



# Newport Housing Capacity Analysis

## Project Advisory Committee Meeting #3

June 8, 2022

**ECON**Northwest

ECONOMICS • FINANCE • PLANNING

# PAC Meeting Dates and Topics

HAC	Date	Topic(s)
PAC 3	June 8	Buildable lands inventory
PAC 4	Jul 21	Constructability assessment
PAC 5	Aug 25	Residential land needs
PAC 6	Oct 13	Housing measures and introduce the Housing Production Strategy
PAC 7	Jan 12	Identify additional potential housing strategies
PAC 8	Feb 16	Refine and narrow housing strategies
PAC 9	Mar 30	Finalize housing strategies



# Newport Housing Conversation Guide



# Buildable Lands Inventory

(2) “Buildable Land” means residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses. Publicly owned land is generally not considered available for residential uses.

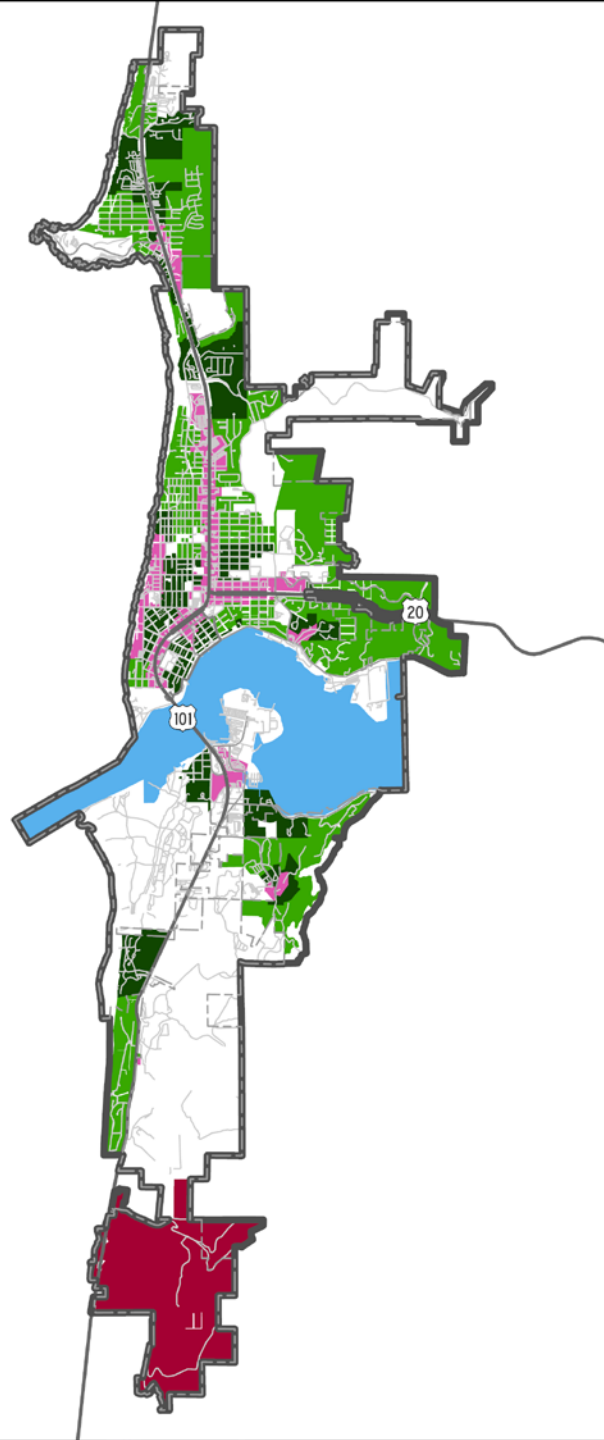
1. Gather and Assemble Data
2. Classify Land
3. Identify and Remove Constraints
4. Verification
5. Summarize Results
6. Constructability Analysis
  - Identify land with services where development could reasonably happen in the next 20 years
  - Pro forma analysis of financially feasible development, considering construction and infrastructure costs

# Newport Buildable Lands Inventory

Comprehensive Plan Designation



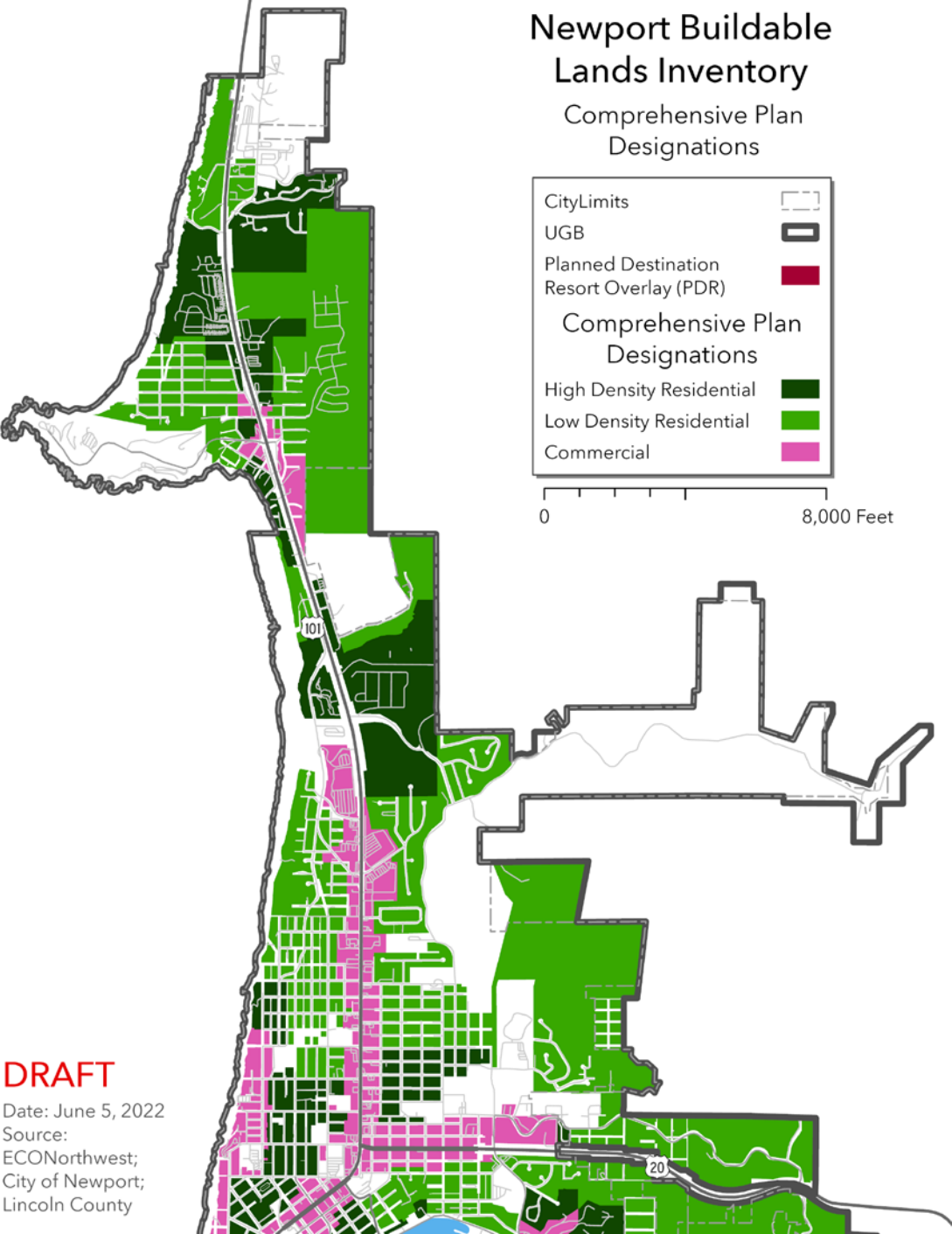
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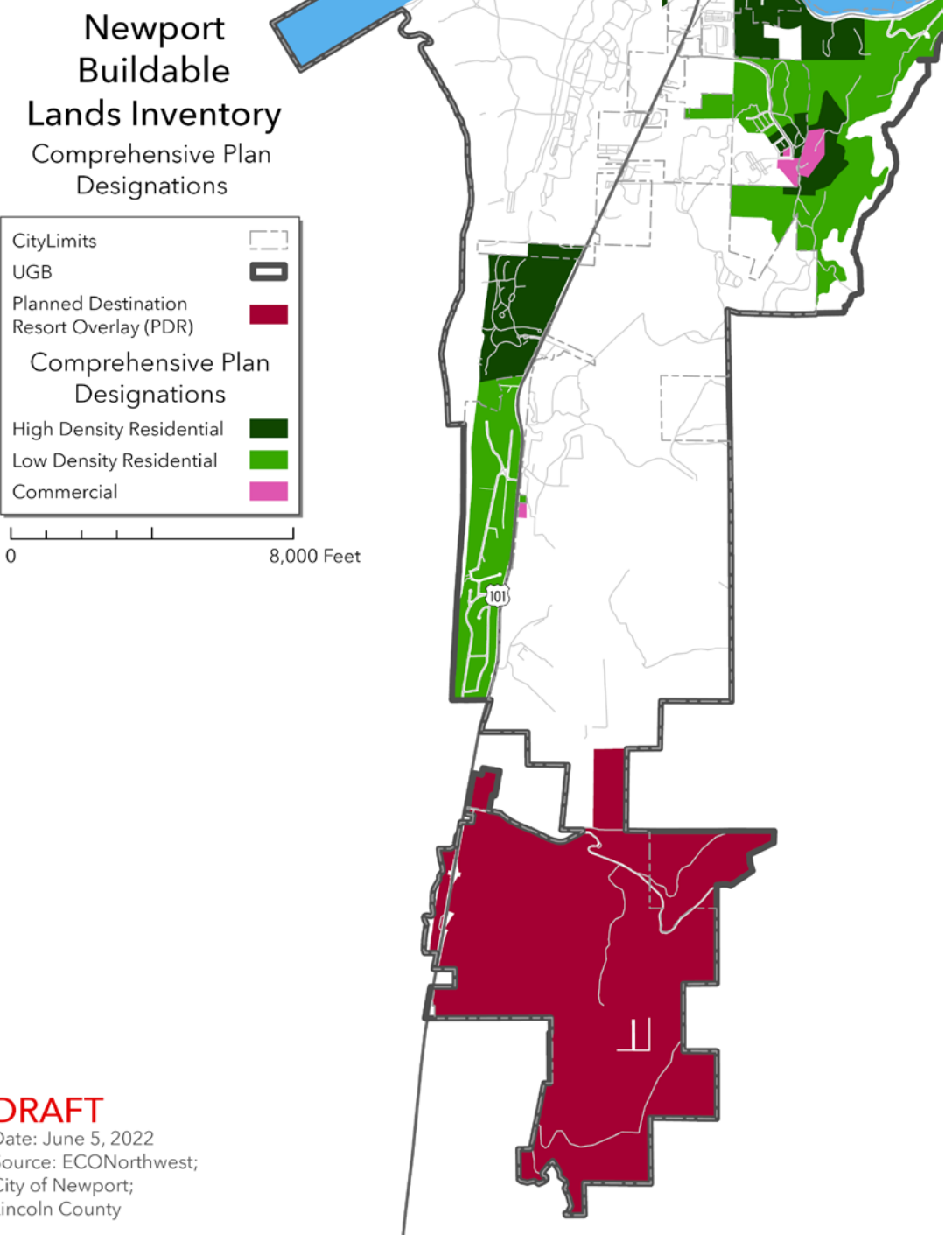
Newport Comprehensive Plan Designations where housing is allowed with clear and objective standards

