



# CITY OF ASHLAND

## Buildable Lands Inventory

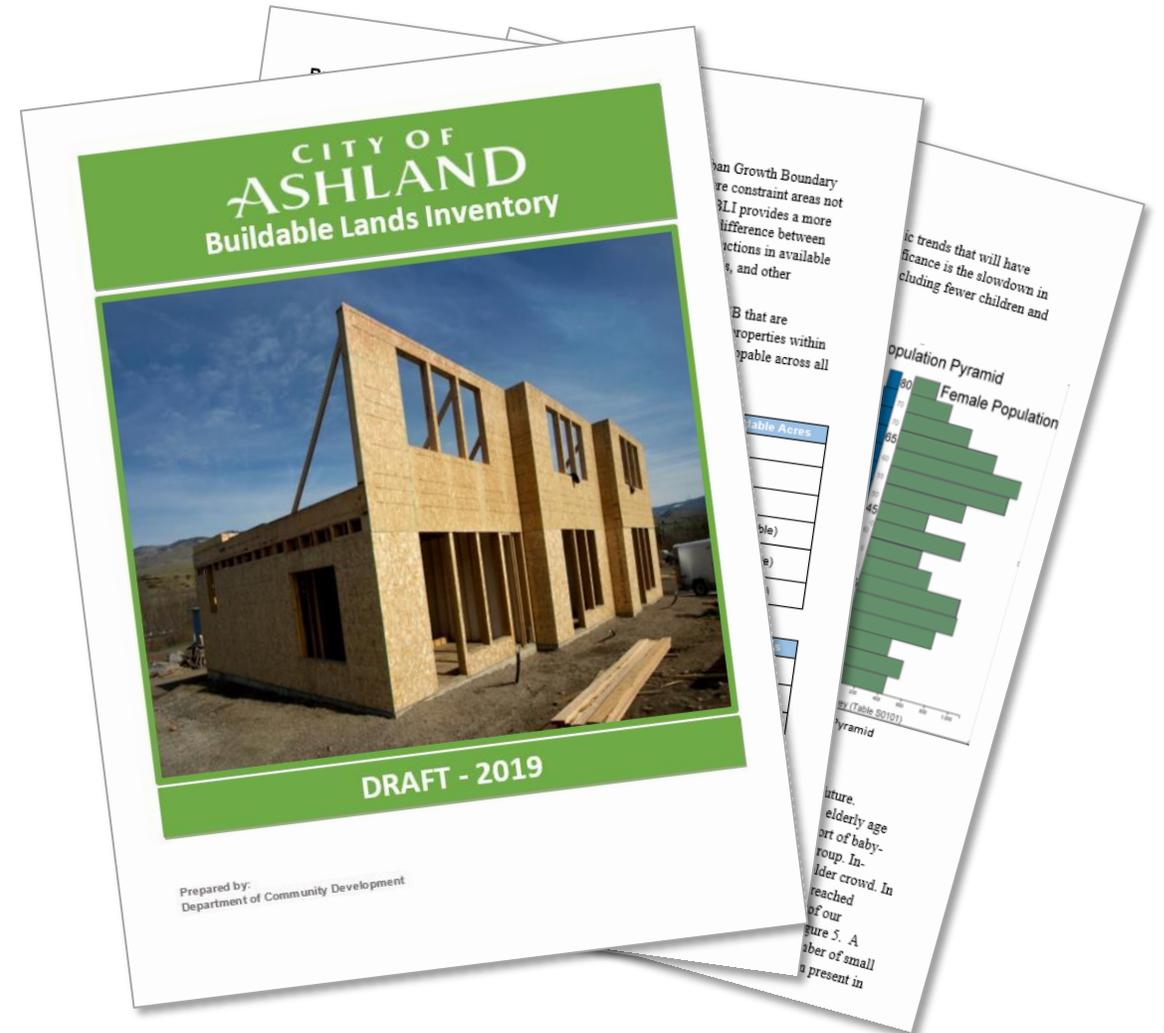


Planning  
Commission  
11/12/2019



# 2019 Buildable Lands Inventory

- Replaces 2011 BLI
  - Technical Document
- Evaluates Land Consumption
  - Jan 2011-June 2019 Building Permit Issuance
- Additional Information
  - People Per Household
  - Housing Characteristics
  - Informs Future Housing Needs Analysis



