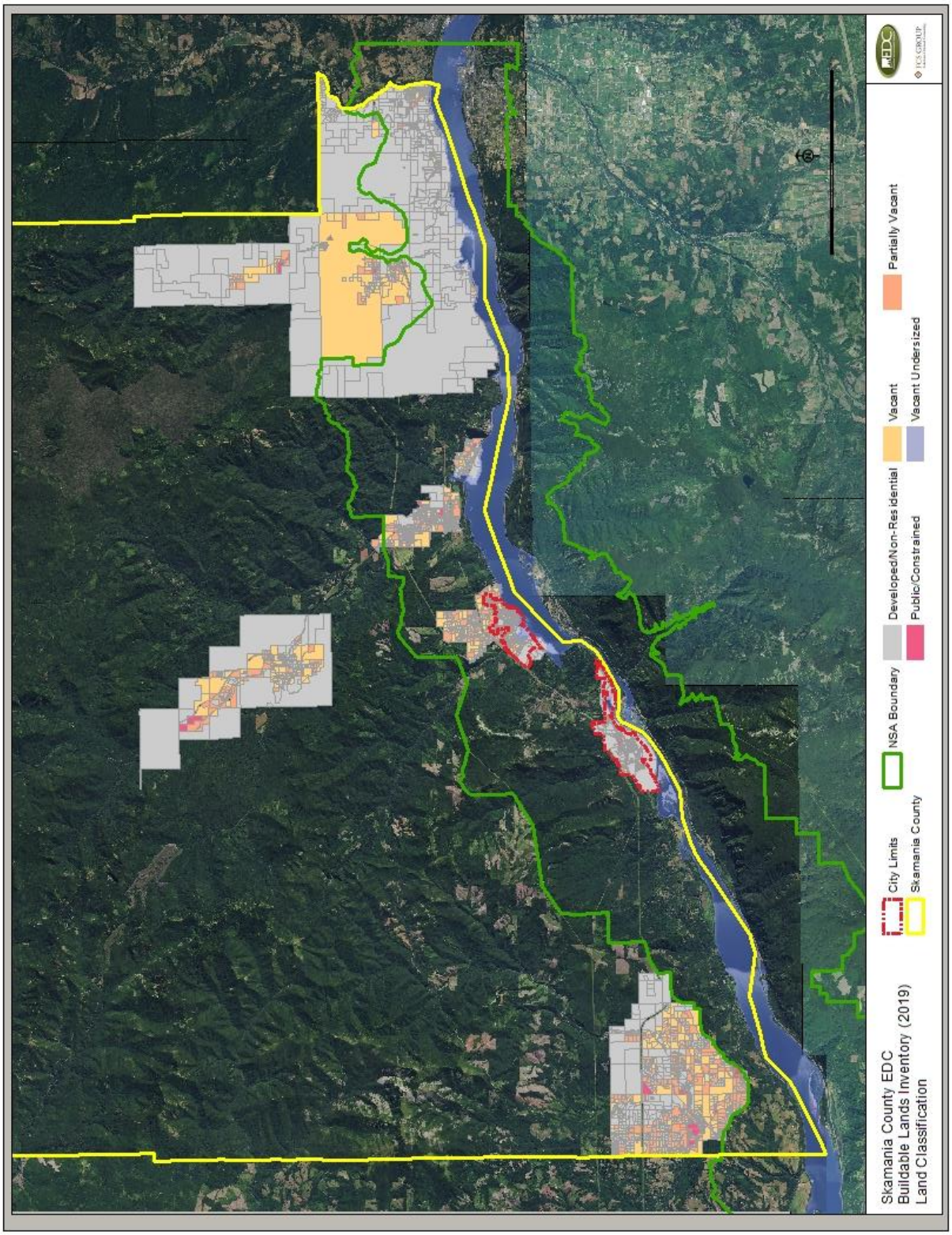
It should be noted that the City of Stevenson is the only focus area that would allow a mix of low and medium density townhomes and higher density midrise apartments and mixed use developments to occur. It is likely that lower density detached homes would occur throughout the remaining portions of the county.

