

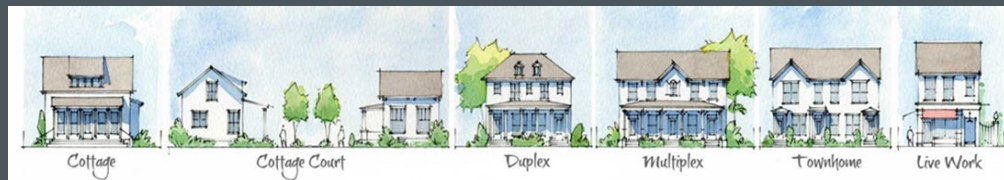


City of White Salmon Urbanization Study



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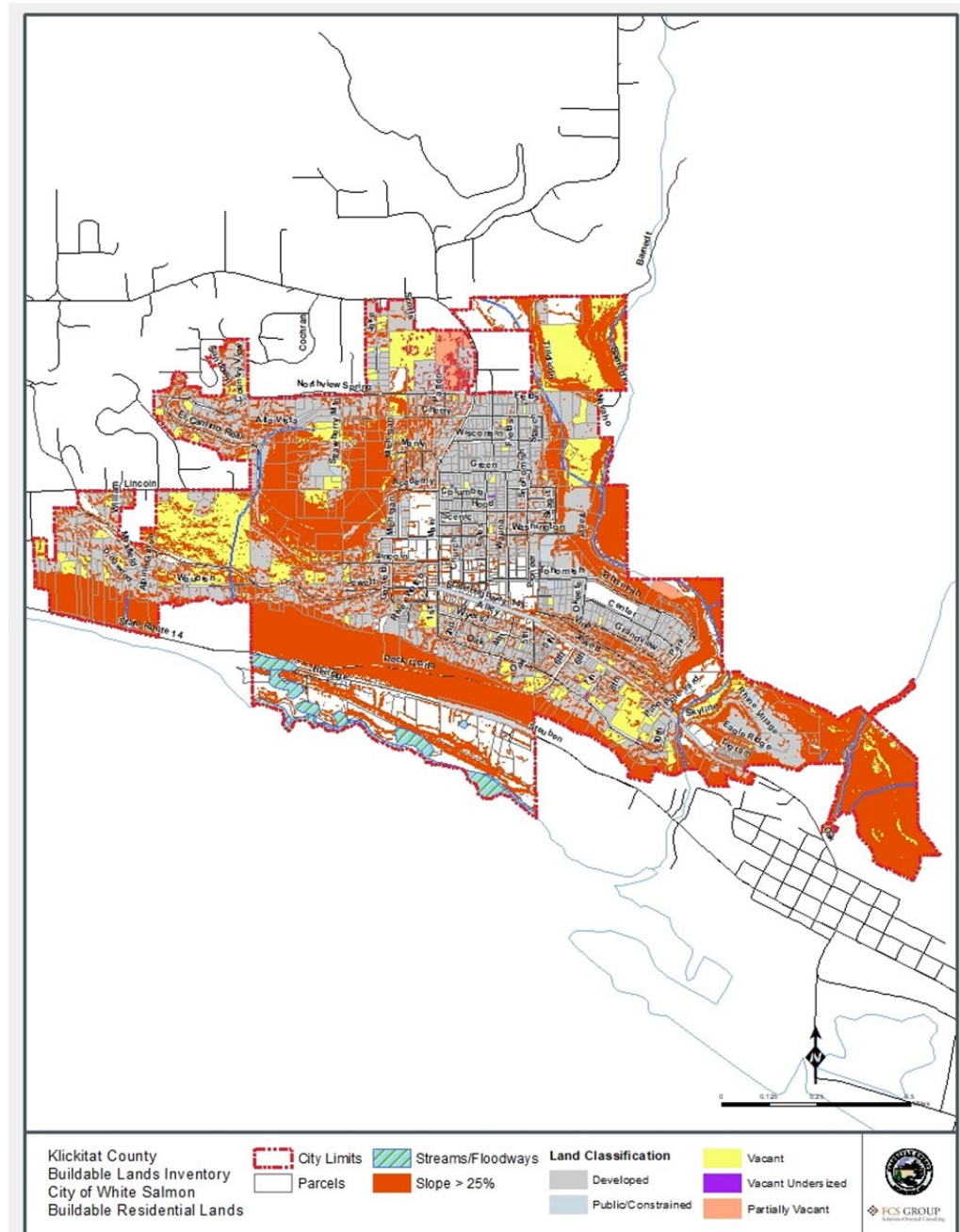
Agenda