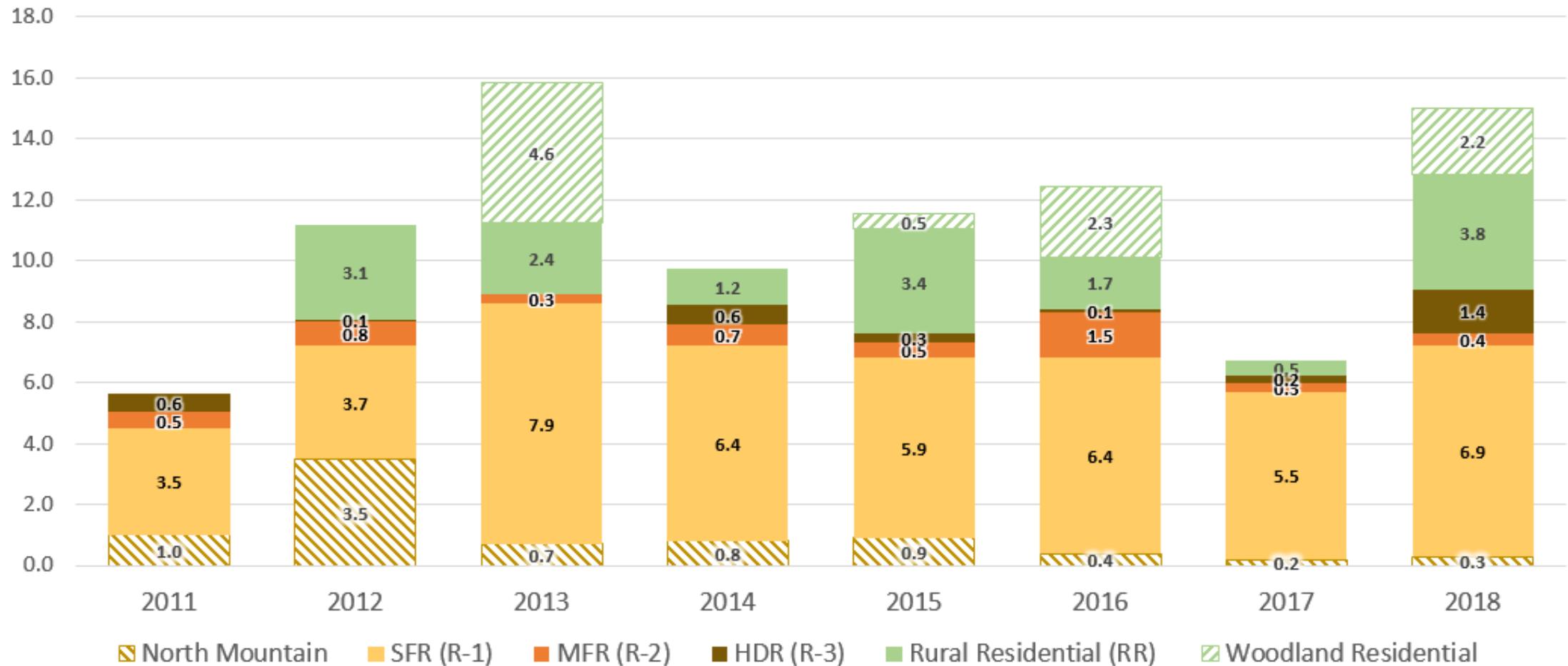
# Ashland's Land Inventory

- Identify developed property throughout the City and Urban Growth Boundary (building permits issued)
- Evaluate future development potential parcel-by-parcel:
  - single-family residential lots
  - multifamily housing units
  - commercial lands
- Quantify physical constraints to development to refine estimated development capacity



# Ashland's Land Inventory (Building Permits 2011-2018)

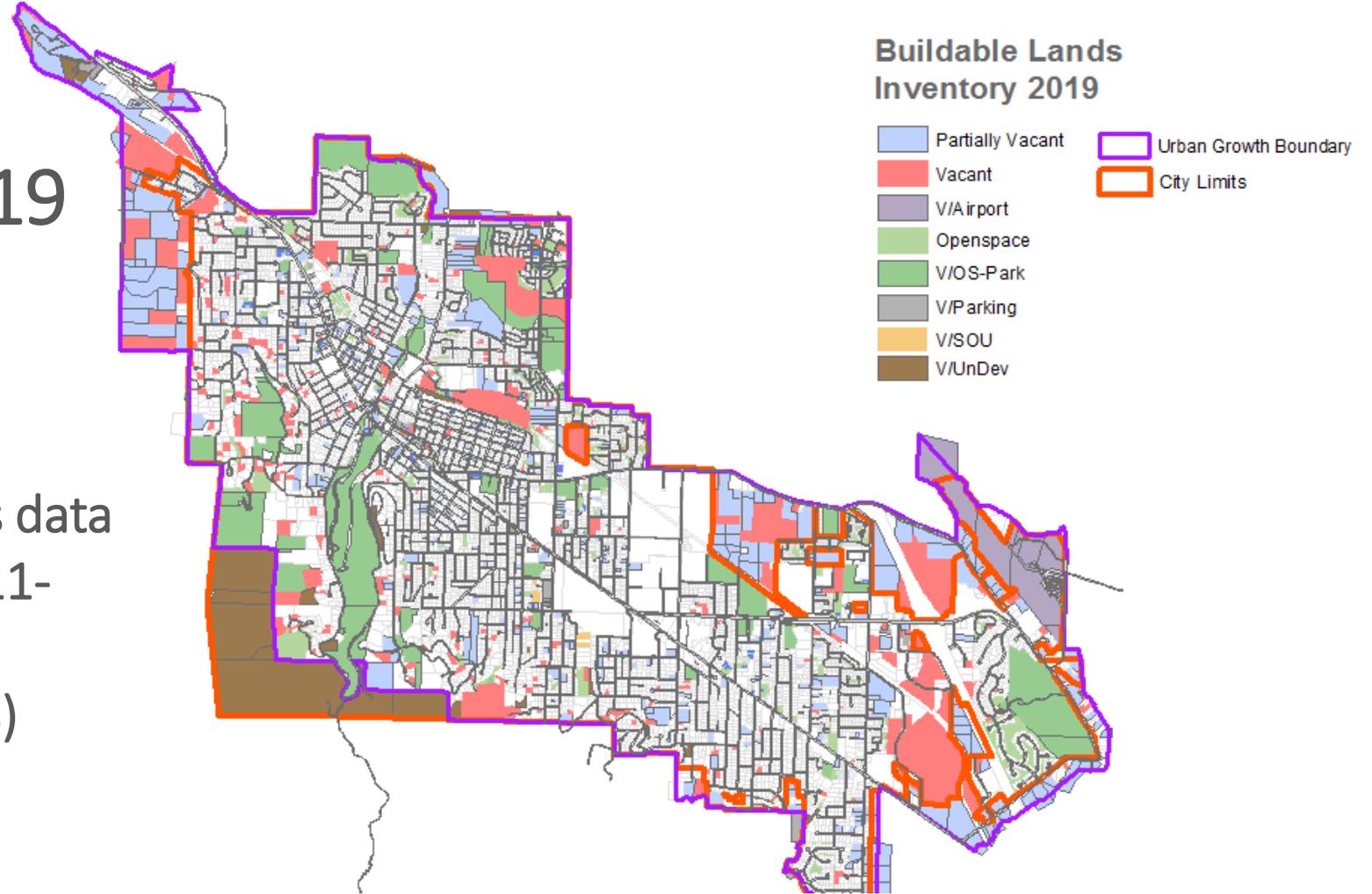
Residential Land Consumption by Year (acres)



