

## 2007 Buildable Lands Stakeholder Group Meetings

Developer/Real Estate representatives:	Topics
July 17, 2006	Goals for project; review of draft list of developer's concerns regarding the 2002 buildable lands analysis.
July 24, 2006	Project schedule; stakeholder review of buildable lands parcel maps; cut-off dates for additional capacity and pending development.
August 29, 2006	GIS approach to the buildable lands analysis.
September 26, 2006	Project schedule; buildable lands within legal context.
October 10, 2006	Project schedule; CAR update schedule; observed density trends and 2002 Buildable Lands Validation Study; market availability reduction factor (Gilmore Research survey).
October 17, 2006	Project schedule; market availability reduction factor; parcels uneconomical to develop; access constraints and buildable lands supply.
November 3, 2006	Market availability reduction factor; parcels uneconomical to develop; inclusion of pending development; land status map review process; open space tracts; access constraints and buildable lands supply.
November 16, 2006	Market availability reduction factor; parcels uneconomical to develop; access constraints and buildable lands supply.
December 4, 2006	Updated stream data from EMP; schedule for city meetings; infrastructure constraints and buildable lands supply; impact on buildable lands of new NPDES permit and restrictive covenants; use of new buffers proposed for unincorporated areas.
December 14, 2006	Use of updated environmental data from EMP (SnoScope) for 2007 buildable lands analysis.
January 9, 2007	Market availability reduction factor; parcels uneconomical to develop; restrictive covenants; infrastructure constraints and buildable lands supply; public purpose lands; approach to ground-truthing of updated environmental data from EMP.
January 16, 2007	Use of updated environmental data from EMP; validation of updated environmental data; geographic scope of environmental data review and validation.
January 23, 2007	Validation of updated stream data (EMP); unmapped critical areas adjustment; use of new CAR buffers proposed for unincorporated areas; achievement of planned densities by cities; infrastructure constraints and buildable lands supply.

January 30, 2007	Validation of updated stream data (EMP); unmapped critical areas adjustment; infrastructure constraints and buildable lands supply; economic unit definition based on common parcel ownership; land status map review process.
February 13, 2007	Infrastructure constraints and buildable lands supply; public purpose land and impact of NPDES; validation of updated environmental data; use of updated CAR buffers; achieving planned densities; review of remaining development community methodological concerns.
February 27, 2007	Need for zoning maps as part of map review; definition of redevelopable land; infrastructure constraints and buildable lands supply; impact of new NPDES permit.
May 8, 2007 (subgroup)	Unmapped critical areas adjustment.
May 15, 2006	Remaining project schedule; need for zoning maps; review of remaining issues shown in draft matrix comparing methodological concerns regarding the 2007 buildable lands analysis; flagging of issues for monitoring following the 2007 buildable lands report.
May 22, 2007	Review of remaining issues shown in draft matrix comparing methodological concerns regarding the 2007 buildable lands analysis: infrastructure constraints and buildable lands supply; public purpose land; impact of larger CAR buffers and new NPDES permit.
<b>Environmental/Citizen Group representatives:</b>	<b>Topics</b>
December 19, 2007	Goals for project; buildable lands within legal context; reasonable measures and UGA expansion; responsibilities of cities; project schedule.
January 3, 2007	Reasonable measures identification and use; rural development trends; problems with concept of unserviceable land within UGA; market availability reduction factor (Gilmore Research survey); 2002 Buildable Lands Validation Study; use of new CAR buffers.
January 24, 2007	Problems with concept of unserviceable land within UGA; use of updated CAR buffers within unincorporated areas; reasonable measures requirement; TDR receiving areas.
February 9, 2007	Use of updated environmental data from EMP (SnoScape) for 2007 buildable lands analysis; project schedule; proposed process for buildable lands map review.
May 14, 2007	Review of issues shown in draft matrix comparing methodological concerns regarding the 2007 buildable lands analysis.