- » Buildable Land Inventory
 - City of White Salmon Buildable Lands
 - White Salmon Urban Exempt Area Lands
 - Housing Capacity
- » Employment Land Needs
- » Residential Land Needs
- » Policy Recommendations

Buildable Lands

White Salmon Buildable Residential Land

- 118 acres of vacant, part vacant and redevelopable land in city could support 480+/- dwellings
- Few large vacant developable properties
- Infrastructure extensions will be required
- Key locations throughout city



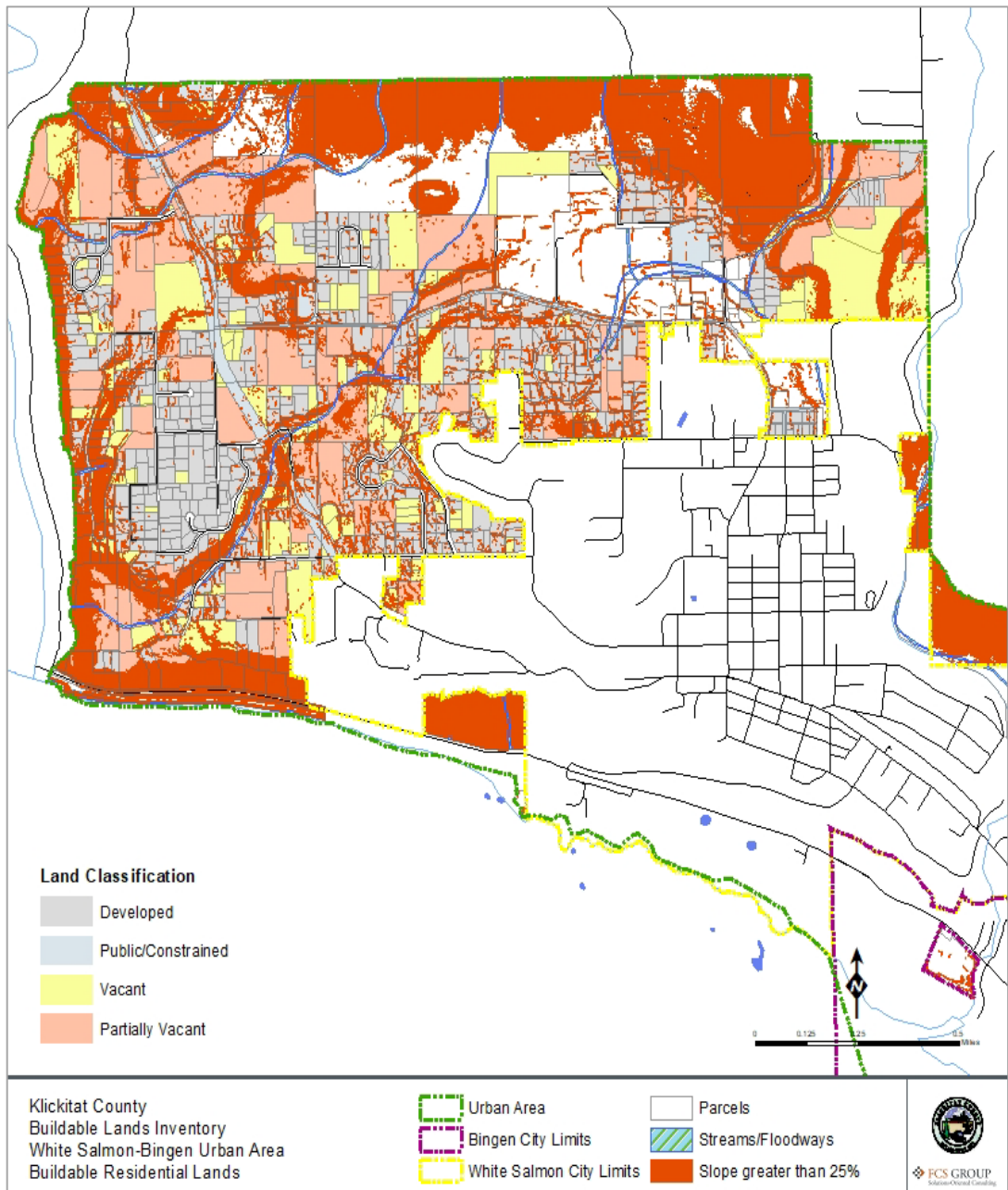
White Salmon Buildable Commercial Land

- 5 acres of buildable Riverfront District employment land
- No Industrial zoned land
- Some redevelopment near downtown likely over time



