



# Coburg Urbanization Study



# Proposed Agenda

- Population
- Economic Opportunities Analysis
- Housing Needs Analysis
- CUS Budget

# Population Forecast

County Board Approval of Johnson Reid's adjustment to PSU figures – June 17, 2009

Figure 1. Projected Population, City of Coburg, 2008-2030

2008	Average Annual Growth Rate	2010	2015	2020	2025	2030
1,075	5.32%	1,103	1,387	1,934	2,628	3,363

# **Economic Opportunities Analysis**

Guidance:

- Coburg Crossroads 2003
- Comprehensive Plan
- 2004 Urbanization Study
- Current Zoning Code
- Planning Goal 9

# Changes in State Requirements

Amendments to OAR Chapter 660-009 (Economic Development). Effective January 1, 2007.

- Estimates must be based on Trends, Required Site Types to accommodate growth, Inventory of existing land. Also must consider regional advantages and disadvantages.
- DLCDD workbook was used for developing methodology

# Employment Forecast:

**Table 5.9 Adjusted Coburg Employment Growth (2010-2030)**

	Coburg 2010 Adjusted Total	Projected Employment 2030	Projected Employment 2031 (RTP)	Emp. Change 2010-2030
Natural Resources and mining	*	*	*	*
Construction	253	335	340	82
Manufacturing	*	*	*	*
Wholesale trade	171	207	209	37
Retail trade	408	606	618	198
Transportation and warehousing utilities	39	49	49	10
Information	*	*	*	*
Financial Activities	220	276	280	56
Professional and Business Services	35	53	55	19
Education and Health Services	*	*	*	*
Leisure and Hospitality	52	82	84	29
Other services, except public administration	28	35	35	7
<i>*Sectors with &lt; 3 Firms</i>	2,214	2,392	2,401	177
Government and government enterprises	*	*	*	*
<b>Total employment</b>	<b>3,420</b>	<b>4,035</b>	<b>4,071</b>	<b>615</b>

Source: Oregon Employment Department ten-year industry forecast (2006-2016). Adjustments to specific sector AAGR developed by Coburg TAC.

\* QCEW confidentiality regulations forbid the presentation of data for sectors that consist of 3 or fewer firms.

# Employment Supply and Demand

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

	<b>Additional Employees by 2030*</b>	<b>Emp/ Acre</b>	<b>Adjusted New Needed Acres</b>	<b>Total Buildable Acres</b>	<b>2030 Surplus/ (Deficit)</b>
<b>Central Business District</b>	101 - 96	25	4.4 - 4.18	5	<b>0.6 - 0.82</b>
<b>Highway Commercial</b>	267 - 262	17.4	16.83 - 16.5	38.2	<b>21.37 - 21.7</b>
<b>Light Industrial</b>	247 - 156	13.1	20.79 - 13.09	28.4	<b>7.61 - 15.1</b>
<b>Campus Industrial</b>	0 - 101	23.5	0.0 - 4.73	-	<b>0.0 - (4.73)</b>
<b>TOTAL</b>	<b>615</b>		<b>42.02 - 38.5</b>		<b>29.58 - 33.1</b>

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



# 2004 Study - 2009 Study Comparison

	Buildable Land	Emp Forecast	FAR/Employment Density	Absorption Rate for Underdeveloped properties	Land Demand
<b>2004</b>	51 acres buildable land 50 acres redevelopment	5,157 (2025)	Average: <b>15 Emp/acre</b>  Downtown Commercial: 20 Emp/acre  Highway Commercial: 10 Emp/acre  Light Industrial: 15 Emp/acre	20% of land classified as Underdeveloped will develop by 2025	57.6 acres
<b>2009</b>	42.5 acres buildable land 29.1 acres redevelopment	4,035 (2030)	FAR between 0.2 and 0.4, depending on land use	20-30% of land classified as Underdeveloped will develop by 2030	NONE

# Economic “Needs” vs. Economic Opportunities

- Opportunities Analysis:
  - Previous Planning Efforts/Analysis
  - Technical Advisory Committee
  - Economist 1: Lane Metro Partnership
  - Economist 2: Oregon Economic & Community Development Department,
  - Economist 3: Oregon Employment Department

There was general agreement among the TAC and the economists that Coburg is well-suited to support industrial development, **provided that it has sufficient available land and is able to address the I-5 interchange issues.**

Coburg should provide a variety of sites to be flexible in responding to the needs of different manufacturers. Sample range of sites recommended to respond to market factors:

One 50+ acres site

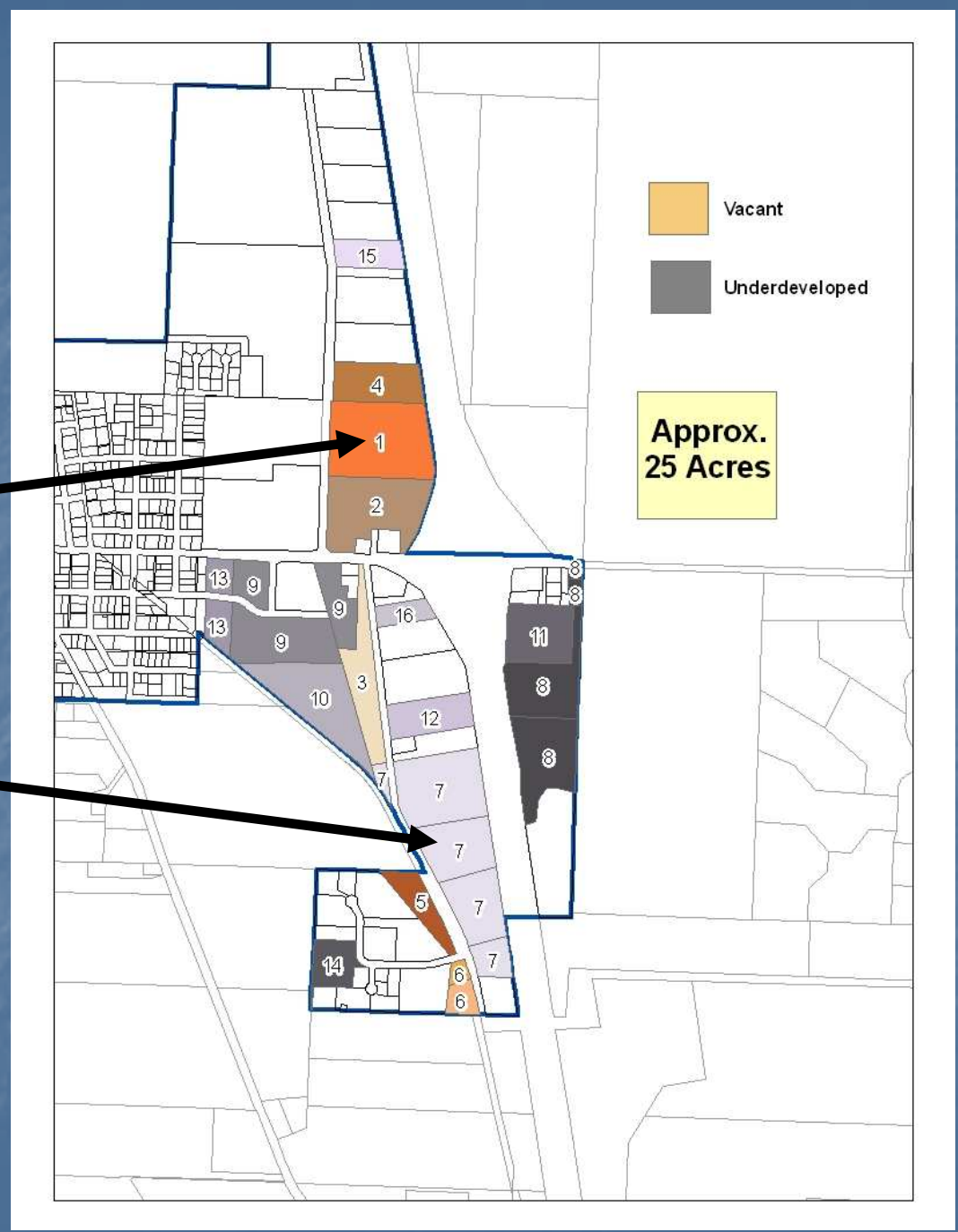
One-to-two 20+ acre sites

Smaller sites with intermix of commercial and industrial uses

# Tract Analysis Map

Largest Vacant:  
12.8 acres

Largest Underdeveloped:  
25.3 acres



# EOA Discussion

- Council Feedback desired:
  - Should City pursue the need for a larger tract(s) of buildable industrial land (20+ acres) in order to address the City's economic "opportunities?"

# Housing Needs Analysis

## Guidance:

- Coburg Crossroads 2003
- Comprehensive Plan
- 2004 Urbanization Study
- Current Zoning Code
- Planning Goals 10 and 14
  - Goal 10: Focused on affordability and housing options
  - Goal 14: Focused on efficient use of land in urbanized areas

# Goal 14

URBANIZATION

**OAR 660-015-0000(14)**

*(Effective April 28, 2006)*

***“To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.”***

Block: McKenzie and Skinner

Dwellings Units per Acre: 5.11

Average Lot Size: 11,786 sq ft.

Minimum Lot Size: 7,233 sq ft.

Minimum Lot Size: 16,521 sq ft.

Age of Housing: 1910-1974



Block: Coleman and Mill

Dwellings Units per Acre: 5.2

Average Lot Size: 9,387 sq ft.

