

# **COBURG PLANNING COMMISSION ITEM SUMMARY**

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## **TOPIC: Urbanization Study – Project Update**

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Meeting Date: May 20, 2009  
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### **AGENDA ITEM SUMMARY**

This memo serves as an update to the Planning Commission on preliminary findings from the Urbanization Study. The Lane Council of Governments, which has been contracted to assist the City with the completion of the Urbanization Study, has been working since the beginning of the year with a Technical Advisory Committee (TAC) to overview key policy issues for the major components of the Urbanization Study, including the Buildable Lands Inventory, the Economic Opportunities Analysis, and the Housing Needs Analysis. This memo is a summary of some of the key recommendations and findings from these components.

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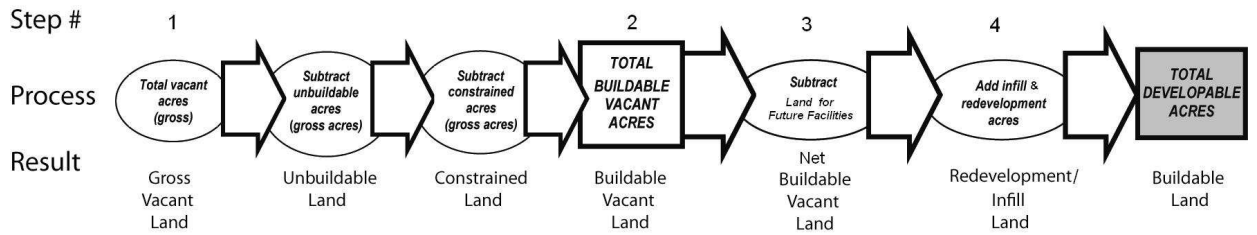
#### **I. BUILDABLE LANDS INVENTORY**

The buildable lands inventory is intended to identify lands that are available for development within the UGB. The inventory of buildable lands includes residential, commercial, and industrial land inside the city's urban growth boundary (UGB). Buildable lands include both undeveloped land and developed land that is likely to be redeveloped, and excludes lands determined to be unbuildable by federal, state, or local regulations.

An inventory is important for several reasons:

- It helps determine the quantity and quality of vacant lands;
- It helps identify how actual development patterns have been occurring; and
- It helps determine the capacity of the UGB to accommodate residential and employment growth.

The steps and sub-steps in the supply inventory are:



Step 1: Calculate the gross vacant acres by plan designation, including fully vacant and partially vacant parcels.

Step 2: Calculate gross buildable vacant acres by plan designation by subtracting unbuildable acres from total vacant acres.

Step 3: Calculate net buildable vacant acres by plan designation by subtracting land for future facilities from gross buildable vacant acres.

Step 4: Calculate total net buildable acres by plan designation by adding redevelopable acres to net buildable vacant acres.

The total net supply of land is determined by adding the gross vacant acres to the gross redevelopable acres and the gross acres available for infill development, and then subtracting for unbuildable lands.

A draft of the Buildable Lands Inventory (BLI) has been presented to the TAC for their review. The TAC was satisfied with the BLI results. The final summary table and map identifying how properties have been classified for the BLI is included as Attachment A to this memo.

The following is an overview of key differences in the BLI outcomes between the 2004 and 2009 BLI Studies:

- Increase of **5.3 acres** in total buildable lands identified in 2009 Study, likely the result of additional lands annexed to the City on the east side of I-5 after completion of the 2004 Study.
- Reduction of **21.7 acres** assumed to be needed for future public facilities in 2009 Study. As noted above, the calculation of land needed for future public facilities differed between the 2004 and 2009 Studies. The 2004 Study assumed 30.2 acres additional land was needed for parks and 5.4 additional acres of lands were needed for religious institutions, 2.3 acres were needed for fire district purposes, and 0.9 acres were needed for fraternal organizations, as compared to existing supply of land, while the 2009 used a percentage similar to the safe harbor established for public facilities, but reduced the safe harbor value of 25% to 20% to account for the developed nature of Coburg and likely lessened need for land within the City's existing Urban Growth Boundary (UGB) for new roads, parks, or schools.
- Reduction of **8.5 acres** assumed to be undevelopable due to presence of constraints in the 2009 Study. In the 2004 Study, no deductions were made for constrained land (e.g. wetlands), while the 2009 Study deducted 8.5 acres.