Exhibit 12: Potential Residential Development Capacity

Location	Vacant Acres	Part-Vacant Acres	Redevelopable Acres	Total Developable Acres	Total Dwelling Unit Capacity	Share of Total
Carson	304	241	61	606	889	18%
Cook	-	1	-	1	-	0%
Home Valley	51	65	3	120	116	2%
Mill A	2,830	309	31	3,170	762	16%
Stabler	886	403	88	1,377	780	16%
Stevenson	342	329	43	714	1,652	34%
Underwood	101	77	17	195	41	1%
West End	1,230	1,125	208	2,563	610	13%
Grand Total	**5,746**	**2,550**	**450**	**8,746**	**4,850**	**100%**

Exhibit 13 illustrates the buildable vacant and partially vacant land areas for the residential land base within the focus areas. Individual focus area-specific buildable land maps are available in **Appendix B.**

Exhibit 13: Residential Land Base with all constraints

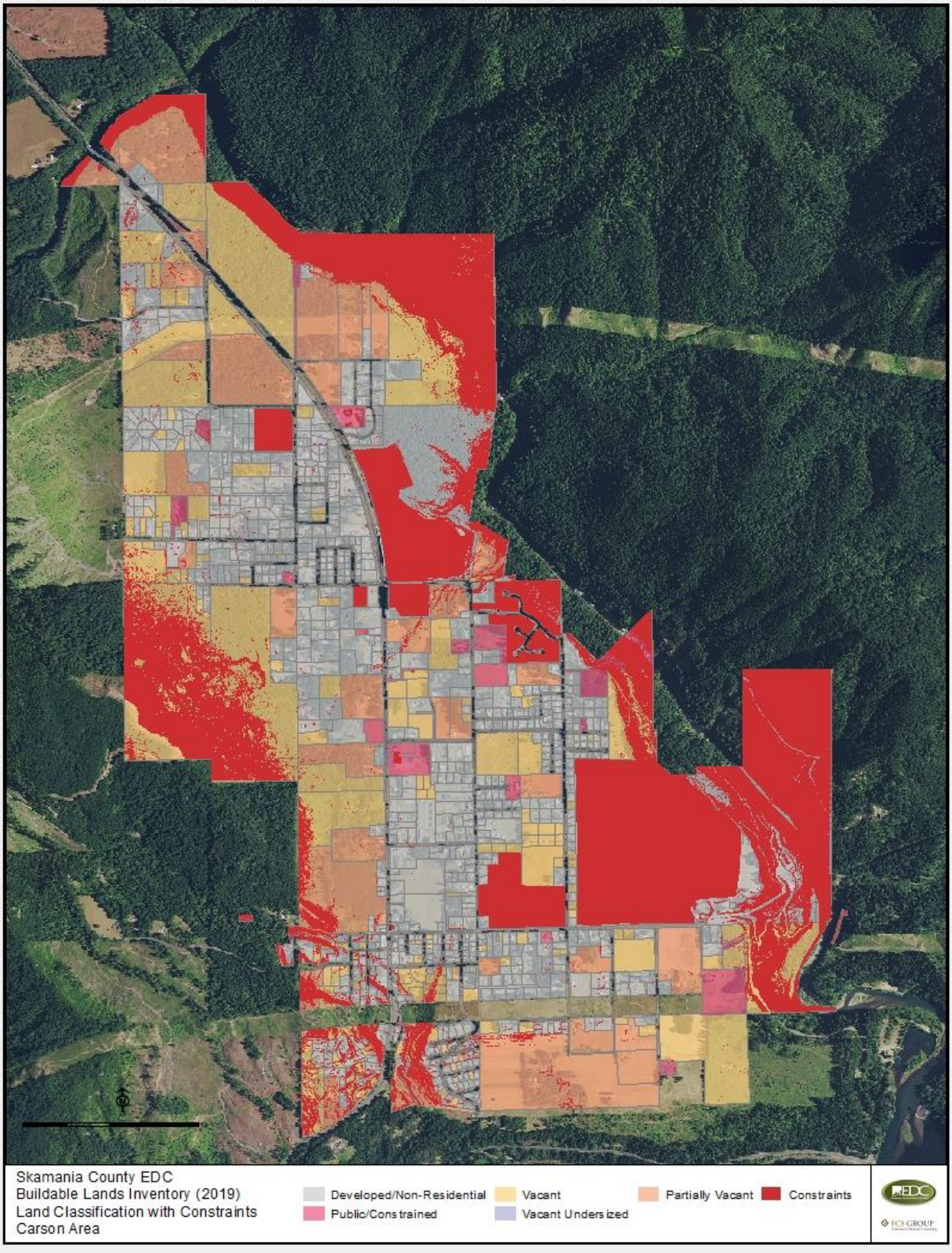


APPENDIX A: DETAILED DEVELOPABLE LAND SUMMARY

Location	Zone	Density (DU/Acre)	Grouping	Vacant Acres	Part-Vacant Acres	Redevelopable Acres
Stevenson	Residential (R-1)	1	Low	53	195.58	15.17
Stevenson	Residential (R-2)	0.5	Very Low	120.38	79.79	12.47
Stevenson	Residential (R-5)	0.2	Very Low	129.31	111.31	7.6
Stevenson	Single Family Residential (R-1)	7	Medium	44.27	4.31	3.83
Stevenson	Suburban Residential	2	Medium	73.98	33.49	12.12
Stevenson	Two-Family Residential (R-2)	10	Medium	1.91	0.69	0
Stevenson	Multi-Family Residential (R-3)	16	High	1.32	2.05	0.67
Stevenson	Multi-Family Residential Overlay (R-3)	16	High	6.13	0	0