Minimum Lot Size: 6,251 sq ft.

Minimum Lot Size: 17,543 sq ft.

Age of Housing: 1900-1980



Block: Delaney and Skinner

Dwellings Units per Acre: 6.19

Average Lot Size: 7,798 sq ft.

Minimum Lot Size: 4,293 sq ft.

Minimum Lot Size: 13,414 sq ft.

Age of Housing: 1900-1978



Block: Manufactured Home Park

Dwellings Units per Acre: 8.22



Block: Vintage

Dwellings Units per Acre: 4.35

Average Lot Size: 10,021 sq ft.

Minimum Lot Size: 9,905 sq ft.

Minimum Lot Size: 10,096 sq ft.

Age of Housing: 1997-2002



Block: Rustic and Shane

Dwellings Units per Acre: 4.16

Average Lot Size: 10,508 sq ft.

Minimum Lot Size: 9,969 sq ft.

Minimum Lot Size: 11,567 sq ft.

Age of Housing: 1997-1998



Block: Abbey and Austin

Dwellings Units per Acre: 2.87

Average Lot Size: 15,240 sq ft.

Minimum Lot Size: 14,024 sq ft.

Minimum Lot Size: 16,648 sq ft.

Age of Housing: 1998-2006





# Density Background

	Average Units / Net Acre	Housing Mix
<b>Coburg Crossroads 2003</b>	<b>8.7</b> units per acre	<b>70%</b> low density (6 units per acre) <b>25%</b> medium density (14 units per acre) <b>5%</b> high density (20 units per acre)
<b>2004 Urbanization Study</b>	<b>7.0</b> units per acre	<b>63%</b> single family (6 units per acre) <b>12%</b> manufactured homes (6 units per acre) <b>25%</b> multifamily (13.3 dwelling units per acre)
<b>Comp Plan/ Zoning</b>	<b>6.5</b> units per acre	<b>53.3%</b> low density (5.8 units per acre) <b>39.9%</b> medium density (11 units per acre) <b>6.3%</b> high density (13 units per acre)
<b>2009 Urban. Study (proposed)</b>	<b>6.0</b> units per acre	<b><u>Standard density safe harbor:</u></b> <b>60%</b> low density (2-6 units per net buildable acre) <b>20%</b> medium density (6-12 units per net buildable acre) <b>20%</b> high density (12-40 units per net buildable acre)
		<b><u>Incremental density safe harbor:</u></b> <b>50.20%</b> low density (2-6 units per net buildable acre) <b>35.20%</b> medium density (6-12 units per net buildable acre) <b>14.60%</b> high density (13+ units per net buildable acre)

# Efficiency within Existing UGB

Option 1:  
+ 1.65 acres  
HDR

Buildable/Redevelopable Land				Need to Add HDR
	LDR	MDR*	HDR	TOT
Ex. Acres	22.1	16.3	2.6	40.9
% of Unit Capacity	48.56%	38.64%	12.8%	100.00%
<b>Safe Harbor Target</b>	<b>60 %</b>	<b>20 %</b>	<b>20 %</b>	

Existing Units on "Developed" Lots			
	LDR (2-6)	MDR (6-12)	HD (13+)
Units	163	63	24
% of Unit Capacity	65.20%	25.20%	9.60%
<b>Safe Harbor Adjustment</b>	<b>-15 %</b>	<b>+10%</b>	<b>+5%</b>
	<b>50.20%</b>	<b>35.20%</b>	<b>14.60%</b>

Option 2:  
+ 0.39 acres  
HDR

Note: Housing Mix and density would also need to be applied in expanded UGB.

