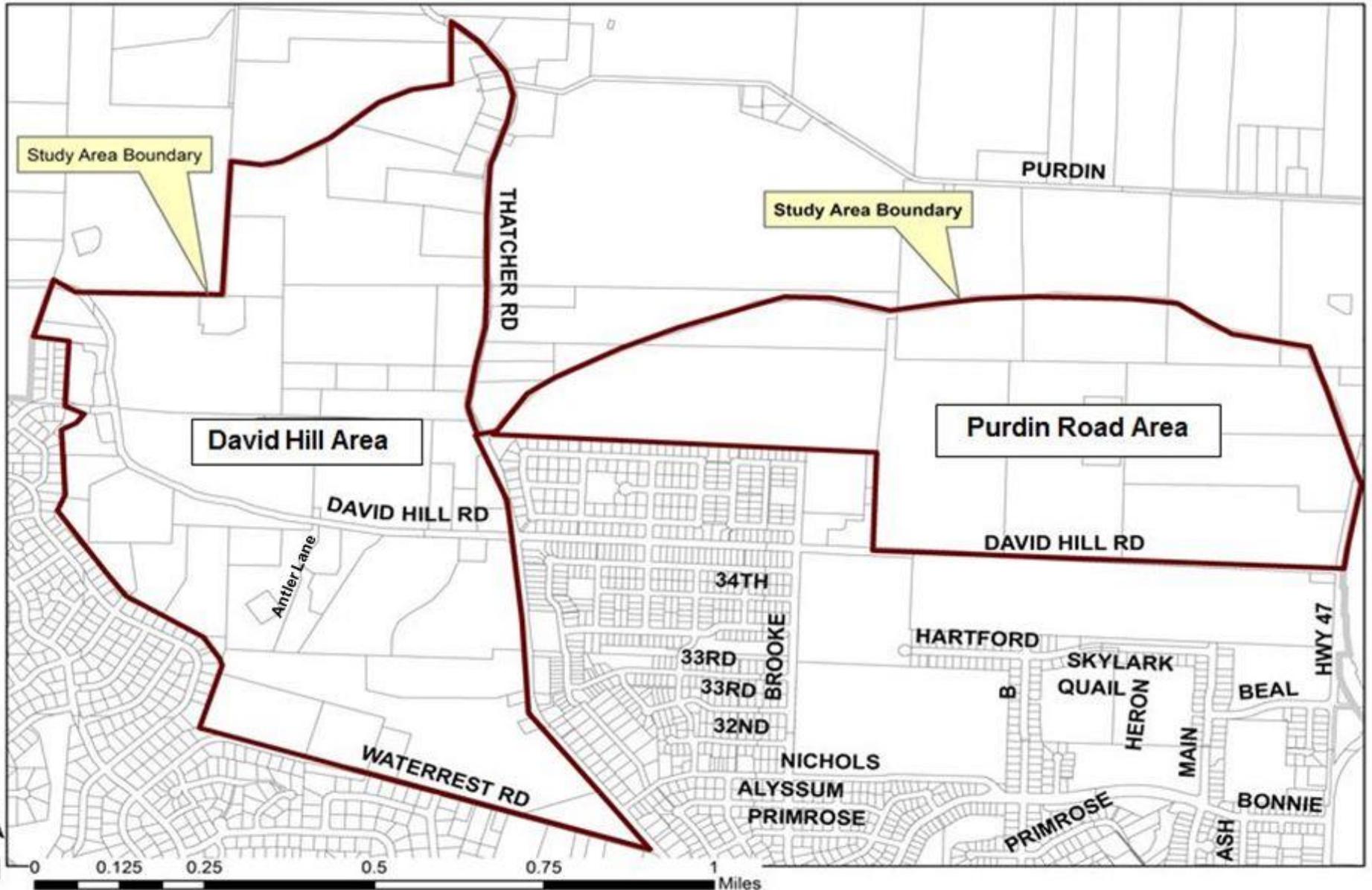


Westside Planning Project

Planning Commission Work Session

July 6, 2015

WESTSIDE PLANNING PROJECT AREAS



Purpose of Work Session

- Seeking Planning Commission direction on the land use alternative to proceed with process
 - Direction will allow consultants to develop infrastructure layout and costing