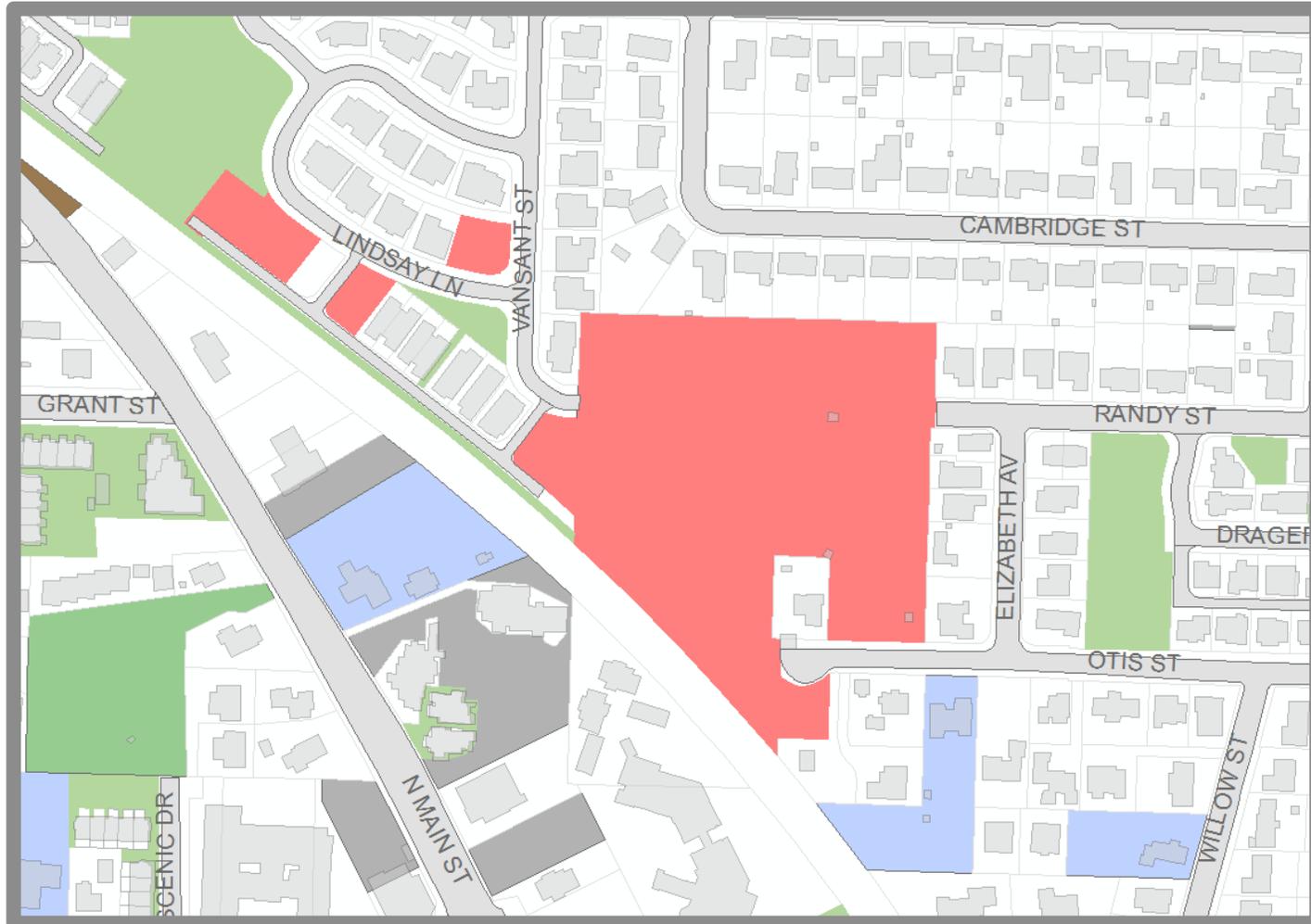
# Ashland's Land Inventory

## Buildable Lands Inventory Map 2019

- Geographic Information System (GIS)
- Jackson County Assessors data
- Building Permit Data (2011-2019)
- Aerial Photographs (2018)
- 2011 BLI