# Goal 10

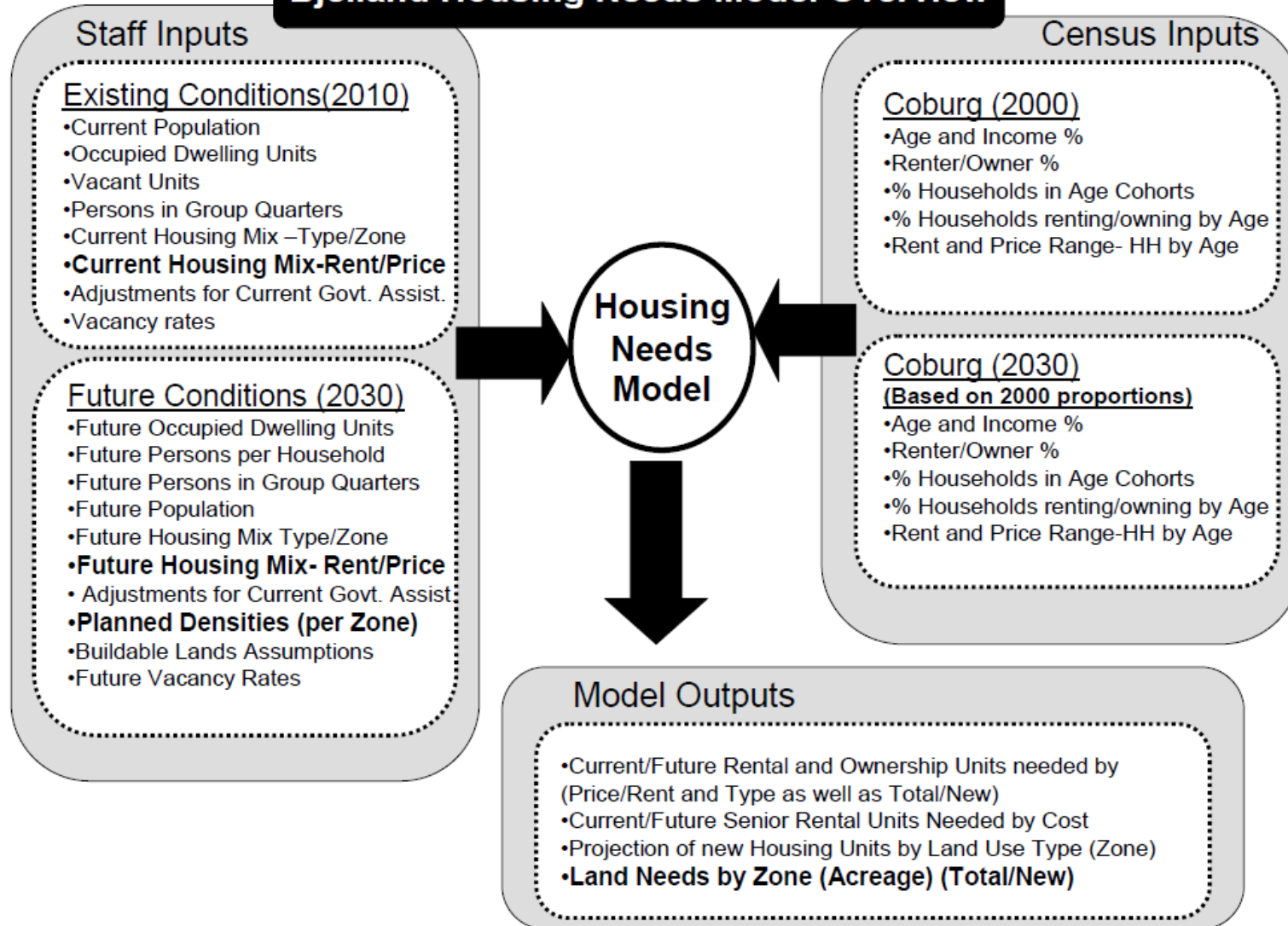
HOUSING

OAR 660-015-0000(10)

***“To provide for the housing needs of citizens of the state.***

*Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.”*

## Bjelland Housing Needs Model Overview



# Affordability Analysis

**Table 4: Housing Affordability at various % of Coburg Median Income**

	<b>50% Median</b>	<b>60% Median</b>	<b>70% Median</b>	<b>80% Median</b>	<b>100% Median</b>
<b>Single Person</b>					
Income	\$20,000	\$24,000	\$28,000	\$32,050	\$40,000
Affordable Rent	\$500	\$600	\$700	\$801	\$1,000
Affordable Sales Price	\$60,000	\$73,500	\$89,000	\$105,000	\$136,500
<b>Family of 4</b>					
Income	28,600	\$34,320	\$40,040	\$45,750	\$57,200
Affordable Rent	\$715	\$858	\$1,001	\$1,143	\$1,430
Affordable Sales Price	\$91,500	\$114,000	\$136,500	\$159,000	\$205,000

# Affordability Analysis

**Table 5: Affordability for typical occupations in Lane County in 2009**

Position	Salary	Affordable Monthly Payment		% income required for \$200,000 home		% income required for \$350,000 home	
		1 earner	2 earners	1 earner	2 earners	1 earner	2 earners
Teacher (starting)	33,700	843	1686	50%	25%	84%	42%
Teacher (median)	50,044	1250	2500	34%	17%	56%	28%
Police Officer (starting)	40,000	1000	2000	42%	21%	71%	35%
Registered Nurse	56,000	1400	2800	30%	15%	50%	25%
Manufacturing Worker	35,000	875	1750	48%	24%	81%	40%
Administrative Assistant	36,000	900	1800	47%	23%	78%	39%
Food Service Worker	21,500	538	1076	78%	39%	131%	66%