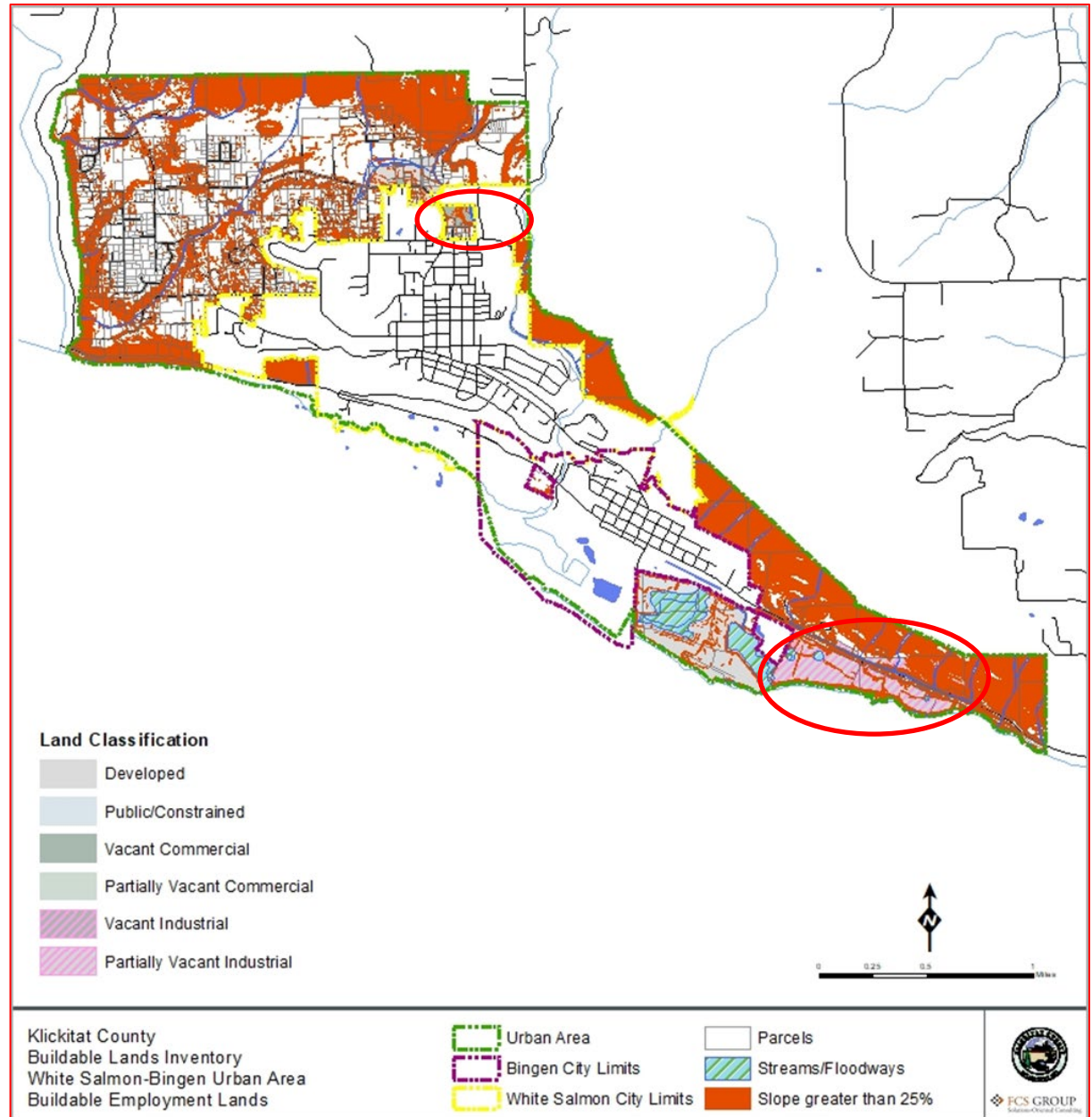
Urban Exempt Area Residential Land

- 335 acres of vacant, developable land
- Very low-density category (less than one unit per acre)
- Topography constraints in some areas
- Higher than average road/sewer costs may drive up housing prices



