Chapter 2 Land Available for Industrial and Other Employment Uses

The buildable lands inventory is intended to identify commercial and industrial lands that are available for development for employment uses within the Talent Urban Growth Boundary (UGB). The inventory is sometimes characterized as *supply* of land to accommodate anticipated employment growth. Population and employment growth drive *demand* for land. The amount of land needed depends on the type of development and other factors.

This chapter presents results of the commercial and industrial buildable lands inventory for the City of Talent. The results are based on analysis of GIS data provided by City staff and reviewed by ECONorthwest. The remainder of this chapter summarizes key findings of the draft buildable lands inventory. This chapter includes tabular summaries and narrative descriptions. The results also include maps that are available from the City's Community Development Department. The methods used to conduct the inventory are summarized in Appendix A of this report.

LAND BASE

Table 2-1 shows acres within the Talent UGB and city limits as of March 2016. According to the City GIS data, Talent has about 968 acres in 2,091 tax lots within its UGB. The UGB includes an area on the east side of Interstate 5 that is constrained by the lack and cost of infrastructure expansion. Talent has about 851 acres within its City Limits. Additionally, the City has about 271 acres between the City Limits and Urban Growth Boundary.

Table 2-1. Acres in Talent UGB and City Limit, 2016

Area	Tax Lots	Total Acres	Acres in Tax Lots
City Limits	2,028	851	733
Urban Growth Boundary	63	271	235
Total	**2,091**	**1,122**	**968**

Source: City of Talent GIS data & analysis.
Note: Table includes all areas within the UGB, including waterways, roads and the Siskiyou rail line.

Table 2-1 summarizes all land in the Talent UGB. The next step was to identify the employment land base (e.g., lands with plan designations that allow employment). The land base includes traditional employment designations—Commercial and Industrial). Public lands were excluded from analysis, as most are fully developed and overwhelmingly zoned for non-employment use.

Table 2-2 shows that about 222 acres within the Talent UGB are included in the employment land base. Thus, about 20% of all land within the Talent UGB falls within the employment land base category. The land base includes all land in tax lots that have any portion in an employment plan designation.

Table 2-2. Lands designated for employment uses, Talent UGB, 2016

Area	Value
Talent UGB	
Number of Tax Lots	2,091
Acres in UGB	1,122
Talent Employment Land	
Tax Lots in Employment Designations	222
Acres in Land Base in Employment Designations	222

Source: City of Talent GIS data & analysis.
Note: Of the 222 acres in Land Base employment designations, 182 are Commercial, and 40 are Industrial.

The third step in the inventory was to classify lands into mutually-exclusive categories that relate to their development status. The categories include:

- Vacant land
- Partially vacant land
- Developed land
- Unbuildable land

See Appendix A for detailed definitions of these categories. ECONorthwest used the rules described in Appendix A to perform a preliminary classification. The next step was to show the results in map form overlaid on a 2015 aerial photo to help validate the classifications. After reviewing the aerial imagery and map overlay, City staff conducted limited site visits to confirm the classifications.

Table 2-3 shows all employment land in the Talent UGB by classification and plan designation. The results show that of the 222 acres in the UGB,

about 121 acres are in classifications with no development capacity, and the remaining 101 acres have development capacity.

Analysis by plan designation shows that about 82% (182 acres) of the employment land in the Talent UGB is designated Commercial, and 18% (40 acres) are designated Industrial.

Table 2-3. Employment acres by classification and plan designation, Talent UGB, 2016

	Plan Designation					
	Commercial		Industrial		Total	
Classification	Tax Lots	Total Acres	Tax Lots	Total Acres	Tax Lots	Total Acres
Developed	121	73.62	6	6.90	127	80.52
Unbuildable / Constrained	25	36.68	1	3.54	26	40.22
Partially Constrained*	19	17.07	1	3.54	20	20.61
Completely Constrained	6	19.61	0	0.00	6	19.61
Vacant	42	21.97	3	17.00	45	38.97
Partially Vacant	42	49.56	2	12.52	44	62.08
Total	**211**	**181.83**	**11**	**39.96**	**222**	**221.79**
Percentage of Total	**95%**	**82%**	**5%**	**18%**	**100%**	**100%**

Source: City of Talent GIS data & analysis.
Note: Lots with 90% or greater constraint coverage are considered *Completely Constrained* for the purpose of this analysis. If a lot is only partially constrained, the unconstrained portion is tallied and added to appropriate "*Developed, Partially Vacant*, or *Vacant* categories.