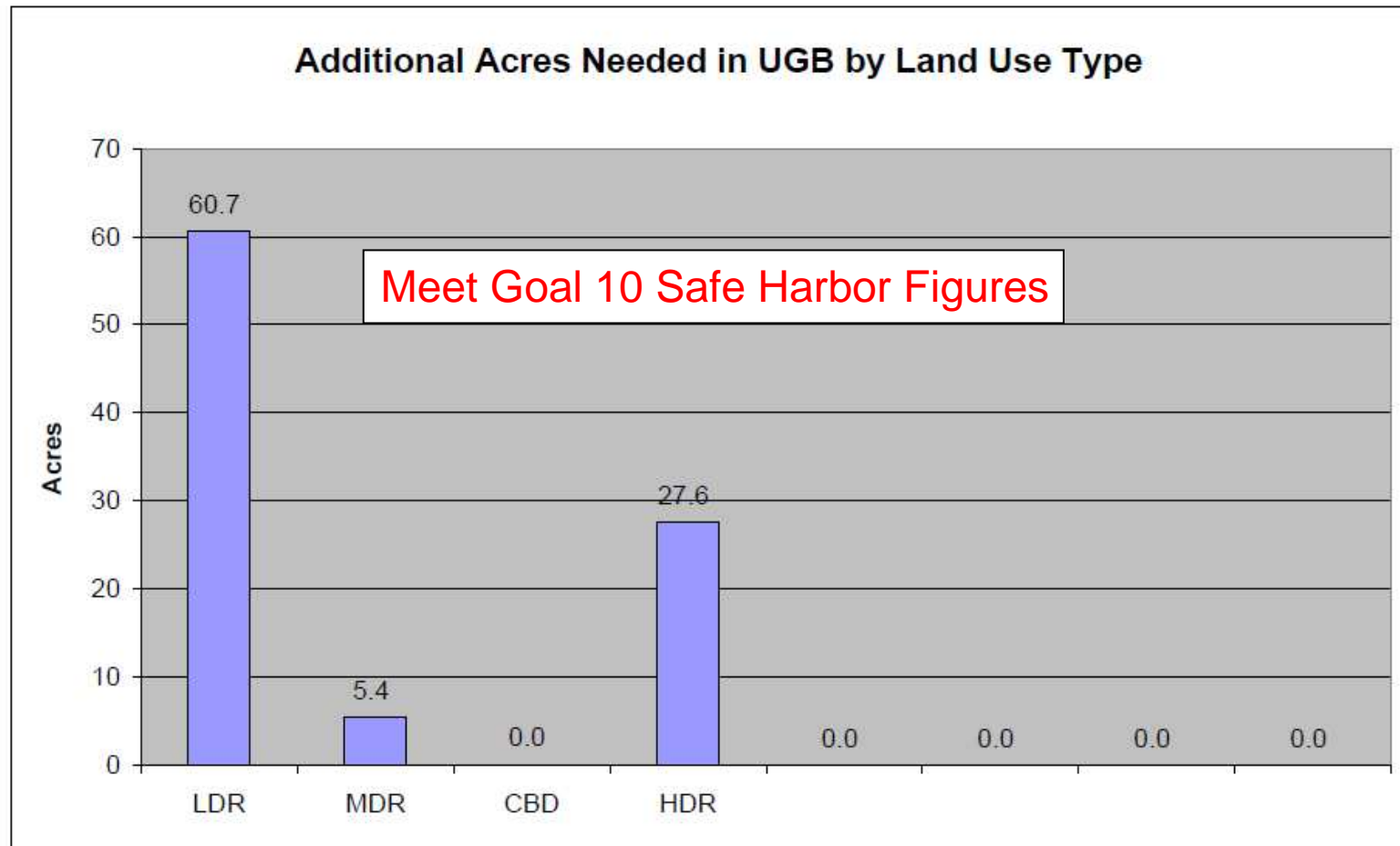
*Using a mortgage payment calculator, the monthly payment for a \$200,000 and \$350,000 home was calculated assuming a 30-year fixed mortgage with 6.5% interest rate. Two earners is based on double the income of 1 earner.  
Source: <http://www.salaryexpert.com/>*

**30% of Gross Income = Cost Burdened**

# Expansion Outside UGB

DRAFT

Graph 11  
For Coburg as of 2030  
Scenario Low Interest



# Need and Efficiency

## Goal 10 & 14

Land Need per Goal 10

Alternative A				
	LDR	MDR	HDR	Total
Ex. Acres	20.45	16.30	4.24	40.99
Acres added to UGB	60.7	5.4	27.6	93.70
Total Acres	81.15	21.70	31.84	134.69
Unit Capacity	470.67	161.4	413.92	1045.99
Housing Mix	45	15	40	
Safe Harbor	60.00%	20.00%	20.00%	

