Oregon
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development
635 Capitol Street, Suite 150
Salem, OR 97301-2540
(503) 373-0050
Fax (503) 378-5518
www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

2/12/2010

TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Reedsport Plan Amendment
DLCD File Number 001-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, February 25, 2010

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Melisssa Anderson, City of Reedsport
Gloria Gardiner, DLCD Urban Planning Specialist
Dave Perry, DLCD Regional Representative

Thomas Hogue, DLCD Regional Representative

<paa> YA/l

FORM 2 DLCD Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

DATE STAMP ☐ In person ☐ electronic ☐ mailed

DEPT OF FEB 05 2010 LAND CONSERVATION AND DEVELOPMENT

For Office Use Only

Jurisdiction: **City of Reedsport**

Local file number: **Ord 2010-1097**

Date of Adoption: **2-1-10**

Date Mailed: **2-4-10**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: 7-22-09

☐ Comprehensive Plan Text Amendment

☒ Comprehensive Plan Map Amendment

☐ Land Use Regulation Amendment

☐ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The City of Reedsport updated the Comprehensive Plan, including the Land Use and Urbanization Element, Housing Element and Economic Element. As the basis for these updated Plan elements, the following studies were also adopted into the Appendix: Buildable Lands Inventory, Economic Opportunities Analysis and Housing Needs Analysis.

Does the Adoption differ from proposal? Yes, Please explain below:

After sending the proper notice to DLCD, comments from the agency dated August 20th and September 2nd, 2009, were received by the City and subsequently addressed by the City's consultant's these changes and clarifications are incorporated into the Buildable Lands Inventory, Economic Opportunities Analysis and Housing Needs Analysis where appropriate. Additionally, typographical errors were addressed and the following policy was changed as follows: Economic Element Page V-8, Policy 14: "*The City supports the ongoing and future efforts of the Lower Umpqua Economic Development Forum.*"

Plan Map Changed from: to:

Zone Map Changed from: to:

Location: Acres Involved:

Specify Density: Previous: New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
☒	☒	☐	☐	☐	☐	☐	☐	☒	☒	☐	☐	☐	☒	☐	☐	☐	☐	☐

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...Yes

45-days prior to first evidentiary hearing? ☒ **Yes** ☐ **No**

If no, do the statewide planning goals apply? ☐ **Yes** ☐ **No**

If no, did Emergency Circumstances require immediate adoption? ☐ **Yes** ☐ **No**

DLCD File No. 001-09 (17705) [15973]

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Douglas County, DLCD, Reedsport/Winchester Bay Chamber of Commerce, Port of Umpqua and the Lower Umpqua Economic Development Forum.

Local Contact: **Melissa Anderson** Phone: **(541) 271-3603** Extension:

Address: **451 Winchester Ave.** Fax Number: **541-271-2809**

City: **Reedsport** Zip: **97467** E-mail Address: **manderson@reedsport.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this **Form 2** on light **green paper if available.**
3. Send this Form 2 and **One (1) Complete Paper Copy and One (1) Electronic Digital CD** (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. **DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.** (for submittal instructions, also see # 5)] **MAIL** the **PAPER COPY and CD** of the Adopted Amendment to:

ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615).
10. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/.** You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.

COPY

ORDINANCE 2010-1097

AN ORDINANCE AMENDING THE REEDSPORT COMPREHENSIVE PLAN BY UPDATING THE ECONOMIC ELEMENT, HOUSING ELEMENT AND LAND USE AND URBANIZATION ELEMENT, INCLUDING ADOPTION OF SUPPORTING DOCUMENTS INTO APPENDIX A, WHICH INCLUDE AN ECONOMIC OPPORTUNITIES ANALYSIS, HOUSING NEEDS ANALYSIS AND BUILDABLE LANDS INVENTORY.

WHEREAS the City identified the need to update the Comprehensive Plan with more accurate and current data that reflect recent trends and needs of the community;

WHEREAS the City contracted with Benkendorf Associates Corporation and Johnson Reid, LLC, to prepare an Economic Opportunities Analysis, Housing Needs Analysis and Buildable Lands Inventory consistent with Statewide Planning Goal requirements;

WHEREAS these technical studies provide the basis for updating associated chapters and policies of the Comprehensive Plan, including the Economic Element, Housing Element and Land Use and Urbanization Element;

WHEREAS the Reedsport Planning Commission began working on updating the Comprehensive Plan in May, 2009, and met monthly to review these studies and update policies in the associated Elements of the Plan;

WHEREAS notice of the proposed Comprehensive Plan Amendments was sent to the Department of Land Conservation and Development (DLCD) on July 22, 2009 not less than 45 days prior to the first evidentiary hearing of December 17, 2009, as required by State law;

WHEREAS after sending the proper notice to DLCD, comments from the agency were received by the City and these comments were subsequently addressed by the City's consultant's with changes and clarifications incorporated into the technical studies;

WHEREAS on November 19, 2009 a notice was sent to Douglas County, DLCD, Reedsport/Winchester Bay Chamber of Commerce, Port of Umpqua and the Lower Umpqua Economic Development Forum, notifying these organizations of the proposed amendments and the public hearings with the Planning Commission and City Council;

WHEREAS public notice was posted on the City web site on November 20, 2009 and published in the Umpqua Post on November 25, 2009 as required by state law and City Code;

WHEREAS the Planning Commission held a public hearing on December 17, 2009, prior to making a recommendation to the City Council on the Comprehensive Plan Amendments;

WHEREAS the City Council held a public hearing on January 4, 2010, and deliberated on February 1st prior to making a final decision to amend the Comprehensive Plan; and

WHEREAS the City Council finds the Comprehensive Plan amendments consistent with applicable criteria in the Reedsport Comprehensive Plan, Oregon Revised Statutes, Administrative Rules and Statewide Planning Goals.

NOW, THEREFORE, THE CITY OF REEDSPORT ORDAINS AS FOLLOWS:

Section 1 Exhibit A is adopted as Findings in support of the Comprehensive Plan Amendments.

Section 2 The following Sections of the Reedsport Comprehensive Plan are adopted as amendments to the Plan:

Exhibit B	Chapter V. Economic Element (Revised)
Exhibit C	Chapter VI. Housing and Population Element (Revised)
Exhibit D	Chapter VII. Land Use and Urbanization Element (Revised)
Exhibit E	Appendix A: Table of Contents (Revised)

Section 3 The following documents are adopted and incorporated into the Reedsport Comprehensive Plan, in Appendix A:

Exhibit F	Economic Opportunities Analysis, October 2009
Exhibit G	Housing Needs Analysis, October 2009
Exhibit H	Buildable Lands Inventory, October 2009

EFFECTIVE DATE OF ORDINANCE: This Ordinance shall become effective on March 4th, 2010.

PASSED BY THE CITY COUNCIL this 1st day of February, 2010.

AYES 7 NAYS 0

APPROVED BY THE MAYOR this 1st day of February, 2010.

Mayor Keith Tymchuk

ATTEST:

Deanna, City Recorder

CITY OF REEDSPORT
CITY COUNCIL FINDINGS
EXHIBIT A

PUBLIC HEARING DATE: JANUARY 4, 2010

APPLICANT: INITIATED BY THE CITY OF REEDSPORT

LOCATION: NOT SITE SPECIFIC -- NOT APPLICABLE

SUBJECT: COMPREHENSIVE PLAN AMENDMENT TO THE ECONOMIC, HOUSING AND LAND USE AND URBANIZATION ELEMENTS AND THE APPENDIX WITH ADOPTION OF THE TECHNICAL REPORTS

PROPOSAL:

The proposal amends the City of Reedsport Comprehensive Plan with an update to:

- Chapter V. Economic Element;
- Chapter VI. Housing and Population Element; and
- Chapter VII. Land Use and Urbanization Element.
-

The proposal also includes an amendment to the Comprehensive Plan Appendix with adoption of the following supporting technical reports, prepared by The Benkendorf Associates Corp. and Johnson Reid, LLC:

- Economic Opportunities Analysis;
- Housing Needs Analysis; and
- Buildable Lands Inventory.

NOTICE AND REFERRALS:

1. **Notice:**
   Prior to the Planning Commission and City Council public hearings, notice was posted on the City web site on November 20, 2009 and published in the Umpqua Post on November 25, 2009 as required by state law and the City Code.

2. **Referrals:**
   Notice of the proposed Comprehensive Plan Amendments was sent to the Department of Land Conservation and Development (DLCD) on July 22, 2009 not less than 45 days prior to the first evidentiary hearing of December 17, 2009, as required by State law. After sending the proper notice to DLCD, comments from the agency dated August 20th and September 2nd, 2009, were received by the City and subsequently addressed by the City's consultant's (Benkendorf Assoc. and Johnson Reid) in a response letter dated October 19, 2009. These changes and clarifications are incorporated into the Buildable Lands Inventory, Economic Opportunities Analysis and Housing Needs Analysis where appropriate.

On November 19, 2009, referrals were sent to Douglas County, DLCD, Reedsport/Winchester Bay Chamber of Commerce, Port of Umpqua and the Lower Umpqua Economic Development Forum, notifying these organizations of the proposed amendments and the public hearings with the Planning Commission and City Council. As of December 18, 2009, no comments were received.

DECISION CRITERIA AND FINDINGS:

The following is a list of the decision criteria applicable to the proposal to amend the Comprehensive Plan. The findings for each of these criteria are discussed and presented below.

1. **City of Reedsport Comprehensive Plan**
   - Citizen Involvement Element, Amendment Procedures

2. **Oregon Statewide Planning Goals**
   - Goal 1: Citizen Involvement
   - Goal 2: Land Use Planning
   - Goal 9: Economic Development
   - Goal 10: Housing
   - Goal 14: Urbanization

3. **Oregon Revised Statutes**
   - Oregon Revised Statutes (ORS): ORS 197.610

CITY OF REEDSPORT COMPREHENSIVE PLAN

CHAPTER II: CITIZEN INVOLVEMENT ELEMENT

AMENDMENT PROCEDURES

1. **The Plan may be amended at any time by the City Council except the situations which require joint City/County decisions as stipulated in the Urban Growth Management Agreement, but it shall first be referred to the Planning Commission for recommendation.**

   Finding: The proposal is consistent with this criterion because the proposed amendments were first referred to the Planning Commission for a recommendation to the City Council before the Council made a final decision. Additionally, the proposal is consistent with the Urban Growth Management Agreement between Douglas County and the City of Reedsport because the County was notified of the proposed amendments on November 19, 2009, at least 10 days before the City Planning Commission's first evidentiary hearing on December 17, 2009 and at least 45 days before the City Council's first hearing on January 4, 2010. Further, after the City Planning Commission made its recommendation, the recommendation was forwarded to the County for their comments and any comments received by the County are forwarded to the Council for their final decision. In making its decision, the Council considers the

comments of the County and the County is notified in writing of the City's final decision.

2. **Changes to the Plan shall be made by ordinance amendment after a public hearing.**

Finding: The proposal is consistent with this criterion because the amendments will be adopted by ordinance after a public hearing before the Reedsport City Council. After a public hearing before the Planning Commission on December 17, 2009 the Commission's recommendation was forwarded to the City Council. The City Council makes a final decision on the proposed amendments to the Plan after a public hearing on January 4, 2010. The final decision is adopted by ordinance.

3. **Changes in the Plan and data base should be incorporated directly into the document at the appropriate place. The amendment should also indicate the date of passage of the ordinance and the ordinance number. A list of all amendments should be inserted into each respective document.**

Finding: The proposal is consistent with this criterion because the changes are incorporated directly into the Comprehensive Plan in the appropriate place. The Economic, Housing and Land Use and Urbanization Elements of the Plan are revised and updated, with the ordinance number and adoption date indicated in each chapter. These revisions are based on an Economic Opportunities Analysis, Housing Needs Analysis and Buildable Lands Inventory that are adopted into Appendix A of the Comprehensive Plan.

4. **A proposed amendment to the Comprehensive Plan text and policies shall be considered when *one or more of the following conditions exist*:**

   a. **Updated data demonstrates significantly different trends than previous data;**
   b. **New data reflects new or previous undisclosed public need(s);**
   c. **New community attitude represents a significant departure from previous attitude as reflected by the Citizens Advisory Group, Planning Commission and/or City Council;**
   d. **Statutory changes significantly affect the applicability or appropriateness of the existing plan goal or policy;**
   e. **A demonstrable error or major inconsistency in the existing plan goal or policy.**

Finding: The proposal is consistent with these criteria because the data related to the economy, housing and land use are 10 years old and errors in the buildable land inventory had been identified and these need to be updated. Therefore, the proposed amendments to the Plan are based on a recent Economic Opportunities Analysis, Housing Needs Analysis and Buildable Lands Inventory completed in 2009, which reflect current trends and needs of the community.

5. **Application for a Legislative Plan Amendment can be made by any citizen, their authorized agent or by the City or County governing body.**

Finding: The proposal is consistent with this criterion because the proposed amendments to the Plan are initiated by the City of Reedsport.

