

2010 Coburg Urbanization Study
Summary of Baseline Assumptions and Recommended Values

Variable	Recommended Value	Source of Data	Rationale	Impact on Land Need
<i>Buildable Lands</i>				
Property Classification				
Vacant and partially vacant land	Improvement values under \$5,000	Lane County	2004 Study	Moderate
Undevelopable land	Under the minimum lot size for the underlying zoning district, land that has no access, or land that is already committed to other uses by policy.	Lane County	2004 Study (adjusted for new minimum lot sizes)	Moderate
Infill Land	15,000 square feet , plus review of improvement values and aerial photographs to determine whether there was sufficient land to be further developed	Lane County	2004 Study, modified with new minimum lot sizes (assuming sewer)	Moderate
Potentially redevelopable land	Existing uses that are less intense than the planned use	Lane County	2004 Study and Other cities	Moderate
Developed land	Not otherwise classified	Lane County	2004 Study	Moderate
Public land	Owned by Federal, State, County, or City	Lane County	2004 Study	Moderate
<i>Employment Land Needs</i>				
Baseline employment population	3,420	State of Oregon (Oregon Employment Department) + non-covered employee populations (Bureau of Economic Analysis)	Recent data	Low
Employment Growth	615 (.83% AAGR 2010-2030))	State of Oregon (Oregon Employment Department), adjusted by local knowledge	Historic data, recent trends & community values (adapted Safe Harbor)	High
Employment Density				
Central Business District	0.25 FAR, 25 EPA	Oregon State and Lane County	Other cities	Moderate
Highway Commercial	0.20 FAR, 17.4 EPA	Oregon State and Lane County	Other cities	Moderate
Light Industrial	0.30 FAR, 13.10	Oregon State and	Other cities	Moderate

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Campus Industrial	EPA	Lane County		
	0.27 FAR, 23.5 EPA	Oregon State and Lane County	Other cities	Moderate
Redevelopment Rate				High
Central Business District	20%	LCOG	2004 Study	High
Highway Commercial	30%	LCOG	Other cities and projected trends	High
Light Industrial	30%	LCOG	Other cities and projected trends	High
Converting Net to Gross	20% for land within UGB, 25% for land outside UGB		Safe harbor (outside UGB)	Moderate
<i>Residential Land Needs</i>				
Population Growth	5.32%	Lane County	Adopted 20-year Coordinated Population Forecast	High
Population in Group Quarters	50	City of Coburg	Development application	Low
Persons per Household	2.64	Document supporting Coburg's Coordinated Population Forecast	Adopted forecast	Low
Residential Vacancy Rate	4.87%	US Census	Recent data	Low
Future Housing Mix (# of units)				
Single-family units	63%	Housing Needs Model	Historic data, projected trends & community values (adapted Safe Harbor)	Moderate
Manufactured Dwelling Park Units	No new parks anticipated, but individual units on lots	Housing Needs Model	Historic data, projected trends & community values (adapted Safe Harbor)	Moderate
Duplex Units	16%	Housing Needs Model	Historic data, projected trends & community values (adapted Safe Harbor)	Moderate
Tri-Quadplex Units	21%	Housing Needs Model	Historic data, projected trends & community values (adapted Safe Harbor)	Moderate
5+ Multifamily Units	None, based on current Coburg policies. If policies change, some of duplex and tri/quad could be reallocated.	Housing Needs Model	Historic data, projected trends & community values (adapted Safe Harbor)	Moderate
Housing Density (Gross)	6.6			
Low Density Residential (Traditional Residential)	5.0	City of Coburg	Zoning standard	High

Variable	Recommended Value	Source of Data	Rationale	Impact on Land Need
Minus Corner Lots)				
Low Density Residential (Traditional Residential Corner Lots)	10	City of Coburg	Zoning standard	High
Central Business District	15	City of Coburg	Zoning standard	High
High Density Residential (Traditional Medium Density Residential)	14	City of Coburg	Zoning standard	High
Mixed Use Zone	15	City of Coburg		High
Residential Redevelopment	10%	City of Coburg and City of Creswell	Recent trends and other cities	Moderate
Net to Gross Factor	25%	State of Oregon	Safe harbor	Moderate
<i>Public and Semi-Public Needs</i>				
Land Need	Based upon Land Need Generated from Parks and Open Space Master Plan, plus 15% for roads (same as current)	City of Coburg	Existing policy documents and trends.	High

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