- Increase of **5.1 acres** of undevelopable lands in the 2009 Study. The increase was attributable to a number of drainage ways or areas identified for open space in the Comprehensive Plan that were categorized as undevelopable in the 2009 Study.
- Increase of **18.9 acres** of redevelopable lands in 2009 Study. The increase is due to the classification of several of the properties within the Highway Commercial and Light Industrial designated lands as redevelopable, as opposed to developed.

## II. ECONOMIC OPPORTUNITIES ANALYSIS

The key objective of an EOA is to compare the demand for industrial and other employment uses with the existing supply of such land. The following is a summary of some of the key results from analysis completed under the Economic Opportunities Analysis:

### ***Employment Growth Projections***

The City opted to use an approach that is based upon one of the Safe Harbors established in OAR 660-024-0040(8)(a), and adjusted based on local knowledge and/or community vision. Under the Safe Harbor, Coburg would estimate that the current number of jobs in the urban area will grow at a rate equal to the County or Regional job growth rate provided in the most recent forecast published by the Oregon Employment Department. As a result, the employment growth rate would be evaluated by applying the annual average growth rate (AAGR) percentages from OED's 10-year Lane County employment sector forecast (2006-2016) to Coburg's industry sectors (2008-2031). Adjustments to specific growth rates in any particular sector could be made to reflect any local or recent insights that may adjust Lane County level trends to be more in tune with Coburg level trends. Using information from the TAC as well as economists, staff adjusted specific growth rates to industries anticipated to grow at different rates than estimated for Lane County as a whole in order to generate an overall estimate for employment growth within the planning period. These adjustments included increasing Retail Trade growth from 1.16% AAGR to 2.0%, Professional and Business Services from 1.72% to 2.25%, and Leisure and Hospitality from 1.82% to 2.25%. The TAC approved of the changes which **resulted in a projected employment figure of 4,071 in 2031**. This represents an increase of 703 from 2008 to 2031 (see Table 5.2 of Attachment X for details by sector).

### ***Economic Priorities***

The TAC has been working with staff to develop target industries for future growth within Coburg, using a review of recent Coburg community visioning documents, interviews with stakeholders and economic professionals, as well as conversations with the Coburg Technical Advisory Committee.

First, it is a clear priority of the City to protect the small town atmosphere that exists in the majority of Coburg, particularly the area in and around the Central Business District. Economic priorities seem to focus on the possibility of industries

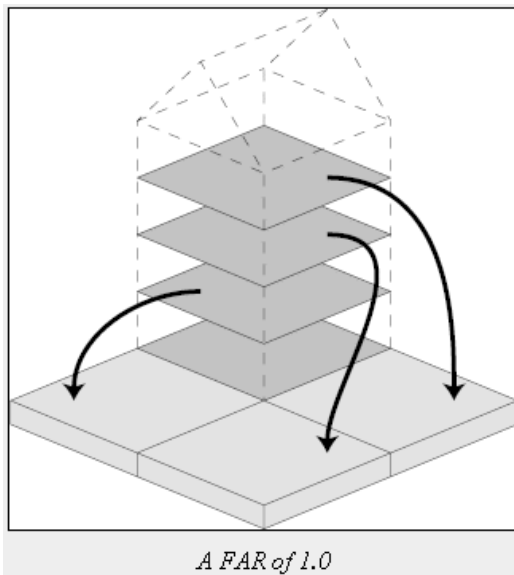
that do not threaten that dynamic. The true potential of some economic priorities and strategies were called into question by economic professionals. These included the desire to attract more health related businesses. The City also confirmed that although its location is very attractive to warehousing and distribution type industries, they are not preferred.

The TAC did not confirm a strong economic priority direction but did respond favorably to the suggestion of economic professionals that flexibility be built into Coburg's employment lands availability. The City has indicated its continuing commitment to provide an adequate amount of level, buildable land which has good access to arterial streets and are within existing city limits to meet local and regional industrial needs. Local economists recommended that this flexibility could be accommodated by ensuring the following:

- One 50+ acres site
- One-to-two 20+ acre sites
- Smaller sites with intermix of commercial and industrial uses

#### ***Employment Density:***

Key to the assumptions about employment growth and land demand will be a methodology for determining employment density in Coburg. After reviewing different options, the TAC decided that employment density would be evaluated using an FAR based analysis.