6. **Application for a Site Specific Plan Amendment can only be made by affected property owners, their authorized agents or by the City or County governing body.**

Finding: The proposed amendments to the Plan are legislative in nature and not site specific. Therefore, this criterion does not apply.

7. **In order to obtain a Comprehensive Plan amendment, the applicant has the burden of proving that all of the following conditions exist:**

a. There is a need for the proposed change;

b. The identified need can best be served by granting the change requested;

Finding: The proposal is consistent with the above two criteria because the data related to the economy, housing and land use are 10 years old and errors in the buildable land inventory had been identified and these need to be updated. Therefore, the Plan needs to be updated to reflect the more recent trends and needs of the community, which are based on accurate and current data.

c. The proposed change is not in violation of state land use goals, statutes and rules;

Finding: The proposal is consistent with this criterion because the proposed amendments are consistent with state land use goals, statutes and rules, as discussed below. The following statewide planning goals, statutes and rules are applicable to this application:

STATEWIDE PLANNING GOALS

Goal 1: Citizen Involvement [OAR 660-015-0000(1)]

3. **Citizen Influence -- To provide the opportunity for citizens to be involved in all phases of the planning process.**

Citizens shall have the opportunity to be involved in the phases of the planning process as set forth and defined in the goals and guidelines for Land Use Planning, including Preparation of Plans and Implementation Measures, Plan Content, Plan Adoption, Minor Changes and Major Revisions in the Plan, and Implementation Measures.

Finding: The proposal is consistent with this criterion because a citizen

committee, the Reedsport Planning Commission, began working on the proposed amendments to Comprehensive Plan based on the technical reports generated from the consultant team in May, 2009. These reports include an Economic Opportunities Analysis, Housing Needs Analysis and Buildable Land Inventory. The Planning Commission met monthly to review these reports and update policies in associated elements of the Comprehensive Plan, which includes the Economic Element, Housing Element and the Land Use and Urbanization Element.

To provide additional citizen involvement, a presentation to the Lower Umpqua Development Forum (Forum) was conducted on September 30, 2009. After reviewing the notes from the discussion at the Forum regarding amendments to the Comprehensive Plan, the Planning Commission initiated amendments to the Comprehensive Plan policies and scheduled a public hearing.

Prior to the public hearing, citizen involvement was solicited by a notice on the web site, publication in the newspaper and direct notification to local organizations and Douglas County. Prior to making a final recommendation, the Planning Commission held a public hearing on December 17, 2009 and prior to making a final decision to adopt the Comprehensive Plan amendments, the City Council held a public hearing on January 4, 2010. Therefore, citizens have had an opportunity to be in involved in all phases of this planning process.

Goal 2: Land Use Planning [OAR 660-015-0000(2)]

All land-use plans and implementation ordinances shall be adopted by the governing body after public hearing and shall be reviewed and, as needed, revised on a periodic cycle to take into account changing public policies and circumstances, in accord with a schedule set forth in the plan. Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review and revision of plans and implementation ordinances.

Finding: The proposal is consistent with this criterion because the Comprehensive Plan needs to be updated in order to provide more accurate data that reflects the current trends and needs of the community. Opportunities have been provided for review and comment by citizens and affected governmental units, such as Douglas County and DLCD. The proposed amendments are adopted by ordinance after a public hearing before the Reedsport Planning Commission and City Council.

Goal 9: Economic Development [OAR 660-015-0000(9)]

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Comprehensive plans and policies shall contribute to a stable and healthy economy in all regions of the state. Such plans shall be based on

inventories of areas suitable for increased economic growth and activity after taking into consideration the health of the current economic base; materials and energy availability and cost; labor market factors; educational and technical training programs; availability of key public facilities; necessary support facilities; current market forces; location relative to markets; availability of renewable and non-renewable resources; availability of land; and pollution control requirements.

Finding: The proposal is consistent with this criterion because an Economic Opportunities Analysis was prepared as the basis for updating the Economic Element and the Land Use and Urbanization Element of the Comprehensive Plan. This report is prepared in accordance with Goal 9 requirements, addressing economic trends, a 20-year employment forecast and land needs analysis, and an analysis of the land supply and demand. To actively respond to the commercial and industrial land need in Reedsport, the Economic Opportunities Analysis recommends increasing the amount of commercially-zoned land within the urban growth boundary by:

- Converting the existing vacant residential land (especially multi-family residential zoned land) to commercial, depending on location and surrounding land uses;
- Using the redevelopment district to acquire existing underutilized commercial properties and/or vacant buildings and making them available for new commercial uses; and/or
- Re-zoning the Water-Dependent Industrial zoned land to commercial.

Goal 10: Housing [OAR 660-015-0000(10)]

To provide 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.

Finding: The proposal is consistent with this criterion because a Housing Needs Analysis was prepared as the basis for updating the Housing Element and the Land Use and Urbanization Element of the Comprehensive Plan. This report is prepared in accordance with Goal 10 requirements, addressing current and future housing needs, and providing an analysis of the housing need compared with the housing inventory. The Housing Needs Analysis states that there is adequate land within the urban growth boundary. However, to address the surplus of Multi-Family Residential (R-2) zoned land and the need for additional Single-Family Residential (R-1) zoned land, the study recommends converting some of its multi-family zoned land to single family zones.

Goal 14: Urbanization [OAR 660-015-0000(14)]

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.

Land Need: Establishment and change of urban growth boundaries shall be based on the following:

(1) Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments; and

(2) Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection (2).

Finding: The proposal is consistent with these criteria because the Buildable Land Inventory (2009) is based on an inventory and analysis that accommodates a 20-year population forecast coordinated with Douglas County along with the need for housing, employment opportunities and public facilities. The report concludes that there is adequate land within the existing urban growth boundaries to accommodate population and employment; and rezoning some land to balance supply with future demand will ensure efficient use of that land within the existing boundaries.

OREGON REVISED STATUTES (ORS)

ORS 197.610: Local Government Notice of Proposed Amendment or New Regulation; Exceptions; Report to Commission.

197.610(1) A proposal to amend a local government acknowledged comprehensive plan or land use regulation or to adopt a new land use regulation shall be forwarded to the Director of the Department of Land Conservation and Development at least 45 days before the first evidentiary hearing on adoption. The proposal forwarded shall contain the text and any supplemental information that the local government believes is necessary to inform the director as to the effect of the proposal. The notice shall include the date set for the first evidentiary hearing.

Finding: The proposal is consistent with this criterion because notice to DLCD was sent on July 22, 2009 at least 45 days prior to the December 17, 2009 (first) joint public hearing and the notice contained the information required in this statute. After sending the proper notice to DLCD, comments from the agency dated August 20th and September 2nd, 2009, were received by the City and subsequently addressed by the City's consultant's (Benkendorf Assoc. and Johnson Reid) in a response letter dated October 19, 2009. These changes and clarifications were incorporated into the Buildable Lands Inventory, Economic Opportunities Analysis and Housing Needs Analysis where appropriate.

d. The proposed change is compatible with all other elements of the City Comprehensive Plan.

Finding: The proposal is consistent with this criterion because the proposed Comprehensive Plan amendments do not conflict with other elements of the Plan and are consistent with the Citizen Involvement Element of the Plan. Consistency

with the Citizen Involvement Element of the Plan is presented in the criteria and findings listed above.

CONCLUSION:

The proposal is consistent with applicable criteria in the Reedsport Comprehensive Plan, Oregon Revised Statutes, Administrative Rules and Statewide Planning Goals.

V. ECONOMIC ELEMENT

Revision deletes existing economic section, replaces it with a proposed new economic section and amends the goals and policies. Deletions are illustrated in strikeout and insertions are illustrated with underline.

~~The City of Reedsport completed a Community Survey in 1997 to gather public opinion concerning future development of the region. The greatest number of survey participants were from the City of Reedsport, although there were participants from Gardiner, Scottsburg, Winchester Bay and other areas. Given choices of "environment, size, friendly community, recreational opportunities, safe feeling, and climate," participants cited the environment as the quality that they liked best about the community and the climate as the quality that they liked least. However, when participants selected among qualities including "shopping/amenities, employment, attitudes of people, politics, and weather," the "least liked" quality was "shopping and amenities" with "weather" being last.~~

~~The question, "What do you think will be the biggest problem facing 'our area' in the next 5 years, overwhelmingly drew responses of, "the economy" and "employment." Survey participants agreed that new jobs are needed.~~

~~Surveys provide citizen response concerning the role of government in promoting economic development. Questions as to the specificity of job opportunities that the community would like to foster are also included. However, citizens seemed to be unsure concerning the nature of the job opportunities to be fostered because "no response" was most frequently the checked response.~~

~~Survey participants appreciate their police and fire services, health care services, city services and other services within the community.~~

~~ECONOMIC TRENDS ANALYSIS~~

~~The City of Reedsport's Resource Assistance for Rural Environments (RARE) program intern, Fred A. Jarmin, completed an Economic Trend Analysis, Reedsport, Oregon - 1998. The Market Strategy in the analysis addresses the need for amenities and attractions to make tourists' stays more pleasurable, and makes reference to the 1990 Reedsport/Winchester Bay Tourism Market Study prepared by the University of Oregon Community Planning Workshop which identifies the primary attractions to Reedsport/Winchester Bay; these attractions are its natural features and resources.~~

~~Income and wage information presented in the study from OEDD and Fred Jarmin shows that the average annual wage in Reedsport in 1996 was $20,397, or 75% of the average annual wage for the State of Oregon which was $27,031.~~

STRATEGIC PLAN

The Lower Umpqua Area's Strategic Plan for Community and Economic Development prepared by the Lower Umpqua Economic Development Forum with assistance from Rural Development Initiatives (RDI), 1997 Update, includes a community profile, a community vision for the Lower Umpqua Area and an Action Agenda. It also lists prior community achievements.

The Strategic Plan outlines the following goals and provides strategies for accomplishing the goals:

- Provide Job Growth to Increase Family Wage Jobs
- Expand and Improve Existing Housing Stock
- Provide Educated and Well Trained Workers to Meet Emerging Job Opportunities
- Develop and Maintain an Efficient Infrastructure System that will Support and Enhance Business Development and Quality of Life
- Sustain and Create the Attractive and Safe Living Environment
- Improve the Economic Climate and Responsiveness of Government to the needs of the Area Residents

ECONOMIC DIVERSIFICATION AND BUSINESS RECRUITMENT STRATEGIES

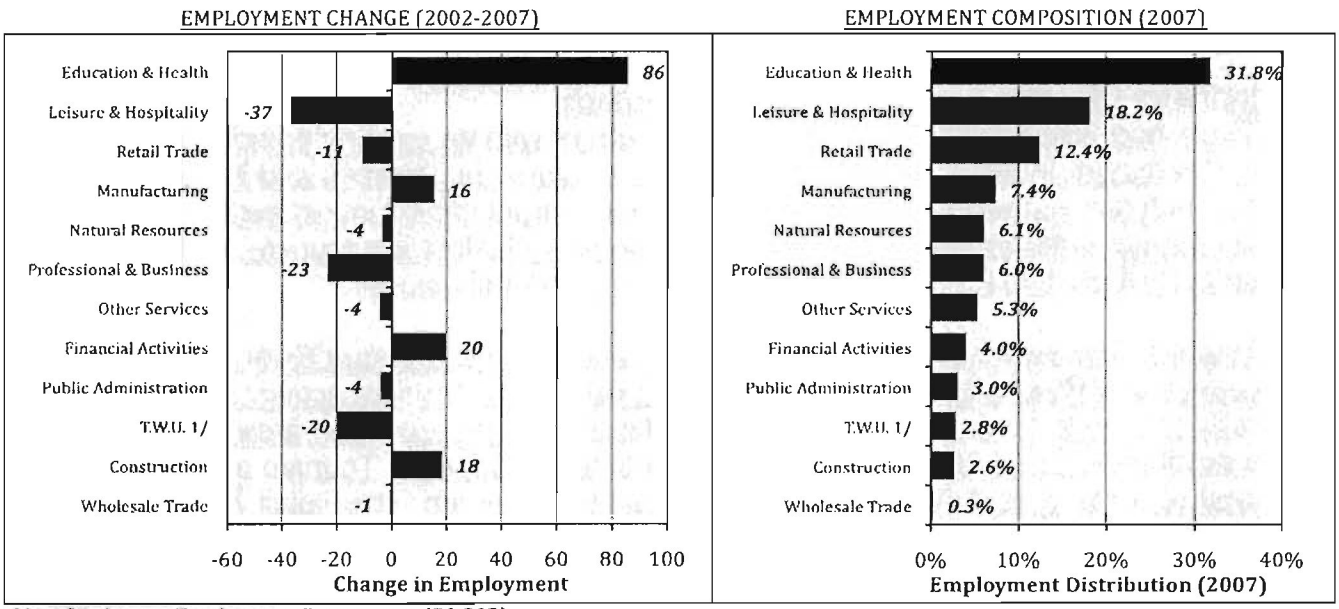
The City of Reedsport participated with Douglas County in the Economic Diversification and Business Recruitment Strategies document prepared by ELESCO, LTD., September, 1997. The report was funded in part with a grant from the Oregon State Lottery through the Rural Investment Fund administered by the State of Oregon Economic Development Department and Coos Curry Douglas Rural Investment Fund Program, and in part with a grant from the United States Forest Service through the Rural Economic Diversification Program administered by the State of Oregon Economic Development Department. With the goal of developing business retention, expansion and recruitment programs, the document sets forth overall goals and objectives and marketing objectives. Strengths and weaknesses for business recruitment are identified, and industrial sites are evaluated. An analysis of opportunities and needs in regards to economic diversification is presented.