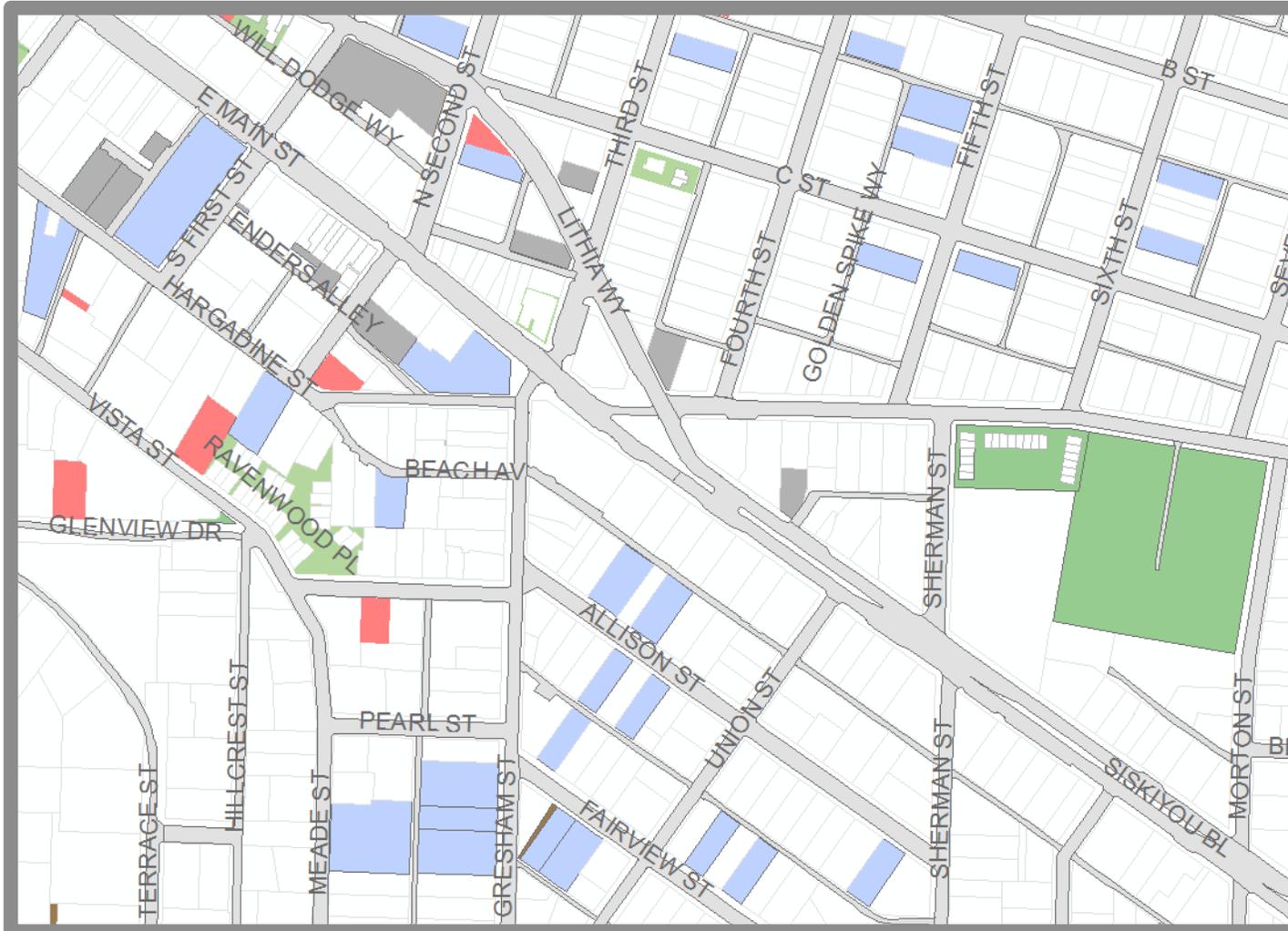
# Ashland's Land Inventory



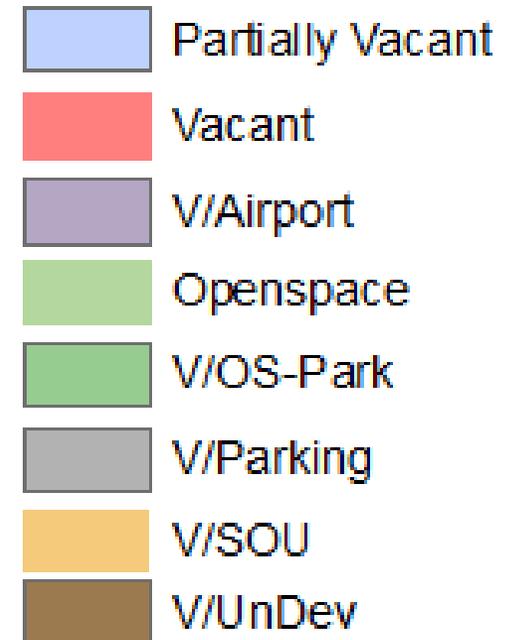
## Buildable Lands Inventory 2019

- Partially Vacant
- Vacant
- V/Airport
- Openspace
- V/OS-Park
- V/Parking
- V/SOU
- V/UnDev