**DRAFT**

Date: June 5, 2022  
Source: ECONorthwest;  
City of Newport;  
Lincoln County



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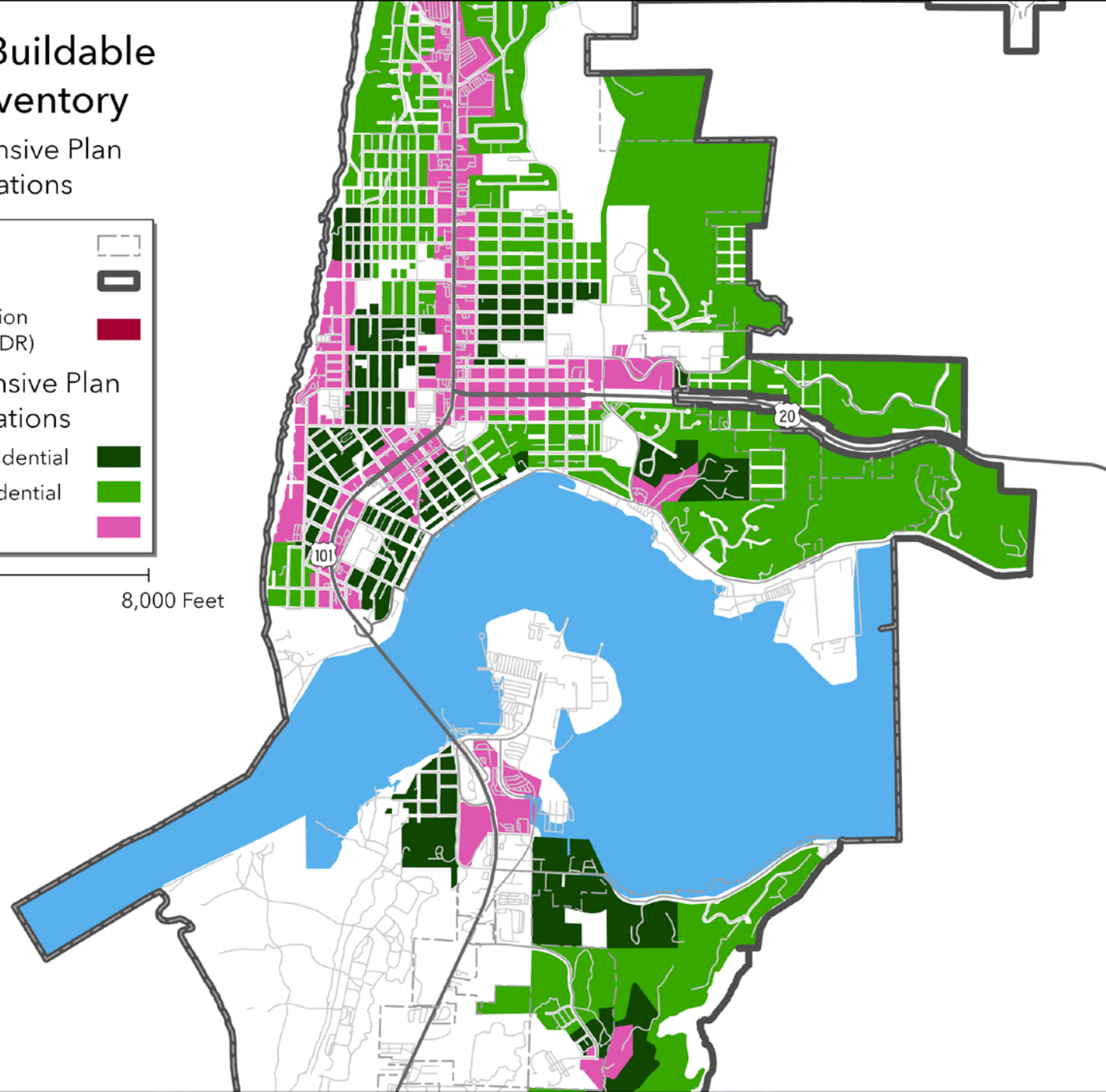


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# Newport Buildable Lands Inventory

Comprehensive Plan Designations



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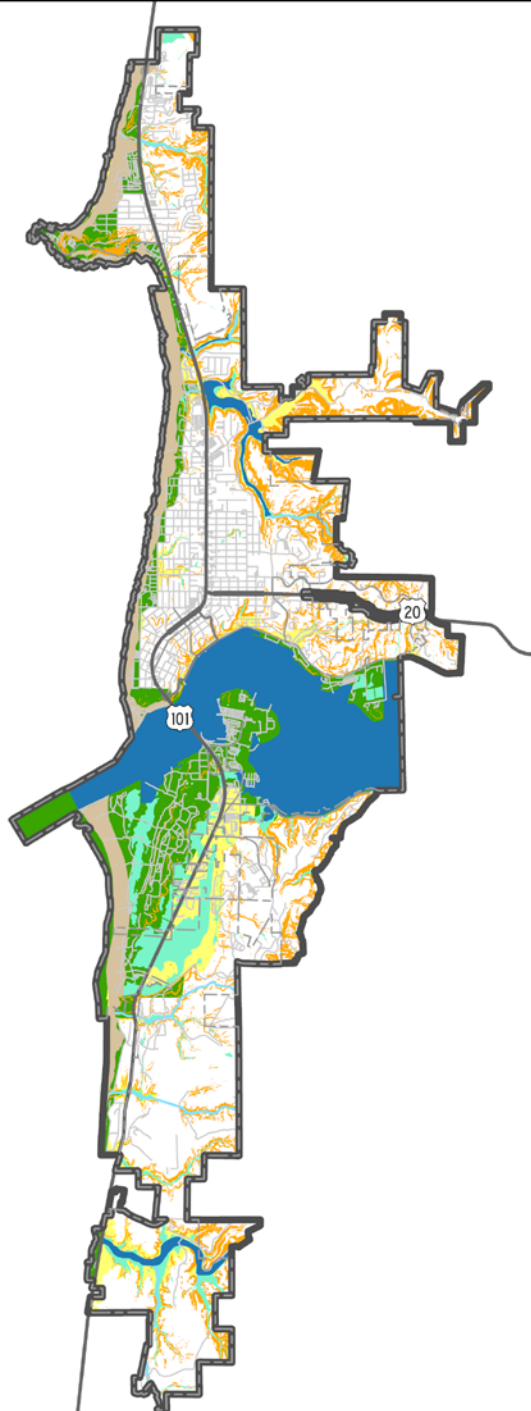
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# Newport Buildable Lands Inventory