An Economic Opportunities Analysis (EOA) was prepared for the City of Reedsport in October 2009, and is adopted as part of the City of Reedsport Comprehensive Plan as Appendix A. The purpose of the EOA[1] is to identify economic trends and forecast employment to determine land needs for commercial and industrial development within City limits and the Urban Growth Boundary of Reedsport. The following information summarizes many of the findings of that report, followed by goals and policies for economic development in the City of Reedsport.

Employment

Employment change between 2002 and 2007 and the distribution by employment sector is illustrated in Figure 1, below. Between 2002 and 2007, employment grew slightly, at an average annual rate of 0.4%.[2] The largest sector, Education & Health Services, saw the most growth.

Figure 1
Employment Composition and Growth by Industry
Reedsport, 2002-2007



SOURCE: Oregon Employment Department (ES-202)

The sectors that support the tourism industry, Leisure & Hospitality and Retail Trade are the second and third largest sectors in the City's economy and together employ approximately the same number of workers as the Education & Health Services sector. The Retail Trade industry within the City of Reedsport saw a decline in employment. The sector saw a net positive change, however, within the coastal region including the unincorporated communities in Winchester Bay and Gardiner. The Leisure & Hospitality sector experienced a slight decline within the entire coastal region. However, lodging

[1] The EOA also satisfies the requirements of the Oregon Administrative Rules, Chapter 660 Division 9.
[2] Local employment data compiled by Johnson Reid with ES-202 data provided by the Oregon Employment Department.

tax receipts in the areas in and around Reedsport show positive growth over the same period.

The Manufacturing sector is the fourth largest sector within the City of Reedsport, making up 7% of all jobs in the City. The sector shows net positive growth, an average annual rate of 3.1%. This excludes any manufacturing employment outside the City limits, along Highway 101, on and north of Bolon Island.

Natural Amenities

The study emphasizes that the City of Reedsport has countless amenities, which enhance the livability of the community and create potential for economic opportunities, including but not limited to:

- River and Coastal Activities
- Multiple Camping and Hiking Areas
- Multiple Excellent Fishing Areas
- Beautiful River Valley and Coastal Scenery
- Oregon Dunes National Recreation Area

Industry Clusters and Competitive Advantage

The report also identifies three ***industry clusters*** with an existing competitive presence in Reedsport. Industry clusters are similar and related businesses and industries that are mutually supportive, regionally competitive, attract capital investment, and encourage entrepreneurship. Reedsport's industry clusters are tourism, manufacturing and wood products. These are described in more detail below.

Tourism: The area's physical beauty and location on the Umpqua River and near the coast make Reedsport an attractive tourist destination. Tourism activity has been and will continue to be an essential cluster for the area. The Reedsport area has long been a destination for tourists and it will continue to attract tourists. Tourism activity in the area is growing, and many small businesses serve tourism. The Retail Trade and Leisure and Hospitality sectors currently employ approximately one-third of Reedsport's workers.

Demand for Retail will grow with additional tourist activity. A retail gap analysis found that Reedsport has $16 million "retail surplus" in sales in Food and Beverage stores and Foodservice and Drinking Places. A retail surplus means that sales in an area are greater than demand for goods by local residents in that area. The retail gap analysis shows tremendous retail activity in Reedsport around food sales. However, the demand for general merchandise—clothes, furniture, cars, building materials—greatly exceeds local retail sales. The Reedsport area is capturing tourist dollars, but losing dollars to larger markets for purchases of clothes and more expensive household items. In other words, Reedsport residents often travel elsewhere to meet their non-food retail needs.

Manufacturing: The Reedsport area, both inside and outside the City's UGB, is home to a substantial number of manufacturing firms. The most notable recent arrival to the area is the American Bridge manufacturing firm located on Bolon Island. It is expected that in the long term the manufacturing industry will continue to produce jobs vital to the area.

The majority of the manufacturing jobs in the region are located outside the Reedsport UGB. The area has large tracts of land suitable for manufacturing, former lumber mills with rail and/or harbor access. It is unlikely that firms seeking industrial space will locate inside the City's UGB given the availability of industrial land in the region.

In light of the areas existing manufacturing expertise and experienced workforce, Reedsport has the potential to nurture a diverse general manufacturing industry cluster by drawing on the area's existing manufacturing base and know-how. In other words, the most obvious area of potential is to meet the supply needs of existing manufacturers in the region.

Wood Products: The wood products cluster is a long-standing economic driver in Reedsport and regionally in Douglas County. The cluster includes primary and secondary wood products, logging, and forest management. The majority of the employment is in lumber mills located outside the UGB. Many small logging and reforestation firms are located inside Reedsport, but the actual work is conducted in the forests out of town.

However, industry-wide challenges persist and employment in the wood products cluster is declining annually. Global competition from South America and China have diminished the industry's competitive advantage and undermined Oregon's products on a cost basis. The industry has diversified to include secondary wood products manufacturing and reforestation.

The wood products industry is likely to continue existing in the Reedsport area, but employment is not expected to grow. Reedsport's proximity to forested land ensures the cluster will continue in some capacity, but it is likely that the wood products manufacturing industries will continue to decline over the long term.

Land Needs to Meet Future Opportunities

Reedsport is well positioned to grow its tourism-oriented commercial activity. The area's physical beauty and location on the Umpqua River and near the coast make it an attractive tourist destination, while future industrial growth is expected to occur in the Gardiner area, northwest of the City's UGB. Future industrial employers are likely to take advantage of the large industrial parcels available in Gardiner. As a result of these trends, the EOA identifies a need for 24.6 net acres of commercial land and a surplus of industrial land of 10.6 net acres. Table 2 below shows the comparison of net buildable acreage needed to net buildable acreage available in Reedsport for commercial and industrial land for the next twenty years.

Table 2
Projected Commercial and Industrial Acreage Supply Compared to Need

Zone	Net Buildable Acreage Available	Net Buildable Acreage Needed	Deficit (Surplus) of Net Buildable Acreage
Total Commercial[1]	3.1	27.7	24.6
Total Industrial	14.1	3.5	(10.6)
TOTAL	**17.2**	**31.2**	**14.0**

[1] Office Commercial, Retail Commercial, and Overnight Lodging categories have been aggregated under the Commercial category.

Recommendations

To respond to the commercial and industrial land need in Reedsport, the City should consider increasing the amount of commercially-zoned land within the UGB to make up for the deficit by:

- Converting the existing vacant residential land (especially multi-family residential zoned land) to commercial, depending on location and surrounding land uses;
- Using the redevelopment district to acquire existing underutilized commercial properties and/or vacant buildings and making them available for new commercial uses; and/or
- Re-zoning the Water-Dependent Industrial zoned land to commercial.

ECONOMIC GOALS AND POLICIES

Goal

To diversify and improve the economy of the local area.

Policies

1. The City shall ensure that its zoning and land use planning allow for sufficient vacant commercial and industrial property for economic growth and stability to meet the needs of the future, taking into consideration identified current trends.
2. The City shall maintain essential City key services to a level that can accommodate both economic and residential growth simultaneously.
3. The City shall encourage efforts by School District #105 and Southwestern Oregon Community College to continue to provide training for skilled and semi-skilled employees.
4. The City shall play an active role in marketing, promoting and attracting visitors to the area, in cooperation with the Port of Umpqua, ~~the Lower Umpqua~~ the Reedsport/Winchester Bay Chamber of Commerce, the ~~and~~ Coos Curry Douglas Business Development Corporation, ~~and Umpqua Regional Council of Governments~~ and the Lower Umpqua Economic Development Forum.
5. The City shall encourage the location of energy-efficient and low-polluting industries within its jurisdiction~~the urbanizable area~~.
6. ~~The City shall maintain vacant buildable commercial and industrial lands in amounts suitable to meet projected needs through appropriate plan designations and zoning.~~
6. The City shall support and pursue the continued development of the Reedsport waterfront and Old Town area, recognizing that continued development of the Umpqua Discovery Center is an attraction for tourism.
7. The City shall encourage and promote the development of the Umpqua Riverfront with multiple uses, including but not limited to tourist attractions, restaurants, boardwalks and water-related activities
8. The Reedsport Urban Renewal District Plan (2007) is adopted as a support document to the Comprehensive Plan and is recognized by reference.
9. The City shall promote and encourage the creation of family wage jobs.
10. The City shall ~~endeavor to~~ promote, market, and develop visitor ~~attractors~~ attractions and tourist related businesses to the Lower Umpqua Area and the City's Riverfront.
11. The City shall promote and encourage the location of small businesses in the community.
12. The City shall promote activities and development that enhance its natural resources.

13. The City shall promote the preservation of natural resources, ~~that are found to attract tourists~~.

14. The City supports the ongoing and future efforts of the Lower Umpqua Economic Development Forum. ~~recognizes the document entitled *Strategic Plan for Community and Economic Development, Lower Umpqua Area*, prepared by the Lower Umpqua Economic Development Forum for the Communities of Reedsport, Scottsburg, Winchester Bay and Gardiner with assistance from Rural Development Initiatives, Inc. as a community vision and implementation plan for future economic diversification.~~

15. The City shall support appropriate use, development standards and maintenance of land to improve the appearance, economic viability and livability of the community.

16. The City shall support the use and maintenance of landscaping for beautification, buffering, screening, stormwater management and improved appearance of businesses.

17. The City has a vested interest in working with neighboring communities because it is tied to the regional economy.

18. The City shall consider the impacts of an active Coos Bay Rail Link through Old Town to mitigate negative impacts as well as take advantage of the economic opportunities for improved transportation and commerce.

19. The City shall evaluate its zoning and development standards and make changes as appropriate to support economic development.

20. The Economic Opportunity Analysis for the City of Reedsport (October, 2009) is adopted as a support document to the Comprehensive Plan and is recognized by reference.

21. The City shall consider increasing the amount of commercially-zoned land within the Urban Growth Boundary, as indicated in the Economic Opportunities Analysis (2009).

VI. HOUSING AND POPULATION ELEMENT

Revision retains existing population section until Douglas County adopts an update to the County population, deletes existing housing section, replaces it with a proposed new housing section and amends the goals and policies. Deletions are illustrated in strikeout and insertions are illustrated with underline.

POPULATION

The U.S. Census set the Reedsport population in 1980 at 4984. A review of the historical trends of the City growth for the past thirty years based on U.S. Census show the following growth rate for each decade:

1950	1960	1970	1980	1990
2288	2998	4039	4984	5030
(31%)	(34.7%)	(23.4%)	= +30% 1950-80	(Portland State estimates)

Going back as far as 1920, census data reveals a 34% average growth rate per decade. The City feels, however, that the past thirty years is more indicative of future trends.

The population projections for the Comprehensive Plan originally were based on a 30 percent growth rate (based on past 30 year history form 1950 - 1980 which would have put year 2000 population at 8,424. The past decade has seen little growth in the community because of the down swing in the timber and fishing industries as discussed in the Economic Element of this Plan. This economic slump resulted in the out migration of many young families from our community. There has however been a strong indication of a marked increase in number of retirement age people moving into the area. This trend is expected to accelerate within the next decade. Until the 1990 census statistics become available it is difficult to re-evaluate or compare population trends and housing needs to year 2000 against our existing projections.

~~HOUSING~~

~~Housing, while most often the most overlooked, is a basic human need.~~

~~At the federal level, the Housing Act of 1949 and subsequent amendments have provided a variety of programs aimed at providing every American a decent home and suitable living environment as soon as feasible. At the state level, through Land Conservation and Development Commission, all local jurisdictions have been directed~~

to show how they will provide for the housing needs of all segments of the community through their comprehensive planning process.

In any review of housing, there are two sets of factors that must be considered. Those factors that the City cannot control, such as cost of existing housing, land and labor costs or interest rates on mortgages, and the fact that the City cannot control the ability of existing housing to meet the criteria necessary to secure needed financing. While the City cannot control these elements, there are elements that the City can control. Through the planning process, the City can delineate areas within the City for residential uses. The Comprehensive Plan also designates the density of housing designated for each of the proposed residential areas. The amount of industrial and commercial land to be designated by the City will affect the number and location of new housing in the area. The capacity of the City to provide key city services will also have a direct bearing on the availability of housing within the community.