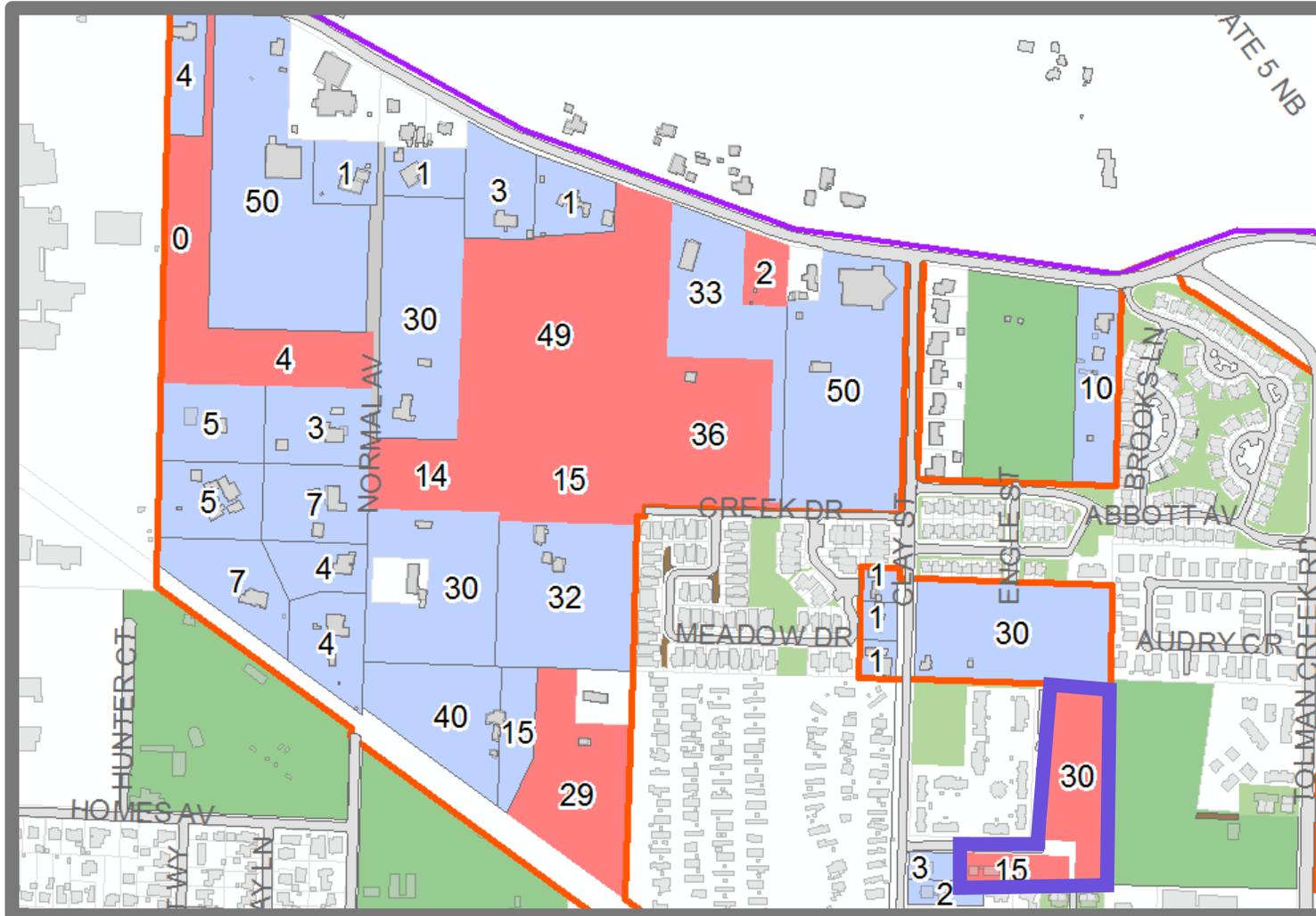
# Ashland's Land Inventory



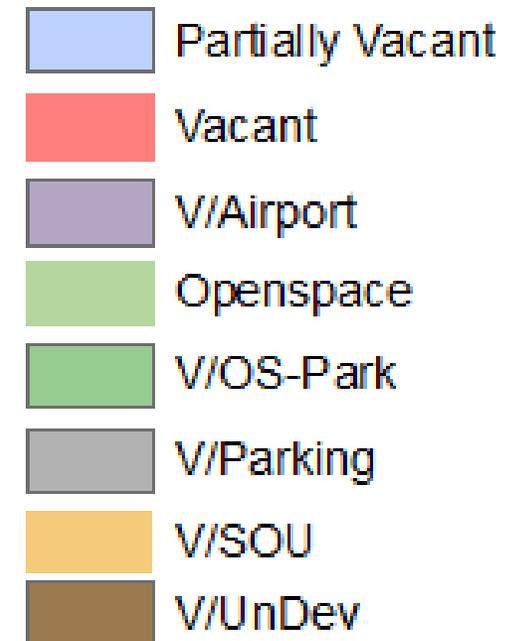
## Buildable Lands Inventory 2019



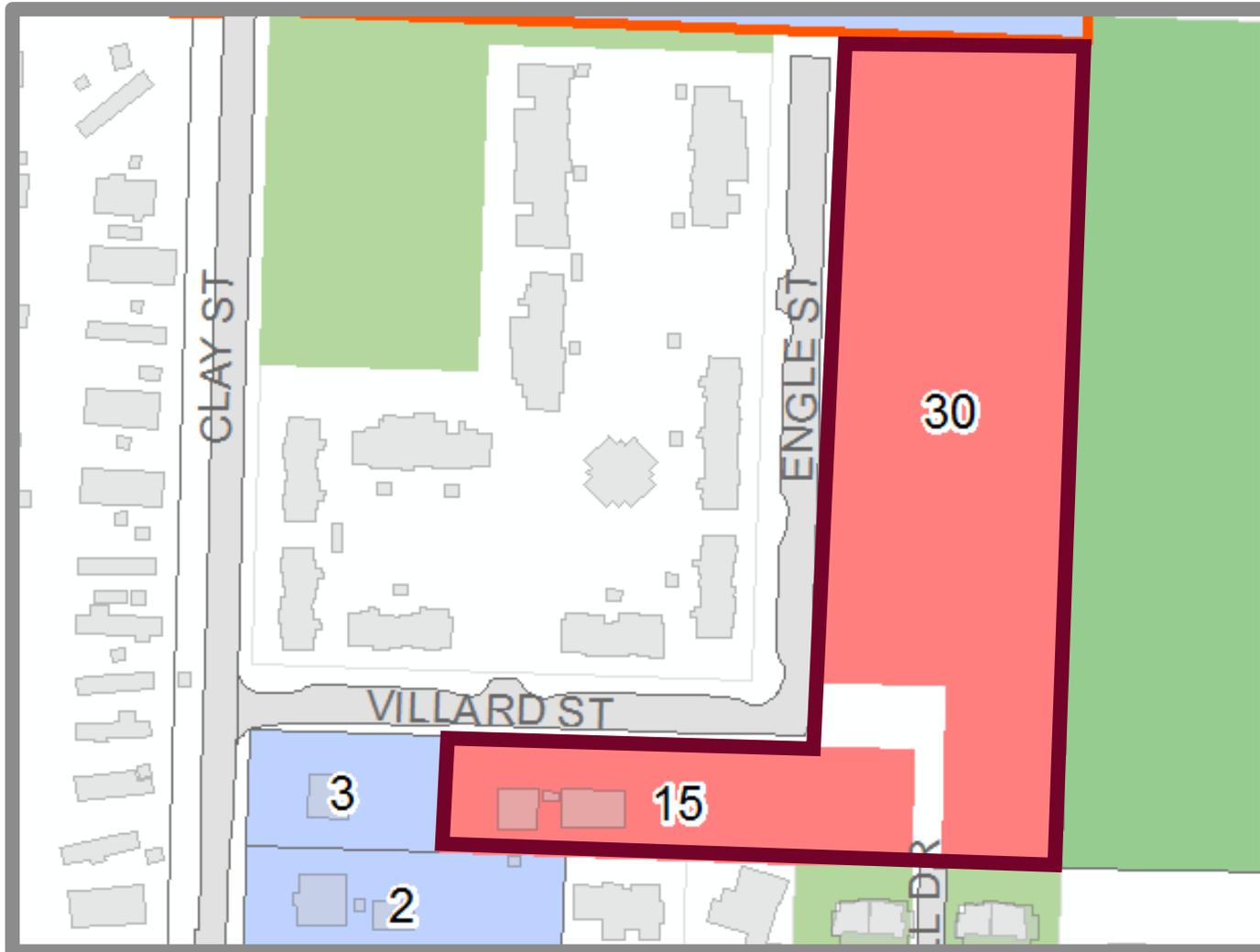
# Ashland's Land Inventory



## Buildable Lands Inventory 2019



# Ashland's Land Inventory



Vacant Land Capacity  
380 Clay Street Example:

- 2 lots – 3.35 acres combined
- R-2 zoned- 13.5 unit per acre
- 45 unit Adjusted Dwelling Unit Potential
- 60 unit development approved (Housing Authority) using affordable housing density bonus

# Ashland's Land Inventory

## Summary Data Tables

- Net/Gross Acreage
- UGB
- City Limits
- Comprehensive Plan
- Zoning

**Table 4 - Total Net Buildable acreage (V&PV) Urban Area (UGB & City Limits)**

BLI STATUS	# of Parcels	Gross Acreage	Net Buildable Acres
Vacant	386	446.2	282.9
Partially Vacant	439	600.5	379.9
Vacant/Airport	10	1152	Per Airport Plan
Vacant/UnDevelopable	103	244.8	0.00 (not buildable)
Vacant /Open Space or Park	373	568.5	0.00 (not buildable)
Vacant /Parking	77	24.1	0.00 (not buildable)

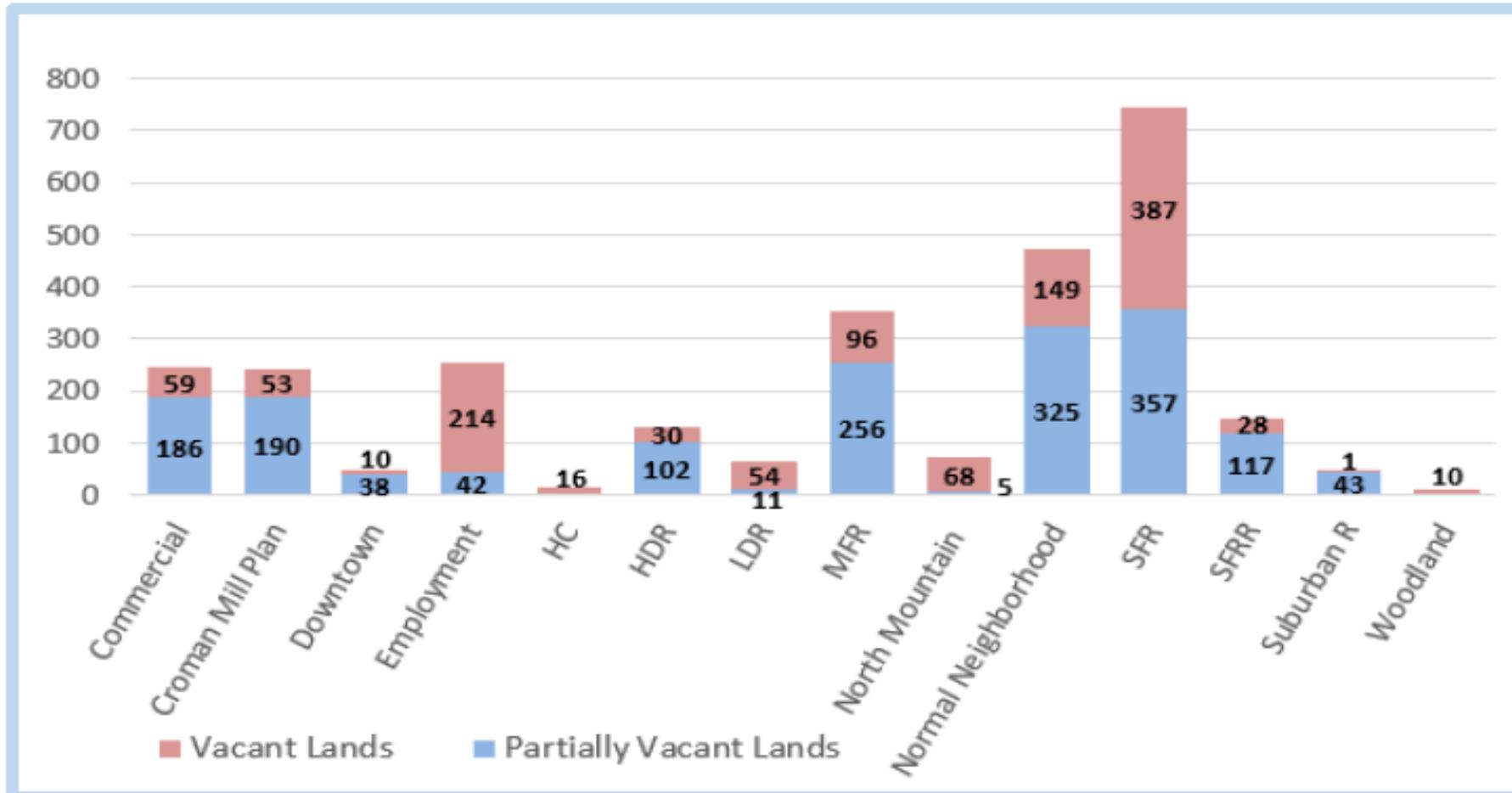
**Table 7 - Total Net Buildable acreage By Comprehensive Plan (V&PV) Urban Area**