## Constraints



0 15,000 Feet



## Constrained Land

- Geologic Hazards
- FEMA 100-Year Floodplain
- Natural Resource Protection Areas
- Riparian Corridors
- Slopes greater than 40%
- Tsunami Inundation zone
- Local Wetlands Inventory (mapped but not considered a prohibitive constraint)

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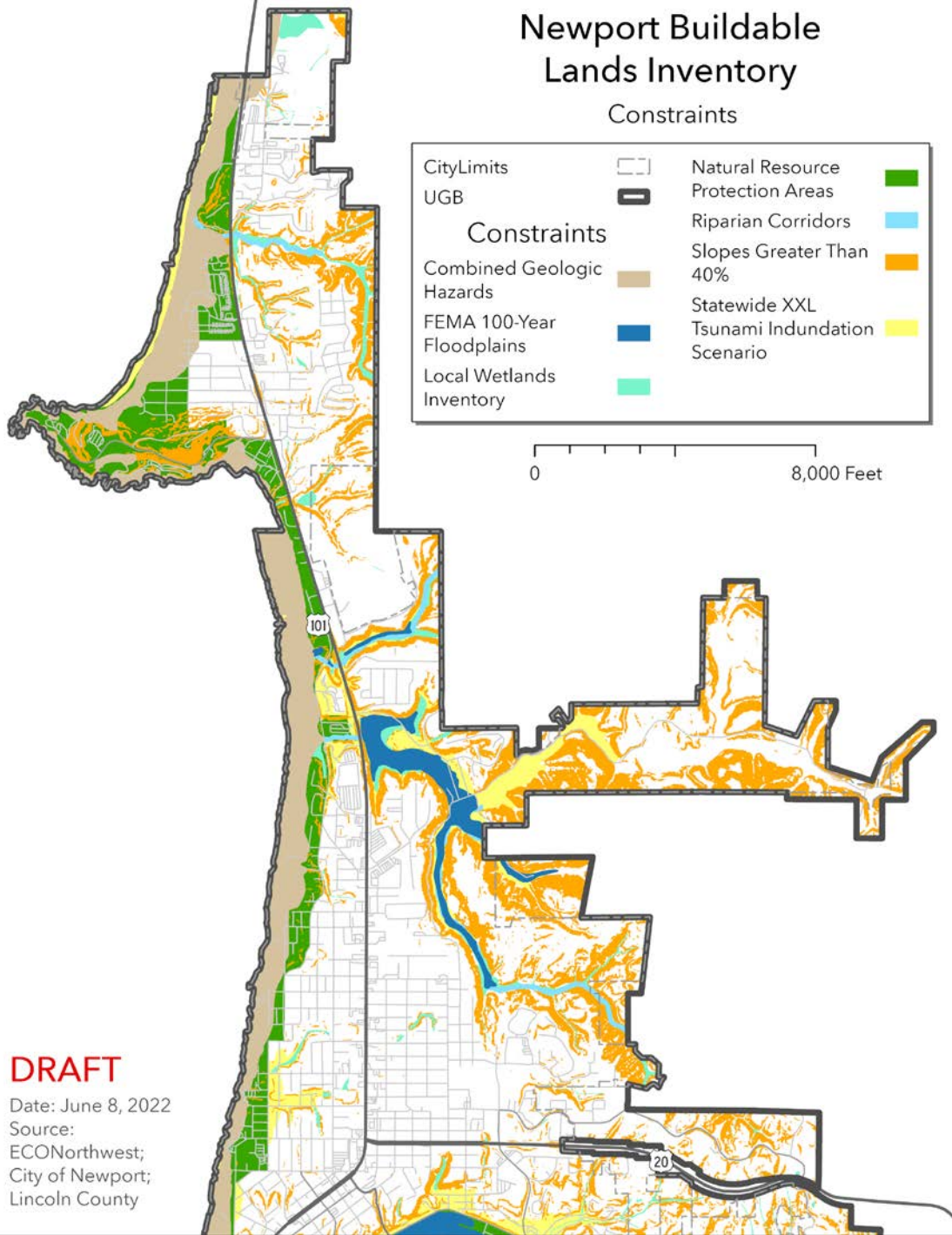
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# Newport Buildable Lands Inventory

## Constraints

CityLimits		Natural Resource Protection Areas	
UGB		Riparian Corridors	
<b>Constraints</b>			
Combined Geologic Hazards		Slopes Greater Than 40%	
FEMA 100-Year Floodplains		Statewide XXL Tsunami Indundation Scenario	
Local Wetlands Inventory			

0 8,000 Feet



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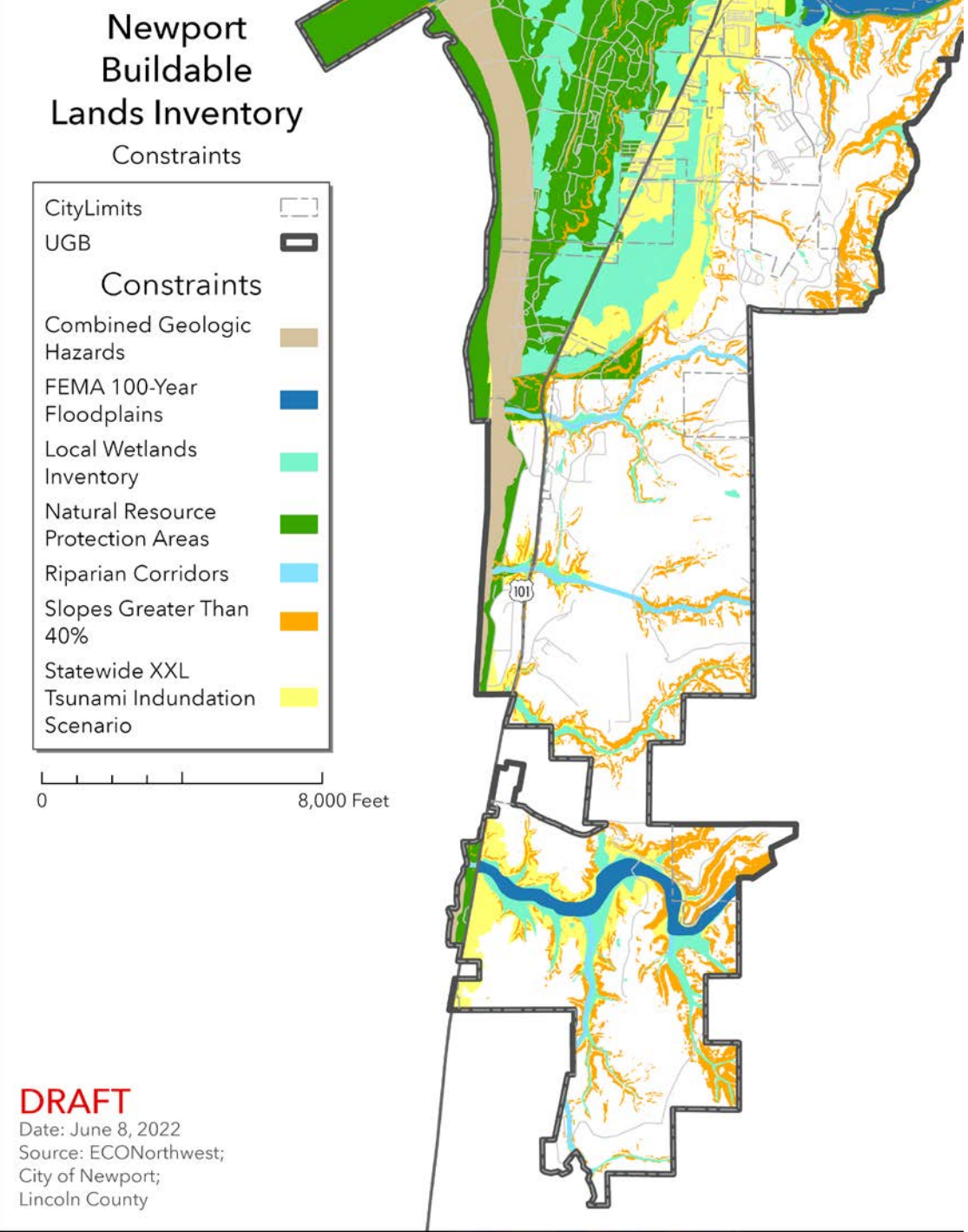
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# Newport Buildable Lands Inventory