Stevenson	Commercial (C-1)	34	High	11.56	4.23	4.3
Stevenson	Community Commercial (CC)	3	Medium	8.24	4.49	0
Carson	Rural Residential	1.5	Low	193.4	198.74	25.37
Carson	Rural Estate	0.05	Very Low	31.24	54.02	0
Carson	High-Density Residential (HDR)	2	Medium	162.25	44.33	50.35
Carson	Commercial	1	Low	18.4	24.28	5.26
Cook	Residential (GMA) (R-10)	0.1	Very Low	0	1.34	0
Mill A	Residential 10 (R-10)	0.1	Very Low	26.55	39.41	0
Mill A	Residential 2 (R-2)	0.5	Very Low	413.04	162.63	39.82
Mill A	Residential 5 (R-5)	0.2	Very Low	3333.96	210.23	0.9
Stabler	Residential 1 (R-1)	1	Low	158.39	77.15	10.67
Stabler	Residential 2 (R-2)	0.5	Very Low	1019.07	455.02	103.76
Stabler	Community Commercial (CC)	1	Low	4.45	4.55	2.33
West End	Rural Lands 10	0.1	Very Low	353.26	320.14	52.35
West End	Rural Lands 2	0.5	Very Low	292.78	343.74	32.63
West End	Rural Lands 5	0.2	Very Low	992.6	832.31	188.71
West End	Neighborhood Commercial (NC)	1.5	Low	1.56	4.22	3.54
Underwood	Residential (GMA) (R-1)	1	Low	7.69	1.31	1.23
Underwood	Residential (GMA) (R-10)	0.1	Very Low	0	3.5	0
Underwood	Residential (GMA) (R-2)	0.5	Very Low	16.38	15.73	3.45
Underwood	Residential (GMA) (R-5)	0.2	Very Low	30.74	79.15	18.14
Underwood	Residential 10 (R-10)	0.1	Very Low	72.84	0	0
Underwood	Residential 2 (R-2)	0.5	Very Low	7.59	2.55	0
Home Valley	Residential 1 (R-1)	1	Low	44.83	72.71	3.95
Home Valley	Community Commercial (CC)	1	Low	23.54	14.4	0