Urban Exempt Area Employment Land

- 8 acres of commercial employment land (White Salmon)
- 76 acres of industrial employment land (Bingen)



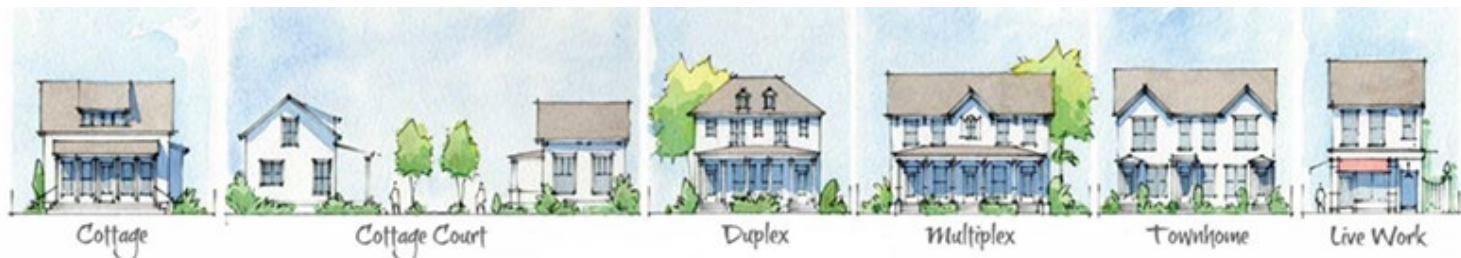
Housing Needs

Housing Need Market Forecast

- Growth forecast = 1,019 dwelling units in White Salmon Area over 20-30 years
- White Salmon demand: 82% year-round & 18% seasonal units

Housing Demand Forecast	Detached Homes	Mobile/Mfg. Homes & Cottages	Townhomes/ Plexes/ADU/ MFL	Total
West County				
White Salmon	602	80	338	1,019
Bingen	114	19	57	189
Husum /Trout Lake	49	20	-	69
Lyle	34	14	4	53
Subtotal West	798	133	399	1,330
Total Klickitat County				
Residential Demand (Dwelling units)	1,476	226	557	2,259

Source: based on market trends.





White Salmon Housing Needs

- +/- 1,019 dwellings by 2045
- 66% owners, 34% renters
- Market mix preference:
 - » 60% detached (large lot, standard lot and small lot)
 - » 30% attached and multifamily
 - » 10% manufactured home parks, cottages or ADUs

Housing Type	Image	Market Demand Mix	Home Price (average)	Attainable HH Income*
Large Lot SFD (1-2 acre sites)		5-10%	\$1 M +	\$190 k+
Standard Lot SFD (8,500 to 10,000 SF lots)		20-25%	\$550 k+	\$108 k+
Small Lot SFD (5,000 to 8,500 SF lots)		25-30%	\$450 k+	\$90 k+
Townhomes /Plexes (8 to 12 units per acre)		10-15%	\$350 k+	\$80 k+
Multifamily (apartments & assisted living) (14-22 units per acre)		10-15%	\$1,750 - \$2,750 per month	\$60 k+ (120% MHI)
Accessory Dwellings and Cottages		5-10%	\$1,100 to \$1,500 per month	\$40 k+ (80% MHI)

* Assumes 30% gross income to housing cost and down-payment of 5% to 20%, 4% interest, 30-year financing.

City of White Salmon Housing Capacity

- **118 developable residential acres**
- **Varying density allowed by zone**
- **Nearly 479 units under existing zoning (buildout)**

City of White Salmon Buildable Land (acres) and Dwelling Capacity (units)*

	RL	R-1	R-2	R-3	Total
Vacant	37.1	44.3	15.2	3.9	100.5
Part-Vacant	0.0	5.2	0.0	0.0	5.2
Redevelopable	1.0	9.6	0.6	0.6	11.8
Total Acres	38.1	59.1	15.8	4.5	117.5
	RL	R-1	R-2	R-3	Total
Avg. Density (units/acre)	2.0	4.0	10.0	14.0	
Dwelling unit capacity					
on vacant land	74	177	152	54	458
on part-vacant land	0	21	0	0	21
Total Dwellings	74	198	152	54	479

* Depicts estimated housing capacity within City limits, assuming 100% utilization of vacant and part-vacant lands.