Comprehensive Plan	# of Parcels	Net Buildable Acres	Gross Acres
Airport	10	Per Airport Master Plan	115.2
Commercial	29	16.7	26.8
Croman Mill	22	61.1	85.7
Downtown	8	0.4	2.9
Employment	88	92.4	141.6
HC	3	1.2	1.8
HDR	58	11.7	14.7
Industrial	6	14.6	16.3
LDR	57	18.8	63.5
MFR	119	42.2	64.8
		69.7	87.9
		16.4	31.7
		205.1	322.4
		96.7	154.2
		1.8	2.3
		7.5	8.0
		6.6	22.3
		733.1	1,161.9

**Table 8 - Total Net Buildable acreage By City Zone (V&PV) City Limits**

ZONE	# of Parcels	Net Buildable Acres
C-1	24	12.5
	8	0.4
	12	43
	57	50.4
	3	1.2
	4	6.3
	12	16
	60	20.0
	1	0.1
	89	60.5
	135	40.2
	115	22.5
	58	11.7
	53	15.1
	3	2.5
	7	0.1
	5	2.0
		313.5

# Ashland's Land Inventory



**Figure 1.** Dwelling Unit Capacity by Comprehensive Plan Designation (number of potential units)

# Ashland's Land Inventory



- 733 net buildable acres of land within the UGB that are developable (across all Comprehensive Plan designations).
- 368 net buildable acres that are classified as developable across all zones within the City.

# Ashland's Land Inventory

- 1,563 new dwelling units could be accommodated upon lands within the existing City Limits using current zoning and density assumptions.
- 2847 new dwellings could be accommodated in the entire UGB



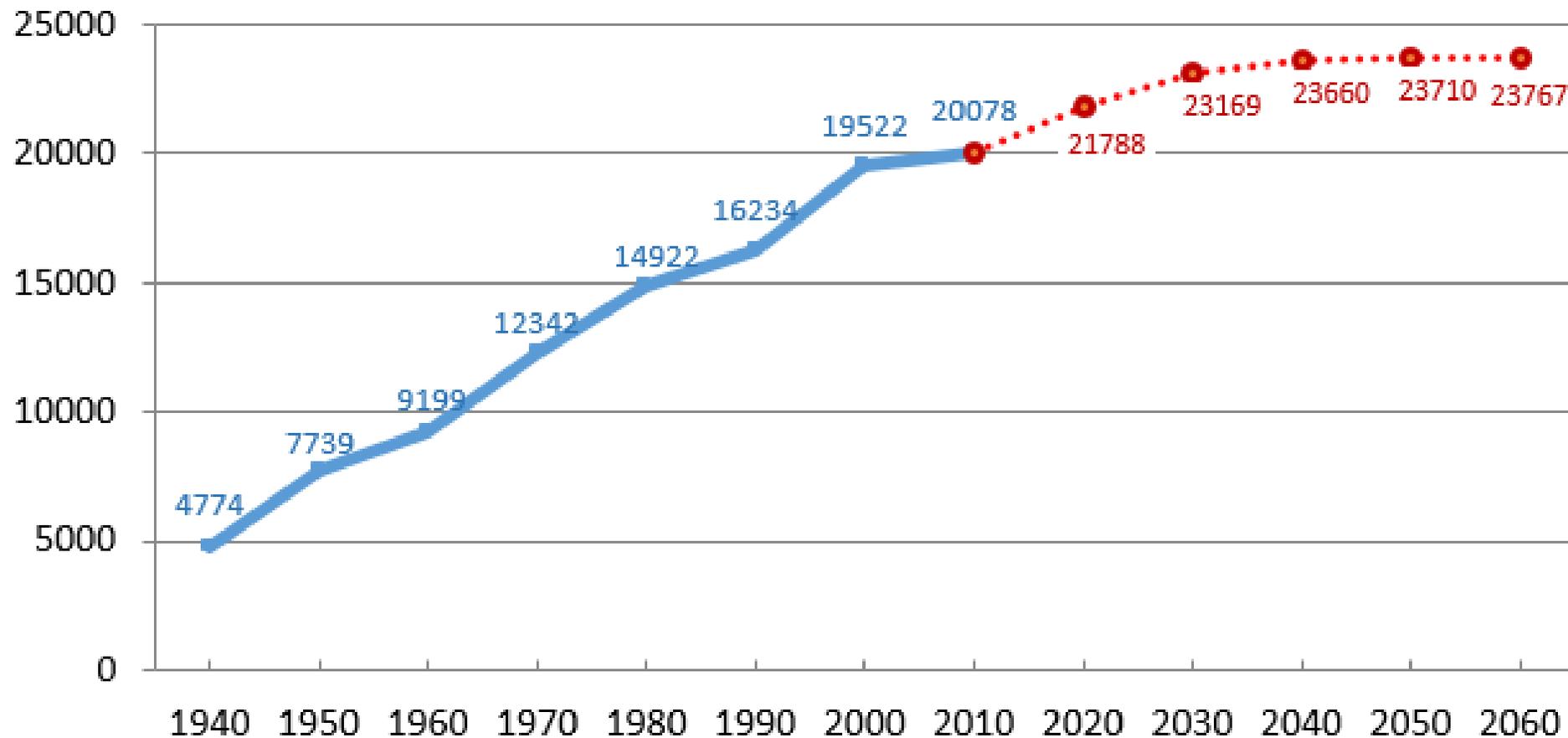
# Ashland's Population & Household Characteristics