Current Housing Data: The 1980 census data reported that Reedsport had 1,980 housing units. During 1979 and 1980, the availability of building sites was at premium, thus limiting the number of housing starts. From 1980 to date, housing starts have dropped dramatically due to extremely high interest rates.

The availability of manufactured housing sites has improved and mobile home siting permits have increased substantially in the last decade. Although fully comparable information for mobile homes is not available, recent information provided by a survey of mobile home parks and planned unit developments, as part of a 1980 City utility hook-up report, indicated a total of 241 permanent mobile homes in the City. This is a substantial increase over the 116 mobile homes reported in 1970.

With the ever increasing cost of housing coupled with the increase in elderly population in the community, there is a drastic need to provide the low and moderate income family with adequate housing. State and federal programs are helping these people rehabilitate their existing homes so that they are livable. In so doing, the community is saving some of the existing housing stock. The City is also committed to a program of providing new housing for the low and moderate income group through subsidized housing. This program is outlined in the City's Housing Opportunity Plan. There are currently four acres of low to moderate income housing for a total of 162 units or approximately 10% of the total housing within the community.

As part of a study by the Umpqua Regional Council of Governments, a total of 81 substandard units of which 55 were single family units and 26 were multi-family units were inventoried. During 1980-82, 16 of these homes were rehabilitated through the City-administered HUD Rehabilitation program.

The 1980 census data shows that 70% of the housing units in the City were owner-occupied and 30% renter-occupied. This percentage rate has not changed significantly over the past twenty years.

The vacancy rate reported for the City is 5.6%. Average size of dwelling unit is 5.1 rooms with the average cost of a home in the city reported at $53,900.00 and an average rental rate of $175.00 per month.

The average household size in 1980 was 2.67 persons per household. The following table shows a comparison of household size data over the last twenty years:

AVERAGE HOUSEHOLD BY SIZE			
	1960	1970	1980
Reedsport	3.18	3.11	2.67
Douglas County	3.38	3.14	2.99
Oregon	3.09	2.94	2.67

(Source: Population and Housing Trends 1950-80 Bureau of Governmental Research.)

Future Needs Forecast: Housing projections are largely based on population projections coupled with an estimate of persons per household by the year 2000. As indicated above, the persons per household figure in 1980 was 2.67.

In making the estimation for persons per household in the year 2000, the City used the Bonneville Power Administration Estimates for Douglas County. The difference between their 1980 projection and their year 2000 projection in .91% which when applied to the City 1980 persons per household figure of 2.67 would reduce Reedsport's year 2000 projection for persons per household at 2.41.

Based on the City's projection for the year 2000, population of 8400 and a total of 2.41 persons per household, there would be a need for 3485 dwelling units. In addition to that figure, add a vacancy rate for owner occupied units, renter occupied units, unavailable vacant units and replacement of dilapidated units as shown in the following steps in order to determine the total number of housing units needed by year 2000:

8400 = year 2000 population
2.41 = persons/household @ year 2000
3485 = occupied dwelling @ year 2000
+ 49 = available vacant units @ 70% (2440 owner occupied units x 2% vacancy rate)
+ 63 = available vacant units @ 30% (1045 renter occupied units x 6% vacancy rate)
+ 70 = unavailable vacant units @ 0.2% of total
+ 226 = replacement of dilapidated units @ 0.4% per year (County Housing Element estimates 0.5%, however in view of the City's number of existing units that will be displaced by zoning, it was determined that 0.4% is a more realistic figure.)
3893 = total units needed by year 2000

Housing Mix: The following illustrations indicate present and projected housing needs for the City:

	Additional Unit Needs							
	1970		1980		2000		1980-2000	
Single Family	1059	76%	1375	70%	2297	59%	922	49%
Multi Family	218	26%	364	18%	1012	26%	648	33%
*Mobile Home	116	8%	241	12%	584	15%	343	18%
Manufactured Housing	1393		1980		3893		1913	

+*Based on census figures with adjustments made for actual existing mobile home count made by City.

Even though the City recognizes that manufactured housing will probably become one of the most affordable types of housing in the future and recognizes that under more ideal conditions that the percentage for manufactured housing in this community might be greater than projected (18%) by year 2000, because of the fact that the majority of land available for development in the Urban Growth Boundary is on steeper slopes, the topography would not lend itself to manufactured housing types of development as readily as multi-family and single family dwelling units. Therefore, the projection for future manufactured housing development is not as great an increase as multi-family development.

The above projections for future housing are based on the following factors:

1. The marked increase in multi-family and manufactured housing units from 1970-1990.

2. Analysis of current construction trends which shows a line in single family dwelling construction.

3. The increasing affordability of mobile homes and multi-family units over the traditional single family dwelling; the average construction value of single family units built in 1989/90 was $45.00 per square foot. Multi-family housing was worth $40.00 per square foot per unit.

4. The use, appeal and acceptability of mobile homes as an efficient and affordable dwelling unit is increasing in popularity.

5. Existing topography in the urban growth area.

HOUSING

A Housing Needs Analysis was prepared for the City of Reedsport in October 2009, and is adopted as part of the City of Reedsport Comprehensive Plan as Appendix A. The purpose of the Housing Needs Analysis[1] is to identify the number of vacant acres of buildable land in each plan designation that allows residential uses in the City of Reedsport and the existing Urban Growth Boundary (UGB) to accommodate future growth. The following information summarizes many of the findings of that report, followed by goals and policies for housing in the City of Reedsport.

Supply of Buildable Land for Housing

As shown in the Table 1, there are 88.51 acres of net buildable residential acres within the City limits of Reedsport and another 140.48 net buildable residential acres within the UGB. A large percentage of the vacant buildable residential acres are outside the City limits, but in the UGB. The total net buildable acres inside the City limits account for 38.7% of the total net buildable residential land as compared to 61.3% in the UGB.

Table 1
Inventory of Net Buildable Land by Zoning District

Zone	Zone Code	Buildable parcels	Buildable acres	Net Buildable acres
City Limits				
Single Family Residential	R-1	52	36.57	27.43
Rural Suburban Residential	R-A	22	25.69	19.27
Multi-Family Residential	R-2	42	55.74	41.81
SUBTOTAL City		**116**	**118.00**	**88.51**
UGB Limits				
Single Family Residential	R-1	10	90.81	68.11
Rural Suburban Residential	R-A	5	96.49	72.37
SUBTOTAL UGB		**15**	**187.30**	**140.48**
TOTAL		**131**	**305.30**	**228.99**

[1] The Housing Needs Analysis also satisfies the requirements of Goal 10, Oregon Administrative Rules, Chapter 660 Division 10 Housing.

Housing Needs

In general, Reedsport has seen a demographic trend towards older and smaller households that is projected to continue into the future. Overall, the share of householders aged 60 and greater has grown, along with those aged 25 to 35. However, the share of householders in middle-age has fallen somewhat since 2000. These trends are projected to continue into the future.

Reedsport features a very low median income in comparison to both Douglas County and the state. This implies the importance of affordable housing alternatives in Reedsport. As one might expect from the low income levels in Reedsport, the most need is found for lower-cost housing.

A bulk of need for ownership housing is for units priced less than $230,000[2]. The need for rental housing is massed at the bottom of the price spectrum, with the single largest need at the very bottom of the range. Roughly 50% of the estimated rental need is in a range that would typically require subsidized affordable housing.

Housing Inventory

Current housing inventory differs from this profile, meaning that some households find themselves in housing units which are not optimal, either not meeting the household's own/rent preference, or being under- or over-affordable.

There is an estimated 66.5% of housing units that are ownership units, while an estimated 33.5% of housing units are rental units. Rental units are split between roughly one-third single family homes and two thirds attached units. Existing rental units fall at the low end of the price spectrum, with 85% of units renting for less than $500[2] per month. Despite significant need in Reedsport for low-cost rental units, this analysis indicates that there is currently a surplus of low-end units and a lack of mid-priced units.

The majority of ownership housing units in Reedsport are older low to moderately-valued single family and manufactured home units. Compared to the current housing need identified above, there seems to be significant ownership housing available within the low price range demanded. In general, there is a current surplus of low-value ownership and rental housing, and support for more medium and high priced options.

Future Housing Needs and Current Housing Inventory

The profile of total future housing need was reconciled with the current housing inventory to determine the total future need for *new* housing units by type and price range. The results indicate a need for 780 new housing units by 2028.

[2] Dollar values based on year 2009.

The percentage of owners is expected to increase somewhat, which is largely based on the propensity of older households to own their home relative to younger households; as aging trends in Reedsport progress, the overall share of owner households relative to renter households is projected to increase.

Consequently, a larger share of households is projected to be owners in 2028 than in 2008; the new needed units will have a high ratio of ownership units to rentals (94% to 6%) to match the preferences of the anticipated future population. This does not imply that the rental stock will be largely the same in 20 years as it is now, but rather that new rental units are likely to replace existing units which are retired from the market.

Therefore, the net new units needed are projected to be mostly for owners rather than renters, and the vast majority of the need will be for single-family homes. Further, fewer units will be needed at the lower end of the cost spectrum and more at higher levels. This reflects the general increase of incomes over time due to inflation. In general, the relative income levels and age demographics in Reedsport are expected to continue into the future.

Net Buildable Acreage Needed and Net Buildable Acreage Available

To supply the projected housing needs, the City of Reedsport has three residential zoning districts that allow residential uses ranging from very low density to multi-family structures. As seen on Table 2 below, there is significant disparity between the minimum densities allowed in the single family and multi-family zones.

Table 2
Projected Residential Units on Net Buildable Land

Zone	Zone Code	Avg. Units/Net Acre	Vacant Net Acres	Est. Units Accommodated
Rural Residential	R-A	1.63	91.64	150
Single Family Residential	R-1	5.54	95.54	520
Multi-Family Residential	R-2	32.70	41.81	1,367
Totals/Averages		**8.90**	**228.99**	**2,037**

As shown in Table 2 above, the 229 net acres of buildable lands could accommodate an estimated total of 2,037 units, for an overall density of 8.9 units per net acre. Most of the buildable land supply is zoned R1 (95.5 acres), followed by RA (91.6 acres), and R2 (41.8 acres). However, due to the density of the R2 zone, the available acreage can accommodate many more units than the other two lower-density zones combined.

Overall, the existing buildable land has the potential to accommodate many of the needed units over the 20-year planning period.

These projections indicated that there is adequate residential capacity in total, however, there a mismatch between the existing zoning and the type of housing needed. In other words, there is a surplus of multi-family residential zoned land. Currently available buildable land could accommodate over 1,300 more multi-family units than are projected to be needed over the 20-year period. At the same time there is a need for additional Single-Family Residential (R-1) zoned land.

Table 3
Projected Needed Residential Acreage (2028)[1]

Zone	Avg. Units/Net Acre	New Units Demanded 2028	Vacant Land Capacity (In Units)	Total Future Unit Need less Vacant Land	Net Acreage Needed	Gross Acreage Needed
R-A Rural Suburban Residential	1.63	113	150	-37	-23	-30
R-1 Single-Family Residential	5.54	693	520	173	32	42
R-2 Multi-Family Residential	32.70	21	1,367	-1,346	-41	-55
TOTAL	8.90	827	2,037	-1,210	-32	-43

[1] Based on 1.7% Annual Growth Rate.

Assuming a scenario with an annual growth rate of 1.7%, the City has sufficient buildable land capacity for 670 single family units (in the RA and R1 zones), or 83% of the 806 total single family units projected to be needed by 2028. Simultaneously, the City has a surplus multi-family unit capacity of 1,346 units, or 55 gross acres, compared to its projected multi-family unit need. Therefore, based on the needed residential acreage in the above scenario, the City should consider converting some of its multi-family zoned land to single family zones within the next 5 to 10 years.

Recommendation

- To address the surplus of Multi-Family Residential (R-2) zoned land and the need for additional Single-Family Residential (R-1) zoned land, the City should consider converting some of its multi-family zoned land to single family zones.

HOUSING GOALS AND POLICIES

Goal 1

To allow for ~~provide~~ a range of housing types and densities~~, and~~ to meet existing and projected housing needs for all economic segments of the community.

Policies

1. The City shall consider the social and economic needs of the community when working with developers on market driven housing development projects. ~~coordinate housing development with the social and economic needs of the community~~.
2. The City shall treat modular housing (prefabricated structures) meeting all building codes and placed on permanent foundations as single-family units, subject to the same location and density requirements as other single-family dwellings.
3. The City shall require new housing developments to pay an equitable share of the cost of required capital improvements for public services.
4. The City shall work to improve the balance of jobs and housing within the Reedsport region.
5. The City shall monitor the inventory of low-income and government assisted housing and allow no more than its reasonable fair share within the community. ~~The City shall encourage government assisted housing as a source of affordable, safe and sanitary housing opportunities for persons of lower, middle and fixed incomes~~.
6. The Housing Needs Analysis for the City of Reedsport (May, 2009) is adopted as a support document to the Comprehensive Plan and is recognized by reference

Goal 2

To provide for the appropriate location of residential development throughout the city

Policies

1. When possible and reasonable, ~~T~~the City shall provide adequate vacant and appropriately zoned land ~~appropriately zoned~~ through annexation or other means ~~for and available for~~ varying density levels and housing types.
2. ~~Because the land available for housing is limited, t~~The City shall encourage a diversity of housing types ~~through realistic zoning and land use policies~~ consistent with land use projections and the needs of the community.
3. The City shall use the following residential zones: Rural Suburban Residential; Single-Family Residential; and Multiple Family Residential; and others if deemed necessary. These zones shall be applied so as to maintain enough vacant, buildable land to satisfy the city's projected needs for manufactured housing, multiple-family dwellings, duplexes, and single-family dwellings.