White Salmon Land Need for Housing

- Long-term growth forecast requires 182 acres of buildable residential land
- White Salmon can consider rezoning some areas to allow for more density
- Plan on annexing up to 80 net buildable acres of residential land

	Low Density (RL, R1)	Medium Density (MHP, R2, R-3)	Total
Projected Land Need for Housing	150.0	32.0	182.0
Less: Vacant Land Supply in City	(86.6)	(19.1)	(105.7)
Equals: Additional Land Need	63.4	12.9	76.3

Source: based on prior tables.

Employment Land Needs

Employment Land Need Forecast

- **Long-term growth: 390 to 800 jobs for Western Klickitat County**
- **Requires 18-40 acres:**
 - 9-22 acres industrial
 - 9-19 acres commercial
- **Mostly in Bingen**
- **Limited development in White Salmon**
- **Very little net new retail demand expected**

White Salmon/Bingen Area Land Needs (buildable acres), 20-30 year forecast***

Employment Growth (jobs)		Low	Medium	High
Industrial*		100	166	243
Retail		13	23	36
Services		142	247	375
Government/other**		136	147	159
Total		391	584	813

Land Need (acres)	Bldg. FAR	Bldg. Refill factor	Low	Medium	High
			9	16	22
Industrial*	0.15	0.50	9	16	22
Retail	0.3	0.2	0	1	1
Services	0.35	0.1	5	8	12
Government/other**	0.25	0.2	4	5	5
Total			18	29	41

* Reflects construction, light ind., warehousing, mfg. and data/com businesses.

Does not reflect demand for special sites, data centers or energy operations.

** Excludes new school or parks facilities and related land requirements.

*** FAR is ratio of building floor area to land area. Refill factor is share of jobs added in existing space.

Policy Considerations



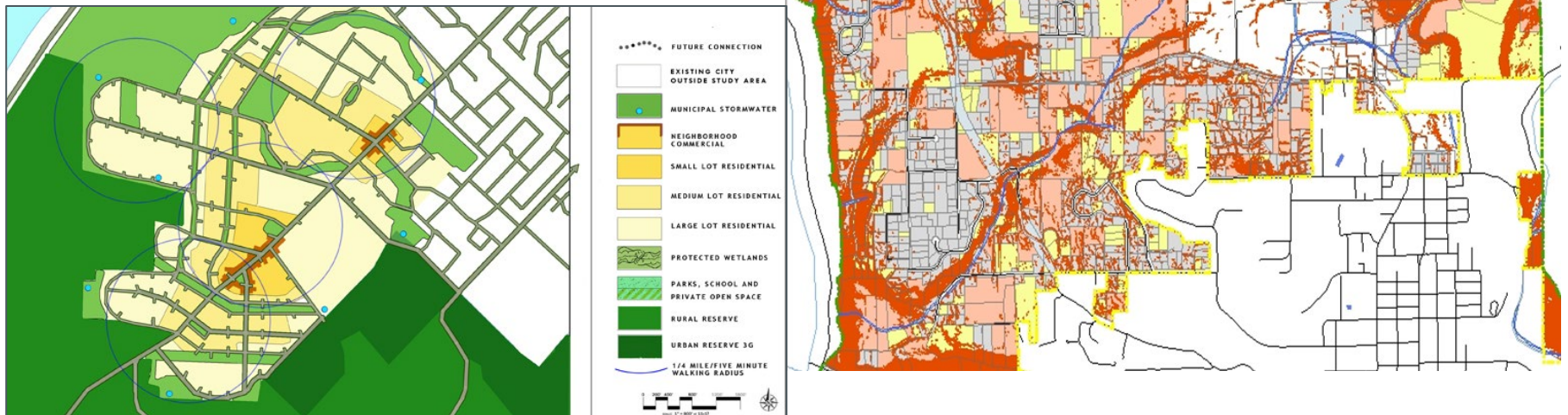
White Salmon Policy Recommendations

- **Limit or disallow new single-family detached housing within the R-3 zone**
- **Consider minimum-density standards for both the R-2 and R-3 zones**
- **Allow accessory dwellings (ADUs) and cottage developments outright**
- **Modify development standards to mitigate barriers to housing infill**
- **Rezone land near downtown and the hospital district to allow multifamily**



UEA Policy Recommendations

- Support Future Annexations for Housing Developments
- Develop City/County Intergovernmental Agreement for UEA
- Coordinate future Annexation through Subarea Planning
 - » Benefit Cost Analysis and Update Public Facility Master Plans
- Work with Property Owners to Prepare Programmatic SEPA checklist for subareas



Discussion

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