Goal 14 (efficiency) also achieved

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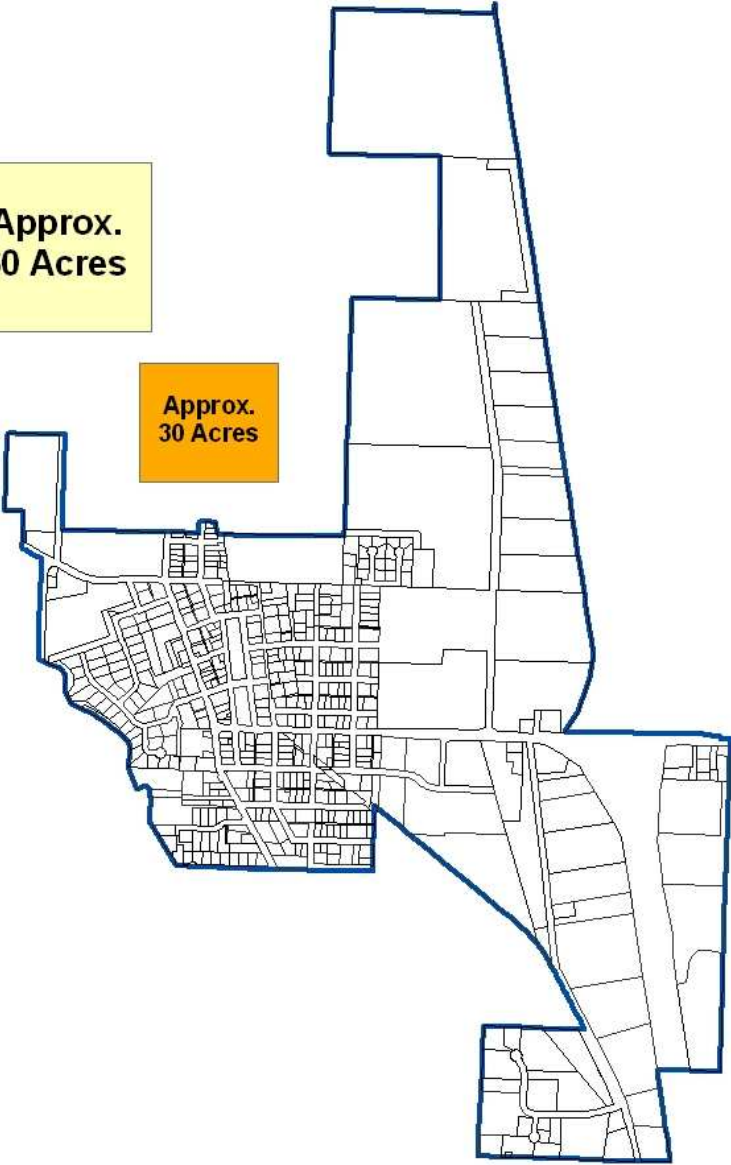
Land Need per Goal 10

Alternative B				
	LDR	MDR	HDR	Total
Ex. Acres	21.71	16.3	2.99	41
Acres added to UGB	60.7	5.4	27.6	93.7
Total Acres	82.41	21.7	30.59	134.7
Unit Capacity	477.978	161.4	397.67	1037.048
Housing Mix	46	16	38	
Safe Harbor	50.20%	35.20%	14.60%	

Goal 14 (efficiency) also achieved

**Approx.  
60 Acres**

**Approx.  
30 Acres**



# Recommendations from 2004 Study

Recommendation	Implemented?	Notes
Design standards	√	
Adopt infill standards	√	Flag lots not permitted, other strategies could be explored
Multiple residential designations	⊗	No medium-density residential zone. High-density limited to 13 du/acre, with only 4 units allowed in building.
Provide sufficient residential land by zone	⊗	Need for additional higher density in 2009 Study (lack of Medium density zone).
Reduce minimum lot size	√	When sewer becomes available
Allow ADUs	√	ADUs do not count towards density

# Tools for Efficiency/Affordability

## Existing:

- **Duplex Units on Corner Lots**
- **Accessory Dwelling Units**
- **Mobile Home Parks (in TMR) and Mobile Homes on single lots**
- **Traditional Medium Density Residential Zone**

## Possibilities:

- **Increase the amount of acreage in Higher Density zone(s)**
- **Provide medium density zone**
- **Allow more than 4 units per structure**
- **Provide Density bonuses**
- **Incorporate infill strategies (allow flag lots, reduce setbacks, reduce parking, etc.)**
- **Expanded allowances for Mobile Home Parks**
- **Others?**