4. The City shall ~~encourage~~ allow an adequate supply of rental housing dispersed throughout the city to meet the needs of renters.

5. The City shall strive to ensure that low and moderate income housing is not concentrated within particular areas of the city.

6. The City shall encourage residential occupancy of upper floors within multi-story commercial buildings in areas appropriate for such use, such as the downtown.

Goal 3
To ensure high quality design for residential development.

Policies
1. The City shall incorporate provisions into its zoning and subdivision regulations that will allow for cluster and similar types of development that could potentially reduce development costs and provide more usable open space.

2. The City shall encourage a mix of low, medium and high density housing within the ~~urbanizable~~ urbanized area that is consistent with the physical character of the area.

3. The City shall encourage innovation in housing types and design as a means of offering a greater variety of housing and to reduce housing costs.

4. The City shall require standards for manufactured housing on individual lots to assure design consistency and compatibility.

Goal 4
To ~~encourage the~~ ensure adequate maintenance and improvement of the existing housing stock and residential neighborhoods.

Policies
1. The City shall cooperate with individuals and agencies to assist in the rehabilitation of existing homes that may be substandard.

2. The City shall encourage the rehabilitation or upgrading of existing housing units.

3. The City shall ~~promote~~ require the ~~continued~~ upkeep of existing mobile home parks and residential neighborhoods.

VII. LAND USE AND URBANIZATION ELEMENT

EXISTING LAND USE

Reedsport's present pattern of land use has been influenced in large part by the location of transportation routes, by the topography, and by the pattern of land ownership in and around the City. Thus, the location of the downtown business district, now no longer the center of town, may be explained by the early importance of the Umpqua River, the railroad, of State Highway 38, and by the location of the ferry landing. The steep hills, the river, and Scholfield River have limited development to the north, south and east. The low marshy ground north and east of Scholfield River accounts for the several large areas of vacant land centrally located near the City. The absence of "fringe" development on the west is mainly the result of the present pattern of land ownership. Industry in every case is oriented to transportation routes -- the two highways, the railroad and the river. Dwellings, on the other hand, occupy higher ground or other buildable land not pre-empted by commercial and industrial enterprise. ~~The 1980 acreage associated with each land use within the city limits are shown on the following table. Acreage figures for 1960 are included for comparison. 1990 existing land use is relatively the same as 1980. There have been no significant land use changes such as an annexation, zone change, etc. to alter 1980 figures more than one or two acres.~~

~~EXISTING LAND USE WITHIN REEDSPORT CITY LIMITS~~
~~(In Acres)~~

	~~1960~~	~~1980~~	~~% change 60-80~~
~~Residential~~	~~116~~	~~324~~	~~179~~
~~Commercial~~	~~14~~	~~74~~	~~429~~
~~Industrial~~	~~86~~	~~63~~	~~-27~~
~~Public~~	~~48~~	~~80~~	~~67~~
~~Semi-public~~	~~8~~	~~40~~	~~400~~
~~Rights of Way~~	~~210~~	~~270~~	~~29~~
~~Undeveloped~~	~~396~~	~~403~~	~~2~~
~~Water~~	~~188~~	~~188~~	~~0~~
	~~1066~~	~~1442~~	~~35~~

In 2009, a Buildable Land Analysis was prepared for the City of Reedsport and is adopted as part of the City of Reedsport Comprehensive Plan as Appendix A. The objective of the buildable land analysis is to calculate the number of acres of buildable land in each plan designation in the existing Urban Growth Boundary (UGB) and the City of Reedsport. Table 1 illustrates the total land area within the UGB and the City limits of Reedsport.

TABLE 1
LAND WITHIN THE CITY LIMITS AND UGB BY ZONING DISTRICT

Zone	Total Acres within City/UGB	Total Parcels
C-2 - Commercial	101.06	270
C-1 - Commercial Transitional	8.32	59
C-3 - Water-Related Commercial	1.30	2
ED - Estuarine Development	0.87	3
M-1 - Light Industrial	26.29	95
M-2 - Heavy Industrial	16.04	6
M-3 - Water-Dependent Industrial	36.79	16
R-1 - Single Family Residential	378.42	1,386
R-A - Rural Suburban Residential	153.55	76
R-2 - Multi-Family Residential	156.71	122
PL - Public/Semi Public Land	88.50	21
CS - Urban Conservation	49.30	8
EC - Estuarine Conservation	19.93	8
SUBTOTAL City Limits	**1037.08**	**2,072**
R-1 - Single Family Residential	223.81	14
R-A - Rural Suburban Residential	418.02	7
R-2 - Multi-Family Residential	2.51	1
P - Public/Semi Public Land	78.85	1
CS - Urban Conservation	278.89	17
EN - Estuarine Natural	50.03	3
EC - Estuarine Conservation	1.01	2
AR - Agricultural Resource	123.31	3
SUBTOTAL UGB	**1,176.43**	**48**
TOTAL	**2,213.51**	**2,120**

Source: The Benkendorf Associates Corp.; 2008

RESIDENTIAL

~~Residential land use including single family homes, multi family housing and mobile homes presently occupies 324 acres or 38% of the developed land in the City. The breakdown of this acreage is shown on the following table. Number of housing units and type will be updated after the 1990 census data is finalized.~~

RESIDENTIAL LAND USE 1980 1990			
	Units	Acres	Residential land use will be updated after census data is available for number housing units and types
Single-Family	1375	264	
Multi-Family	364	20	
Manufactured Homes	241	40	
Total	1980	324	

Single-family residential development in Reedsport began in the older, eastern portion of the City which was platted in 1917. As this area grew, development extended westward across Scholfield River to the Reedsport Addition Subdivision (between Scholfield River and 22nd Street) and more recently north along Providence Creek. This pattern has, almost without exception, consumed level or gently sloping land and avoided areas of steep slopes and areas which are flood-prone.

The lot sizes in the older platted area east of Scholfield River and in the Reedsport Addition Subdivision are typically 5000 square feet. More recent development west of 22nd street and along Ranch Road has occurred on 776,000 square foot lots, consistent with this newer minimum lot size standard.

Multi-family and mobile home development is located throughout the City with no particular pattern to its location. All Most of the mobile/manufactured homes are located within the City's six mobile/manufactured home parks and one mobile/manufactured home subdivision and in the City's Urban Growth area outside of the City limits. Development of the City's newest mobile/manufactured home park, which will ultimately accommodate 166 units, is being phased with completion anticipated to be within five years.

Residential development outside the city limits yet within the Urban Growth Boundary is very limited, consisting of approximately fifteen single-family and mobile homes occupying approximately eight acres in the Providence Creek and Decker Point areas.

COMMERCIAL

Reedsport serves as the commercial hub for the coastal portion of Douglas County. It provides goods and services for the daily needs of thosee approximately 7500 people who live in this area. Reedsport also provides tourist facilities for area visitors. At the same time, Reedsport competes with the largerst cities of Coos Bay, Florence, Roseburg and Eugene for expenditures on more expensive goods which are purchased less frequently, such as furniture and appliances. The Economic Opportunities Analysis (2009) has identified that the Reedsport area is capturing tourist dollars, but losing dollars to larger markets for purchases of clothes and more expensive household items. In other words, Reedsport residents must travel elsewhere to meet their non-food retail needs.

~~Reedsport also provides tourist facilities for area visitors.~~

~~In 1980 there were 128 commercial establishments occupying 74 acres or 9% of all developed land within the City. There has been no significant change to these figures during the past 10 years.~~

Commercial development in Reedsport has developed in a linear manner along the two major transportation routes through the City. One concentration of retail businesses occurs in the older downtown area along Highway 38, and the other concentration of retail businesses stretch along Highway 101. The businesses located along Highway 38~~here~~ tend to serve the residents of Reedsport with more traditional goods and services, including professional offices. ~~The other concentration of retail businesses stretch along Highway 101. This c~~Commercial development along Highway 101 has grown following residential development as it progressed west and is also a result of tourist traffic and the desire to meet their requirements.

With the recent development of a second shopping center on Highway 101 between 13th Street and Winchester Avenue, the retail center of the City ~~seems to be~~has been shifting from the older downtown area to this area along Highway 101. This shift is ~~seen to be inevitable, as~~ partly due to the fact that little vacant land is available in the downtown area to accommodate new businesses.

Most of the tourist-related commercial uses in the City have located along Highway 101 between 18th and 22nd Streets. This highway is well suited for such uses as it is heavily used by visitors to the Oregon coast. ~~One problem that has become evident with the development along Highway 101 is traffic. Highway 101 lacks some necessary traffic controls and parking that might better insure safe traffic movement as vehicles gain access to the businesses. This becomes especially evident during the tourist season with increased traffic especially when recreational vehicles are included.~~ Few heavy commercial uses, such as cabinet shops, auto repair, etc., are located in Reedsport. Many of ~~T~~those which do exist are located in the older downtown area in the vicinity of Greenwood Avenue and on or adjacent to the ~~Southern Pacific~~ railroad right-of-way. No commercial uses are located in the unincorporated portion of the City's Urban Growth Boundary.

INDUSTRIAL

The major industrial land uses and employers in the Reedsport vicinity occur outside the City in Gardiner ~~(Bohemia and International Paper)~~ and Bolon Island (~~Bohemia~~American Bridge). Industrial uses within the city are limited to the land adjacent to the Umpqua River in Old Town and the Southern Pacific Railroad right-of-way. Those uses found on the sites in the City include ~~a log sorting yard~~ an industrial site situated between Schofield Creek and Highway 101; the Port of Umpqua Industrial Park situated between Highway 101 and the Southern Pacific Railroad; miscellaneous uses between the Southern Pacific Railroad and Rainbow Avenue; and an aggregate

and concrete ~~Bohemia~~ plant (Knife River) occupies the remaining waterfront from Rainbow Avenue Eastward.

Smaller secondary industrial uses, which provide support to the area's primary industries, are generally located east of the Southern Pacific rail line and between 2nd Street and Greenwood Avenue. This area presently contains commercial and industrial uses on small platted lots. The residential structures in the area are older and many are in need of repair. The more recently established commercial and industrial uses have made the area ill-suited for further residential use.

No industrial uses are located in the unincorporated portion of the City's Urban Growth Boundary. Although Leeds Island has an industrial plan map designation, it is not developed at this time. Leeds Island is discussed further in the future land use section.

PUBLIC AND SEMIPUBLIC

There presently exist eighteen public uses which occupy 80 acres of land within the city limits. This represents ~~9~~8% of the developed land within the City. ~~No public uses are located outside of the city limits.~~ The approximate acreage and summary~~breakdown~~ of these public uses is as follows:

City (developed or partially developed parks)	32~~31.5~~ acres
City (Umpqua Discover Center, city hall, police and fire stations, shop, library and sewage treatment plant)	10~~9.5~~ acres
School District (two schools and administrative offices)	33~~.1~~ acres
County (including courthouse annex and shop)	1.4 acres
State (highway division shop)	2~~.0~~ acres
Federal (Dunes NRA office)	2~~.6~~ acres

There are approximately 25 semipublic uses within the City and Urban Growth Boundary including churches, union halls, lodges, utility offices, a cemetery, a golf course and hospital, and occupy approximately 119 acres. The most significant of these uses, in terms of the acreage they occupy, are the golf course, 7~~9~~ acres; the cemetery, 8.7 acres; and the hospital which occupies 8.4 acres. With the exception of the golf course, all of these uses are located within the city limits.

~~FUTURE LAND USE AND URBANIZATION~~

~~The projections contained within this Plan indicate that Reedsport will grow by as much as 920 acres over the next twenty years. This is based upon the population projection of 8400 for the year 2000. For the purposes of development of the Plan Map, the population projection has been used to ensure that an adequate amount of land is~~

available for development and to avoid the potential of increased land costs due to an under supply.