Appendix B: Focus Area Buildable Land Maps

Carson Buildable Land Map

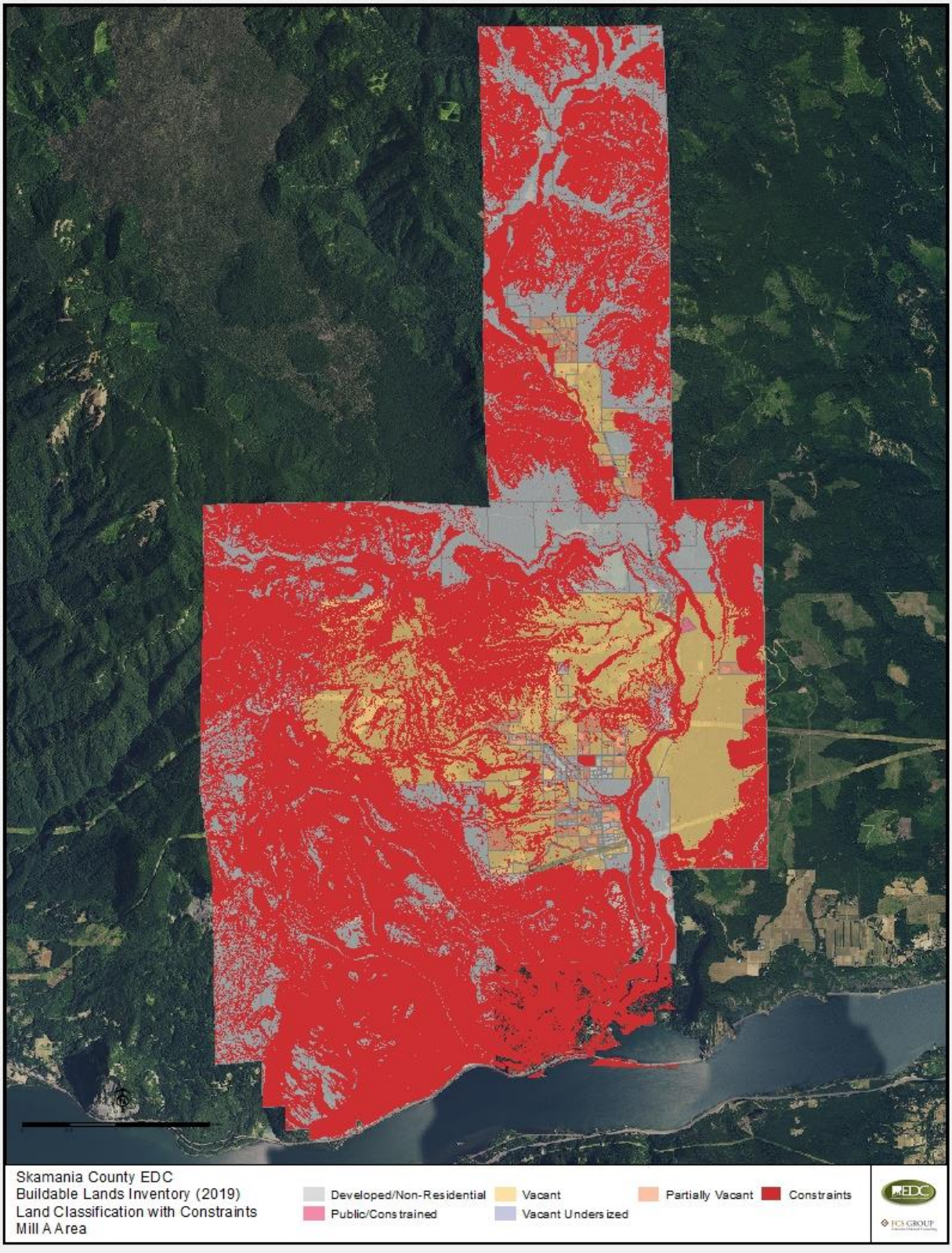


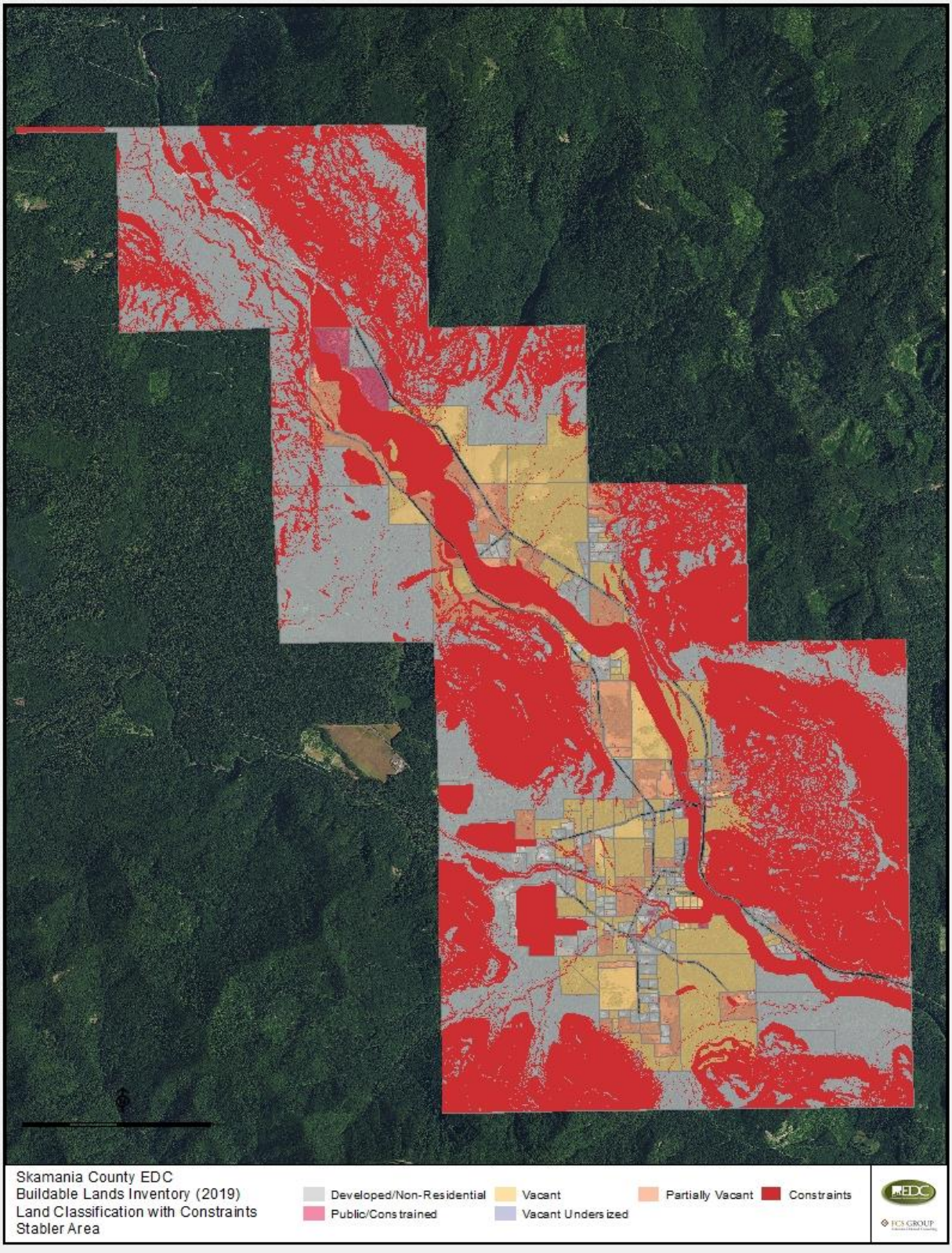

Skamania County EDC
Buildable Lands Inventory (2019)
Land Classification with Constraints
Cook Area
Developed/Non-Residential
Public/Constrained
Vacant
Vacant Undersized
Partially Vacant
Constraints