## Constraints

CityLimits	
UGB	
<b>Constraints</b>	
Combined Geologic Hazards	
FEMA 100-Year Floodplains	
Local Wetlands Inventory	
Natural Resource Protection Areas	
Riparian Corridors	
Slopes Greater Than 40%	
Statewide XXL Tsunami Indundation Scenario	

0 8,000 Feet

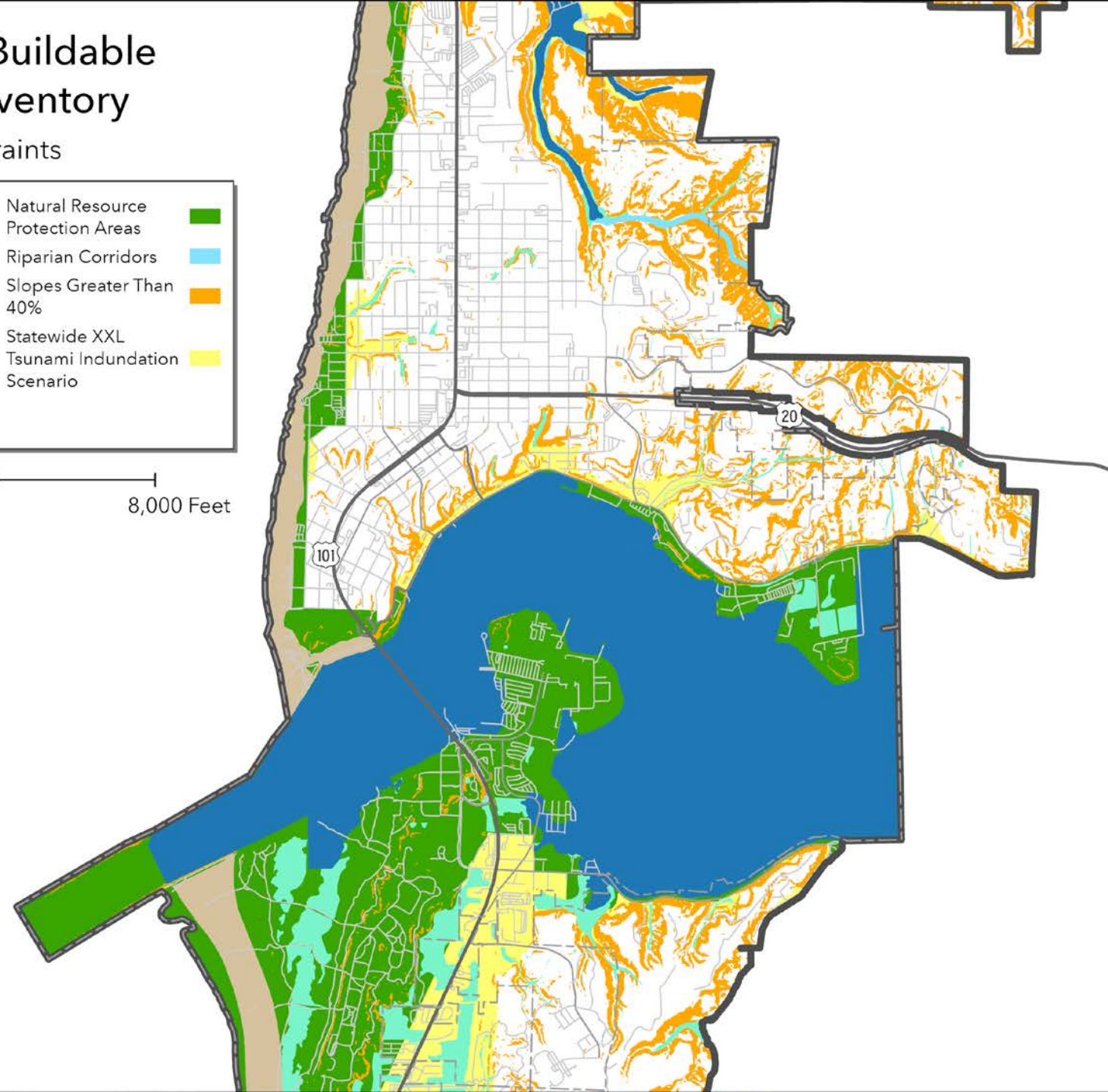
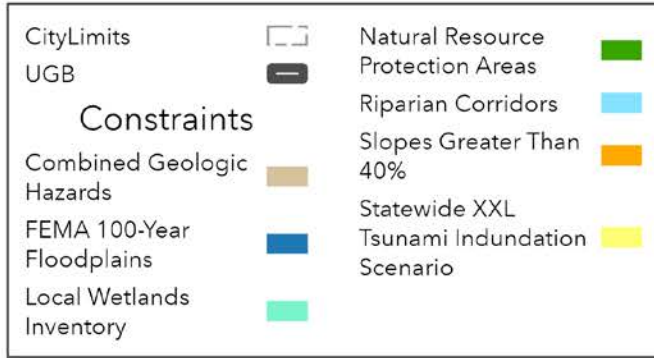


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# Newport Buildable Lands Inventory

## Constraints



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- **Developed**

Lots fully developed consistent with current zoning. Improved lots unlikely to redevelop within the 20-year period.

- **Vacant**

Lots that have no structures or have buildings with very little improvement value (\$10,000 or less).

- **Partially vacant**

Lots occupied by a use but contain enough land to be developed further in current zone.

- **Undevelopable**

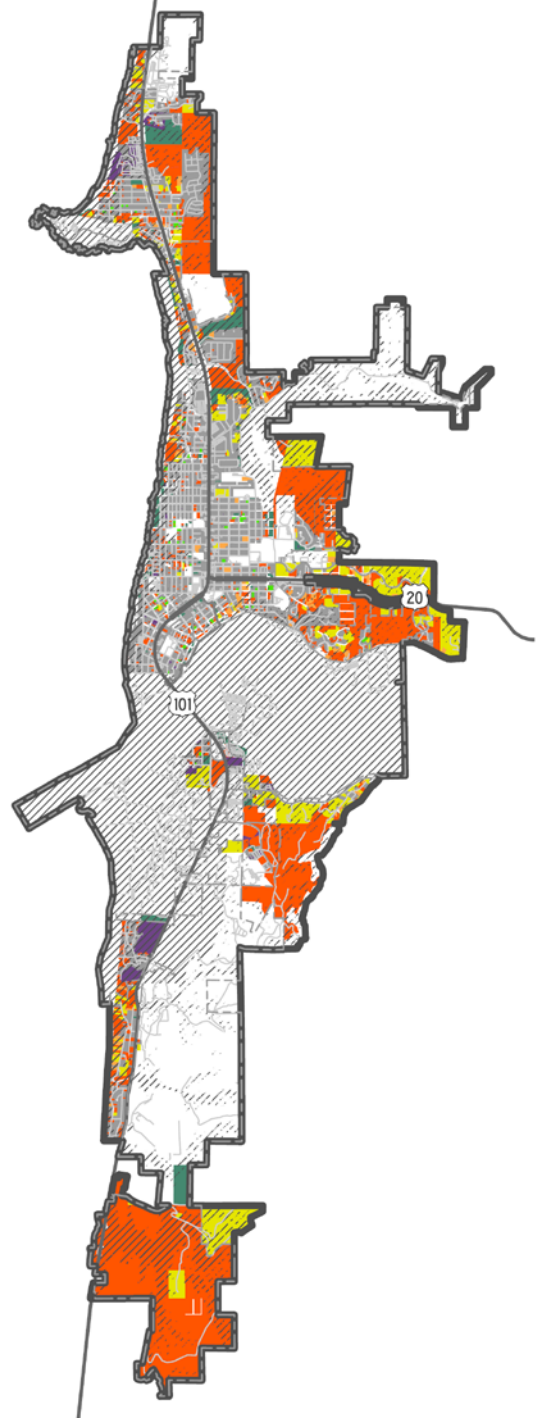
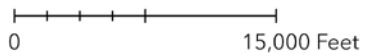
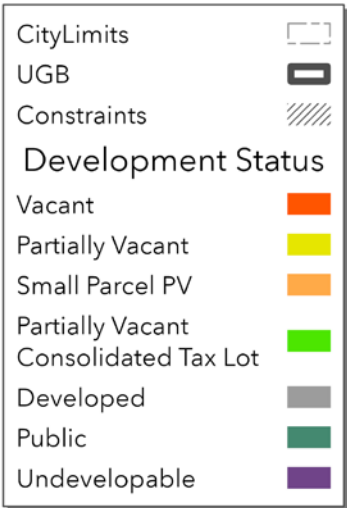
Vacant tax lots less than 3,000 square feet in size.