Approximately 63% of the City's future land needs (571 acres) will be accommodated outside of the existing city limits. This includes 64% of the future residential land needs and 65% of the future industrial land needs. All future commercial land use is to be accommodated within the city limits along major transportation routes. The following table indicates the amount of land both within the city limits and the unincorporated portion of the Urban Growth Boundary which is planned to accommodate this future growth:

BUILDABLE LANDS INVENTORY			
	Inside City Limits	Outside City Limits	Total
Developed	851	87	938
Undeveloped			
Buildable			
0-19% slope	207	265	472
20% + slope	142	306	448
Unbuildable	54	446	500
Water	188	236	424
	1442	1340	2782

In this table all land is considered buildable with the exceptions of the land within the 100 year flood plain of the Umpqua River and tributaries (except that land designated for industrial development) and the excessively steep land adjacent to the west bank of the Scholfield River. These lands have all been assigned shorelands designations which are intended to preserve their undeveloped status. Only 87 acres outside of the city limits have been developed including fifteen homes on approximately eight acres and the 79 acre golf course.

FUTURE LAND USE AND URBANIZATION

The 2009 Buildable Land Analysis (see appendix A) identifies that there are 88.5 acres of net buildable residential acres and 36.77 acres of net buildable non-residential acres for a total of 125.27 acres of net buildable acres on 137 parcels within the City limits of Reedsport, as illustrated in Table 2, below

Table 2
Inventory of Net Buildable Land by Zoning District

Zone	Zone Code	Buildable parcels	Buildable acres	Net Buildable acres
City Limits				
Commercial				
Commercial	C-2	8	4.17	3.13
Commercial Transitional	C-1			0.00
Water-Related Commercial	C-3			0.00
Estuarine Development	ED			0.00
Total Commercial		**8**	**4.17**	**3.13**
Industrial				
Light Industrial	M-1	3	2.60	1.95
Heavy Industrial	M-2	1	10.45	7.84
Water-Dependent Industrial	M-3	4	5.76	4.32
Total Industrial		**8**	**18.81**	**14.11**
Residential				
Single Family Residential	R-1	52	36.57	27.43
Rural Suburban Residential	R-A	22	25.69	19.27
Multi-Family Residential	R-2	42	55.74	41.81
Total Residential		**116**	**118.00**	**88.50**
Other				
Public/Semi Public Land	PL	2	2.17	1.63
Urban Conservation	CS	3	23.88	17.91
Estuarine Conservation	EC			
Total Other		**5**	**26.05**	**19.54**
SUBTOTAL City		**137**	**167.03**	**125.27**
UGB Limits				
Single Family Residential	R-1	10	90.81	68.11
Rural Suburban Residential	R-A	5	96.49	72.37
Urban Conservation	CS	14	126.43	94.82
Estuarine Natural	EN			0.00
Estuarine Conservation	EC			0.00
Agricultural Resource	AR	3	38.61	28.96
SUBTOTAL UGB		**32**	**352.34**	**264.26**
TOTAL		**169**	**519.37**	**389.53**

The following are some conclusions based on Reedsport's net buildable acres:

- Reedsport has a very small amount of vacant buildable commercial land. There are 3.13 net buildable acres of commercial land in the City limits.
- There is also limited acreage available for industrial development. The area of net buildable land inside the city for all industrial zones is 14.11 acres and 4.32 of those acres are zoned Water-Dependent Industrial for a net of 9.79 acres.
- A large percentage of the vacant buildable acres are outside the City limits, but in the UGB. The total net buildable acres inside the City limits account for 32.1% (125.27 acres) of the total net buildable land as compared to 67.8% (264.26 acres) in the UGB out of the total 389.53 net buildable acres in the City and UGB.

The future growth which is projected to occur outside the city limits will be directed towards the Providence Creek-Scholfield River area, Decker Point area (including the forty acre area southwest of it) and the area southeast of Crestview Drive. These three areas~~, which contain 814, 180 and 110 acres, respectively,~~ are considered to be the most appropriate for future development for a number of reasons. The first two of these areas are the only two areas adjacent to the Reedsport city limits which contain areas with slopes less than 20% which are also outside of the 100 year flood plain. Also, provision of services (sewer, water, roads, etc.) to all of these areas can be accomplished in a more efficient manner than in other areas. This is particularly true of the Providence Creek-Scholfield River area where the potential exists to loop these facilities from the Ranch Road area across Scholfield River to the older portion of town.

The portions of these areas with slopes less than 20% contain approximately 300 ~~337~~ acres which have agricultural soils classifications varying from II to IV. These lands are not intensively farmed but are grazed periodically. Approximately 75~~7~~% of this agricultural land is located within the 100 year flood plains of Providence Creek and Scholfield River. ~~As i~~It is intended that development, if any, be very limited~~not be allowed~~ within these flood-prone areas, however it is possible that these areas may be used for agricultural purposes ~~in the future~~. These lands have been included within the Urban Growth Boundary in that they protrude into areas designated for future urban use. Also, access to these urbanizable areas will require street extension through these flood-prone lands. While the value of preserving these agricultural lands outside of the flood plain is recognized, the City's residential ~~and industrial~~ land needs are considered to be of overriding importance. To preserve these lands would necessitate additional development to occur in areas of steep slopes which would result in increased housing costs.

Development of any of these unincorporated urbanizable areas involves both problems and opportunities. The flood plains in the first two of these areas are irregularly shaped. Fingers of flood-prone lands protrude into higher lands, resulting in oddly-shaped, less efficiently utilized developable areas. In most areas these flood-prone lands lie four to

eight feet below the 100 year flood height, thereby economically limiting the possibility of filling. Also, considerable portions of all three of these areas consist of slopes of 20% or more. These areas are also difficult to develop efficiently due to the limited number and scattered location of potential building sites and limited potential for roadway locations.

On the other hand, these areas possess opportunities for development of desirable living environments. These areas possess considerable natural amenity. The flood plain portions of these areas, which consist of high marsh are of high scenic quality. Much of the higher elevations in these areas offer views of the Umpqua River, Scholfield River or Providence Creek, or the urbanized portions of the City.

The developmental constraints and opportunities which these areas possess make them well suited for planned unit developments. By this means, dwellings may be clustered in areas with few, if any, developmental constraints, and at the same time take advantage of the natural amenity the areas afford. Also, both areas are under few ownerships. With large individual property ownerships, greater flexibility exists to design development which addresses these factors.

~~With the identification of Leeds Island as an important industrial site, the extension of urban development into the Providence Creek area provides for a compact and efficient urban form. With the extension of roads and utilities to Leeds Island, infilling residential development of land between Leeds Island and existing developed areas can be accomplished in a less costly manner and allow for more efficient use of these public facilities.~~

RESIDENTIAL

A Housing Needs Analysis was prepared for the City of Reedsport in October 2009, and is adopted as part of the City of Reedsport Comprehensive Plan as Appendix A. The purpose of the Housing Needs Analysis is to identify the number of vacant acres of buildable land in each plan designation that allows residential uses in the City of Reedsport and the existing Urban Growth Boundary (UGB) to accommodate future growth. A summary of the housing needs for the City of Reedsport is included in the Housing Element of this Comprehensive Plan.

~~As indicated in the Housing section of this Plan, up to an additional 1913 housing units will be needed to accommodate Reedsport's growth over the next twenty years. A total of 741 buildable vacant acres have been designated for this new construction and to accommodate future public and semipublic uses (discussed later in this element). Of this total, 268 acres are located within the City and 474 acres are located in the unincorporated portion of the Urban Growth Boundary.~~

~~**Multi-Family and Mobile/Manufactured Homes:** The Housing Element of this Plan indicates that future residential development in the Reedsport area is anticipated to follow recent trends in housing types. The increased cost of single family detached~~

~~homes beyond the affordable range of many home buyers will result in increased demand for mobile/manufactured homes and multi-family housing. These latter housing types are often more affordable due to lower constructions costs per unit as well as lower land costs due to reduced land area per unit. The City recognizes this housing need and intends to accommodate it through the provision of adequate amounts of land designated for these housing types.~~

~~All of the future need for multi-family housing (648 units) is expected to be located within the City's High Density Residential Zoning District. Assuming a fifteen unit per acre density for development of this type, approximately 43 acres will be required for siting of these units.~~

~~Future mobile/manufactured home development within the City and Urban Growth Boundary is expected to occur within mobile/manufactured home parks and in subdivisions via the planned unit development (PUD) process as well as outright use in single family residential zones outside the City limits and within the Urban Growth Boundary. Given the limited amount of land which is suitable for mobile/manufactured home parks, it is anticipated that approximately 50 percent of future mobile/manufactured home placements will occur within such PUDs and placement on single family residential lots. The other placements will occur in new or expanded mobile/manufactured home parks. The PUD development will require approximately 36 acres assuming a density of 3.5 units per acre (consistent with the one existing mobile home PUD). The development of new or expanded mobile/manufactured home parks will require approximately 27 acres, assuming a density of eight units per acre (consistent with existing development of this type.)~~

~~The 106 acres needed to accommodate these housing types should be located so as to minimize construction costs associated with their development. The topography of such areas should be as flat as possible. Also, such areas should be located adjacent to or near existing roads, water and sewer lines as added means of minimizing development costs.~~

~~**Single Family:** Single family development is planned to occur on the remainder of the residentially designated land within the Urban Growth Boundary. This includes lands with slopes less than 20% and in areas where slopes exceed 20% as well. Assuming that all of the projected multi-family and mobile/manufactured home need and that all but eight acres of the public and semipublic need (consistent with past trends), occurs on slopes less than 20%, an additional 141 acres of land of similar slope would be available for single family use. Assuming an average density of 3.5 dwellings per acre, this acreage could be expected to provide sites for approximately 492 single family homes, or 53% of the single family need.~~

~~Approximately 448 acres or 60% of the vacant land which has been designated for future residential and public or semipublic development is situated in areas where slopes exceed 20%. These areas are to be zoned for low density development only and~~

~~are anticipated to develop at an average density of 1.0 dwellings per gross acre. This low density factor recognizes that in many of these areas, building sites are isolated from one another or must be clustered, leaving the steeper slopes undeveloped. At this density, and deducting eight acres for public or semipublic uses, approximately 400 dwellings, ten units in excess of the remainder of the single family housing need could locate in these areas. Special engineering is required in these areas on a site by site basis to ensure development occurs in a manner which will not endanger public safely or improvements.~~

~~It is recognized that development of these more steeply sloped lands will be more costly than development of land which is not affected by such constraints. To help keep development costs down in these areas, the City shall encourage development of planned unit developments. Such developments, by utilizing building types other than single family detached and by aggregating structures to one or more sections of a site, can reduce development costs and in many instances keep structures away from the more hazardous portions of a site. The following table summarizes the residential land use acreage needs calculated by this Plan:~~

~~**FUTURE RESIDENTIAL LAND USE NEEDS**~~

	~~Units~~	~~Acres~~
~~Single Family~~		
~~0-19% slope @ 3.5 units per acre~~	~~492~~	~~141~~
~~20% + slope @ 1.0 units per acre~~	~~430~~	~~430~~
~~Mobile/Manufactured Homes~~		
~~In parks @ 8 units per acre~~	~~217~~	~~27~~
~~Not in parks @ 3.5 units per acre~~	~~126~~	~~36~~
~~Remaining Manufactured Housing Units will be provided in Single Family Residential lots in specific areas of the Urban Growth Boundary~~		
~~Multi-Family units~~		
~~@ 15 units per acre~~	~~648~~	~~43~~
~~TOTAL~~	~~1913~~	~~677~~

Residential Development Inside City Limits: Within the city limits ~~there are 268 acres of vacant land which have been designated for future residential, public and semipublic development. Approximately 100 acres or 37% of this~~ vacant land is located at the northwest limits of the city west of Ranch Road and in the area north of Ivy Avenue. Forty-four acres of city-owned property in the area of Crestview Drive constitutes another major area planned for future residential development. Other smaller vacant residential areas are located south of Bowman Road and southeast of Alder Avenue.

With respect to its existing residential neighborhoods, it is the City's intent to preserve the quality of these areas. To this end these areas have been planned in a manner consistent with their existing land use pattern. There is, however, one minor exception

to this intent. This diversion involves the property to the south side of Winchester Avenue, including parts of Elm Avenue between the Southern Pacific Railroad Line and Highway 38. This area has for some time been in a state of transition from residential to commercial use. This area has been designated Commercial Transitional with the intent of accommodating either limited commercial retail or service uses or medium or high density residential use, subject to the regulations of those zoning districts.

Residential Development Outside City Limits: ~~As indicated previously, a~~Although some vacant land in the southern and eastern portions of the City is available for development, the majority of the City's future residential development is anticipated to occur outside the city limits in the Providence Creek-Scholfield River and Decker Point and Crestview Drive areas.

