



CITY OF ASHLAND

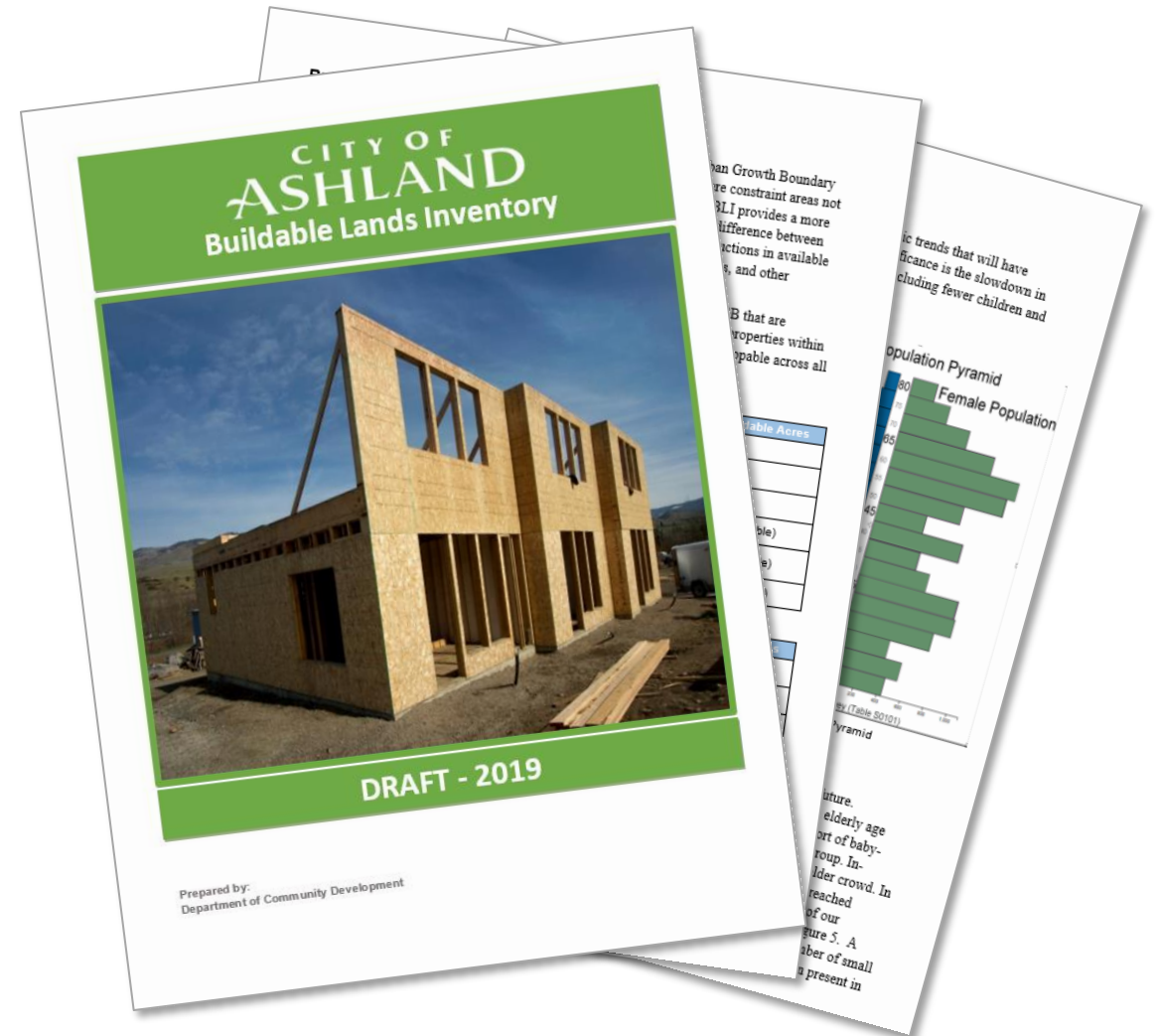
Buildable Lands Inventory



City Council
1/21/2020

2019 Buildable Lands Inventory

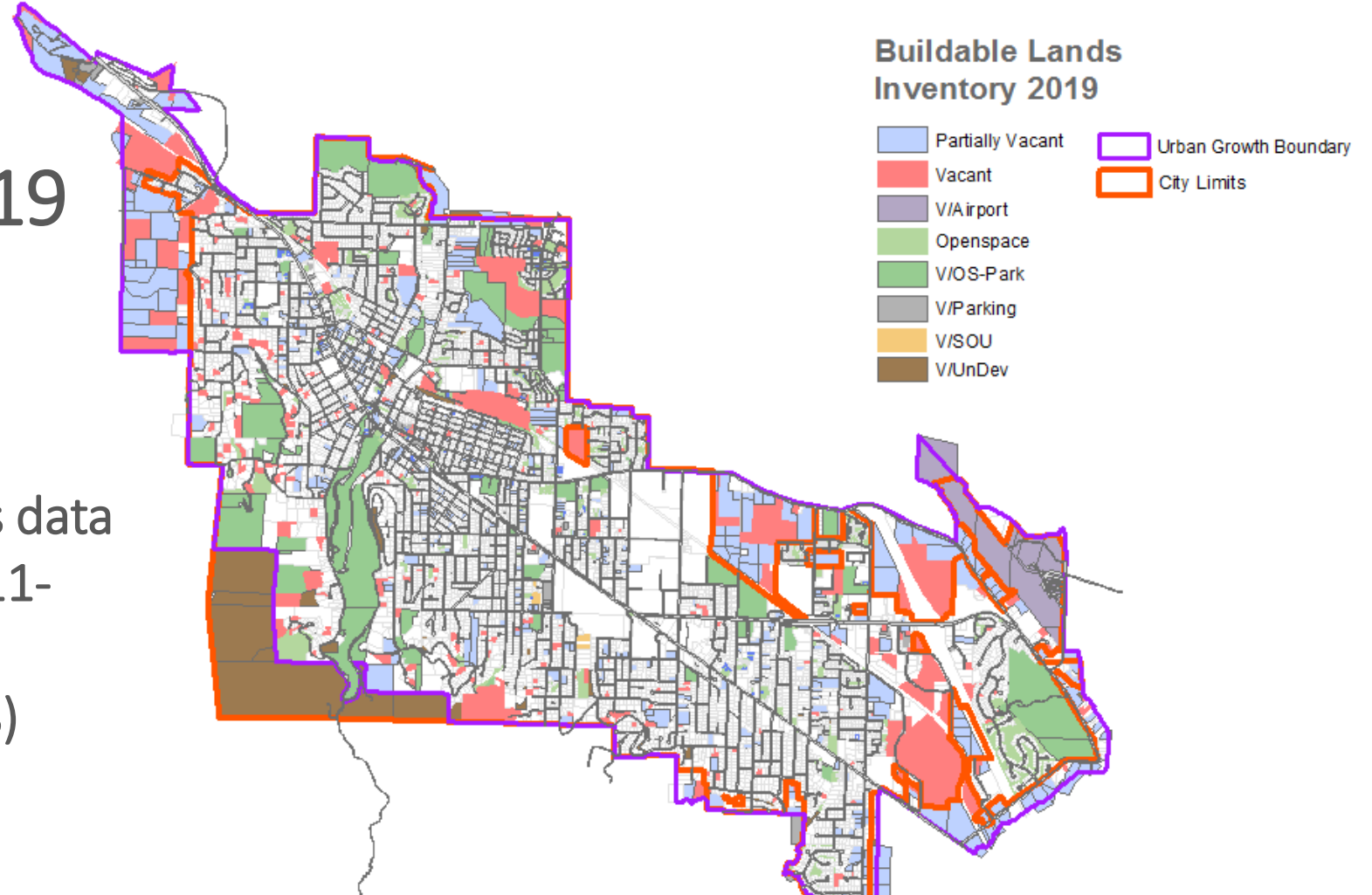
- Replaces 2011 BLI
 - Technical Document
- Evaluates Land Consumption
 - Jan 2011-June 2019 Building Permit Issuance
- Additional Information
 - People Per Household
 - Housing Characteristics
 - Informs Future Housing Needs Analysis