**DETACHED**  
**Small lot**  
“when footprint > 30%”

**EXAMPLE**  
Northwest Landing  
DuPont, WA

**NET DENSITY**  
8.4 duu / 21 uph

**LOT SIZE**  
5,200 sf

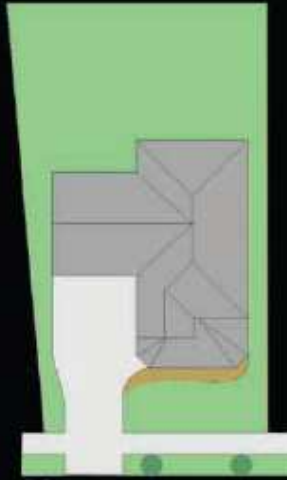
**HOUSE FOOTPRINT**  
1,837 sf or 32%

**STREET FRONTAGE**  
52 ‘

**PARKING**  
2

**BEDROOMS**  
4

Example of Infill Strategy



**DETACHED**  
**Zero lot line**

*One wall on a property line*

**EXAMPLE**

**Northwest Landing Cottage**  
**DuPont, WA**

**NET DENSITY**

**13.5 duu / 34 uph**

**LOT SIZE**

**3,200 sf**

**HOUSE FOOTPRINT**

**1,158 sf or 36%**

**STREET FRONTAGE**

**40'**

**PARKING**

**2**

**BEDROOMS**

**3**



Example of Infill Strategy



**ATTACHED**

**Duplex**

**One common wall**

**EXAMPLE**

**15th and Charnelton  
Eugene, OR**

**NET DENSITY**

**17 dua / 42 uph**

**LOT SIZE**

**5,290 sf  
2,150 sf / dwelling**

**HOUSE FOOTPRINT**

**2,550 sf or 48%**

**STREET FRONTAGE**

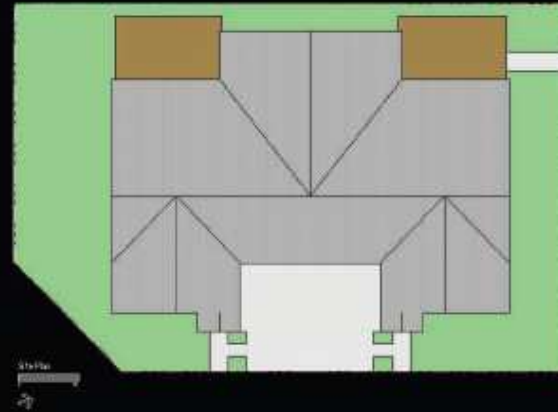
**PARKING**

**4 @ 2 tandem**

**BEDROOMS**

**6**

Example of Infill Strategy



Example of Infill Strategy

**ATTACHED  
Townhouse**

**EXAMPLE**  
Olive townhouses (12 units)  
Eugene, OR

**NET DENSITY**  
24 duu / 60 uph

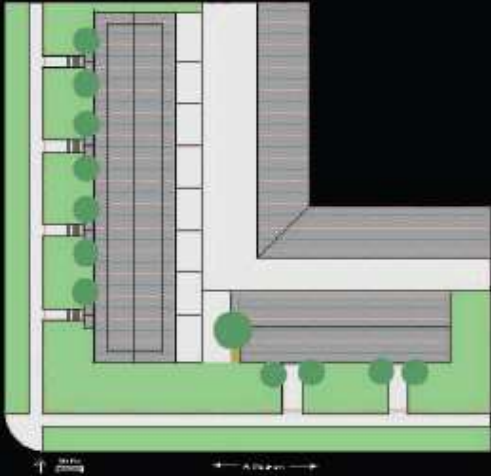
**LOT SIZE**  
22,250 sf  
1,850 sf / dwelling