The Providence Creek-Scholfield River area contains approximately 275 acres of land designated for residential use. Of this total, about 150~~1~~ acres are comprised of areas of slopes in excess of ~~19~~20%. ~~It is anticipated that upon full development, this entire area will contain approximately 585 dwelling (assuming no land is put to public or semipublic use).~~ Access to this area should be from two~~hree~~ separate locations -- Ranch Road~~,~~ and ~~22nd~~20th Street~~,~~ ~~and an extension of Highway 38 across Scholfield River.~~ The Ranch Road and 20th Street are intended to connect and ~~Highway 38 extensions are intended to connect on Leeds Island~~ forming a loop which ~~s~~will improve residential access to this area. Also, such road extensions will facilitate looping of water lines through the area and more direct sewer service to it, thereby improving those services to the area. ~~Access to the Leeds Island industrial site should be restricted to the extension of Highway 38 so as to keep such traffic out of residential areas and off of streets not designed to carry this type of traffic.~~ The extension of 20th ~~2nd~~ Street is intended to provide access to areas of less than 20% slope adjacent to the Providence Creek flood plain and to connect to the extension of Ranch Road north of that creek. The extension of 20th ~~2nd~~ Street is also intended to serve the steeply sloped~~s~~ areas via a road which generally follows the ridge between Providence Creek and Scholfield River. This road is also generally intended to serve as the dividing line between areas intended for residential development on the west and areas to the conserved in their present state to the east.

The Decker Point area (including the 40 acre area south of Alder Avenue), contains 117 acres of land designated for future residential development. Approximately 75 acres of this area is comprised of slopes of 20% or greater. ~~Upon completion of development, this area will contain approximately 224 dwelling (assuming none of this land is put to public or semipublic use).~~ Given the anticipated amount of development in this area, two accesses should be provided. A widening of Birch Avenue, the existing access to the area, would adequately serve the less steeply~~er~~ sloped portions of the area. An extension of 22nd Street could provide access to the steeper upland portions of this area and connect with Birch Avenue to provide an alternate means of access to the lower elevations should extreme tides and flooding block the lower Birch access.

The city-owned property eastsouth of Crestview Drive consists of more than 300a total of 81 acres designated as low density residential. Although the low density designation was figured at one unit per acre in the plan data base, it is expected that realistically this particular area will develop at a much very lower density because of steep slopes ranging from 20%-60%. The most logical access will be in the lower portion of this area off of Laskey Lane, in the vicinity of the Urban Growth Boundary line.

COMMERCIAL

This Plan recognizes the two major transportation corridors along Highway 101 and Highway 38 of existing commercial development by designating them for commercial use. The fFuture commercial development projected by this Plan is intended to be accommodated primarily in these two areas. This will occur for the most part through infilling of vacant and under-utilized parcels. All property designated for commercial development is located within the city limits.

The Economic Opportunities Analysis (2009) indicates Reedsport is well positioned to grow its tourism-oriented commercial activity. The area's physical beauty and location on the Umpqua River and near the coast make it an attractive tourist destination. The study also identifies that the Reedsport area is capturing tourist dollars, but losing dollars to larger cities for purchases of clothes and more expensive household items. As a result of these and other factors, there will be a need for approximately 25 additional net acres to allow for more commercial growth.

One of the key areas that could serve tourism-oriented commercial activity is the Umpqua Riverfront and Old Town area. This idea was identified years ago, when In addition to these corridors, the City of Reedsport and the Port of Umpqua engaged Fred Glick and Associates, Inc. (FGA) to undertake an Umpqua Riverfront Revitalization Project study (1986). FGA's preliminary analysis of the local economy, real estate market opportunities and the study area clearly suggested that the area's future development potential is based upon tourism. This study, completed in 1986, makes necessary recommendations regarding what uses might be appropriate for the waterfront, as well as what roles both the public and private sectors play in the proposed development. The recommendations made by FGA are incorporated into the plan for reference, with highlights included herein.

This conclusion iwas further supported by a University of Oregon Marketing Study done for the City in June, 1990. The primary advantage of the area as a development site is the river frontage and its historic location as the old town of Reedsport. Market projections show potential increases in demand for restaurants, specialty retail stores and motel rooms in the Reedsport area over the next ten years.

A key to commercial development of the Umpqua Riverfront Revitalization area would be to combine visitor attracting facilities. If such a mix of facilities could be located in a flood protected multi-purpose development with well done river frontage improvements

~~and ample parking, such a project could capture the demand projections presented in FGA's preliminary report. Further, such a project could serve as the focal point for subsidiary river oriented recreational activities.~~

The development plan ~~for~~of the Riverfront Revitalization project ~~has~~ been designed to be implemented in five phases. Phases 1, 3, 4 are concentrated in the area bounded by the river, the Southern Pacific Railroad and the public boat ramp at Water Street. Phase 2 occupies the 15 acre ~~Bohemia~~ Knife River property on the Reedsport Waterfront, ~~. P~~and phase 5 is situated on Port of Umpqua property on either side of Highway 101.

Since these plans were prepared, the City has established an Urban Renewal District that encompasses the waterfront and Old Town areas as well as portions of properties along Highway 101. The Reedsport Urban Renewal Report (2007) describes the area between the river and Highway 38 in Old Town as a mix of incompatible land uses, with a large amount of vacant and underutilized properties. Consequently, the area is in need of redevelopment that could serve the demand for tourist-oriented commercial activities.

~~The objective of Phase 1 implementation is to initiate the revitalization process through a public private venture that will set the qualitative tone for subsequent revitalization. The remaining revitalization could occur in accordance with the revitalization plan either by private enterprise or under a public private venture.~~

~~In addition to these corridors, there are two other minor areas planned for future commercial development. One of these is located on the west side of River Bend Road, south of Winchester Avenue. This area has been occupied by several heavy commercial uses in the past. Care should be taken to ensure that future development of this area does not adversely affect the adjacent residential areas.~~

The second commercial area is generally bordered by Winchester and Elm Avenues and Second Street. This area was first developed with single-family residences. Some multi-family residential development followed and, most recently, a number of semi-public and commercial uses have located in this area. This Plan proposes to allow this conversion of use to continue on a limited basis. Small scale commercial uses which are of a type which will not adversely affect the existing residential development will continue to be allowed to locate in this area.

All commercially designated areas are intended to be available for the full range of such uses with the exceptions of the area discussed above and the shoreline of Scholfield River in the area of 16th Street. This latter area is intended to be reserved for uses which are oriented towards that waterway. ~~In recognition of the similarity between many heavy commercial and light industrial uses (e.g. lumber yards, plumbing and sheet metal shops, etc.), it is also intended that heavier commercial uses be allowed in areas planned for light industrial development~~

~~There are 29 vacant acres contained within the two major corridors and other minor areas planned for commercial development. This vacant acreage, in addition to the allowance of certain commercial uses in light industrial areas, is considered to be adequate for the future needs of the City. The absorption rate of commercially designated land should be monitored to ensure a continuing supply of vacant land is available for such development.~~

~~Two plan designations have been utilized to ensure that the commercial objectives of this Plan are realized. The Commercial plan designation has been applied to all areas intended for commercial use with the exception of the Scholfield River waterfront. This waterfront area has been designated for Related Commercial uses.~~

INDUSTRIAL

The economy of Reedsport is, in actuality, a segment of the economy of coastal Douglas County. This is evidenced by the fact that a~~the~~ major employer of Reedsport's residents, ~~International Paper Company and Bohemia, are~~has been located in Gardiner, not Reedsport. Future industrial development within the Reedsport Urban Growth Boundary is thus determined to a considerable extent by the future of the ~~overall~~regional coastal economy.

The Umpqua River is viewed as a resource and opportunity to accommodate water-dependent industry such as shipping and fishing. Industrial lands along the Urnpqua River and Scholfield River have been designated exclusively for industrial uses which are dependent on the adjacent navigable waterways. A total of 34 acres of vacant land have been so designated. This acreage is greater than that for which past trends would indicate a need.

The Economic Opportunities Analysis (2009) states that future industrial growth is expected to occur outside of the City's Urban Growth Boundary, because future industrial employers are likely to take advantage of the large industrial parcels available in Gardiner. As a result of this and other trends, the study identifies a surplus of industrial land of 10.6 net acres. The existing industrial land areas in Reedsport are described below.

~~Douglas County, as part of its comprehensive planning efforts, has assessed the existing economic condition of the County and made projections for future industrial growth. These projections indicate a need for an additional 243 acres of land for industrial growth in the coastal portion of the County to the year 2000. In addition, an Industrial Sites Inventory was prepared to inventory vacant and available land which is suitable to accommodate this growth. The findings of this inventory are that there are fewer than the required number of acres available to satisfy the projected need. Where the overall County projection for additional land needed is 243 acres, 215 acres have been designated for future industrial growth. This includes properties both outside the~~

~~City's Urban Growth Boundary and properties designated by this Plan. The evaluation of these sites is included in the Economic Element of this Plan.~~

~~A total of 150 acres of vacant land within the city limits and Urban Growth Boundary have been designated for future industrial development. Of this total, 52 acres are located within the city limits and 98 within the unincorporated portion of the Urban Growth Boundary. This total acreage is located in the four areas described below.~~

Waterfront area east of Highway 101: This area contains all of the City's existing industrial development ~~and only ten vacant acres for future growth~~. Most of this vacant land consists of small parcels in the areas of Railroad and Hawthorne Avenues. It is anticipated that either smaller secondary or support industries for commercial uses compatible to the Riverfront Revitalization Project and the Port of Umpqua Development Plan will locate in this area.

~~**Southern Pacific** **Coos Bay Railroad Right-Of-Way:** The former Southern Pacific Railroad was purchased in 2009 by the Oregon International Port of Coos Bay. This railroad right-of-way is a 16 acre corridor within the City that is ~~about 70% vacant. Strips of land~~ approximately 80 feet ~~wide deep~~ adjacent to both Railroad and West Railroad Avenues. The railway has not been in operation for many years and is anticipated to become active by 2012, providing freight service from the port of Coos Bay to the Willamette Valley. ~~along this corridor are available for development.~~

Area between Highway 101 and Scholfield River: This area consists of ~~29~~14 acres~~,~~ ~~owned by International Paper Company~~ and is currently used ~~as a log sorting and loading area~~for various industrial uses.

Leeds Island: This 98 acre vacant site is located in the northwest corner of the Urban Growth Boundary. It is the only site with an industrial plan designation ~~site~~that is located ~~included~~ within the unincorporated portion of the city Urban Growth Boundary. This property is also zoned for resource use, which limits development and is inconsistent with the plan designation. Therefore, the site should be reevaluated for its long-term viability for industrial or resource use and adjust the plan designation and zoning district accordingly. ~~The site offers good long-term potential for large scale industrial development, both water-dependent and non water-dependent. Of the eight vacant sites inventoried by the County, this property is the largest (the next largest being 30 + acres in size). In addition, it is one of only four vacant sites which is adjacent to an estuarine development management unit. The potential for water-dependent industrial use of the site is further discussed in the Coastal Resources Element of this Plan.~~

~~Development of the Leeds Island site will necessitate the extension of public roads, sewer and water lines. Proper access to this area (as discussed in the Transportation Section of this Plan) is from an extension of Highway 38 acres Scholfield River and not through the residential neighborhood along Ranch Road.~~

~~Such road and utility extensions will involve numerous federal, state and local agencies. The bridge and road extension will likely require permits from the Army Corps of Engineers and Division of State Lands in addition to an exception to the Statewide Planning Goals. Funding for installation of these improvements may be available through federal programs and local agencies in addition to the City and private property owners. Prior to zoning this site for industrial use, the City should meet with these other agencies and develop a strategy for providing these off-site improvements. In the interim, this property should be zoned for resource use.~~

~~The Umpqua River is viewed as a resource and opportunity to accommodate water-dependent industry such as shipping and fishing. By accommodating such uses the City hopes to diversity its wood products dominated economy. To ensure that this opportunity is not lost, industrial lands along the Umpqua River and Scholfield River have been designated exclusively for industrial uses which are dependent on the adjacent navigable waterways. A total of 53 acres of vacant land have been so designated. This acreage is greater than that for which past trends would indicate a need. However, the attributes of these lands are considered significant enough to warrant their protection.~~

~~Two plan designations have been utilized to provide for the types of industrial uses which exist and are anticipated to develop in Reedsport. The "industrial" designation has been applied to all areas presently developed industrially or intended for future development of this type, except those areas intended for "water dependent industrial" uses. With the exception of the area east of the Southern Pacific Railroad line and south of the levee, the industrial designation is intended to accommodate a full range of nonaquatic industrial uses. The area east of the Southern Pacific line and south of the levee is in a state of transition with an existing mixture of heavy commercial, light industrial and residential uses. Parcel sizes in this area average between 5000 and 10,000 square feet. Given the existing residences and small parcel sizes, heavy industrial use is generally considered to be inappropriate in this area. Also, given its existing mix of light industrial and heavy commercial uses and its location between the water dependent industrial area to the north and commercial area to the south, it is considered to be well suited to serve as a transitional area between these two adjacent land use types. While this area is generally appropriate for light industrial and heavy commercial uses, other areas designated for industrial development should be reserved for such uses.~~

~~The Water-Dependent Industrial designation is intended to be applied to those areas with the potential for water oriented industrial use and to limit the uses permitted in these areas to those which are dependent on the adjacent navigable waterway.~~

PUBLIC AND SEMIPUBLIC

As discussed in other sections of this Plan, the need for additional land to accommodate future public land uses in Reedsport is limited. The need for additional

school facilities can be accommodated on the grounds of the existing school facilities. Park needs focus primarily on the development of existing park land rather than acquisition of new park sites. The need for additional land for other City services is limited to sites for a new water reservoir located in Master Heights and ~~fir~~a downtown pump station for storm drainage. It is estimated that these two uses and any other minor public land needs may be accommodated on approximately 5~~27~~ acres.