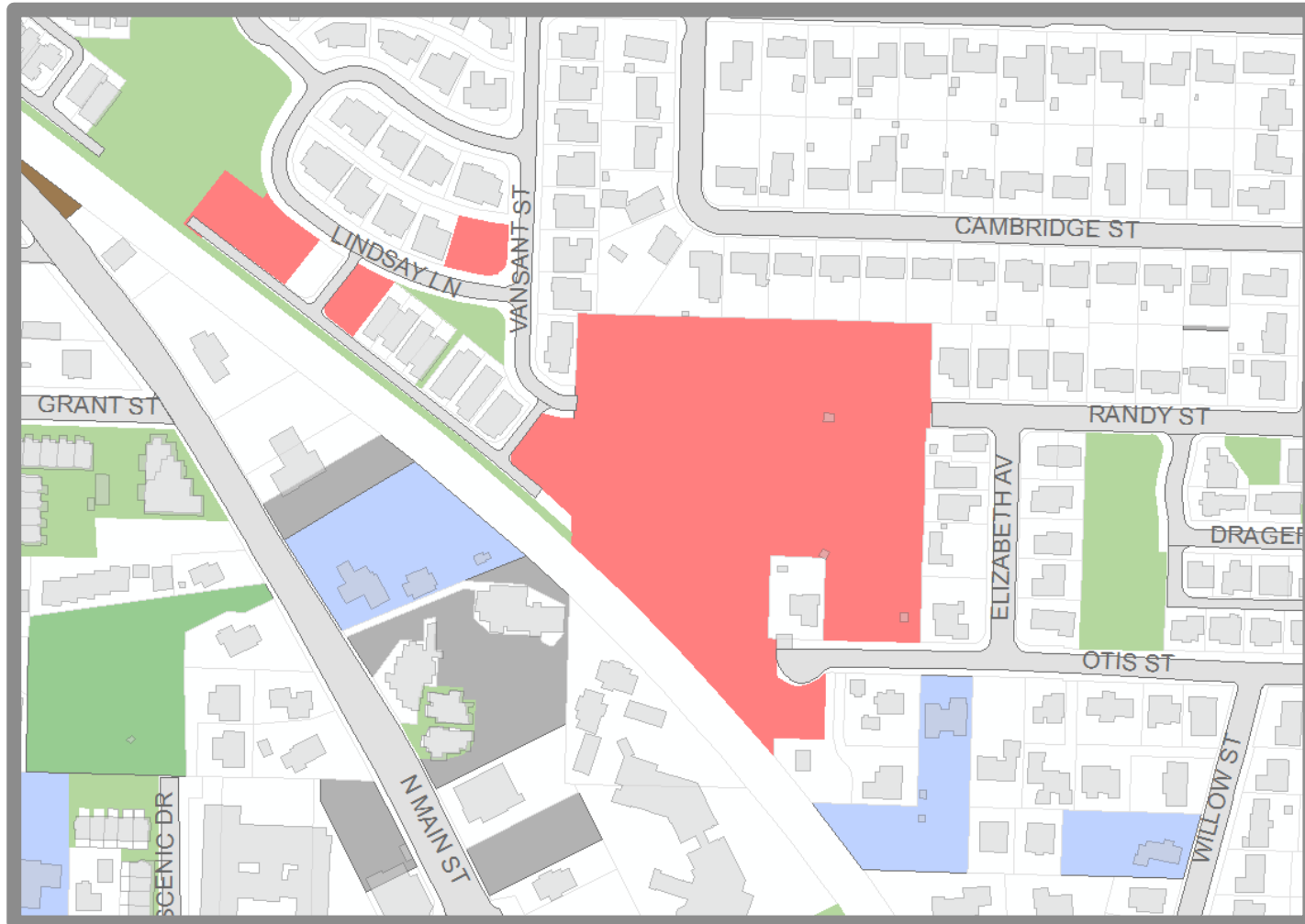
Ashland's Land Inventory

Buildable Lands Inventory Map 2019

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



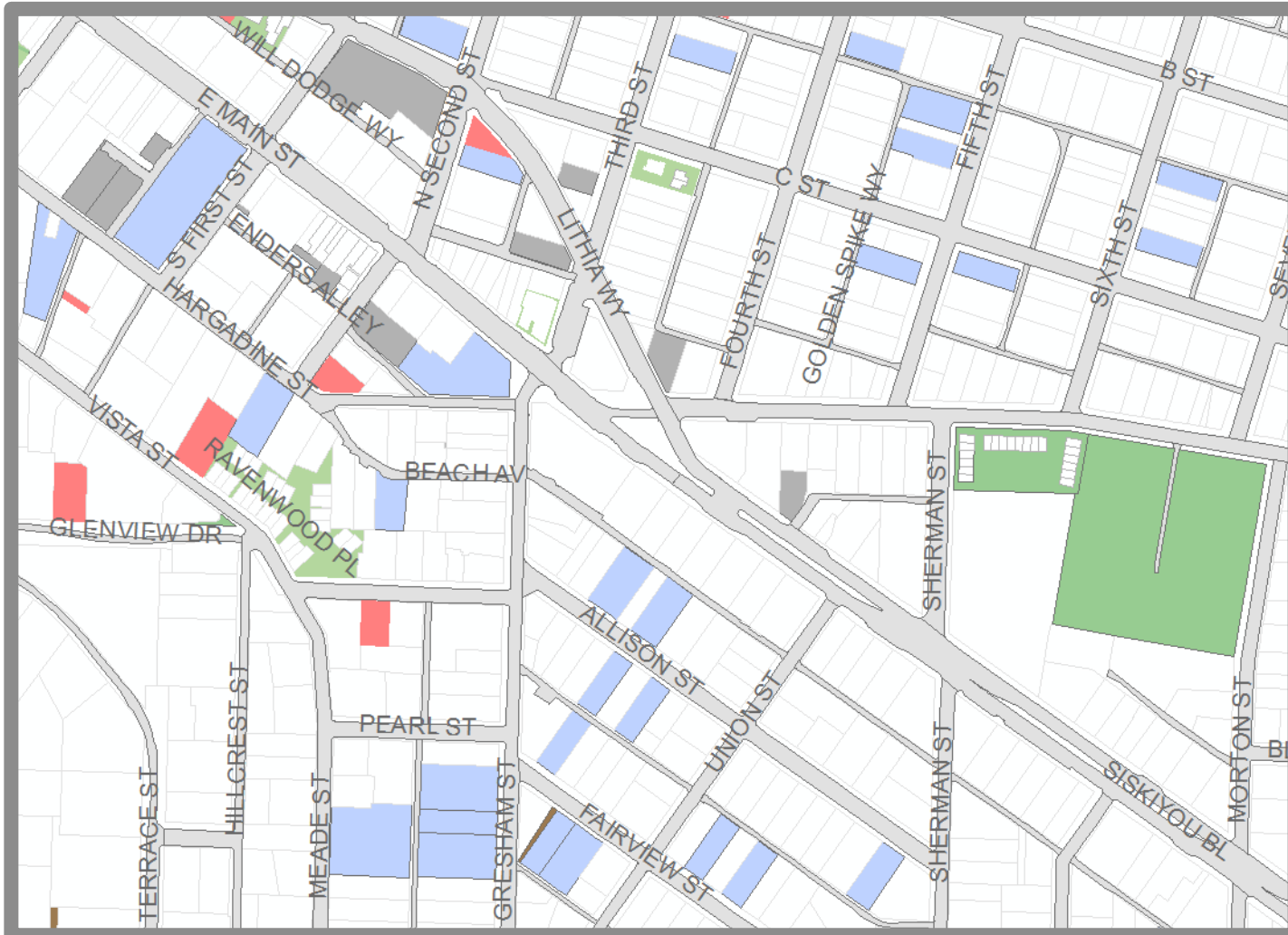
Ashland's Land Inventory



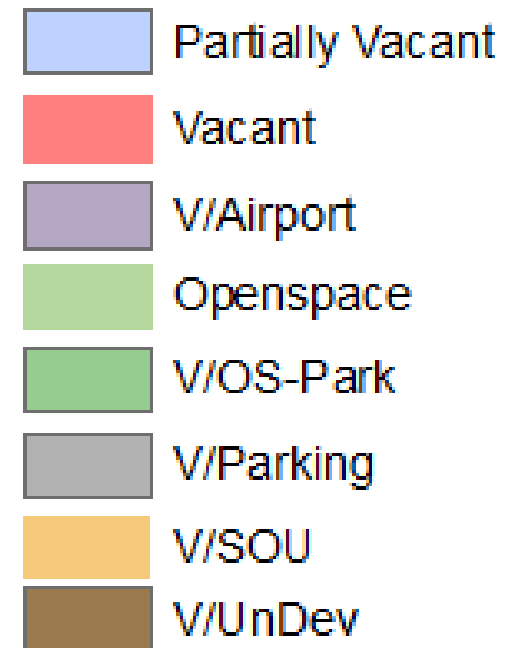