The following graphic shows a Floor Area Ratio (FAR) of 1.0. This simply means that, if the area of the plot is 100 square meters, then 100 square meters of gross floor area has been built on the plot. The illustration shows a 4-story building covering 1/4 of the site, giving a FAR of 1.0. Four floors of 25 square meters each are built on a site of 100 square meters.

The FAR methodology utilizes employee per square foot assumptions to determine employment density. There is general consensus in empirical studies that a range for office use is between 300 and 500 square feet; retail can be the same or slightly higher. Industrial and warehousing may reach as high as 600 to 1,000.

Estimates for FAR can be averaged for industry or land use type. Though the Coburg Zoning Ordinance does not establish a floor area maximum or minimum in any of its zoning districts, staff has used other development factors such as building height, lot coverage, and parking to calculate a potential FAR. Using this method, it was determined that the Highway Commercial district has the potential to yield an FAR of 0.7, while the industrial zone has the potential to yield an FAR of 0.6. The potential FAR for the Central Business District could be greater, given the higher allowable lot coverage.

Committee members reviewed visualizations of employment at different densities. After this exercise, and based on FARs in other Oregon communities as well as general trends and analysis on the potential FAR that a site can achieve without structured parking (because of its high cost, structured parking was not seen as a viable development technique to be used in Coburg), it was concluded that FARs developed for zones within Coburg should represent less density than current regulations might potentially permit given full build-out of a site. Rather than FARs of 0.7 or 0.6, the TAC recommended that FARs of 0.2-0.4 should be utilized. Table 18 shows the FAR's which were utilized to determine employment density.

Comprehensive Plan Designation	FAR	Corresp. EPA
Central Business District	0.25	25.00
Highway Commercial	0.20	17.40
Light Industrial	0.30	13.10
Campus Industrial	0.27	23.50

Source LCOG

### **Available Employment Land**

The 2009 Buildable Lands Inventory for Coburg indicates that, of the total designated employment lands presented in Table 16, the amount of unconstrained available commercial and industrial land within Coburg's UGB is as follows:

Comp Plan Des.	TOTAL GROSS Unconstrained	Public Facilities Deduction (NET VACANT)	Buildable Redevelopable Acres	TOTAL BUILDABLE ACRES
Central Business District	4.3	4.00	1.00	5.00
Highway Commercial	27	22.30	15.90	38.20
Light Industrial	19.9	16.20	12.20	28.40
<b>Total</b>	<b>51.2</b>	<b>21.40</b>	<b>29.10</b>	<b>71.60</b>

Source: Coburg 2009 Buildable Lands Inventory, LCOG

A comparison of the total amount of commercial and industrial land within the UGB presented in Table 17 versus the amount of such land deemed to be unconstrained and buildable is presented in the table below:

Comprehensive Plan Designation	Total UGB Acres	Buildable Acres	Percent Available
Central Business District	15	5	33.3%
Highway Commercial	93.40	38.2	40.9%
Light Industrial	193.10	28.4	14.7%

This table indicates that 33.3% of Central Business District lands are available for potential growth, 41.5% of Highway Commercial and 14.7% of Light Industrial

lands are available for potential growth. It is, however, particularly important in the analysis of land need to consider the specific needs of each employment type (i.e. suitability and parcel sizes of available land).

As discussed in the EOA, sufficient acreage is not the only requirement for meeting the future economic needs of the community. That acreage must exhibit the specific characteristics needed by the industries that are anticipated to occupy them.

**Employment Growth/Demand**

The employment projections for Coburg provide valuable insights for realistic expectations for the amount of growth that can be expected, as well as which types of growth, generally, can be expected. Table 6-1 shows what Coburg’s approximate demand is for additional employees for each designation within its current UGB utilizing the employment densities discussed in the section above. These figures assume that 20% of Central Business District and 30% of Highway Commercial and Light Industrial lands classified as “Underdeveloped” will redevelop by 2031.