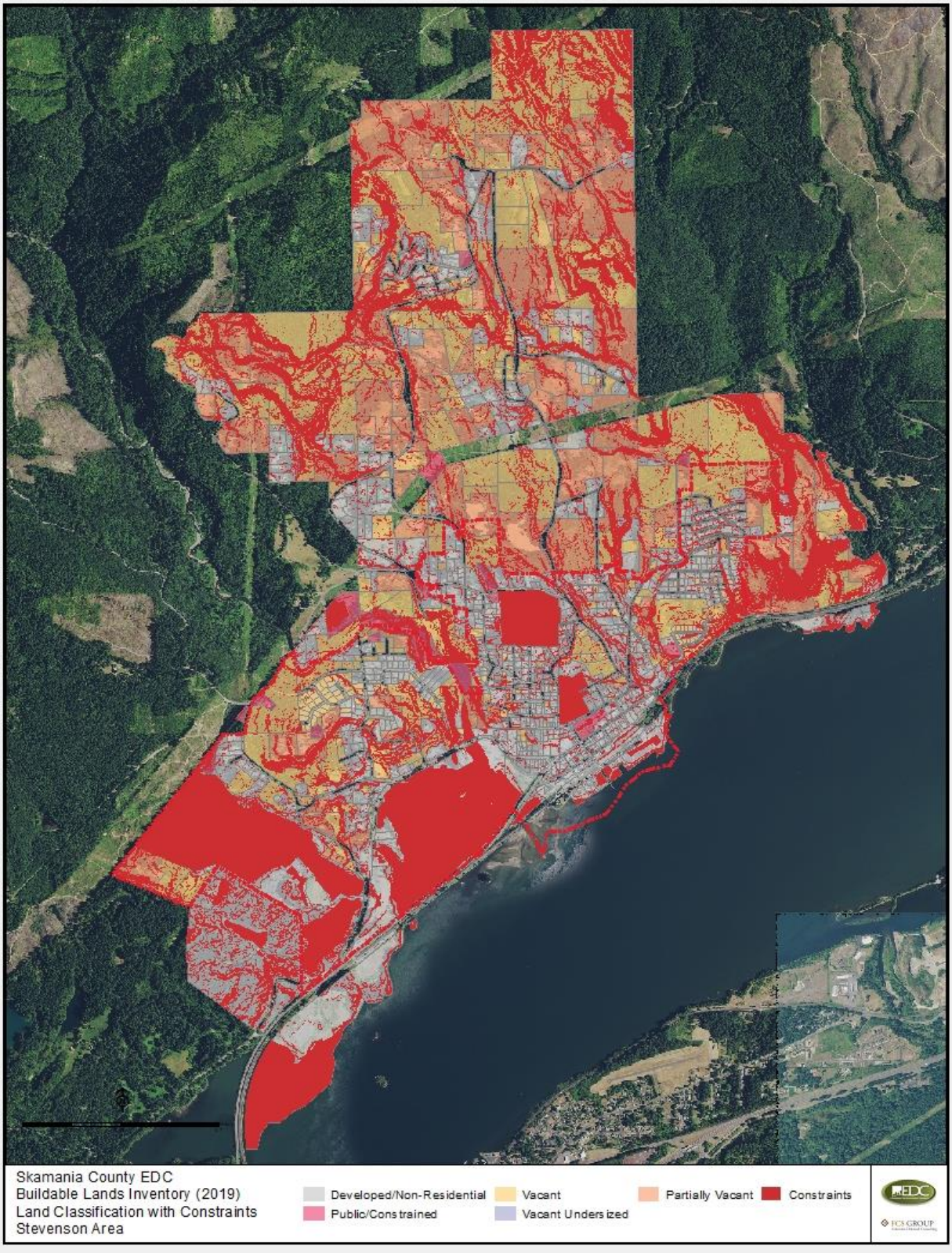
Home Valley

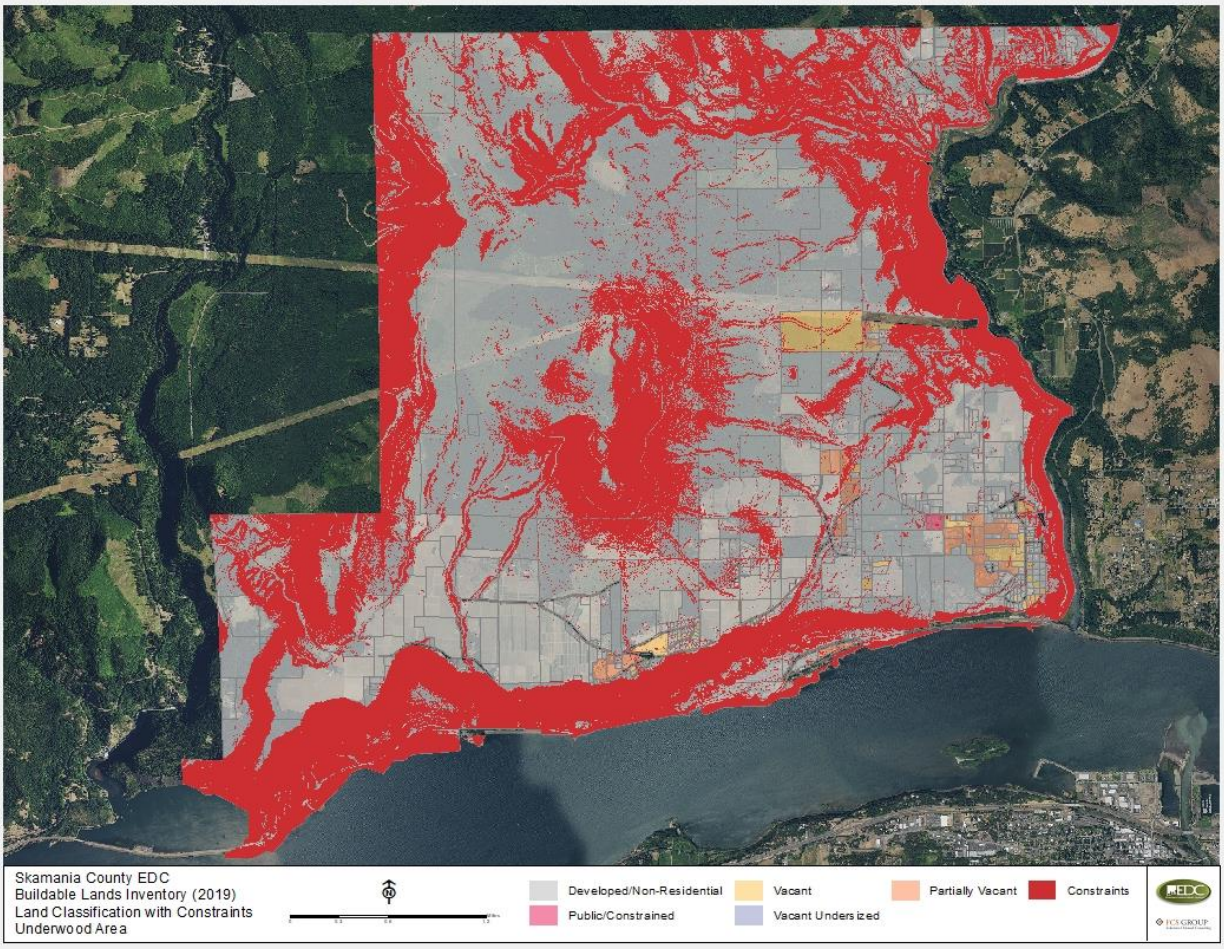

Skamania County EDC
Buildable Lands Inventory (2019)
Land Classification with Constraints
Home Valley Area
Developed/Non-Residential
Public/Constrained
Vacant
Vacant Undersized
Partially Vacant
Constraints