Buildable Lands Inventory 2019

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

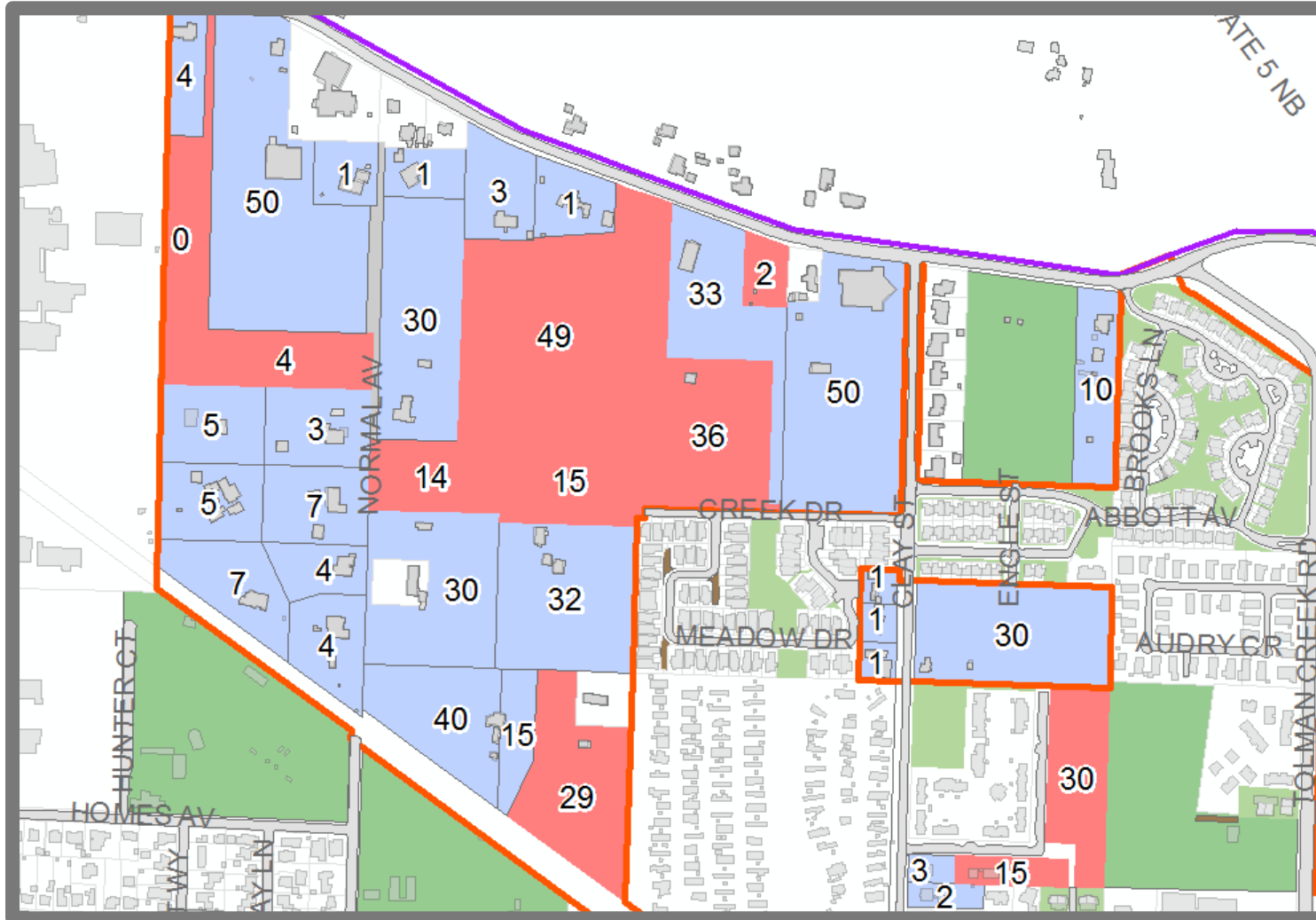
Ashland's Land Inventory



Buildable Lands Inventory 2019



Ashland's Land Inventory



Buildable Lands Inventory 2019

- Partially Vacant