**Table 22: Summary of Surplus/Deficit of Employment Land in UGB**

	<b>Additional Employees by 2031*</b>	<b>Emp/ Acre</b>	<b>New Needed Acres</b>	<b>Adjusted New Needed Acres**</b>
<b>Central Business District</b>	119 - 117	25	4.8 - 4.4	5.28 - 4.84
<b>Highway Commercial</b>	301 - 291	17.4	17.3 - 18.3	19.03 - 20.13
<b>Light Industrial</b>	283 - 179	13.1	21.6 - 12.1	23.76 - 13.31
<b>Campus Industrial</b>	0 - 116	23.5	0.0 - 5.0	0.0 - 5.5
<b>TOTAL</b>	<b>703</b>		<b>39.8 - 43.7</b>	<b>48.07 - 43.78</b>

*\* Range reflects results for two scenarios, with or without Campus Industrial Zone*  
*\*\* Adjusted New needed Acres reflects 10% optimal vacancy factor*

**Employment Demand and Supply**

To determine an initial figure of how much industrial and commercial land is needed for future growth in Coburg, the Net New Needed Acres are compared with the amount of Total Buildable Acres. The results of this comparison are presented in Table 22. The analysis indicates that after all new needed Central Business District employment acres could be accommodated by existing buildable C-1 acreage, there would remain either a deficit of 0.28 acres or a surplus of approximately 0.16 acres within Coburg’s UGB. Similarly, if after all new needed Highway Commercial acres are accommodated by existing buildable C-2 acreage, there would still remain a surplus of approximately 19.2 -18.1 acres. This is also true for Light Industrial lands which show a surplus of 4.6 – 15.1 acres (a relatively wider range due to the fact the existence of a Campus Industrial District could accommodate much of potential Light Industrial uses).

	<b>Additional Employees by 2031*</b>	<b>Emp/ Acre</b>	<b>Adjusted New Needed Acres</b>	<b>Total Buildable Acres</b>	<b>2031 Surplus/ (Deficit)</b>
<b>Central Business District</b>	119 - 117	25	5.3 - 4.8	5	<i>(0.28) - 0.16</i>
<b>Highway Commercial</b>	301 - 291	17.4	19.0 - 20.1	38.2	<b>19.2 - 18.1</b>
<b>Light Industrial</b>	283 - 179	13.1	23.8 - 13.3	28.4	<b>4.6 - 15.1</b>
<b>Campus Industrial</b>	0 - 116	23.5	0.0 - 5.5	-	<b>0.0 - (5.5)</b>
<b>TOTAL</b>	<b>703</b>		<b>48.1 - 43.8</b>		<b>24.4 - 28.8</b>

*\* Range reflects results for two scenarios, with or without Campus Industrial Zone*

Assuming the employment densities for each plan designation discussed above, it would appear that Coburg would not need to add acres of employment land to accommodate future job growth. This is similar to the findings of the 2004 Urbanization Study. However, as noted above, some additional lands may need to be added to provide needed flexibility in the inventory of land available, particularly in response to anticipated needs for larger parcels of land than is currently available.

### **III. HOUSING NEEDS ANALYSIS**

This section of the Coburg Urbanization Study provides the technical analysis to assess the Housing Needs of the City of Coburg through the planning period (2008-2031). Previous studies have indicated that the amount of land available for development within Coburg’s current Urban Growth Boundary is insufficient to meet future development needs. Statewide Planning Goal 10 addresses housing in Oregon and provides guidelines for local governments to follow in developing their local comprehensive land use plans and implementing policies intended to provide for the housing needs of residents. The Coburg Crossroads Visioning process also provides some insights into housing dynamics in Coburg.

At a minimum, local housing policies must meet the requirements of Goal 10. Goal 10 requires incorporated cities to complete an inventory of buildable residential lands and to encourage the availability of adequate numbers of housing units in price and rent ranges commensurate with the financial capabilities of its households. Goal 10 defines needed housing types as “housing types determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels.” This definition includes government assisted housing and mobile home or manufactured dwelling parks as provided in ORS 197.303 and ORS 197.475 to 197.490. For communities with populations greater than 2,500 and counties with populations greater than 15,000, needed housing types include (but are not limited to):

- Attached and detached single family housing and multiple-family housing for both owner and renter occupancy; and
- Manufactured homes on individual lots planned and zoned for single family residential use.
- Government-assisted housing.

