

**Goal 9 and Goal 10 Summary Table for Comparison/Evaluation
Lake Oswego, Citizen Advisory Committee and Goals 9/10 Work Group
March 3, 2011**

RESIDENTIAL

Ranges	Source/Assumptions	2035 Population	New Dwelling Units	Regarding Capacity/ Need/ Where We Are Now	What Would It Take to Meet Rules/ Requirements*	Effects of Redevelopment Assumptions (Placeholder)	Other Things to Consider Including in Relation to Vision
Low Growth	0.45% average annual growth rate (AAGR). Baseline capacity based on new dwelling units that can be accommodated within the Urban Services Boundary (USB) on vacant and part vacant residential lands over the 20-year planning period. Not consistent with Metro's 2005 adopted forecast.	48,266+/-	2,155	There are 616 vacant residentially zoned acres; within the USB. Over 75% is located in low density residential area (R-7.5, R-10 & R-15). Redevelopment opportunities for commercial and high density residential land are being calculated to determine additional capacity	The 616 acres are zoned for a total capacity of 2156 units. The redevelopment analysis is exploring ways to meet the state requirement for 10 du/ac by counting redevelopment opportunities in commercial and high density zones. Counting 80 acres of redevelopable commercial land at an average of 60 du/ac, would meet the 10 dwelling units/net buildable acre (du/nba) requirement (this is the density of the 555 2 nd Street Condos).	Staff is currently working to analyze redevelopment capacity. The result of the work may show that there is additional capacity, based on the ability to redevelop multi-family residential land at higher densities that developed today. This may reduce or eliminate the gap between existing capacity and Metropolitan Housing Rule requirement of 10 du/nba capacity.	<ul style="list-style-type: none"> • If additional capacity is needed to meet state requirements, should it go in centers where services are within walking distance and transit is available? • Some capacity increase could occur through development of flexible code standards to allow compatible design under clear and objective standards for dwellings such as cottage housing or secondary dwelling units. • City could adopt policies that support specific plans for redevelopment areas in lieu of USB expansion
Medium Growth	0.68% AAGR in dwellings consistent with Metro 2005 adopted forecast, extrapolated for 2035.	51,981+/-	3,336	Same as above.	Same as above.	Same as above.	Same as above.
Hybrid	To Be Determined						

- The State's Goal 10 requirement under its "Metropolitan Housing Rule" (MHR) requires over the 20 year planning horizon under clear and objective standards the city to provide the **opportunity** for new dwellings: a) At a 50% / 50% mix of detached and attached dwellings and b) Average of 10 dwelling units per net buildable acre (10 du/nba). Staff believes the city meets the 50/50 requirement by allowing attached dwellings in all residential zones (zero lot line dwellings). It has been noted the potential dwelling unit capacity for new dwellings ranges from 3.5 du/nba to 5.5 du/nba in Lake Oswego's urban services boundary based on existing vacant land inventory and current Comprehensive Plan zoning and development code. The average is 3.5 du/nba (2,155 acres/616 acres). Additional work is currently being done to ensure the 2,155 potential dwellings are in fact buildable under clear and objective standards. Work is also being done to determine the number of new dwelling units (capacity) that can be counted as redevelopable lands (existing developed lands that could be reconstructed to a higher density), which may increase the existing capacity to greater than 2,155. This has the potential to substantially increase the capacity and number of dwelling units per acre but it would require code changes so that these units can be built under clear and objective standards.
- Lake Oswego would need new clear and objective zoning standards and specific area redevelopment policies to meet the 10 du/nba requirement.

EMPLOYMENT

Ranges	Source/Assumptions	New Jobs	Regarding Capacity/ Need/ Where We Are Now	What Would It Take to Meet Rules/ Requirements*	Effects of Redevelopment Assumptions (Placeholder)	Other Things to Consider Including in Relation to Vision
Low Growth	0.45 average annual growth rate (AAGR). Assumes job growth equates to population growth rate under Low Growth residential range. No net loss/gain of industrial or government jobs.	1,758+/- (requires 14 vacant acres)	Based on preliminary inventory of buildable employment lands, the city has 20 vacant acres. There is enough vacant land to accommodate this scenario.	N/A – meets requirements.	Also assumes 230,000 sf of redevelopment. *Current redevelopment rate varies by employment type and results in about 34% of future jobs being accommodated through redevelopment. (use of underutilized buildings)	<ul style="list-style-type: none"> Do these assumptions make LO a place to live, work, play to meet daily needs of goods and services?
Medium Growth	0.75% AAGR. Assumes job growth equates to population growth rate under Medium Growth residential range. No net loss/gain of industrial or government jobs.	3,000+/- (requires 25 vacant acres)	There is a 5 acre gap in this scenario. To accommodate this level of new jobs there would need to be an increase in the amount of redevelopment.	N/A – meets requirements.	Assumes 396,000 sf of redevelopment. *Current redevelopment rate varies by employment type and results in about 34% of future jobs being accommodated through redevelopment. (use of underutilized buildings)	Same as above.
High Growth	2.59% AAGR. Metro preliminary 2009 urban growth report assumptions for LO area extrapolated to 2035.	9,783+/- (requires 123 vacant acres)	There is a gap of 103 acres in this scenario. To accommodate this level of new jobs there would need to be a very aggressive redevelopment program.	N/A – meets requirements.	Assumes 2 million sf of redevelopment. *Current refill/redevelopment rate varies by employment type and results in about 34% of future jobs being accommodated through redevelopment. (use of underutilized buildings)	Same as above.
Hybrid	To Be Determined					

*Source: estimates by City of Lake Oswego planning staff and FCS GROUP based on local market observations.