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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



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

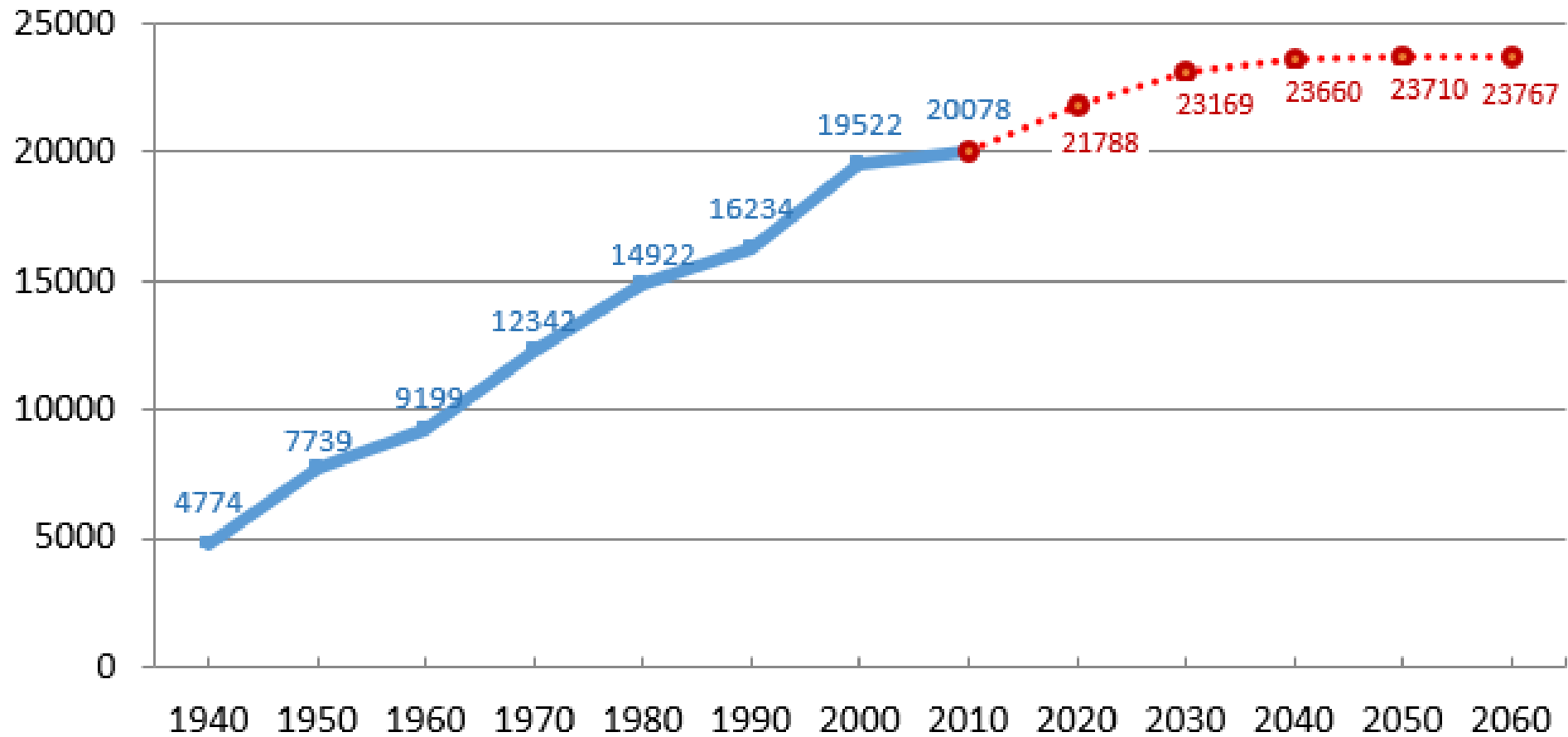
Ashland's Land Inventory

- 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.