- **Public**

Lands in public, including Federal, State, County, or City ownership.

# Newport Buildable Lands Inventory

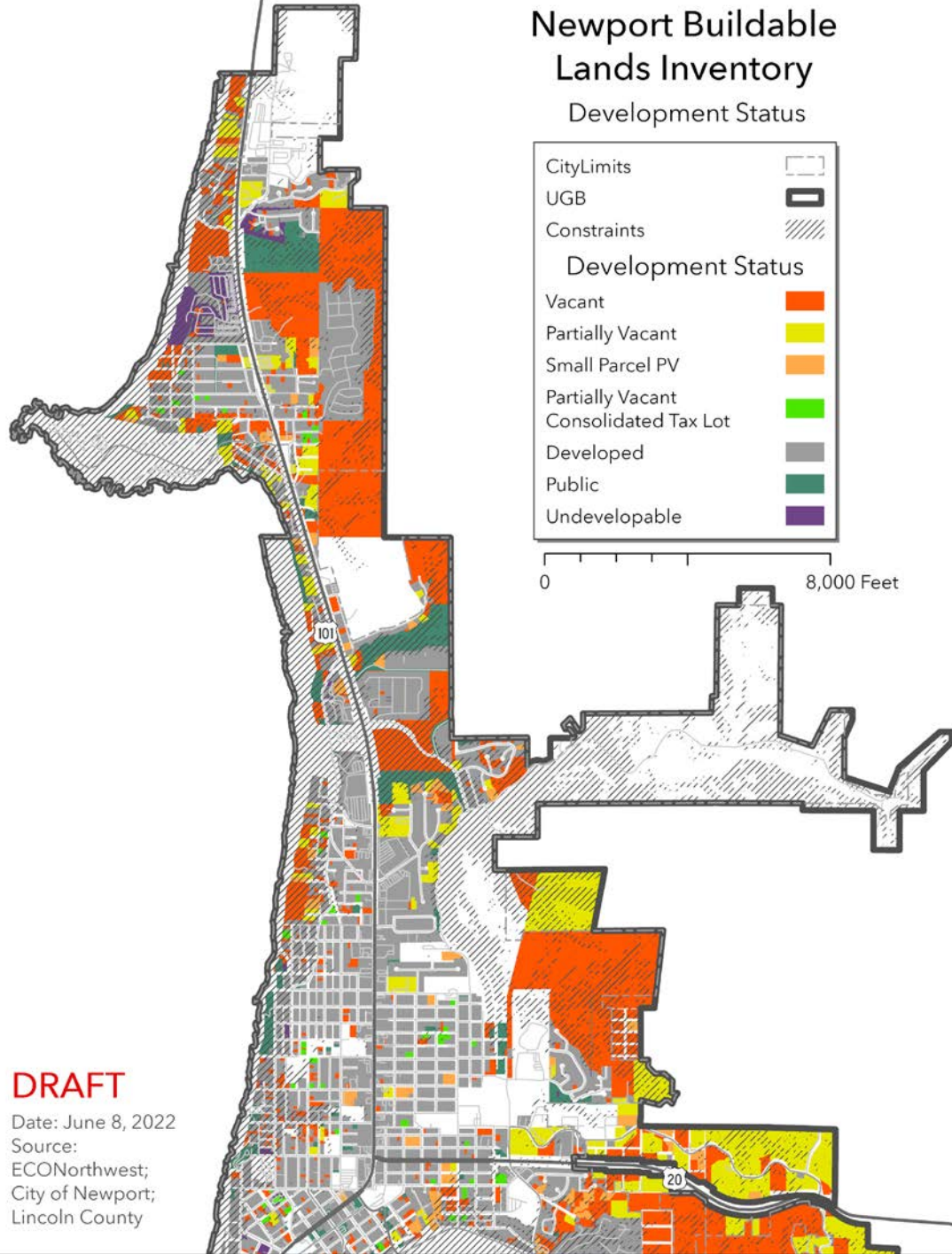
Development Status



Development Status with constraints

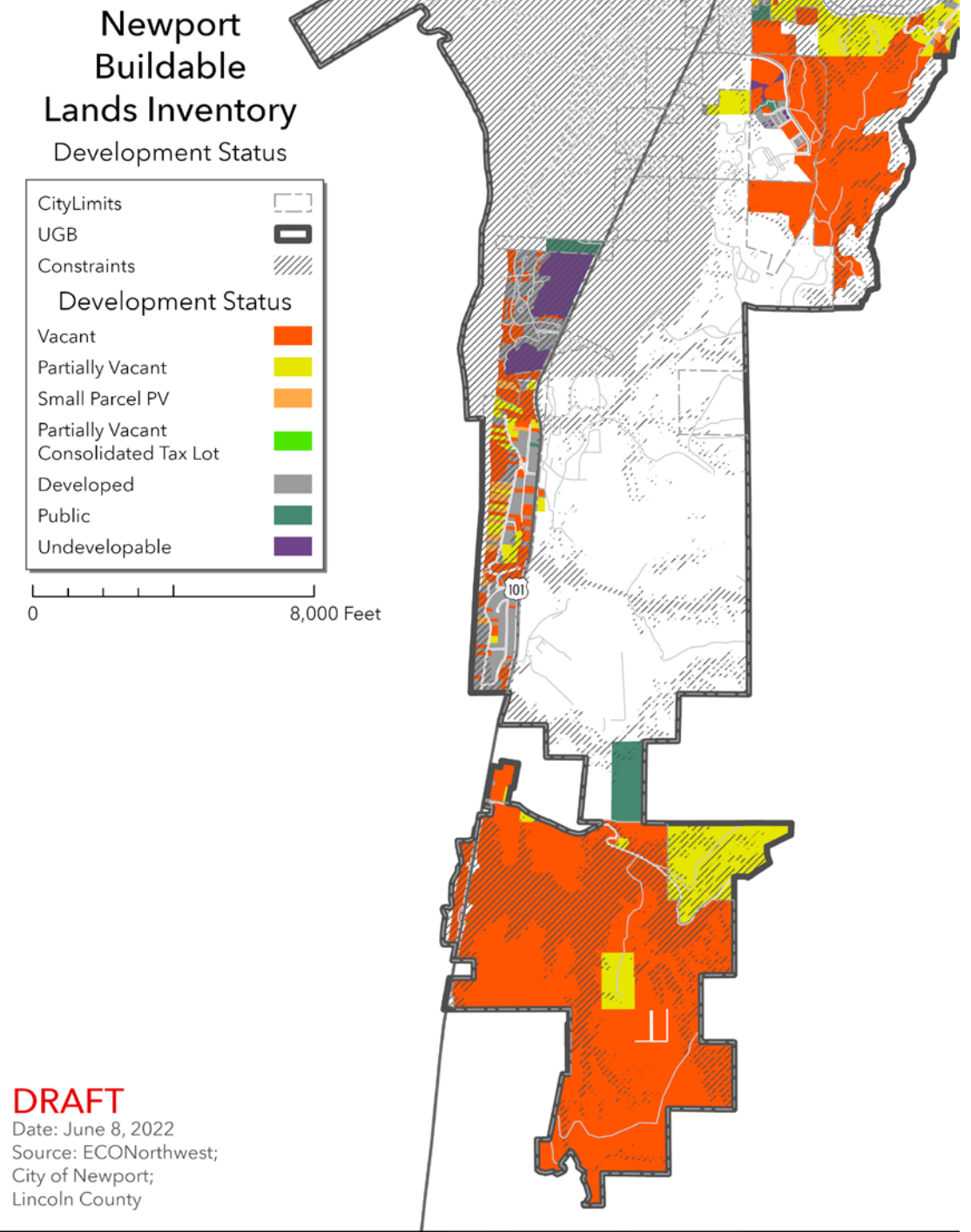
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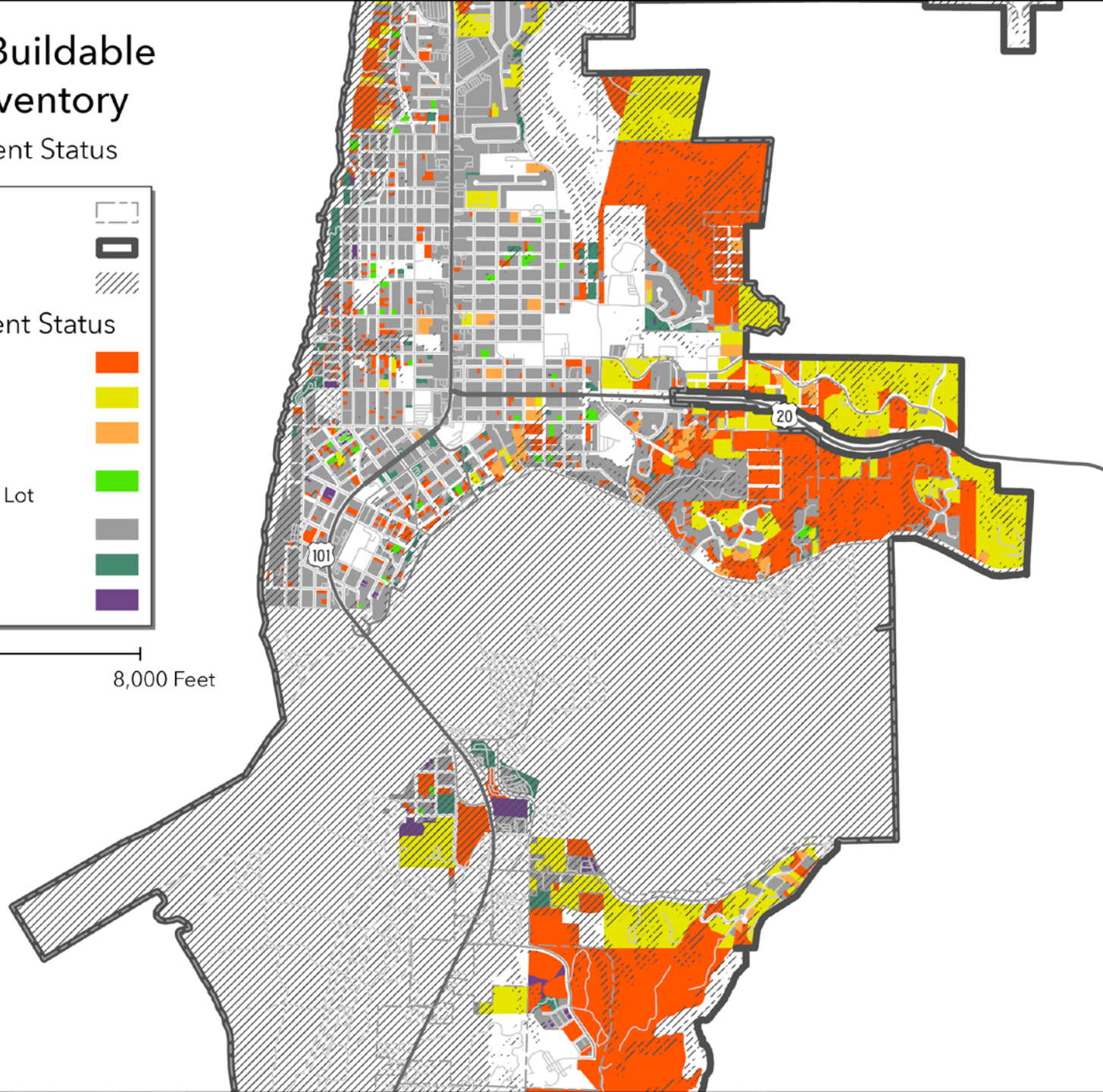
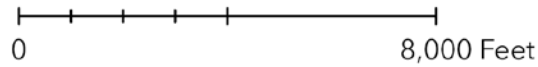
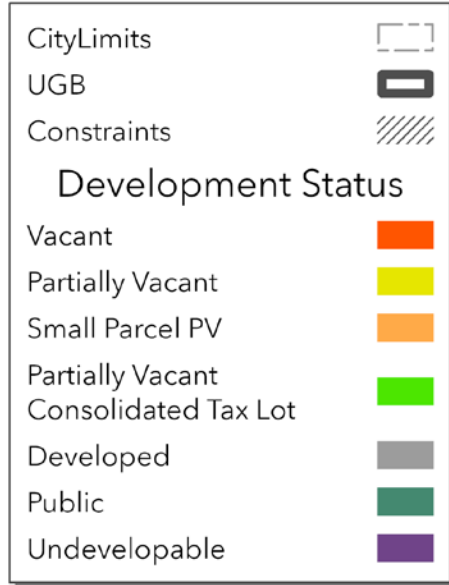


