

**Summary of Outstanding ECLA Issues  
December 16, 2009**

Below is a brief description of the outstanding issues we need to work through by April. This is not a complete listing of the items under each issue, it is simply a guide to help you understand the issue and the general scope of what will be discussed so that you can determine your level of interest. This summary was created for the sole intent of helping you express your preferences for issues you wish to be involved with in more detail over the coming months. The issues will be fully defined at the outset so that we have a clear sense of the questions and issues that need to be resolved so that we'll all know when we've finished.

1. Density on Slopes
  - Does current data accurately reflect the densities that have been achieved on sloped land in the 2001-2008 period?
2. Density – Planned Unit Developments
  - Does current data accurately reflect the impact of open space requirements associated with Planning Unit Developments on density during the 2001-2008 period?
3. Net to Gross Ratio
  - Does the current data accurately reflect the net to gross ratio that has occurred in the 2001-2008 period?
  - Are the assumptions about different net to gross ratios for different parcel sizes consistent with what has occurred in the 2001-2008 period.
4. Plan Designations
  - How should the ECLA process address the fact that the Metro Plan indicates there are circumstances in which plan designations are not parcel specific?
5. Wetlands
  - What assumptions should/can be made about Local Wetland Inventory wetlands that are not protected locally and are subject to development with appropriate state and federal permits?
  - Should/can these wetlands be considered fully developable, partially developable or undevelopable for the purposes of ECLA?
6. Parkland Need Inside UGB
  - Not all parkland need during the planning period will be met inside the UGB, just as not all parkland currently administered by the City is located inside the UGB. How much of the parkland need should be met inside the UGB?

- The issue of parkland need was discussed by the committee, but not what portion should be met inside the UGB. The current assumption is that it would be consistent with the current ratio of inside to outside.
  - What are current natural areas acquisition plans and are these being adequately taken into consideration? How will acquisition plans be impacted by ECLA findings for park need?
  - How does parkland need (or lack thereof) translate into the geography of where future parks are located?
7. Traffic Impact Analysis/Transportation Planning Rule
- All development applications need to account for how they will impact transportation and circulation.
  - Should ECLA address the fact that some parcels currently inventoried as vacant and buildable are effectively considered by some to be unbuildable due to the prohibitive cost/effort to meet transportation/level of service standards?
8. Residential Redevelopment
- Should a different methodology for estimating residential redevelopment be utilized?
  - Is the data associated with the current methodology valid?
9. Density Projections on Vacant Land
- For the purposes of the Baseline Assumption (current trend and/or current policies), what densities should we assume will be achieved on sloped land in the future?
  - This issue may be impacted by the outcome of Issue #1.
10. Drainageways/Stormwater
- Proposed developments are subject to compliance with goals and conditions of approval related to drainageways and stormwater basin plans.
  - Should these drainageways and areas subject to stormwater basin plans be considered fully developable, partially developable or undevelopable for the purposes of ECLA?
  - Is there some other way to address this issue either within or beyond ECLA?
11. Nodal Development/Residential in Commercial
- The amount of residential development that occurred in areas with commercial plan designations (2001-2008) was calculated in October. The CAC has not had an opportunity to review or weigh in on this data.
  - The Baseline Assumption does not explicitly address current policies related to nodal development targets. How should these policies be considered in the baseline? In the “new policy” discussion that occurs in 2010?

## 12. Housing Mix

- Manufactured homes on lots comprised 6% of the housing mix in 2007. Is this value too high going forward given recent legislation that makes this housing type difficult to construct?
- How is housing affordability impacted by housing mix? What will the baseline housing mix produce in terms of housing price?
- Is the past housing mix indicative of actual housing need in the future?
- Consideration of other housing types.

## 13. Underbuild Rate

- What is the ability of the ECLA analysis to allow for adjustments to allowable maximum capacity?
- If future development will be limited by PUD requirements, tree protection, slopes, etc., how does ECLA account for this development occurring at less than maximum allowable capacity or at less than recent trends.

## 14. Data Issues

- Various concerns about data availability, data clarity, report clarity and map detail and availability.
- For the most part these issues are less about things that the CAC needs to work on and more about work that staff needs to complete and make available.