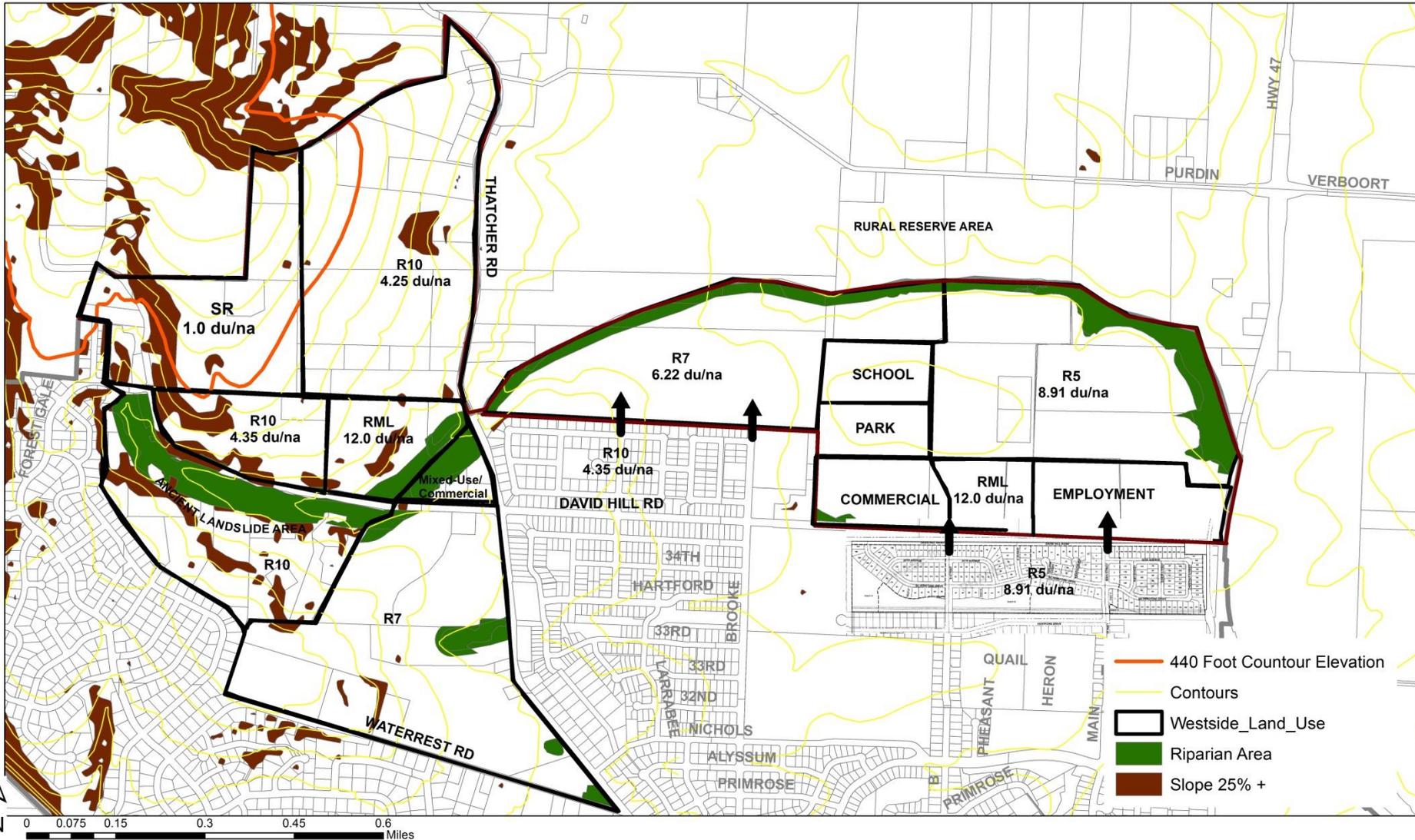
Background Studies

- Transportation Baseline Conditions
- Infrastructure Overview
- Natural Resource Overview
- Geological and Geotechnical Constraints

Process to Date

- Background studies prepared
 - On-Line for public review
- Two Technical Advisory Committee meetings
 - Roads
 - Infrastructure
- Two Charrettes
 - April 20th
 - May 20th

WESTSIDE PLANNING PROJECT



- 440 Foot Contour Elevation
- Contours
- Westside_Land_Use
- Riparian Area
- Slope 25% +