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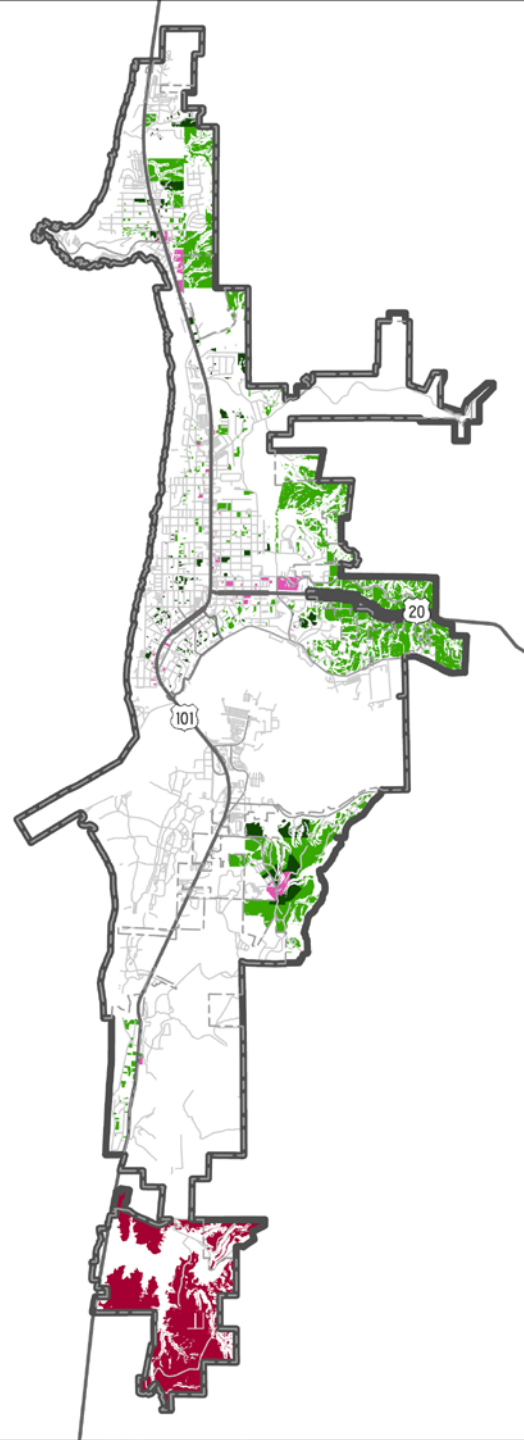


# Newport Buildable Lands Inventory

Unconstrained Vacant and  
Partially Vacant by  
Comprehensive Plan  
Designation

CityLimits	
UGB	
Comprehensive Plan Designations	
Commercial	
High Density Residential	
Low Density Residential	
Planned Destination Resort Overlay	

0 15,000 Feet



Unconstrained Vacant  
and Partially Vacant  
Residential Lands  
By Comprehensive Plan  
Designation