- Population Projections
- Persons Per Household
- Housing Unit Sizes



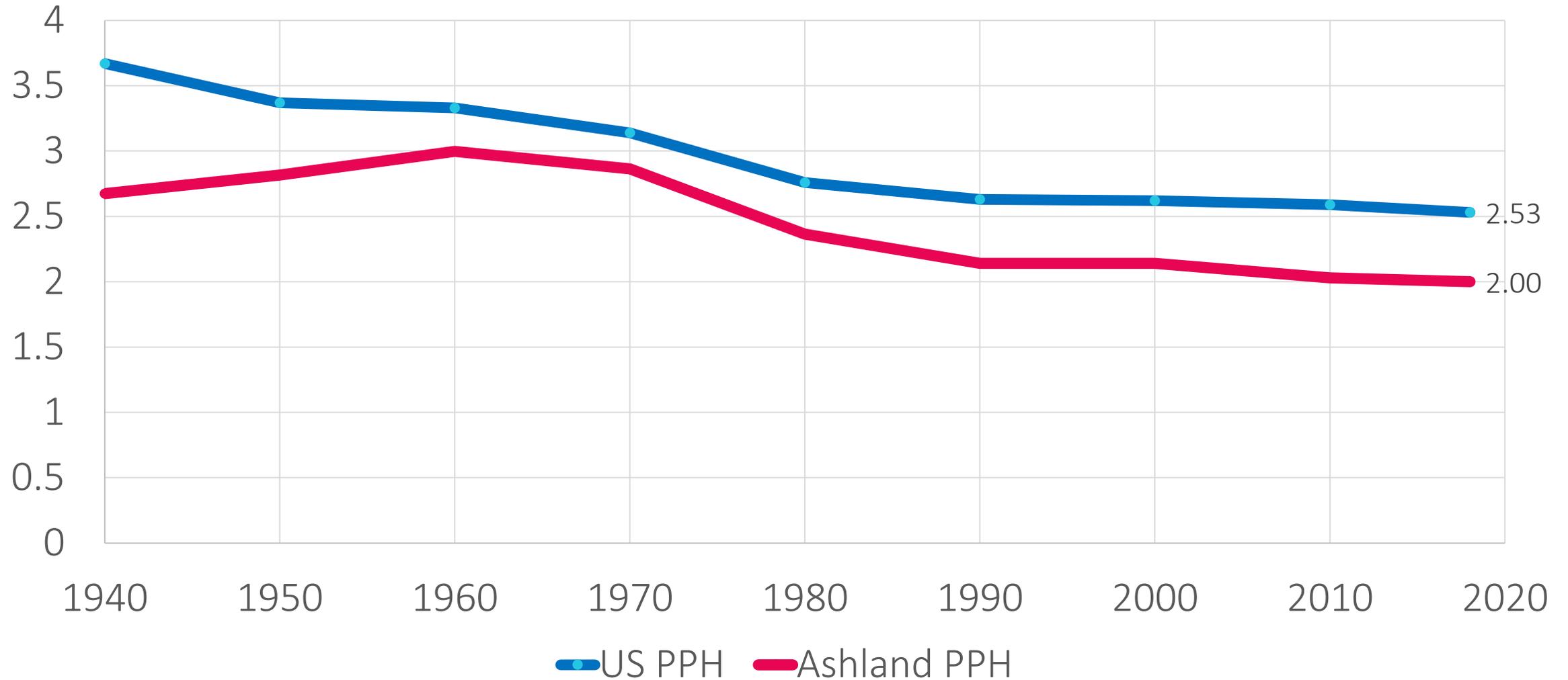
# Population Projections

Ashland Population Change –  
Historic and Projected by 10-year  
intervals



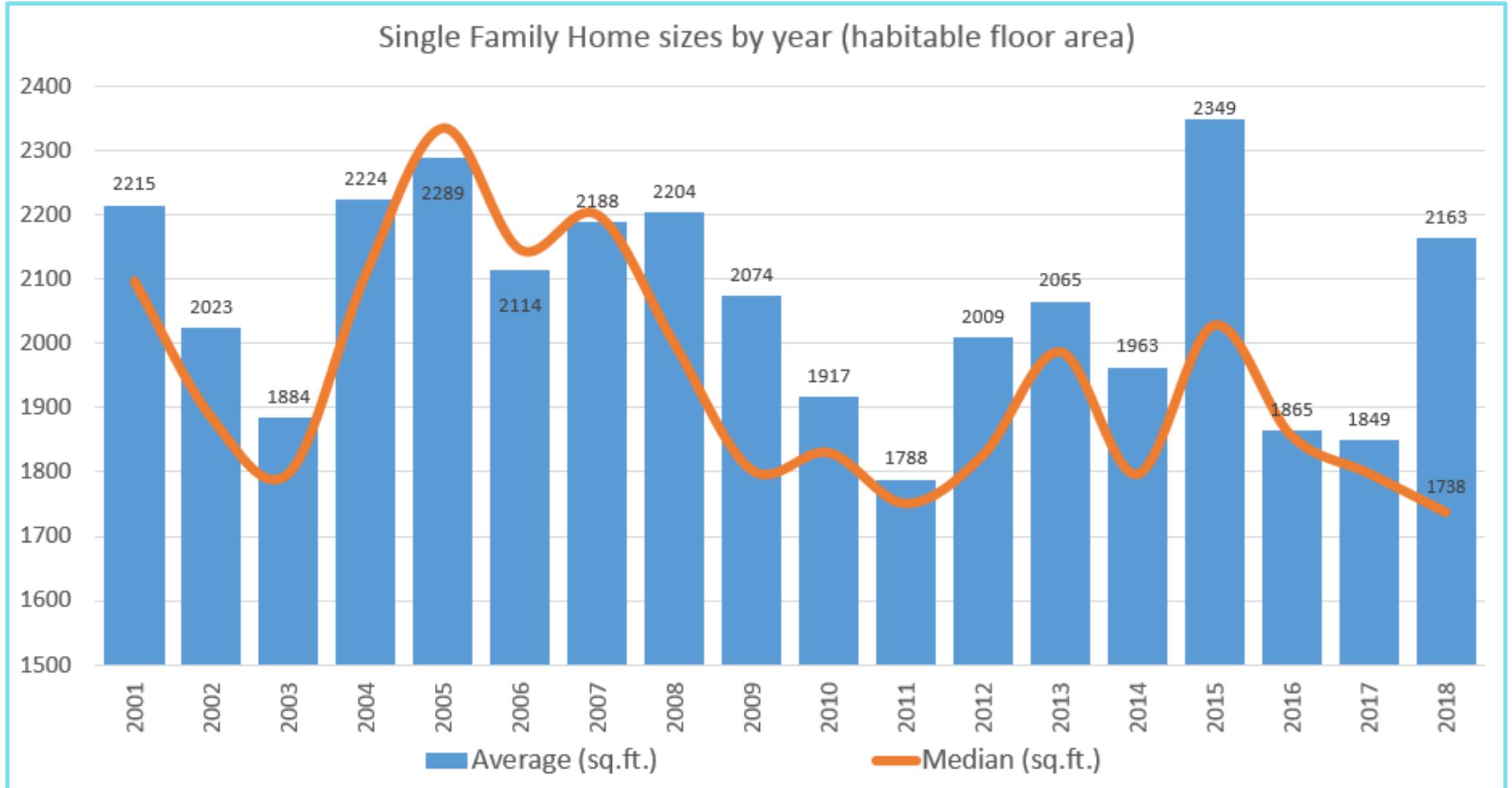
— Historic Population (US Census)    ···· Projected Population (PSU 2018-2068)