Coburg does not meet the population threshold for these statutory requirements; however, Goal 10 requires all incorporated cities to address “housing need” in their comprehensive plans. The housing needs analysis will address these housing types. In 1996, the Oregon legislature passed House Bill 2709 which is now codified as ORS 197.296. According to DLCD staff, Coburg is *not* bound to the full requirements of ORS 197.296. The City, however, is interested in assessing housing needs that are based on population forecasts that assume the planned and anticipated full development of a sanitary sewer system, accommodating families, seniors and workers, and other goals identified by the City. The housing needs analysis will assume that Coburg will have sewers available to serve the population and employment forecasted for the period 2008 – 2031.

### ***Methods***

While Coburg is not required to comply with all provisions of ORS 197.296, this analysis will generally follow the methodology described in the DLCD report *Planning for Residential Development*, referred to as the “workbook.” The workbook generally describes seven steps in conducting a housing needs analysis:

1. Determine the number of new housing units needed in the next 20 years.
2. Identify relevant national, state, and local demographic trends that will affect the 20-year projection of structure type mix.
3. Describe the demographic characteristics of the population, and household trends that relate to demand for different types of housing.
4. Determine the types of housing that are likely to be affordable to the projected households.
5. Estimate the number of additional new units by structure type.
6. Determine the density ranges for all plan designations and the average net density for all structure types.
7. Evaluate unmet housing needs and the housing needs of special populations (Goal 10 needs).