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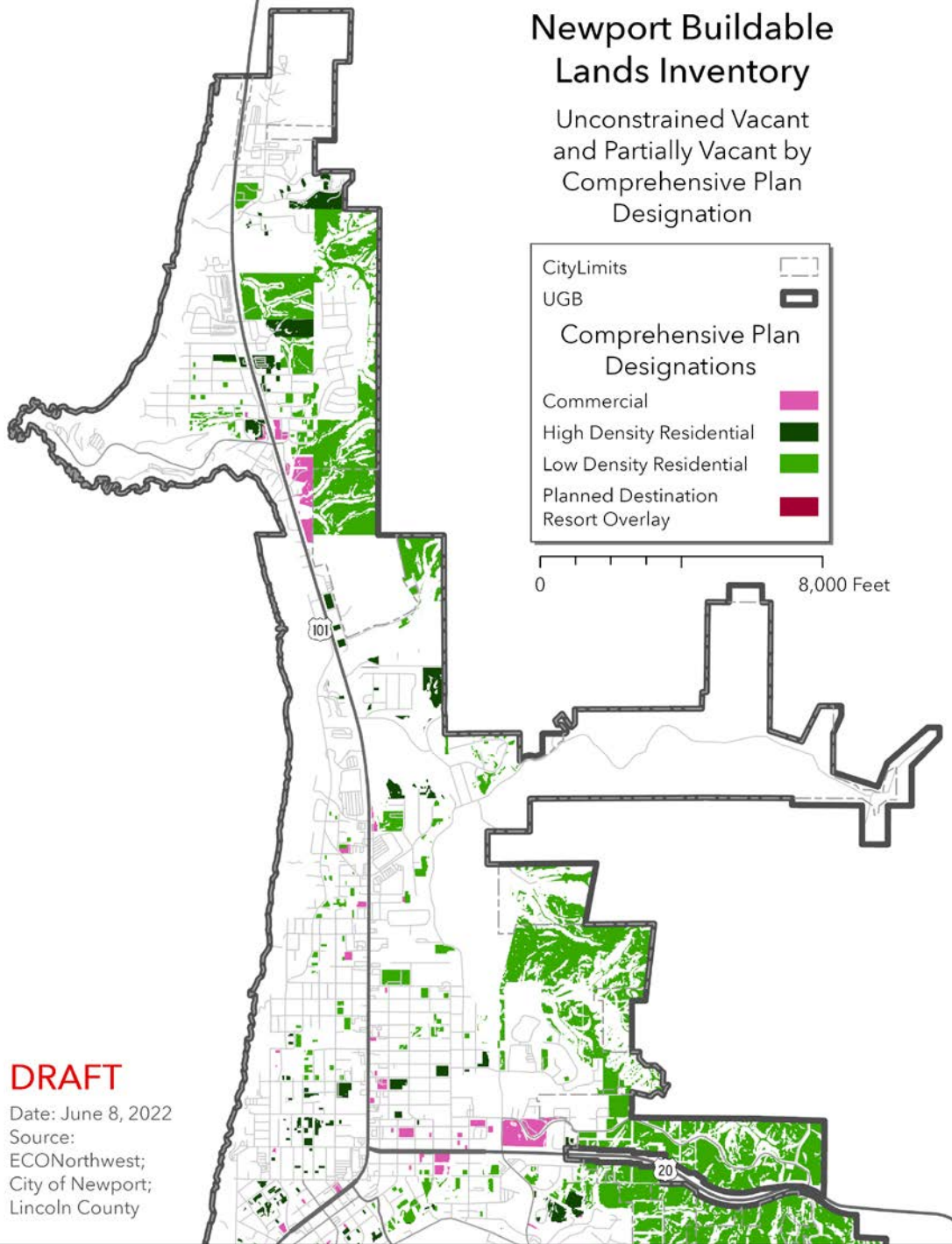
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# Newport Buildable Lands Inventory

Unconstrained Vacant and Partially Vacant by Comprehensive Plan Designation

CityLimits	
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High Density Residential	
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Planned Destination Resort Overlay	

0 8,000 Feet







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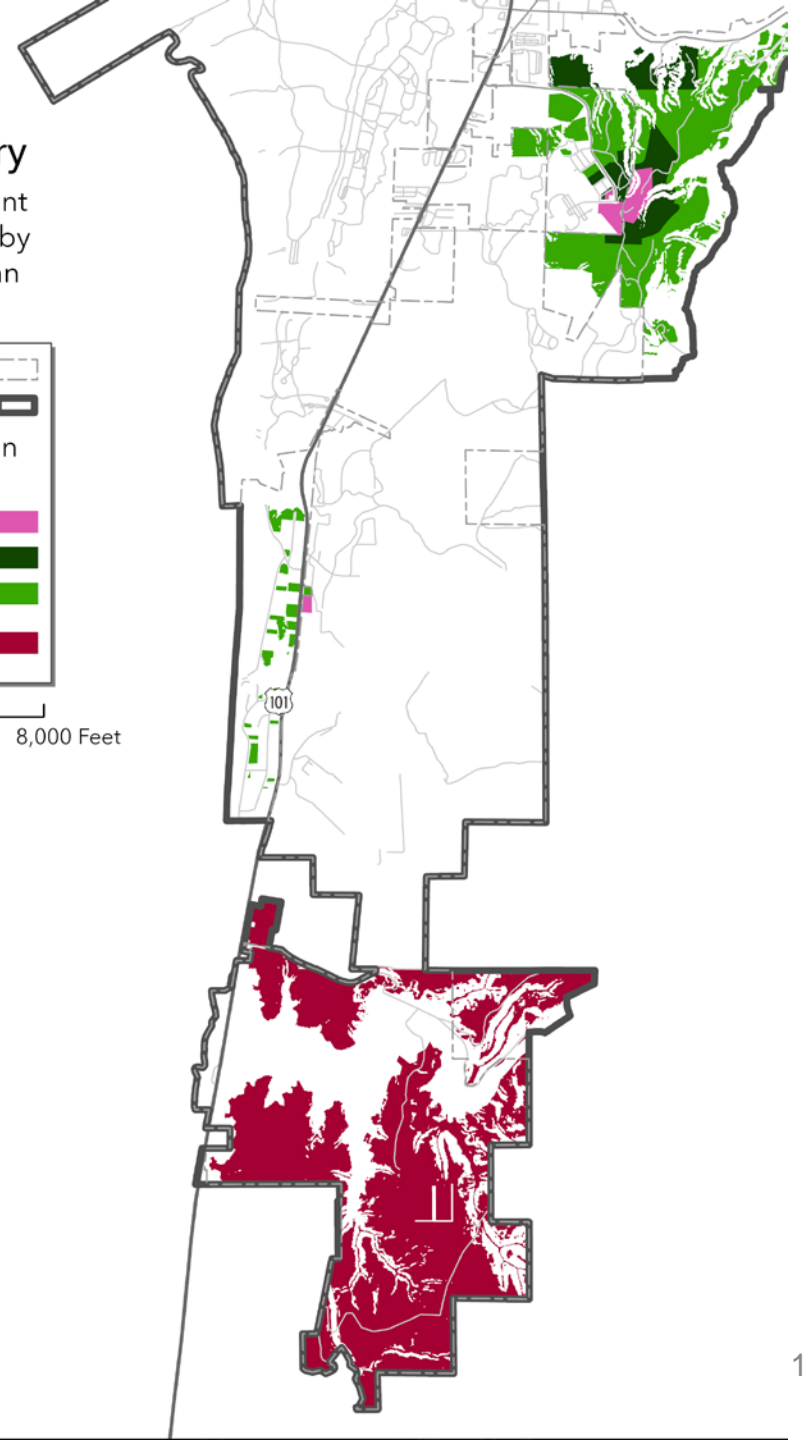
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Unconstrained Vacant and Partially Vacant by Comprehensive Plan Designation