Westside Project Dwelling Unit Yield Estimate

Area	Gross Acres	Slope >25%	Riparian Area	Landslide Area	Developable Land	R/W Set-aside 20%	Net Area	Assumed Density	Slope Deduction	Estimated Unit Yield
South of David Hill (West)	57.38	1.11 ¹	9.12 ²	34.16 ³	12.99	2.60	10.39	4.35 du/na ⁴	20%	36
North of David Hill (West)	24.30	6.57	0.00	0.00	17.73	3.55	14.18	4.35 du/na	15%	52
North of David Hill (MU-RML)	21.42	1.95	4.41	0.00	15.06	3.01	12.05	12.0	15%	122
North David Hill (MU-Com)	8.50	0.00	4.9	0.00	3.60	0.70	2.90	See Footnote 5	0%	4 ⁵
Watercrest R-7	99.75	1.65	0.3	0.00	72.62 ⁶	14.52	58.10	6.22 du/a	10%	325
Thatcher R-10	98.66	2.85	0.00	0.00	95.81	19.16	76.65	4.35 du/na	10%	300
Suburban Residential	43.12	7.5	0.00	0.00	35.62	7.12	28.50	1.0 du/na	15%	24
Purdin (R-7)	76.70	0.00	11.60	0.00	65.10	13.00	52.10	6.22 du/a	0%	324
Purdin (School)	12.20	0.00	0.00	0.00	12.20	2.44	9.76	0.0	0%	0
Purdin (Park)	10.90	0.00	0.00	0.00	10.90	2.18	8.72	0.0	0%	0
Purdin (Commercial)	16.30	0.00	0.47	0.00	15.80	3.16	12.60	0.0	0%	0
Purdin (RML)	11.70	0.00	0.00	0.00	11.70	2.34	9.36	12.0	0%	112
Purdin (Employment)	25.00	0.00	0.00	0.00	25.00	5.00	20.00	0.0	0%	0
Purdin (R-5)	85.90	0.00	15.20	0.00	70.70	14.14	56.60	8.71	0%	492
TOTAL	591.83	21.63	46.00	34.16	464.83	92.92	371.91			1,791

¹ Outside landslide area.

² Outside landslide area.

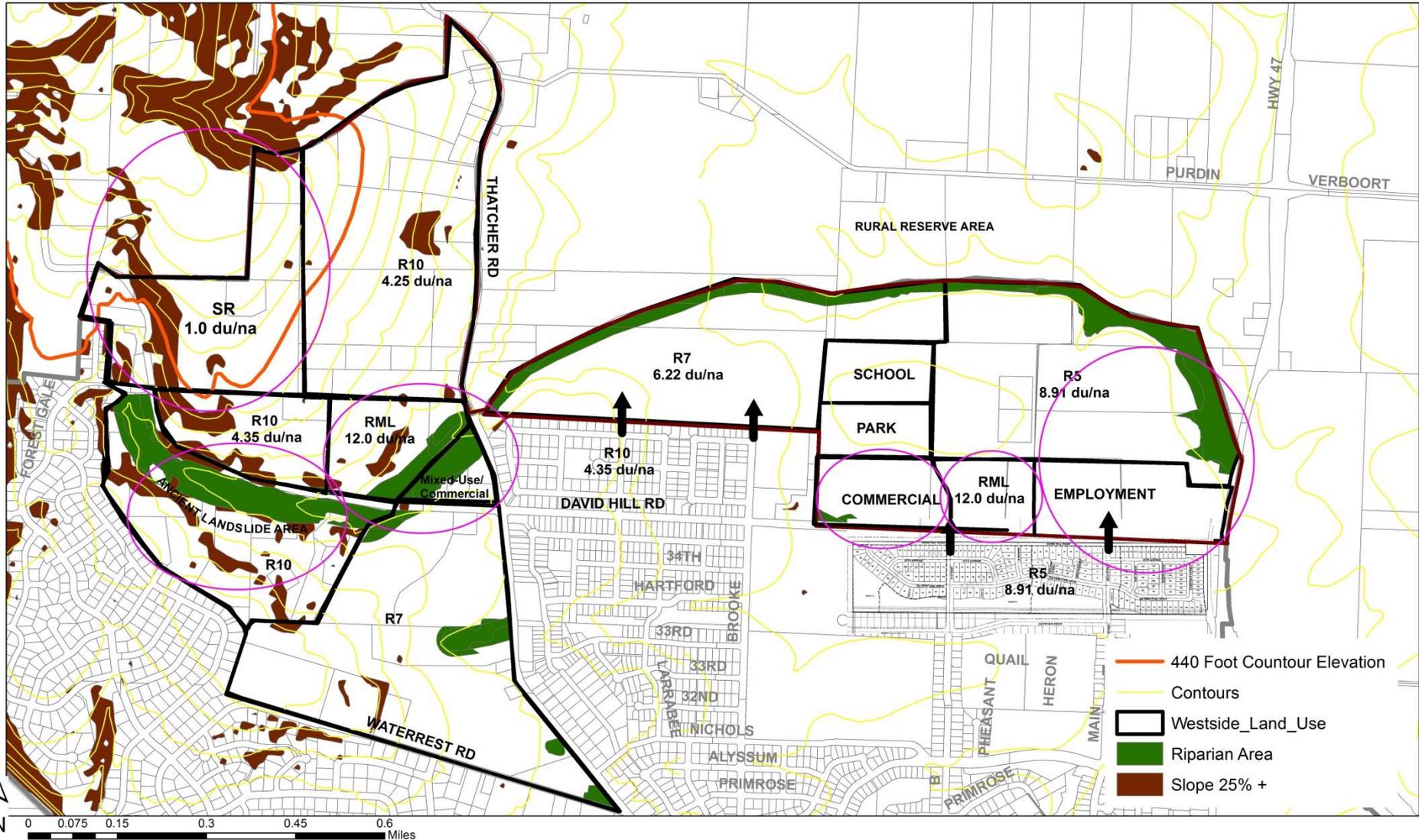
³ Landslide area includes slope and riparian area.

