

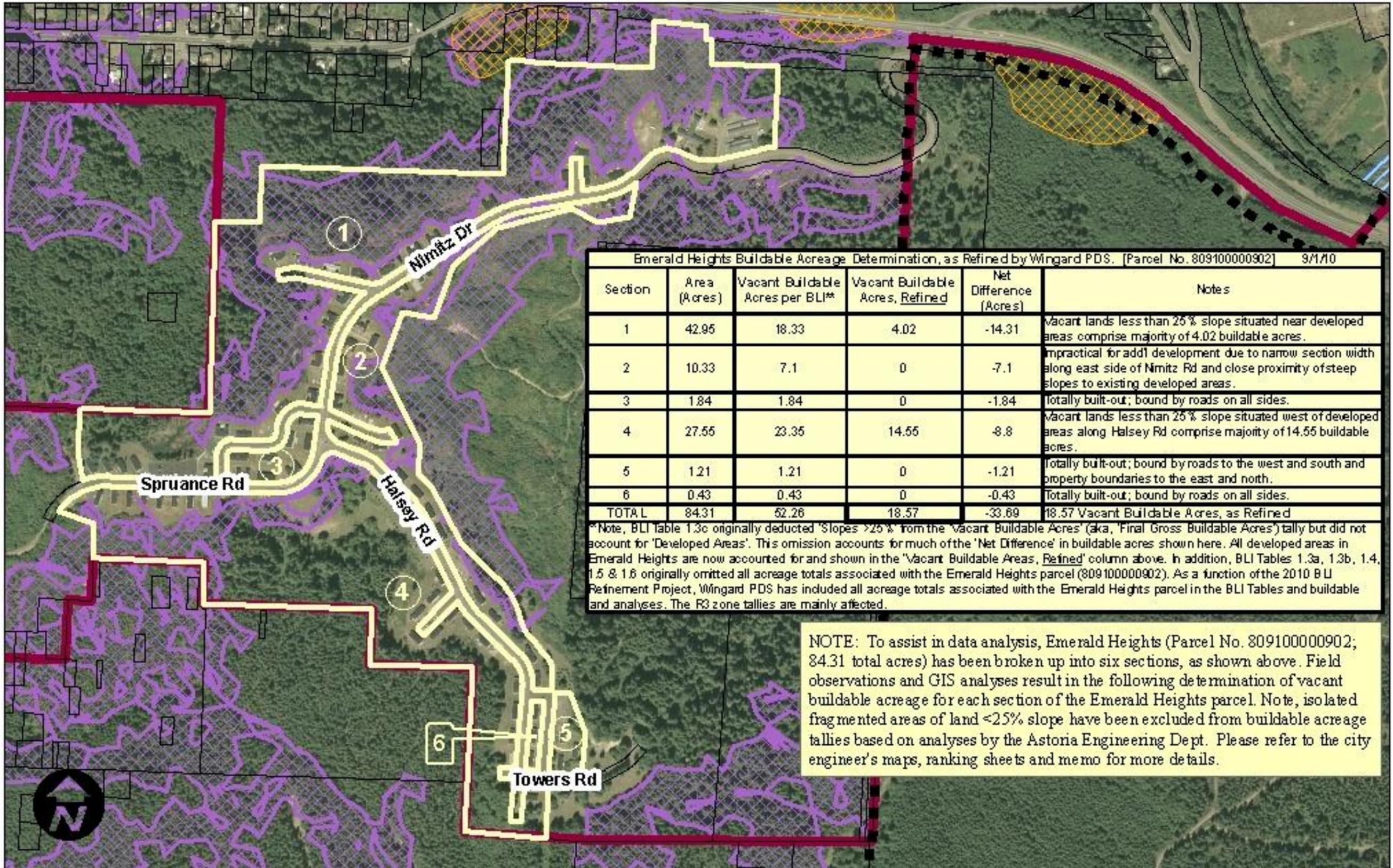
City of Astoria
2010 Buildable Lands Inventory Refinement Project
Emerald Heights [Parcel No. 809100000902]

- City Limits
- UGB
- Slide Areas
- Wetlands
- Slopes
- Parks

Map by Wingard Planning & Dev Services
 March 15, 2011

Sources:
 Clatsop County
 City of Astoria

Map 3 of Figure 2 added by Ordinance 11-07, 7-5-11



Emerald Heights Buildable Acreage Determination, as Refined by Wingard PDS. [Parcel No. 809100000902] 9/1/10

Section	Area (Acres)	Vacant Buildable Acres per BLI**	Vacant Buildable Acres, Refined	Net Difference (Acres)	Notes
1	42.95	18.33	4.02	-14.31	Vacant lands less than 25% slope situated near developed areas comprise majority of 4.02 buildable acres.
2	10.33	7.1	0	-7.1	Impractical for addl development due to narrow section width along east side of Nimitz Rd and close proximity of steep slopes to existing developed areas.
3	1.84	1.84	0	-1.84	Totally built-out; bound by roads on all sides.
4	27.55	23.35	14.55	-8.8	Vacant lands less than 25% slope situated west of developed areas along Halsey Rd comprise majority of 14.55 buildable acres.
5	1.21	1.21	0	-1.21	Totally built-out; bound by roads to the west and south and property boundaries to the east and north.
6	0.43	0.43	0	-0.43	Totally built-out; bound by roads on all sides.
TOTAL	84.31	62.26	18.57	-33.69	18.57 Vacant Buildable Acres, as Refined

*Note, BLI Table 1.3c originally deducted 'Slopes >25%' from the 'Vacant Buildable Acres' (aka, 'Final Gross Buildable Acres') tally but did not account for 'Developed Areas'. This omission accounts for much of the 'Net Difference' in buildable acres shown here. All developed areas in Emerald Heights are now accounted for and shown in the 'Vacant Buildable Acres, Refined' column above. In addition, BLI Tables 1.3a, 1.3b, 1.4, 1.5 & 1.6 originally omitted all acreage totals associated with the Emerald Heights parcel (809100000902). As a function of the 2010 BLI Refinement Project, Wingard PDS has included all acreage totals associated with the Emerald Heights parcel in the BLI Tables and buildable and analyses. The R3 zone tallies are mainly affected.

NOTE: To assist in data analysis, Emerald Heights (Parcel No. 809100000902; 84.31 total acres) has been broken up into six sections, as shown above. Field observations and GIS analyses result in the following determination of vacant buildable acreage for each section of the Emerald Heights parcel. Note, isolated fragmented areas of land <25% slope have been excluded from buildable acreage tallies based on analyses by the Astoria Engineering Dept. Please refer to the city engineer's maps, ranking sheets and memo for more details.