Mill A

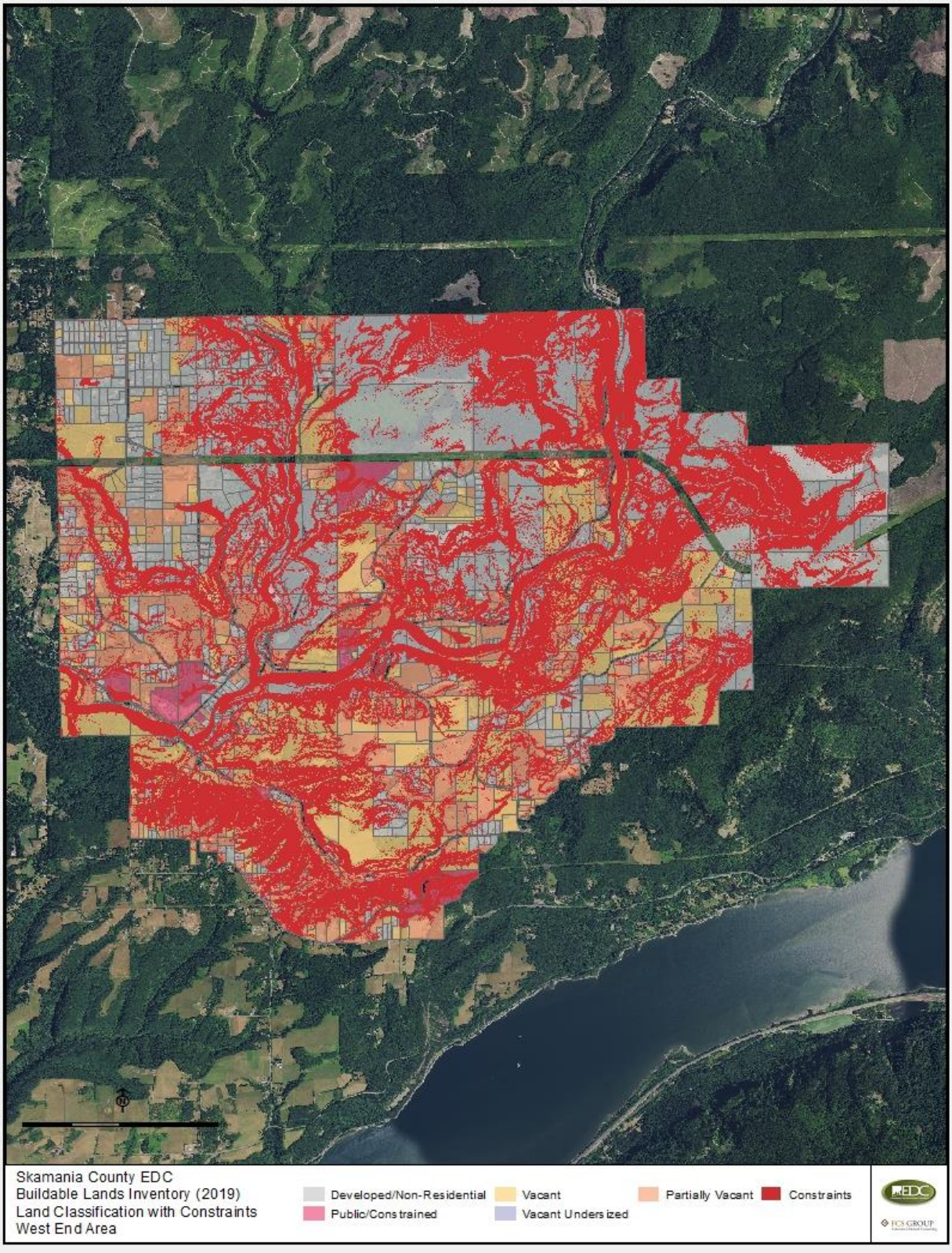

Skamania County EDC
Buildable Lands Inventory (2019)
Land Classification with Constraints
Mill A Area
Developed/Non-Residential
Public/Constrained
Vacant
Vacant Undersized
Partially Vacant
Constraints


Skamania County EDC
Buildable Lands Inventory (2019)
Land Classification with Constraints
Stabler Area
Developed/Non-Residential
Public/Constrained
Vacant
Vacant Undersized
Partially Vacant
Constraints


Skamania County EDC
Buildable Lands Inventory (2019)
Land Classification with Constraints
Stevenson Area
Developed/Non-Residential
Public/Constrained
Vacant
Vacant Undersized
Partially Vacant
Constraints


Skamania County EDC
Buildable Lands Inventory (2019)
Land Classification with Constraints
Underwood Area
Developed/Non-Residential
Vacant
Partially Vacant
Constraints
Public/Constrained
Vacant Undersized

West End


Skamania County EDC
Buildable Lands Inventory (2019)
Land Classification with Constraints
West End Area
Developed/Non-Residential
Vacant
Partially Vacant
Constraints
Public/Constrained
Vacant Undersized