



City of Corvallis

2004 – 2005

Land Development Information Report

A Process Overview and
Results Summary

Background and Purpose

- Background
 - Issued by City since 1981
 - Report required by State law
 - Component of Buildable Lands Inventory
- Purpose
 - Monitors amount of vacant land within City Limits
 - Tracks development trends geographically
 - Information used to demonstrate “need”



Report Contents

- Development Activity Summary
- Population Trends and Housing Stock
- Summaries of Vacant Lands
- Acreage of Annexed Land
- Amount of Buildable Residential Lots
- Map of Vacant Lands

The Process

- Raw GIS Data
 - Benton County Parcels
 - City of Corvallis Land Use Zones
- Selection Criteria
 - Residential or Non-residential
 - Recent Building Permits
 - Parcel Size and Assessed Value
 - Assessor Property Classification
- Development Category Assignment



Development Categories

- Totally Developed
- Totally Vacant
 - Vacant Approved
- “Redevelopable”

The Results -- Annexations

- 119 Developable Acres Annexed
 - PD(RS-6) -- 61 acres
 - PD(AG-OS) – 37 acres
 - RS-6 – 20 acres
 - MUE – 0.9 acres
 - RS-12 – 0.5 acres



The Results – Residential Units

- 668 New Residential Units
 - 407 Single-Family
 - 261 Multi-Family
- 1,647 Vacant Approved Residential Lots*
 - 1,114 Low Density
 - 376 Medium Density
 - 153 Medium-High Density
 - 4 High Density

*Less than 1 acre

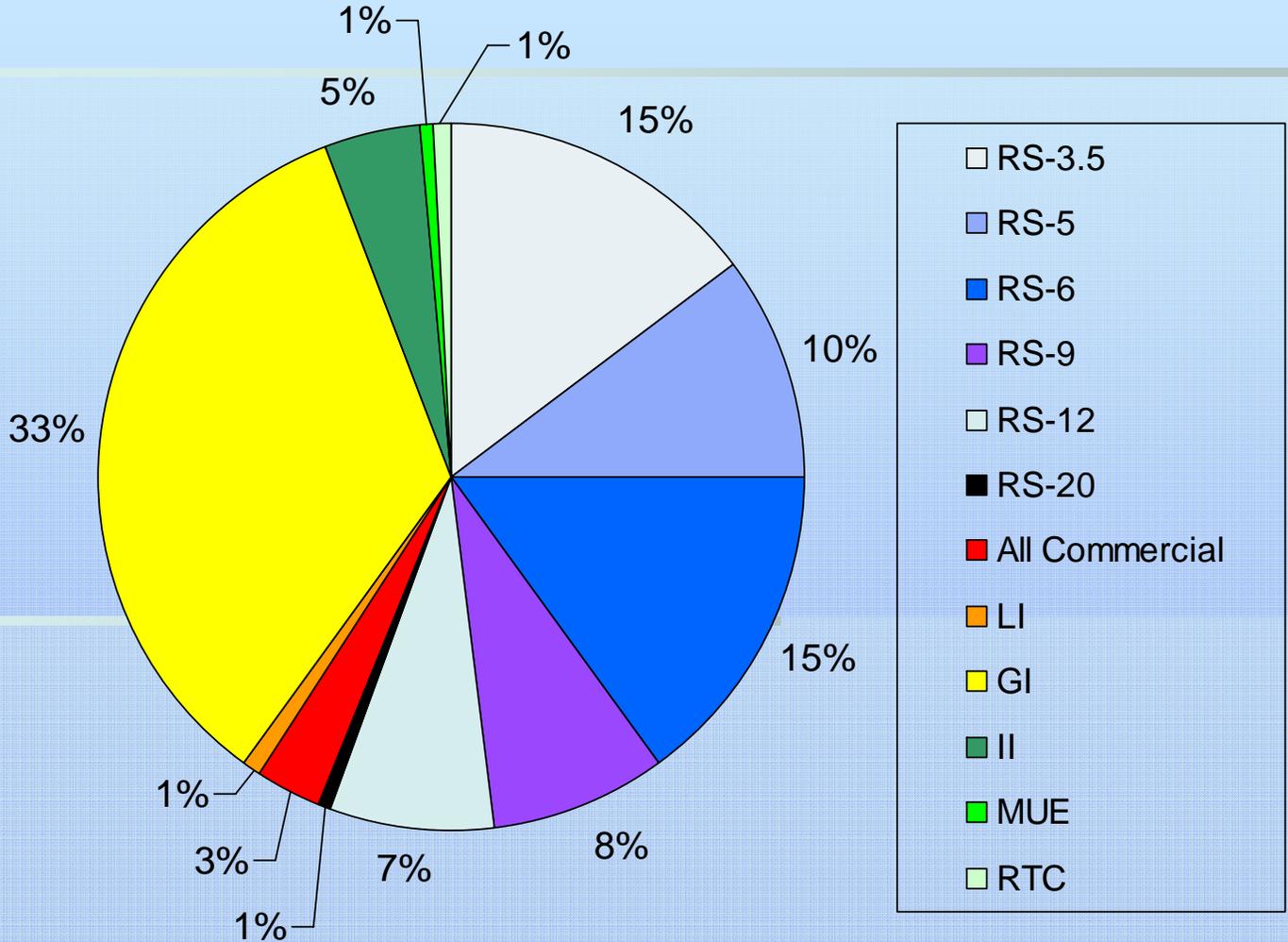


The Results – Vacant Land

- 7,630 acres of residential, commercial, and industrial land within City Limits
- 1,368 acres, or 18%, are vacant



The Results - Vacant Land Percentages*



*1,368 acres of vacant land within City Limits



The Results – Vacant Land

- Residential Zones – 768 acres
 - Low Density – 549 acres
 - Medium Density – 109 acres
 - Medium-High Density – 101 acres
 - High Density – 9 acres
- Commercial Zones – 41.3 acres
 - P-AO – 15 acres
 - PD(MUC) – 9 acres
 - LC – 6 acres



The Results – Vacant Land

- Industrial Zones – 559 acres
 - PD(LI) – 11 acres
 - GI – 14 acres
 - PD(GI) – 453 acres
 - PD(II) – 62 acres
 - MUE – 2 acres
 - PD(MUE) – 7 acres
 - RTC – 8.5 acres
 - PD(RTC) – 1 acre



2003 Report Comparison

- Residential Zones – 808 acres
 - Low Density – 560 acres (-2%)
 - Medium Density – 134 acres (-18%)
 - Medium-High Density – 103 acres (-2%)
 - High Density – 11 acres (-18%)
- Commercial Zones – 43 acres
 - P-AO – 18 acres (-16%)
 - LC – 10 acres (-40%)
 - PD(MUC) – 4 acres (+125%)



2003 Report Comparison

- Industrial Zones – 612 Acres
 - PD(LI), GI, PD(II), MUE, PD(MUE), RTC – no change
 - PD(GI) – 486 acres (-7%)
 - PD(RTC) – 19 acres (-95%)

Upcoming LDIR Change

- Automated GIS Model
- Refinement of “infill” variables
- Integration of Natural Features Inventory