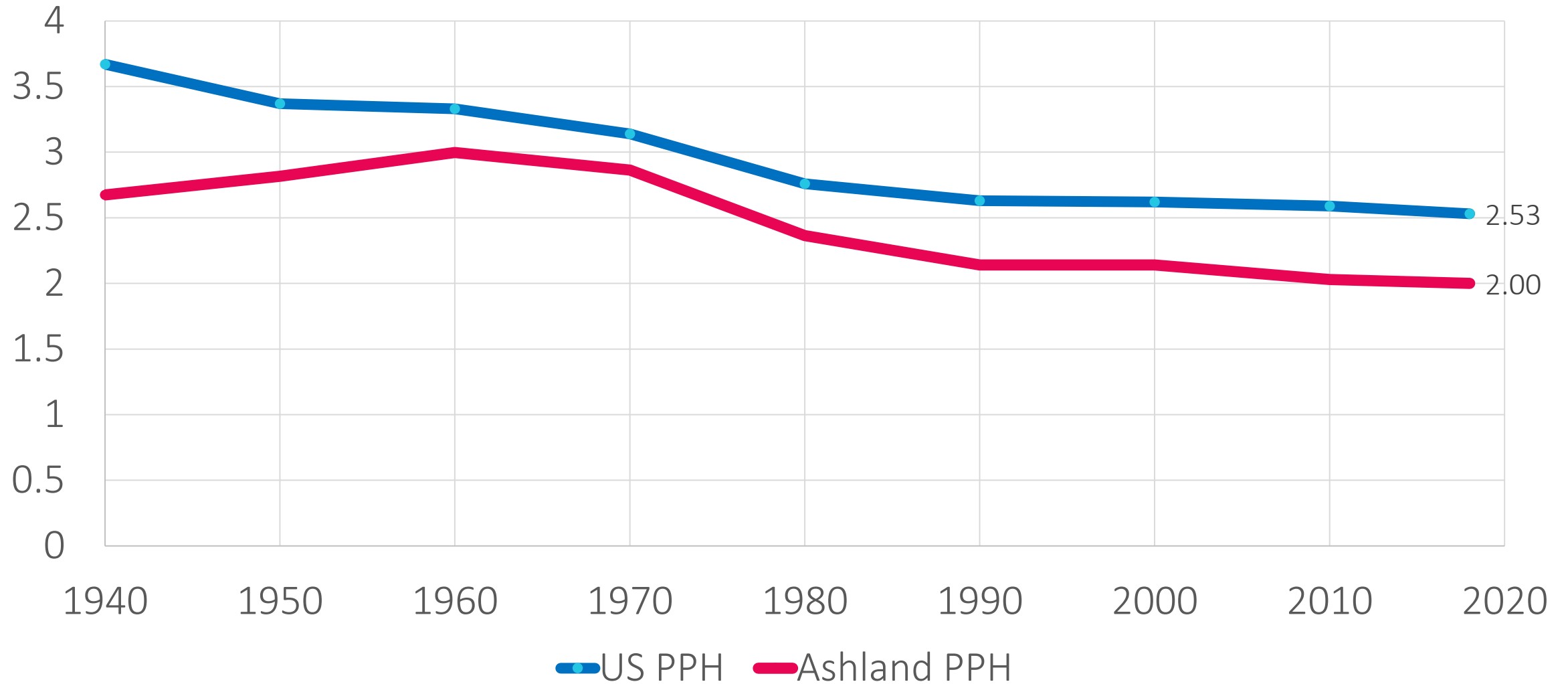
Population Projections

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

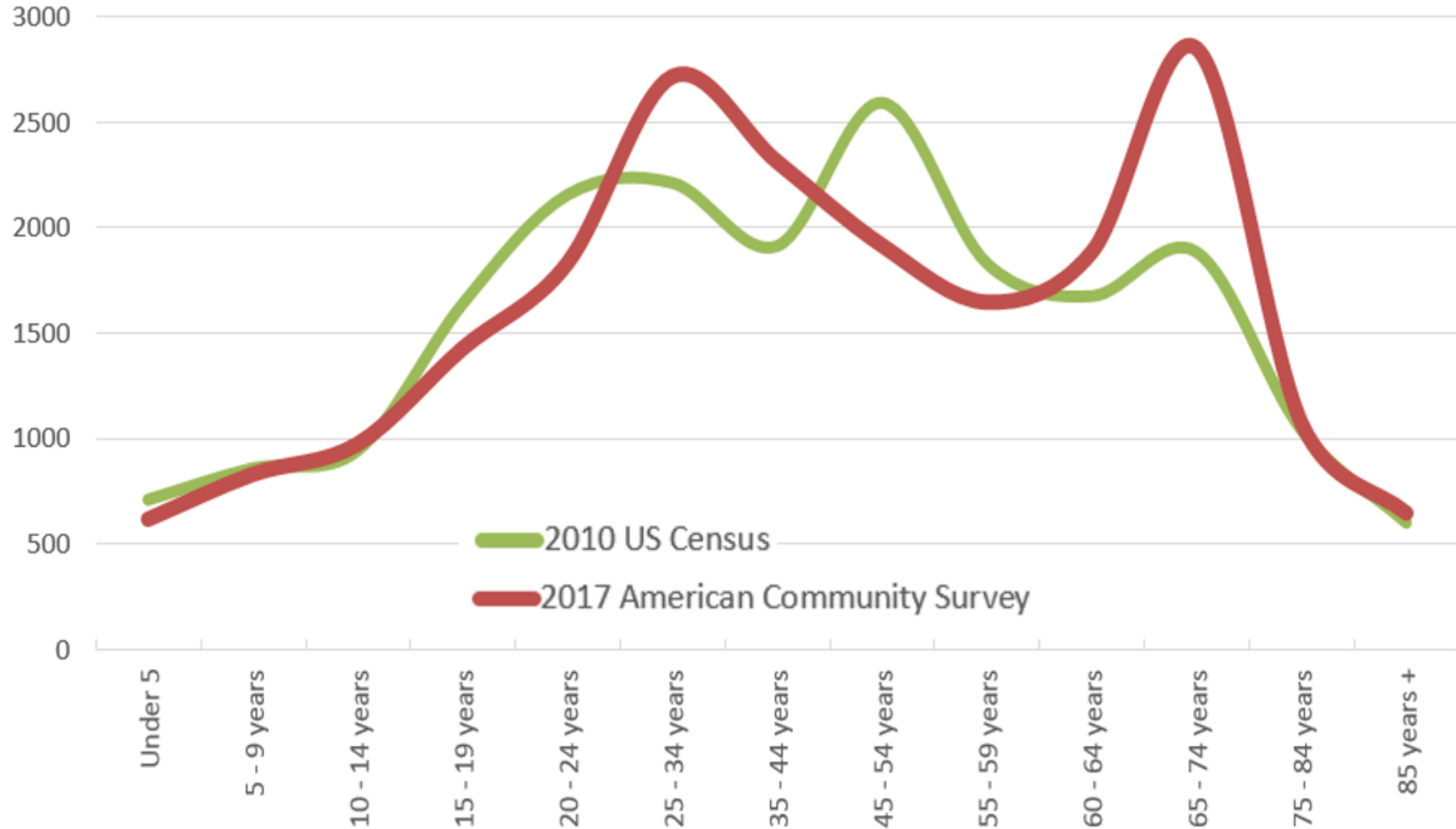


— Historic Population (US Census) ···· Projected Population (PSU 2018-2068)