⁴ du/na = dwelling units per net acre.

⁵ Assumes limited residential above retail or standalone –plex development.

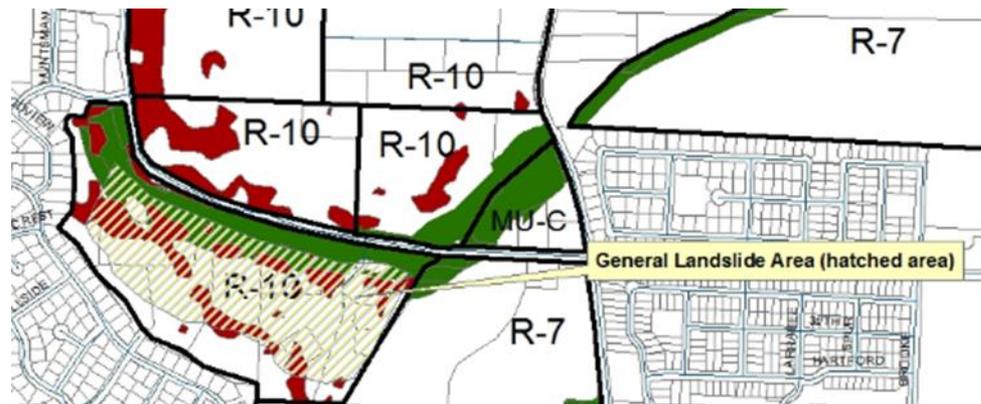
⁶ The land area within Thatcher Park and Thatcher Woods has been deducted from the land area. This deduction is approximately 25.18 acres.