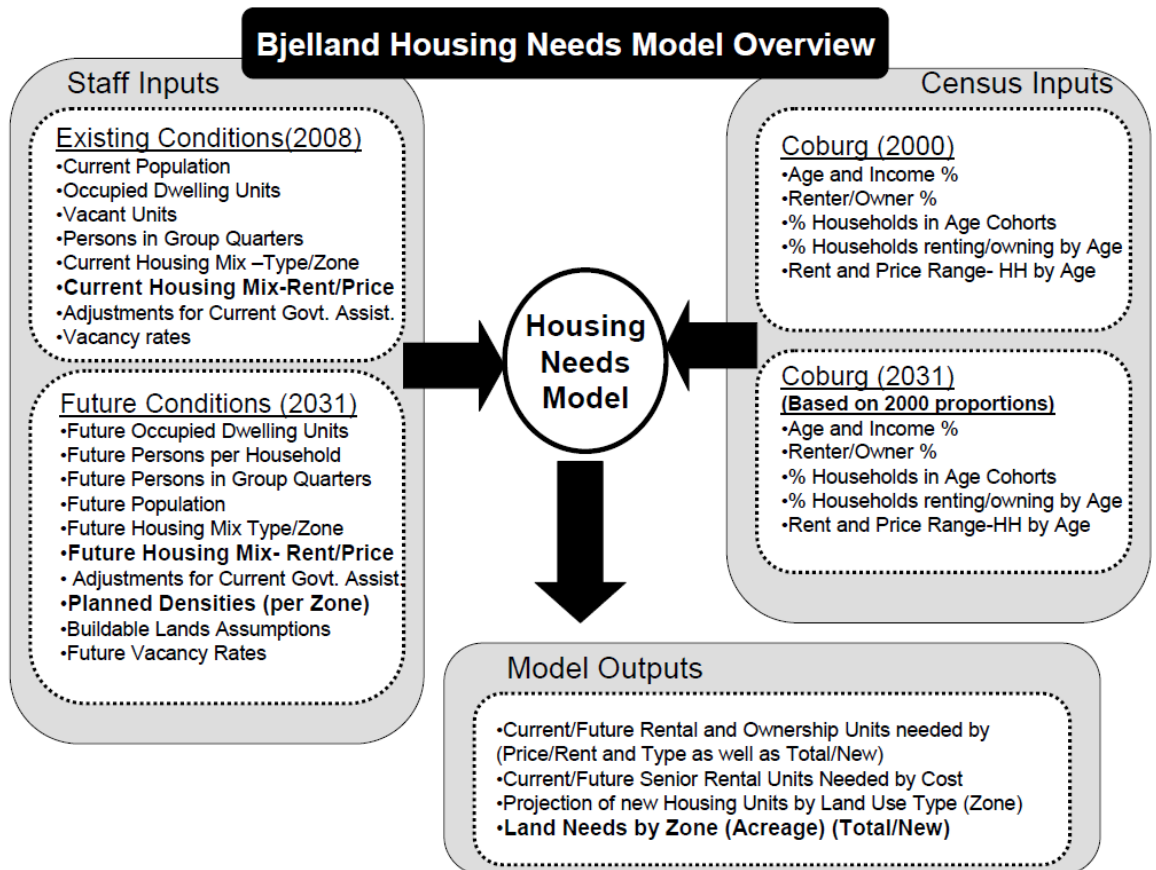
### ***A Housing Needs Model***

To facilitate this analysis a Coburg-specific Housing Needs Model was created using a model designed by demographer and housing specialist Richard Bjelland. The model utilizes demographic and other data inputs to generate a set of future housing need estimates. This Coburg specific model is designed to address the housing needs requirements set out in Oregon’ Statewide Planning Goal 10. Bjelland’s methodology is demographically driven as opposed to past construction extrapolations which most previous housing needs relied upon. His models have been stipulated by Oregon’s Department of Land Conservation and Development (DLCD) for use in approved work plans by several Oregon cities involved in periodic review as part of their UGB expansion approval, and the choice for assessing housing needs by several major regional planning efforts as well as organizations such as the Center for Housing Research who have responsibilities for defining housing needs for counties and cities in several states.

The Coburg model utilizes 2000 Census Bureau demographic data for the City of Coburg. The model uses several different types of housing and predicts the tenure split between rental and owner housing units, as well as the needed rental and purchase price points. The results from the model are then used to address the affordable housing needs of the City. The residential land needs module included in the model estimates the land needs by land use designation for the additional housing units indicated by the housing needs sections of the model. An additional adjustment to the model inputs is made to adjust for the documented growth between the time period of 2000 and 2008.

### Model Inputs

The Housing Needs Model is made up of a number of worksheets or templates, which require local input varying from very objective inputs (existing single family homes) to more subjective inputs (planned densities). The following diagram provides an overview of the inputs and outputs of the model:



### Calculating Housing Density

OAR 660-008-0010 requires that “sufficient buildable land shall be designated on the comprehensive plan map to satisfy housing needs by type and density range as determined in the housing needs projection.” **As a result, the planned density**

***and the mix of housing types that are allowed are key policy issues that need to be decided and will be used as inputs to the Housing Needs Analysis Model.***

Density can be expressed in different ways—persons per square mile, units per acre, or floor area ratio. Residential density is typically expressed in housing units per acre and measured as net or gross. Net density is a units-per-acre density measurement that includes in the calculation only land occupied by residential uses. It does not include streets, parks or other uses. Gross density, in contrast, is a units-per-acre density measurement that includes in the calculation, land occupied by public rights-of-way, recreational, civic, commercial and other non-residential uses. Commercial or mixed-use density is more accurately expressed as a floor area ratio, which reviewed at the last meeting in March. Attachment A includes an excerpt from a presentation compiled by Ronald Kellett of the Design Centre for Sustainability at the University of British Columbia that provides visual examples of properties developed at different density ranges. The Lincoln Institute of Land Policy also provides some good information to provide a visual context for this discussion – please see the following website for more information: <http://www.lincolnst.edu/subcenters/visualizing-density/>

### **Oregon Housing Mix/Density Safe Harbors**

Oregon State has recently released new safe harbors that the City could opt to use when considering its planned density and housing mix. These new safe harbors come out of a rulemaking project that began in June 2004. LCDC initiated this project to clarify Goal 14 and to reduce cost and litigation associated with the UGB process.

These safe harbors are intended to allow local governments to make “assumptions” – for purposes of UGB analysis – about housing needs, especially the need for specific housing density and the mix of housing types, but in return, the local governments must allow greater densities and prevent low density patterns. A determination of the housing mix and density, the subjects of these safe harbors, are core components of the housing need analyses that is currently being conducted. It is anticipated that the use of these safe harbors would provide a more streamlined and less contentious UGB update process.