Table 2-4 shows employment acres by classification and constraint status for the Talent UGB in 2016. Analysis by constraint status (the table columns) shows that about 93 acres are classified as built or committed (e.g., unavailable for development), 60 acres were classified as constrained, and 89 were classified as vacant and suitable for employment uses.

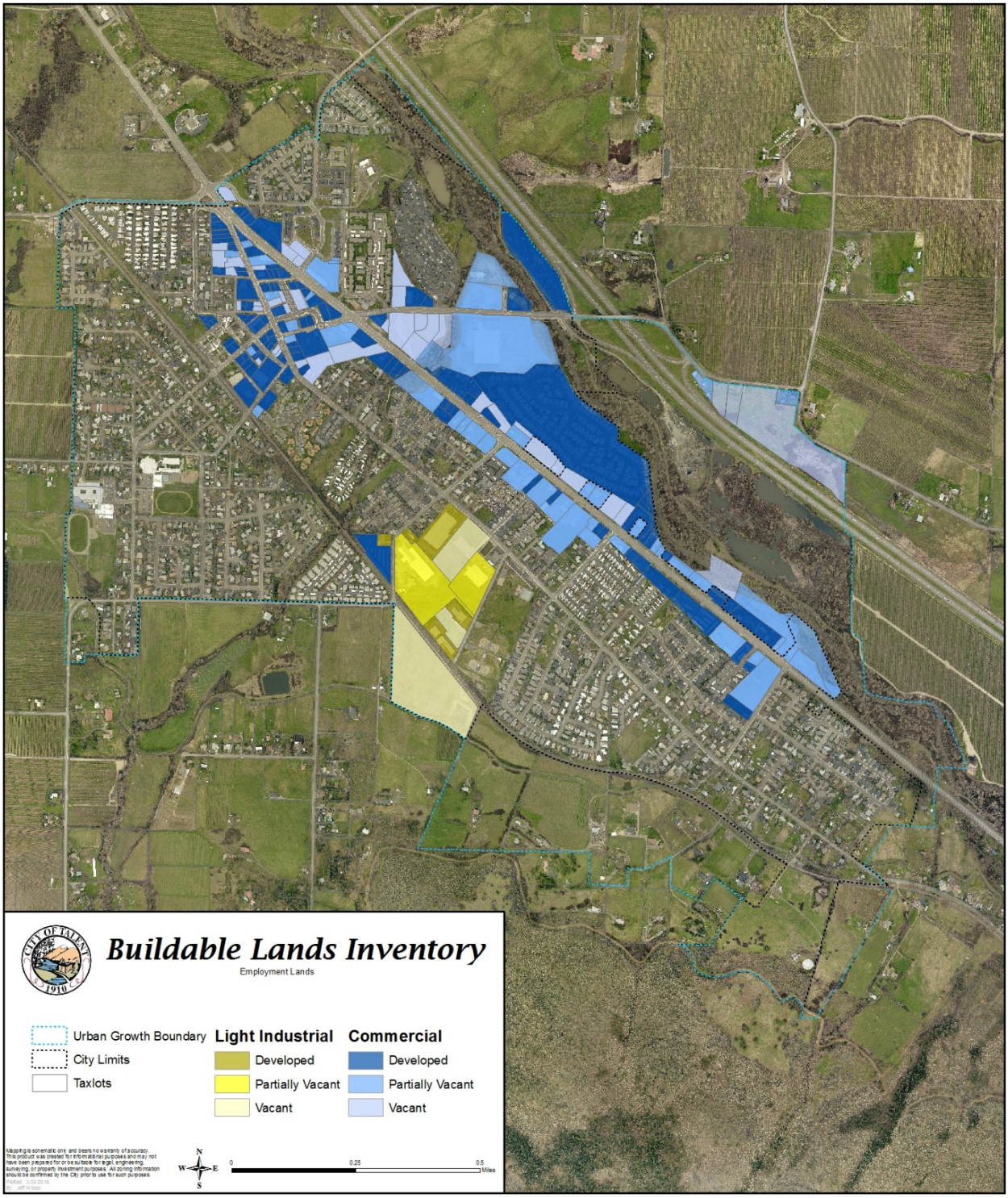
Table 2-4. Employment acres by classification, Talent UGB, 2016

			Land Not Suitable for New Employment		Land Suitable for New Employment
Classification	Tax Lots	Total Acres	Developed Acres	Constrained Acres	Suitable Acres
Land with No Development Capacity					
Developed	127	85.08	80.52	4.56	0.00
Unbuildable	6	19.62	0.00	19.62	0.00
Subtotal	**133**	**104.70**	**80.52**	**24.18**	**0.00**
Land with Development Capacity					
Vacant	45	60.80	0.00	21.82	38.98
Partially Vacant	44	75.91	12.40	13.83	49.68
Subtotal	**89**	**136.71**	**12.40**	**35.65**	**88.66**
Total	**222**	**221.79**	**92.92**	**59.83**	**88.66**

Source: City of Talent data & analysis.