WESTSIDE PLANNING PROJECT



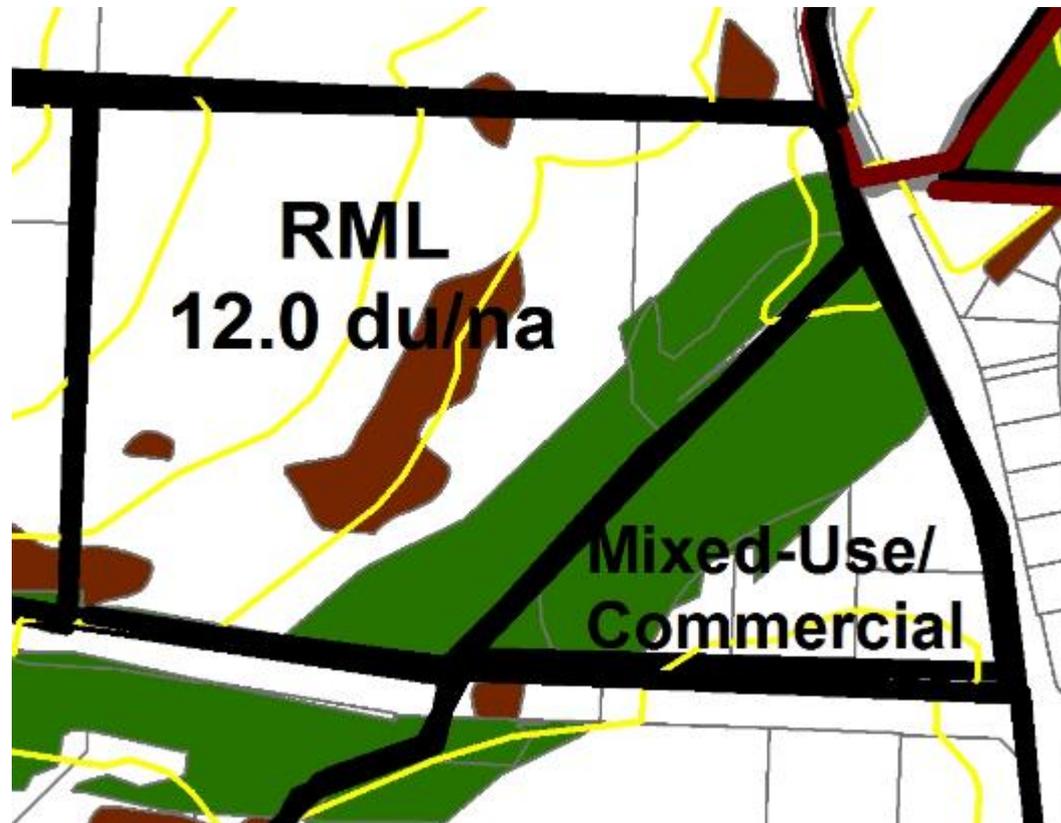
David Hill Area

- Landslide Area
 - Allow development or not



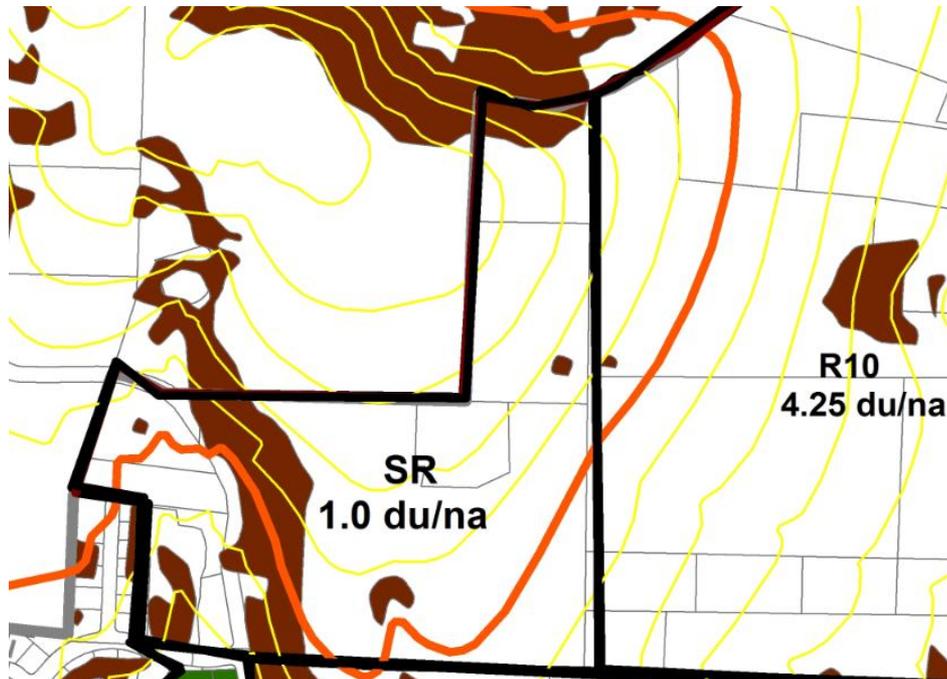
David Hill Area

- Mixed Use Commercial
 - Where?



David Hill Area

- Suburban Designation
 - Should the 1 unit per acre designation be continued or R-10?