Also of note, it is important to remember that a safe harbor is, by definition, voluntary, and not a standard (see OAR 660-024-0010(4)). Coburg can choose whether or not to use the Safe Harbor, and there is no penalty for not using them. Whether or not Coburg uses the safe harbors, Statewide Planning Goal 10 it will nonetheless need to adopt an average UGB-wide residential density target for the planning period and adopt measures likely to achieve that density.

Based upon preliminary discussions, members of the TAC have expressed interest in using at least one of the methods provided under the new safe harbor.

### **Standard density safe harbor**

Under this approach, cities with a forecasted population for the urban area inside the UGB at the end of 20 years of 2,501 to 10,000 residents, which would include Coburg (4,000+), can assume a defined density that will occur over the forecast period, for purposes of the UGB analysis. In this case, the assumed density is 6 units per net acre. This density figure establishes the units per net buildable acre that the city may assume will occur over the 20-year planning period. These *units per net buildable acre* are used to determine residential density within the existing urban area and within any new areas proposed to be added to the UGB. This density figure applies only to **buildable** residential land.

However, since past history of development has shown that it is unlikely that the actual built conditions will equal this density figure, the new safe harbor also assumes a certain amount of “under-build.” As a result, the new safe harbor includes a requirement that the city allow the opportunity for a higher density. Thus, although a city may assume that land will develop at an average density that is less than the allowed density. In this case, if the city chooses to use the safe harbor, the city must zone land to allow for an overall density of 8 units per new buildable acre. This number represents an overall average maximum density that **MUST** be allowed by the city’s comprehensive plan and zoning regulations, for all land in the UGB (including any buildable land added to the UGB) if a city uses the standard housing density safe harbor.

As a third element of this safe harbor, in order to use the average density safe harbor, the local government must also establish a MINIMUM density, or “density floor,” for all buildable residential land in the UGB. The city must establish zoning that in some manner ensures that development, on average, will not occur at a density of lower than 4 units per net buildable acre. This density is a “floor,” or a bottom limit to the overall average density for buildable residential land in the UGB. In general, this element is intended to discourage very large residential lot sizes for residential development inside the UGB.

Finally, this option also requires that the zoning allow for a housing mix consisting of the following minimum percentage of housing density ranges:

- 60% low density (2-6 units per net buildable acre)
- 20% medium density (6-12 units per net buildable acre)
- 20% high density (12-40 units per net buildable acre)

### **How does this compare to Coburg’s existing development framework?**

- The density of 6 dwelling units per net buildable acre is consistent with Coburg’s stated goal in the Comprehensive Plan to achieve an **overall density of 6.5 dwelling units per net acre for new housing**.
- Coburg’s current zoning, which addresses minimum lot size, roughly translates into comparable densities as follows:

<b>Zone</b>	<b>Housing Type</b>	<b>Lot Size Range</b>	<b>Density Range</b>
Traditional Residential (TR)	Single-family, Accessory dwellings; Manufactured homes on individual lots; Group home, not to exceed five unrelated individuals; Residential Homes; and Residential Facilities; and Duplex	7,500 – 8,000 sq. ft.	5-11 DU/net residential acre
Traditional Medium Residential (TMR)	Single-family detached dwellings; Single-family attached dwellings (townhomes) not to exceed four units per structure; Duplexes; Multi-family dwellings not to exceed four units per structure; Group homes; Manufactured homes on individual lots; Manufactured dwelling parks; Residential Homes and Residential Facilities.	3,350 – 10,000 sq. ft.	13-18 DU/net residential acre
Central Business District	Single family dwellings on individual lots with frontage only on local or collector streets; residential as part of mixed-use development.	1,500 sq. ft.	29 DU/net acre

- Coburg’s current zoning does not allow for an average overall density of 8 units per acre. Given the current acreage dedicated to the TR and TMR zones and allowed densities within these zones, the average overall allowed density for buildable land is equal to approximately 6.8 units per net buildable acre.
- The minimum density standards that have been adopted by the City may not be sufficient to ensure that the minimum density of 4 dwelling units per net buildable acres is met.
- Coburg’s zoning is not consistent with the housing mix noted above. Given the current acreage dedicated to the TR and TMR zones and allowed densities within these zones, the existing allowed housing mix is estimated to be the following:
  - 54% low density
  - 39.7% medium density
  - 6.3% high density

**What does this mean for Coburg?** If Coburg were to use this safe harbor, it would need to devote additional land for higher density development. This could be accomplished by increasing the areas that are zoned TMR or through other options. Additional standards would also need to be established to ensure that the minimum overall density of 4 units per acre could be met.