# Persons Per Household



# Ashland House Sizes

Ashland -Average Single Family Home Size 2001-2019



# Unit Potential and People per household



- 1,563 new dwelling units could be accommodated upon lands within the existing City Limits
- At 2.0 people per household this capacity would accommodate approximately 3126 future residents.

# Unit Potential and People per household

- 2847 new dwellings could be accommodated in the entire UGB
- At 2.0 people per household this would accommodate up to 5694 future residents.
- A population increase of 2,676 people is expected by 2068 (PSU projection)

# Next Steps

City Council

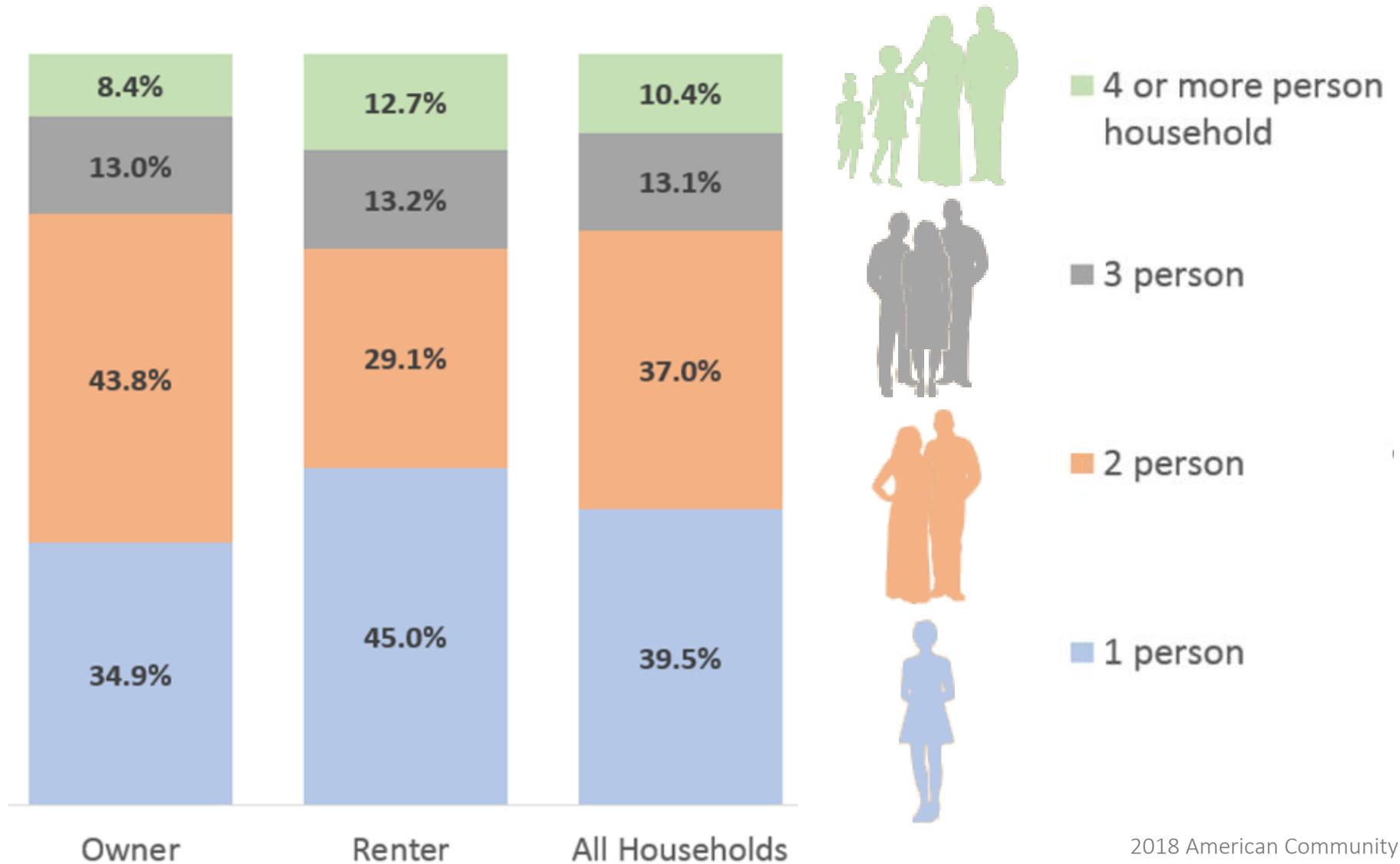
12/3/2019

Housing Needs  
Analysis (2020)





# Ashland Household Sizes



# Population Projections

## Jackson County and Ashland Average Annual Growth Rates



	<b>Jackson County</b>	<b>Ashland</b>
2018 (pop.)	219,270	21,501
2043 (pop.)	272,226	23,625
2068 (pop.)	320,852	24,177
Total change (pop.)	101,582	2,676
AAGR 2010-2018	0.90%	0.50%
AAGR 2018-2043	0.90%	0.40%
AAGR 2043-2068	0.30%	0.10%

# Ashland Age Cohorts 2010 vs. 2017