Map 2-1 shows commercial and industrial land in Talent by development status.

Map 2-1. Employment land by classification, Talent UGB, 2016



VACANT BUILDABLE LAND

The next step in the commercial and industrial buildable land inventory was to net out portions of vacant tax lots that are unsuitable for development. Areas unsuitable for development fall into three categories: (1) developed areas of partially vacant tax lots, (2) areas with service constraints (5 tax lots within the UGB east of I-5 have no access to infrastructure such as water and sewer), (3) areas with physical constraints (areas with wetlands, floodways, riparian setback areas and steep slopes).

Table 2-5 shows land with development capacity (e.g., lands classified as vacant or partially vacant) by constraint status. The data show that partially vacant tax lots contain approximately 12 fully developed acres. An additional 36 acres have development constraints that are unsuitable for employment uses, leaving about 89 vacant suitable employment acres within the UGB.

Table 2-5. Employment land with development capacity (Vacant, Partially Vacant) by constraint status, Talent UGB, 2016

Plan Designation / Classification	Tax Lots	Total Acres in Tax Lots	Developed Acres	Constrained Acres	Suitable Acres
Commercial					
Vacant	45	40.26	0.00	18.28	21.98
Partially Vacant	45	63.39	9.07	13.83	40.49
Subtotal	**90**	**103.65**	**9.07**	**32.11**	**62.47**
Industrial					
Vacant	3	20.54	0.00	3.54	17.00
Partially Vacant	2	12.52	3.33	0.00	9.19
Subtotal	**5**	**33.06**	**3.33**	**3.54**	**26.19**
TOTAL	**95**	**136.71**	**12.40**	**35.65**	**88.66**

Source: City of Talent GIS data & analysis.

Map 2-2 shows commercial and industrial land in Talent by development status with development constraints.

Map 2-2. Employment land by classification with development constraints, Talent UGB, 2016