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0 8,000 Feet

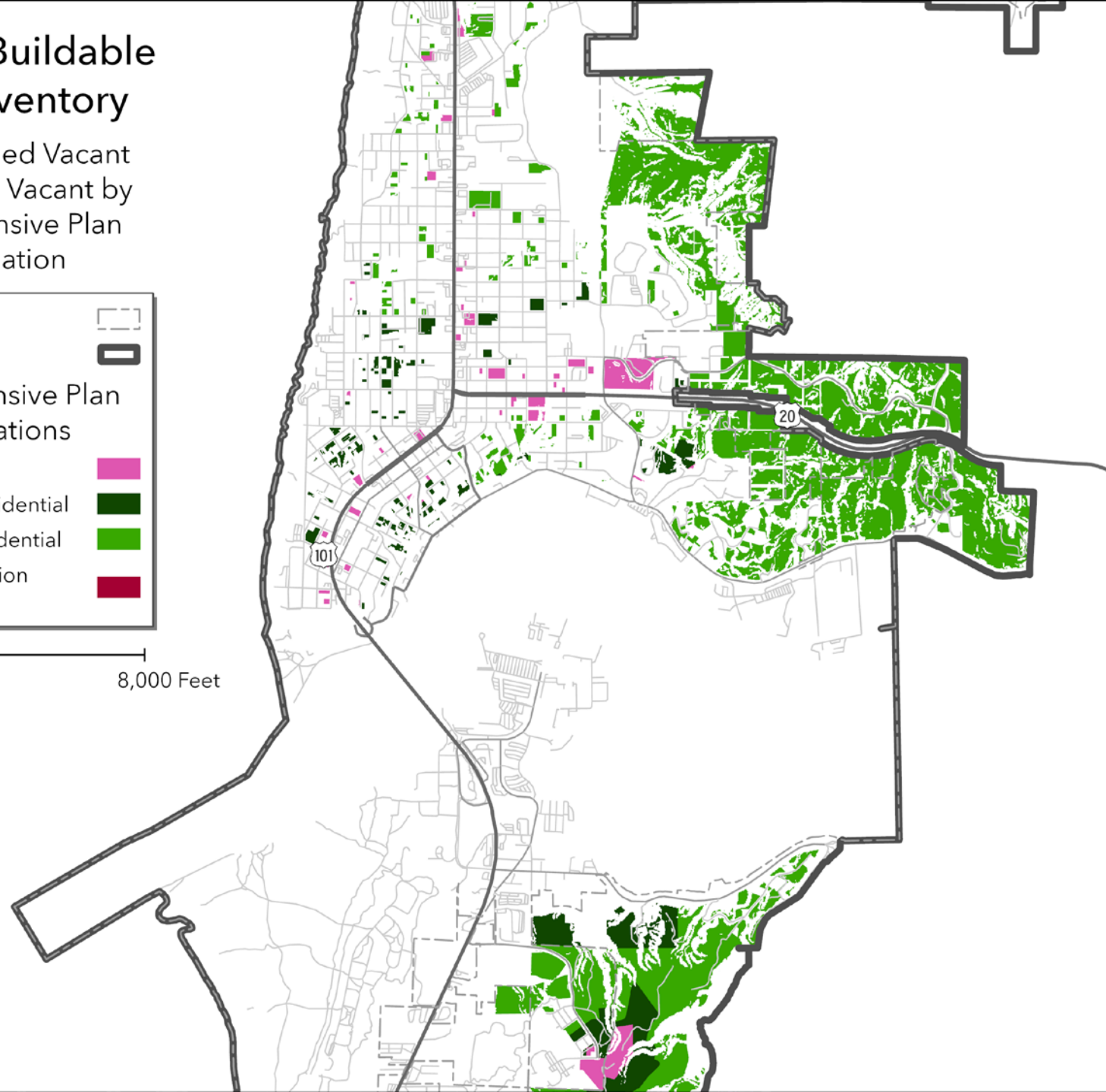


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# Newport Buildable Lands Inventory

Unconstrained Vacant and Partially Vacant by Comprehensive Plan Designation



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# Unconstrained Vacant & Partially Vacant Lands

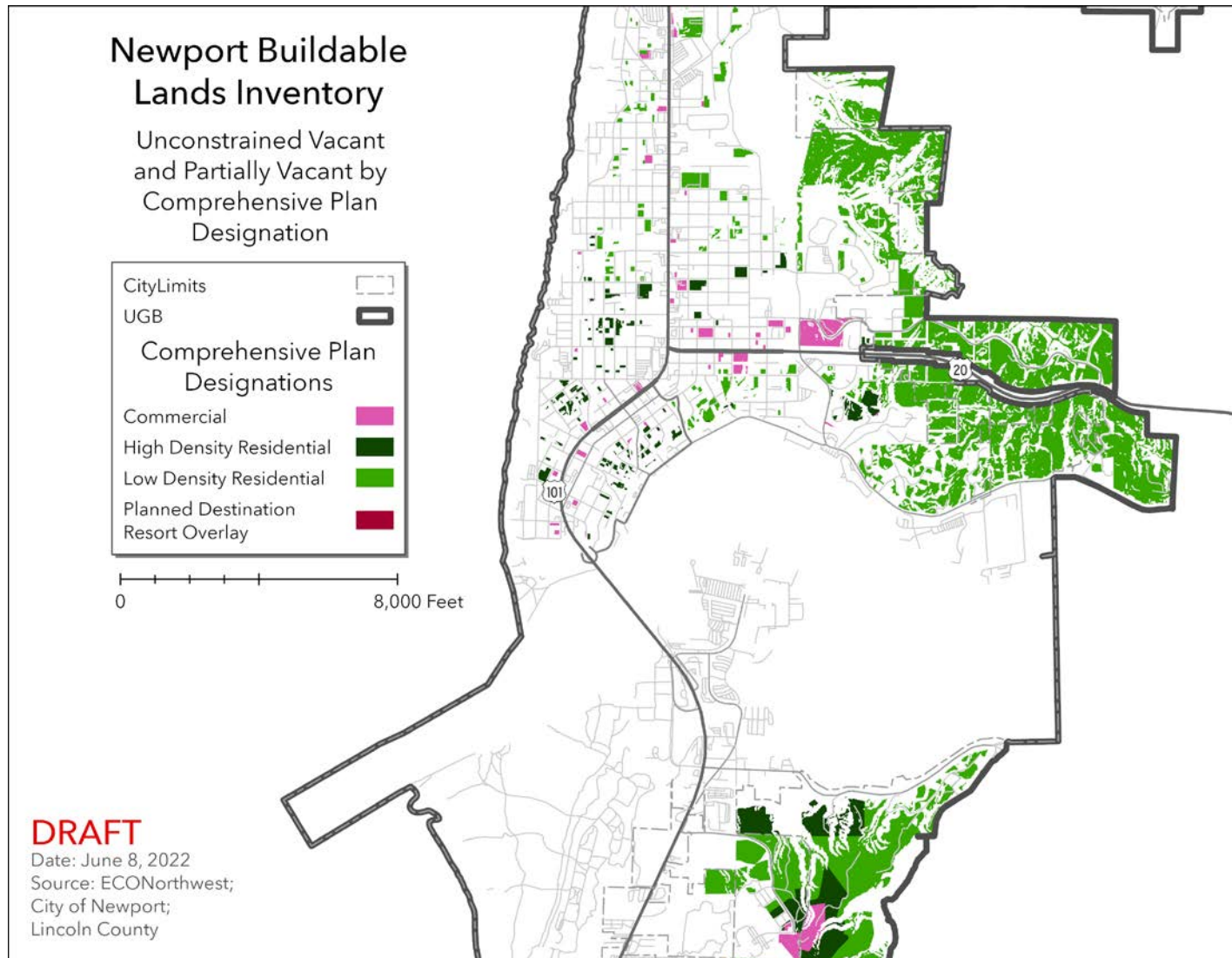
Total Unconstrained Buildable Acres: 1,202

53% of buildable land is in the Low Density Residential and 8% is High Density Residential (excluding the Resort Overlay)

Plan Designation	Total Buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
High Density Residential	100	74	27
Planned Destination Resort Overlay	420	369	51
Low Density Residential	642	487	155
Commercial	40	24	16
<b>Total</b>	<b>1,202</b>	<b>953</b>	<b>249</b>

Note: This does not include 17 acres of land with partially vacant areas, with existing plats. Called “Partially Vacant Consolidated Tax Lots.”

# Next step: Constructability Analysis



Where does the City have land with existing infrastructure or near existing infrastructure where needed housing may be developed and financially feasible.

# Newport Buildable Lands Inventory Viewer

- Use the viewer to see the results of the analysis.
- If you have comments, please send them to Derrick

<https://arcg.is/1fb4fD0>

- Refine buildable land if needed
  - Send comments to Derick by 6/20 (or sooner)
- Start constructability analysis
- Housing Conversations – completed by 8/1/2022
- PAC Meeting #: **July 21 @ 6 PM**



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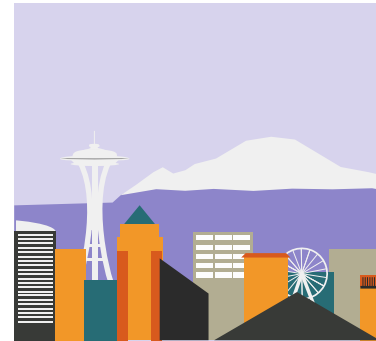
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