## **V. NEXT STEPS**

Based on the input received, the Lane Council of Governments will now compare the land inventory data (supply) with the Goal 9 and 10 land need estimates (demand). It will allow an evaluation of whether Coburg has sufficient lands designated for different uses within its UGB. Further, the Lane Council of Governments plans to continue to work with the TAC to discuss and provide policy direction for remaining aspects of the Urbanization Study, including the completion of UGB expansion analysis, which will include a detailed analysis of lands bordering the existing UGB with respect to the seven Goal 14 factors and the prioritization scheme described in ORS 197.298. In addition, the Lane Council of Governments will be working with City staff to conduct a public workshop. LCOG will prepare a presentation summarizing the findings of the Urbanization Study, including the conclusions from the UGB evaluation and potential UGB expansion areas.

## **ATTACHMENTS**

- A. Buildable Lands Analysis Summary Table and Map
- B. Excerpts from Presentation compiled by Ronald Kellett of the Design Centre for Sustainability at the University of British Columbia
- C. Town Plan Map
- D. Coburg Zoning Map
- E. Economic Opportunities Analysis Update
- F. Coburg Comprehensive Plan Housing Policies

**Employment Lands, Buildable Land Supply  
Results from 2004 Urbanization Study**

<b>Plan Designation</b>	<b>Acres</b>	<b>Gross Vacant Acres</b>	<b>Unbuildable Acres</b>	<b>Constraint Deducted Acres</b>	<b>Net Vacant Acres</b>	<b>Public Facilities Land Deduction (acres)</b>	<b>Pro-rated Buildable Re-development Acres</b>	<b>Infill Acres</b>	<b>Total Buildable Acres</b>
Residential	201.6	46.1	0.6	---	45.5		0.0	54	<b>59.1</b>
Central Business District	21.8	2.4	0.0	---	2.4		1.2		<b>5.2</b>
Highway Commercial	65.2	25.2	0.0	---	25.2		5		<b>25.2</b>
Light Industrial	207.9	13.7	0.1	---	13.6		4		<b>18.6</b>
<b>Total</b>	<b>496.5</b>	<b>87.4</b>	<b>0.7</b>		<b>86.7</b>	<b>38.8</b>	<b>10.2</b>	<b>54</b>	<b>108.1</b>

**Draft Results from 2009 Urbanization Study**

<b>Plan Designation</b>	<b>Acres</b>	<b>Gross Vacant Acres</b>	<b>Unbuildable Acres</b>	<b>Constraint Deducted Acres</b>	<b>Gross Vacant Acres</b>	<b>Public Facilities Land Deduction (acres)</b>	<b>Total Net Acres</b>	<b>Pro-rated Buildable Re-development Acres</b>	<b>Infill Acres</b>	<b>Total Buildable Acres</b>
Traditional Residential	170.6	51.9	4.4	0	47.5	8.2	<b>39.3</b>	(4 units)	1.6	<b>40.9</b>
Central Business District	15.0	4.5	0.2	0	4.3	0.3	<b>4.0</b>	1.0 (7 units)		<b>5.0</b>
Highway Commercial	93.3	35.5	0	8.5	27	4.7	<b>22.3</b>	15.9		<b>38.2</b>
Light Industrial	193.1	21.1	1.2	0	19.9	3.7	<b>16.2</b>	12.2		<b>28.4</b>
<b>Total</b>	<b>472</b>	<b>113</b>	<b>5.8</b>	<b>8.5</b>	<b>98.7</b>	<b>16.9</b>	<b>81.8</b>	<b>29.1</b>	<b>1.6</b>	<b>112.5</b>