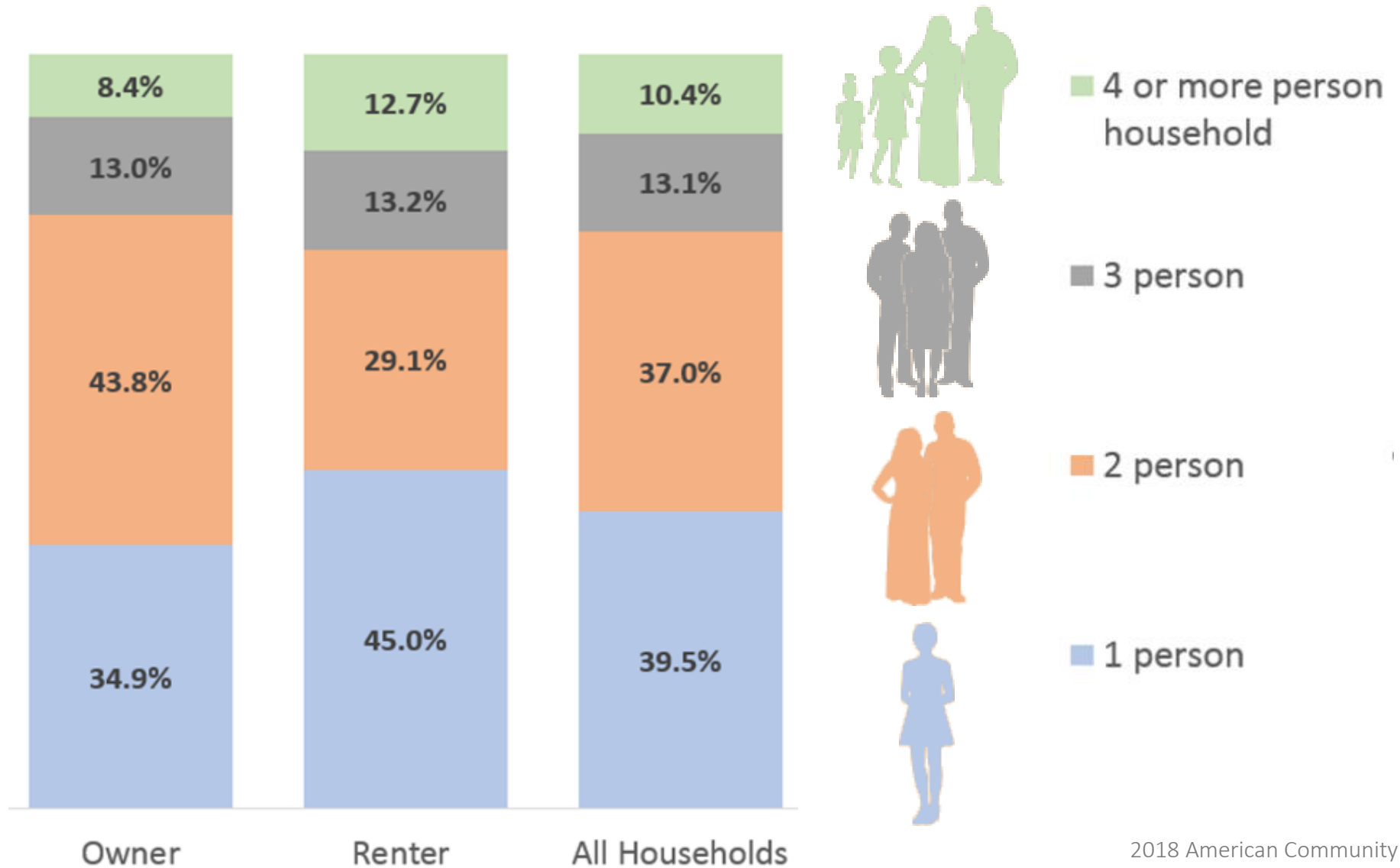
Persons Per Household



Ashland Age Cohorts 2010 vs. 2017

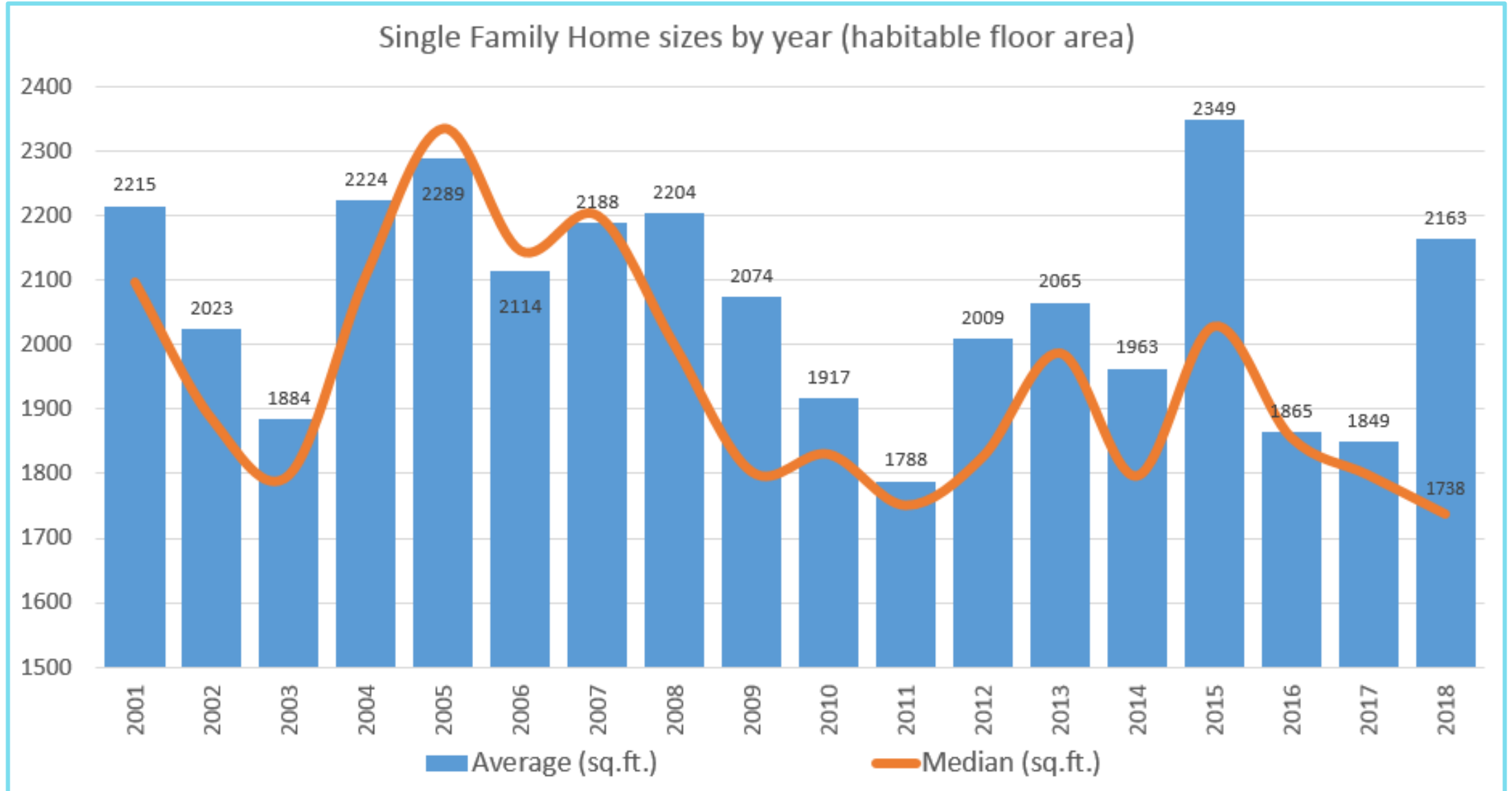


Ashland Household Sizes



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 Step

Housing
Needs
Analysis
(2020-21)