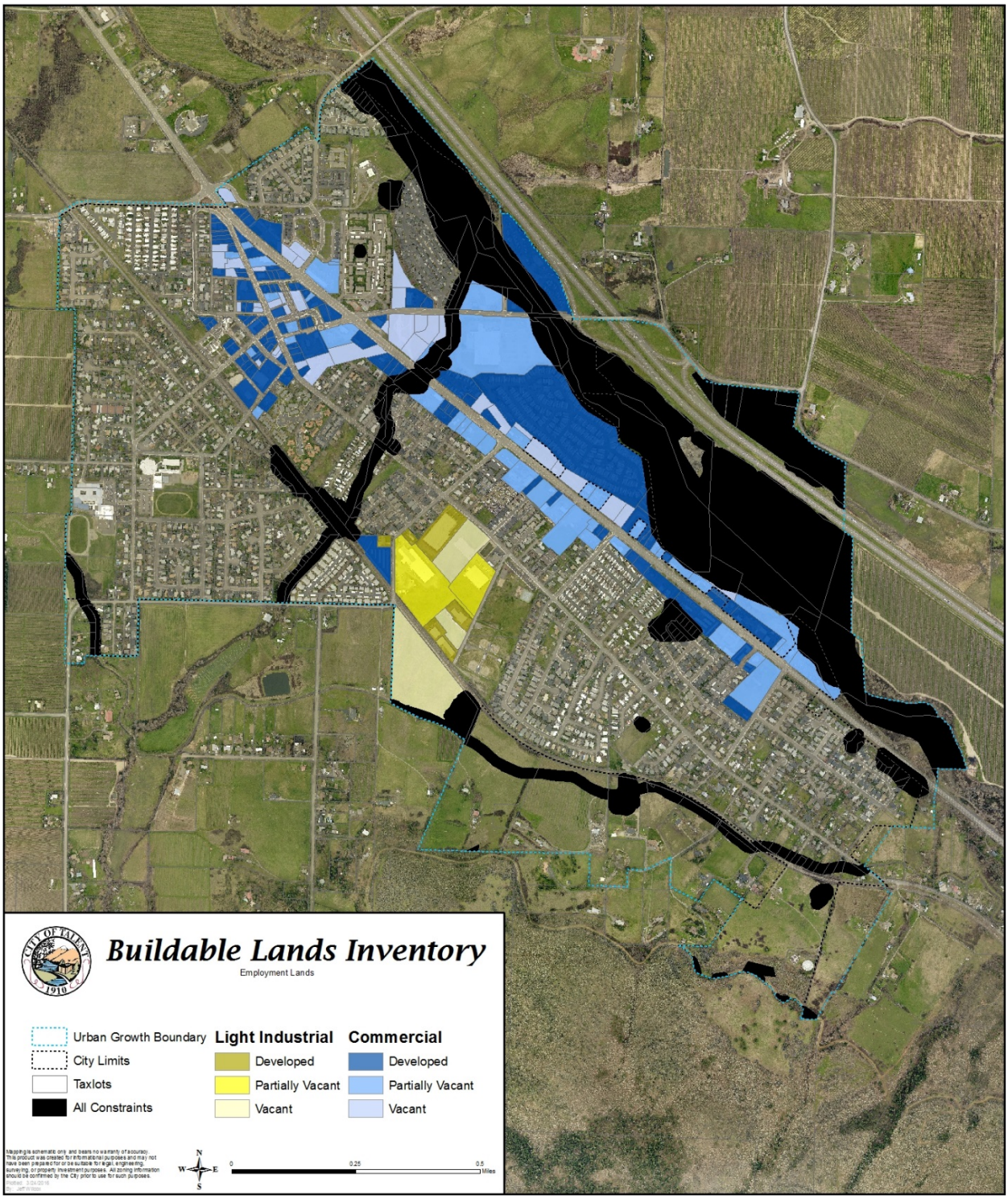


Table 2-6 shows the size of lots by plan designations for suitable employment land. Talent has 80 lots that are smaller than 2 acres (with 44 acres of land). Talent has 8 lots between 2 and 10 acres (33 acres of land), one lot between 10 and 20 acres in size (11 acres of land), and zero lots 20 acres and larger.

le 2-6. Lot size by plan designation, suitable acres, Talent UGB, 2016

	Suitable Acres in Tax Lot (vacant, partially)						
an Designation	<1.00	>=1.00 and <2.00	>=2.00 and <5.00	>=5.00 and <10.00	>=10.00 and <20.00	>=20.00 and <50.00	Total
res							
Commercial	23.41	19.33	11.10	8.63	0.00	0.00	62.47
Industrial	0.00	1.53	7.17	6.39	11.10	0.00	26.19
Subtotal	**23.41**	**20.86**	**18.27**	**15.02**	**11.10**	**0.00**	**88.66**
x Lots							
Commercial*	65	14	4	1	0	0	84
Industrial	0	1	2	1	1	0	5
Subtotal	**65**	**15**	**6**	**2**	**1**	**0**	**89**

ce: City of Talent GIS data & analysis.
: 6 Commercial tax lots were removed from this count due to being >90% constrained and therefore unsuitable for development.

The data in Table 2-6 suggest that Talent has a deficiency of larger commercial sites. Talent has no commercial sites over 20 acres, 1 site between 10 and 20 acres and two sites between 5 and 10 acres (with a total of 15acres). The one large industrial parcel the City does have, while adjacent to rail, is not in a location suitable for industrial use and is serviced by a underdeveloped collector street. Some of this deficiency could potentially be addressed through redevelopment or partition of parcels that are being underused.

REDEVELOPMENT POTENTIAL

For the purposes of the updating the Buildable Lands Inventory "redevelopable lands" were not included as net buildable area. As in most circumstances "redevelopment" functions to merely replace one structure with a new one satisfying the same use and as such does not represent new development capacity. Properties that could have been considered "redevelopable" under the State definition that otherwise had further development potential were included instead in the "partially vacant" category in order to capture that net buildable land area.

Industrial zoned or used properties including Talent Irrigation District, MicroTrains and Fabricated Glass as well as the Brammo site and the former Talent Truck Stop site, zoned commercially, were included as "partially vacant" for this reason. All of these parcels could either be partitioned to allow new buildings or in the case of the Irrigation District and the former truck stop, could be completely removed and redeveloped.

Source: City of Talent GIS data; analysis by ECONorthwest