Purdin Road Area

- Employment vs Residential



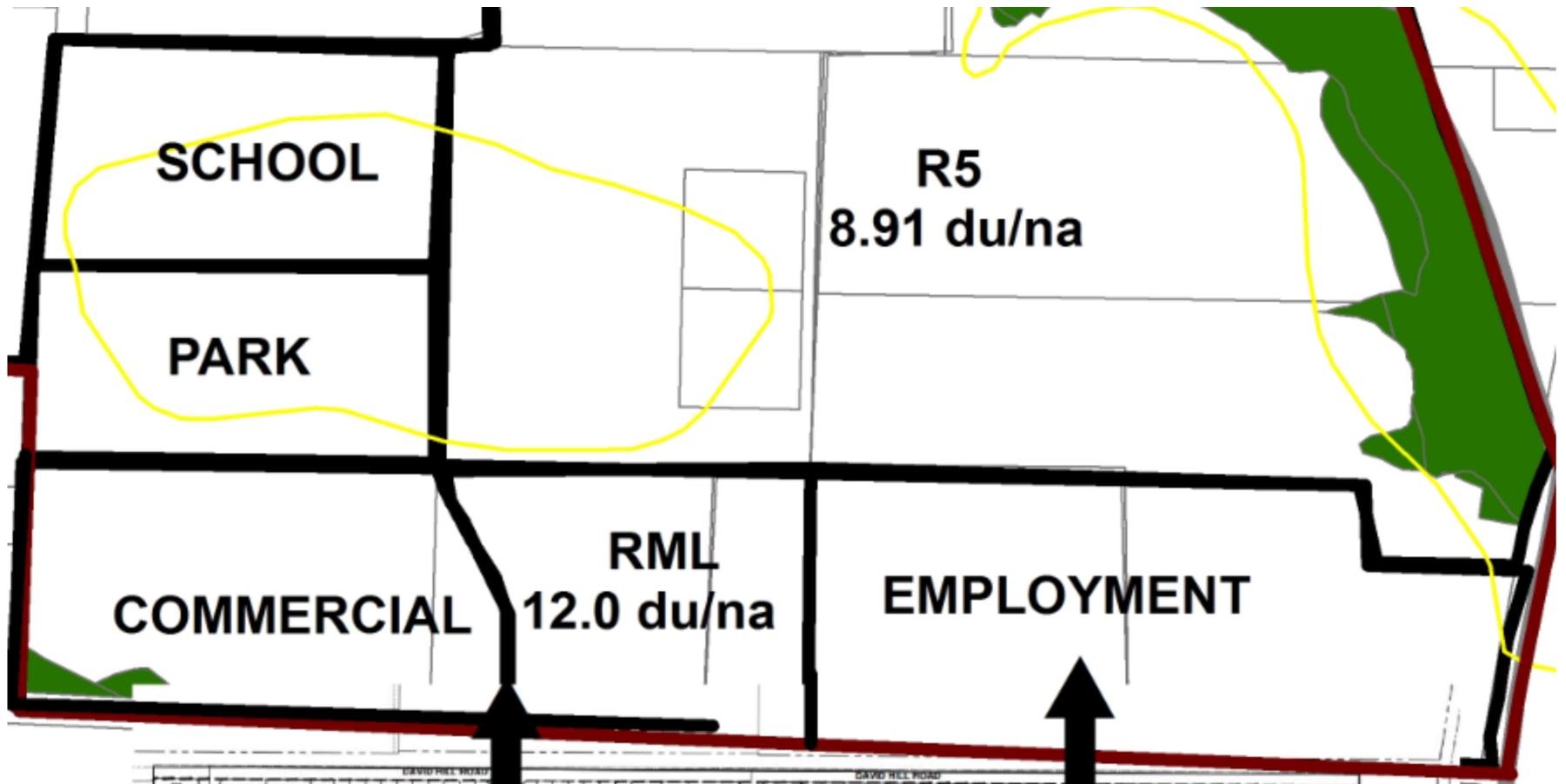
Purdin Road

Employment vs Residential continued

- Originally City viewed need, particularly large lot industrial
- 50 Year Question due to Reserves
- Industrial (EOA)
 - Over Supply next 20 years – 49 to 127 acres
 - Industrial Land need from 20 to 50 years – 134 to 434 acres
- Office
 - Need for next 20 years, particularly business park
 - 54 to 68 acres
 - 20 to 50 years – 209 to 434 acre need
- 38 acre industrial area brought into UGB – Elm Street Area

Purdin Road Area

- Mixed Use Commercial



Purdin Road Area

Mixed Use Commercial continued

- Helps form Neighborhood Core
- EOA (Retail Commercial)
 - 20 years - 66 to 111 acre need
 - 20 to 50 years – 298 to 787 acre need
- Market Analysis for Times Litho
 - One Mile Radius - \$94 million annual leakage out of \$181 million
 - Three Mile Radius - \$205 million out of \$431 million
 - Five Mile Radius - \$284 out of \$561 million

Purdin Road

- Other Uses Since last Charrette
 - Fire Station near David Hill and Highway 47 intersection – about 2 to 3 acres
 - Neighborhood Park – 10.9 acres – will be reviewed through Parks Master Plan Update but believes there is need
 - Employment Area could be active park use (e.g. fields) – review during Parks Master Plan update