**HOUSE FOOTPRINT**  
10,250 sf or 46%

**STREET FRONTAGE**  
334 ‘

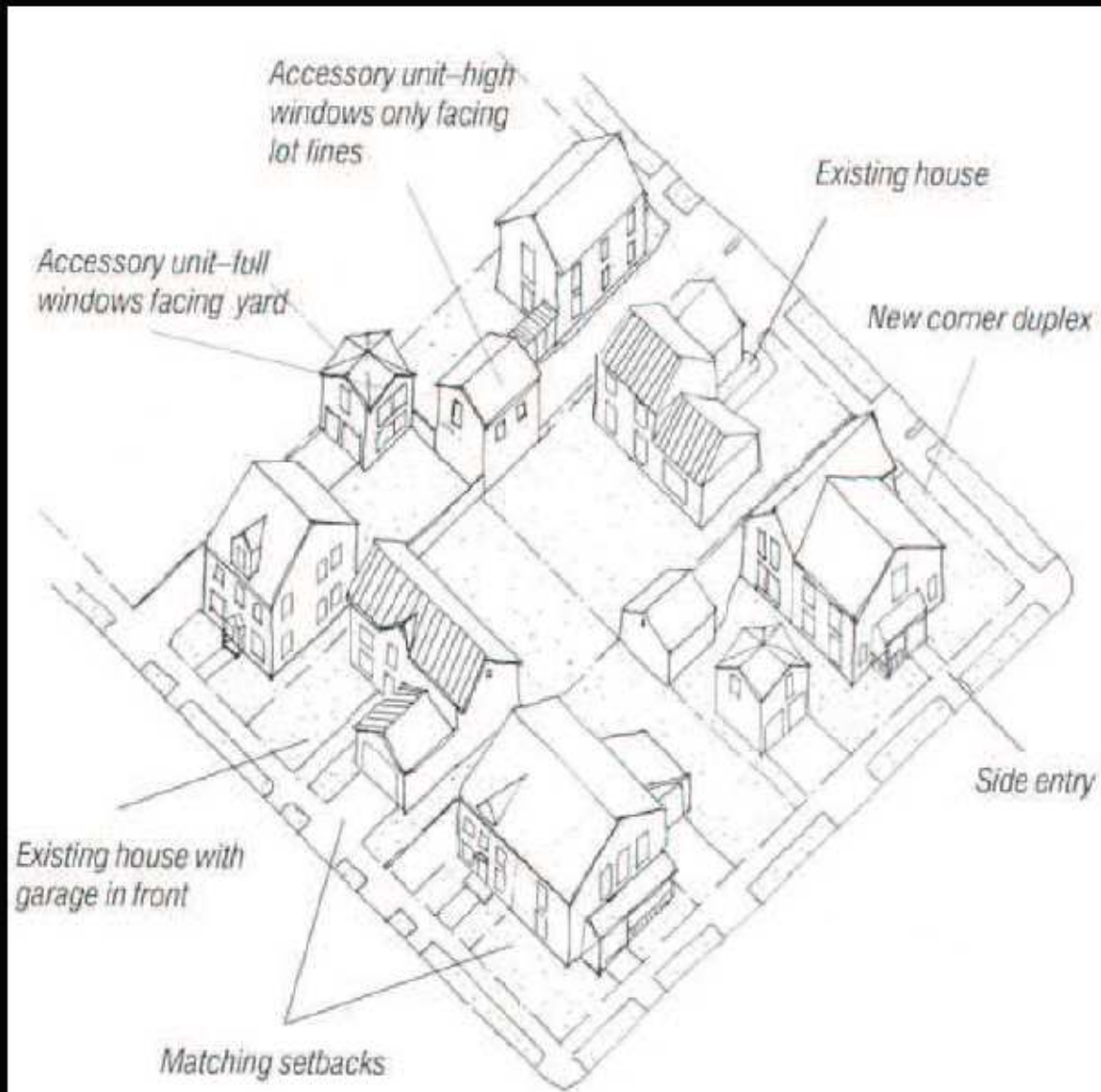
**PARKING**  
12

**BEDROOMS**  
30



## MIXING AND BLENDING HOUSING TYPES

**Fine grained design adjustments**



# Housing Discussion

## Council Feedback desired:

What tools that should be evaluated by CUS staff?

# Urbanization Study Progress

TASK	DESCRIPTION	Est. Task % Completed
1	KICKOFF MEETINGS AND CORE TEAM & DOCUMENT RESEARCH	Done
2	GATHER AND EVALUATE DATA	Done
3	EVALUATE POPULATION FORECASTS	40%
4	DEVELOP ECONOMIC ANALYSIS	90%
5	BUILDABLE LANDS INVENTORY	98%
6	HOUSING NEEDS ANALYSIS	40%
7	ECONOMIC OPPORTUNITIES ANALYSIS	90%
8	COMPARE LAND INVENTORY DATA WITH LAND DEMAND	0%
9	UGB EXPANSION ANALYSIS	1%
10	PUBLIC WORKSHOP	1%
11	POLICY EVALUATION	0%
12	FINAL PRODUCTS	0%

## Requests:

- 1) Amend contract to address work responsibilities designated to Assistant Planner (estimated \$20,000).
- 2) Amend contract to address revised project schedule.

# Next Steps

<b>TASK</b>	<b>DESCRIPTION</b>	<b>TIMEFRAME</b>
<b>TASK 6</b>	<b>HOUSING NEEDS ANALYSIS</b>	<b>Summer, 2009</b>
<b>TASK 7</b>	<b>ECONOMIC OPPORTUNITIES ANALYSIS</b>	<b>Summer, 2009</b>
<b>TASK 8</b>	<b>COMPARE LAND INVENTORY DATA WITH LAND DEMAND</b>	<b>Summer, 2009</b>
<b>TASK 9</b>	<b>UGB EXPANSION ANALYSIS</b>	<b>Summer/Fall, 2009</b>
<b>TASK 10</b>	<b>PUBLIC WORKSHOP</b>	<b>Early Fall, 2009</b>
<b>TASK 11</b>	<b>POLICY EVALUATION</b>	<b>Fall, 2009</b>
<b>TASK 12</b>	<b>FINAL PRODUCTS</b>	<b>Fall/Winter, 2009</b>

# **Other Discussion Issues**

Any Questions or Comments on any aspects of Urbanization Study?