~~The need for additional land to accommodate future semipublic uses in the Reedsport Urban Growth Boundary is projected to increase at the same rate as the City's population. Given the existing ratio of 0.8 acres per 100 persons (excluding the golf course), an additional 27 acres will be needed to accommodate such uses over the next twenty years. The acreage of the golf course has been excluded from this calculation in that it is doubtful that such land extensive uses will locate within the Urban Growth Boundary in the future.~~

~~No vacant land within the City or Urban Growth Boundary has been specifically designated to accommodate future public or semipublic uses. Consistent with past trends, it is likely that most of these uses will locate in areas designated for residential use. As a result, the 54 acres projected to be required for future uses of these types has been added to the acreage planned for future residential development.~~

COMPREHENSIVE PLAN MAP

A total of ten designations have been utilized on the Comprehensive Plan map to guide land and water uses within the Reedsport city limits and Urban Growth Boundary. Seven of these designations relate to land use including three which are designed to apply specifically to shoreland areas. The other three apply to areas which are part of the estuary. Following is a description of each of these designations.

Residential: This designation has been applied to all areas planned for future residential use regardless of type or density. Policies of this Plan and provisions of the Zoning Ordinance are intended to give direction for zoning of these areas for proper use.

Commercial: This designation is intended to accommodate the full range of commercial uses on all properties to which it has been applied with the exception of the area bounded by Winchester Avenue, Elm Avenue and Second Street. This area should receive only limited commercial use as described by this Plan.

Industrial: All areas planned for industrial use which are not water-oriented have been assigned this plan designation. Both heavy and light industrial uses are considered appropriate in these areas.

Public/Semi-Public: The most land extensive public and semipublic uses have received this plan designation. Such uses which occupy less than two acres have generally been assigned designations consistent with surrounding land uses. No vacant lands have been assigned this designation in anticipation of future uses of these types.

Urban Conservation: This designation has been applied to all land within the 100 year flood plains of the Umpqua River, Scholfield River and Providence Creek, with the exception of those properties which have been previously developed or are planned for water-dependent industrial use. In addition, it has been applied to the steeply sloped lands west of and adjacent to the Scholfield River. It is intended that this designation significantly limit the type and amount of development allowed within these hazardous areas.

Water-Dependent Industrial: Those properties considered to be well suited for water-oriented uses have received this designation. It is intended that only uses which are dependent on the adjacency of a navigable waterway be permitted in these areas.

Water-Related Commercial: This designation is intended to reserve properties well suited for water-oriented commercial use for such purposes. Commercial uses which are not water-oriented are restricted in these areas. This designation has been applied only to the waterfront area of Scholfield River which is between Winchester Avenue and Highway 101.

Estuarine Natural: This classification is intended to preserve and protect areas containing significant natural resources in the estuary. Its objective is to protect significant habitats, biological productivity and scientific research and educational values.

Estuarine Conservation: This classification is intended to establish and protect areas of the estuary for the long-term use of renewable resources. It is primarily intended to apply to areas to be managed for uses of low to moderate intensity that do not require a major alteration of the estuary. Areas included in this classification have less biological significance than areas classified as Estuarine Natural.

Estuarine Development: The estuarine development classification is intended to establish and preserve adequate land for navigation and other public, commercial and industrial water-dependent uses. This classification is to be managed for uses of high intensity which may significantly alter the estuarine resource.

~~The total acreage to which each of these designations has been applied both inside the city limits and within the unincorporated portion of the Urban Growth Boundary is shown on the following table. These acreage figures include land which is presently developed as well as vacant land intended for future development consistent with the corresponding plan designation. Acreage for existing rights-of-way have been included so that the totals will include all acreage within the boundaries.~~

~~PLAN DESIGNATION ALLOCATIONS~~

	~~Inside City~~	~~Outside City~~	~~Total~~

~~Residential~~	~~607~~	~~481~~	~~1088~~
~~Commercial~~	~~109~~	~~0~~	~~109~~
~~Industrial~~	~~50~~	~~68~~	~~118~~
~~Public/Semi-Public~~	~~80~~	~~79~~	~~159~~
~~Urban Conservation~~	~~57~~	~~446~~	~~503~~
~~Water-Dependent Industrial~~	~~70~~	~~30~~	~~100~~
~~Water-Related Commercial~~	~~6~~	~~0~~	~~6~~
~~Estuarine Natural~~	~~0~~	~~169~~	~~169~~
~~Estuarine Conservation~~	~~98~~	~~29~~	~~127~~
~~Estuarine Development~~	~~95~~	~~38~~	~~133~~
~~Rights-Of-Way~~	~~270~~	~~0~~	~~270~~
~~**Total**~~	~~**1442**~~	~~**1340**~~	~~**2782**~~

LAND USE GOALS AND POLICIES

Goals:

1. To provide for the orderly extension of urban services in a cost and energy efficient manner.

2. To provide enough land for the full range of urban uses within the local community through orderly annexation or other means.

~~2.~~3. To improve the quality of life and economic viability of the community through appropriate use, development and maintenance of land.

Residential Policies:

1. The City shall ~~endeavor to~~ maintain, and where appropriate, upgrade the quality of its existing residential neighborhoods.

2. The City shall encourage the use of planned unit developments to better utilize lands with topographic constraints and/ or environmentally sensitive areas (i.e. wetlands) by clustering development to potentially reduce development costs and provide more usable open space. ~~as a means of reducing housing costs.~~

3. In areas planned for residential development with slopes of 20% or greater, the maximum density shall be two dwelling units per acre except in approved planned unit developments.

4. Multi-family ~~and mobile home park~~ development should be located near community services, existing roads and facilities to make efficient use of existing infrastructure and minimize transportation impacts of higher density development. ~~minimize construction costs.~~

5. The City shall ~~periodically~~ monitor ~~recent~~ residential development to ensure that an adequate supply of land zoned for high, medium and low density residential use is available.

~~5.~~6. The City shall monitor the inventory of low-income and government-assisted housing and allow no more than its reasonable fair share within the community.

Commercial Policies:

1. Areas designated for commercial shall generally be available for a full range of commercial uses.

2. Commercial use in the area bounded by Winchester and Elm Avenues and Second Street shall be restricted in recognition of its transitional

nature.

3. The City shall ~~be periodically~~ monitor the use and development~~absorption rate~~ of commercially-designated lands to ensure an adequate supply of ~~vacant~~ land is zoned for such use.

Industrial Policies:

1. Industrially-designated lands shall be reserved for such uses with the exception of the area east of the Southern Pacific Railroad line and south of the levee where heavy commercial uses may also be permitted.
2. Areas properly designated for water-dependent industrial use shall be reserved for such uses; heavy commercial uses may also be permitted.
3. The City shall evaluate and update the zoning and Comprehensive Plan Map designation of Leeds Island. ~~The Leeds Island industrial area shall be held in resource use until such time as the necessary facilities and the bridge crossing of Scholfield River are available to serve it.~~
4. The City shall encourage development of industrially-zoned properties within the city limits prior to development of unincorporated industrial properties.

Public/Semi-Public Policies:

1. Public and semi-public uses may be allowed to locate in most areas subject to conditions which ensure their compatibility with surrounding uses.

General Policies:

1. Municipal services such as water and sewer shall not be extended beyond the city limits of Reedsport unless the property is annexed or there is a contract for annexation as an encumbrance upon the property in the form of a recorded deed restriction recorded in the Douglas County Records.

~~2. Development of lands within the existing city limits shall be encouraged prior to expansion of the City.~~

~~3.~~2. All development, subdivisions and planned unit developments shall conform to the standards consistent with those established by the City of Reedsport. The City will establish and administer standards for the urban development area which coordinates City and County concerns and implements the policies of the Reedsport Comprehensive Plan.

~~4.~~3. Zone changes and subdivisions may be approved within the Urban Growth Boundary ~~in the urbanizable area~~ if the following minimum

conditions are met:

a. Key facilities, such as sewer and water are assured to serve the area under consideration.

b. Annexation or contract for annexation has been executed between the developer and the City of Reedsport.

c. Development may take place in accordance with urban development standards adopted by the City of Reedsport in coordination with Douglas County.

~~5.~~4. Key facilities extended into the Urban Growth Boundary~~urbanizable area~~ shall be designed to serve the proposed urban use.

~~6.~~5. Age, gender or physical disability shall not be an adverse consideration in making land use decisions.

~~7.~~6. All new land use activity within identifiable wetlands will require notice to the Oregon Division of State Lands ~~and Corp of Engineers~~.

7. The Buildable Lands Inventory for the City of Reedsport (October, 2009) is adopted as a support document to the Comprehensive Plan and is recognized by reference. ~~The City hereby adopts the following inventory information to be part of this Plan: Reedsport Buildable Lands Inventory completed by the Umpqua Regional Council of Governments (URCOG), June, 1999.~~

8. The City shall take an active role to enforce the City Code to ensure land is maintained for the health, safety and welfare of the community.

APPENDIX A

DATA SOURCE

Element 2: Natural Features

1. Aerial Maps on file at Douglas County Planning Department
2. U.S. Geodetic Maps on file at Douglas County Planning Department
3. Historical Data provided by Lower Umpqua Historical Society

Element 3: Community Service

1. Domestic Water Analysis by J.G.E. 1981
2. Water Analysis Map by H.G.E. June 1980
3. Comprehensive Sewer Facility Plan by H.G.E. May 1980
4. Sewer and Storm Drain System Master Maps by H.G.E. May 1980
5. Selection System Rehabilitation Maps 1978 by H.G.E.
6. Recreation Park and Open Space Standards and Guidelines (published by National Recreation and Park Association 1983)

Element 4: Economic Element

1. Douglas County Development Fact Book, November 1982
2. CCD - Comprehensive Economic Strategy 1980-81
3. 1983 "Oregon Community Profile" Fact Sheet for Reedsport (published by Oregon Economic Development Department)
4. Douglas County Comprehensive Plan (1983)
5. Douglas County Industrial & Site Survey, January 1980
6. Economic Opportunities Analysis (October 2009)

Element 5: Housing and Population

1. 1980 Block Census of Population and Housing for Oregon Selected Areas
2. 1980 Reedsport Utility Hookup Records
3. Douglas County Comprehensive Plan, (Housing and Population Element)
4. 1950-1980 Population and Housing Trends (Bureau of Governmental Research and Service, University of Oregon)
5. DLCD Housing Planning in Oregon, August 1979
6. Housing Needs Analsysis (October 2009)

Element 6: Land Use

1. Acreage Inventory Data and Maps compiled by City and County Staff 1982-83 (On file in City Planner's Office)
2. Aerial Maps on file at Douglas County Planning Department
3. U.S. Geodetic Maps on File at Douglas County Planning Department
4. Buildable Land Inventory (2009)

Element 7: Coastal Resources

1. Aerial Maps on file at Douglas County Planning Department
2. Douglas County Comprehensive Plan, 1983 (Coastal Resources Element)
3. Land and Water Use Plan for the Umpqua Estuary (June 1975)

Economic Opportunities Analysis

October 2009

Prepared for:
City of Reedsport

Submitted by:

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I. Introduction and Report Organization

The City of Reedsport's 2008/09 Planning Program had two objectives. Complete a Goal 9 Economic Opportunities Analysis (EOA) and a Goal 10 Housing Needs Analysis. The purpose of the Goal 9 "Economic Opportunities Analysis" of the Reedsport Comprehensive Plan is to determine the City's economic goals, policies and land needs concerning commercial and industrial development within City limits and the Urban Growth Boundary.

This report is intended to satisfy the requirements of the Oregon Administrative Rules, Chapter 660, Division 9. The State Planning Goal 9 EOA methodology guidelines call for a six-step approach to economic development planning and resulting quantification of employment (industrial, retail, office, institutional, etc.) land need for urban growth boundary planning purposes. These six steps largely guide this resulting analysis of City of Reedsport's need for urbanized land. The required Goal 9 analytical steps that roughly comprise the outline of this document are:

- *Economic Trends Analysis:* Identification of national, state, regional and local economic trends that have shaped recent economic performance as well as likely 20-year economic activity that will determine employment land need over the duration of the study period.
- *Industry & Job Growth Forecasts:* Detailed forecasts of job growth by industry within Reedsport over the planning period that will in turn drive demand, if any, for different employment land categories.
- *Land Need Forecasts:* Job growth forecasts translated into land demand forecasts based on industry and space type usage and floor area ratio (FAR) patterns anticipated into the future.
- *Land/Parcel Need Quality:* A detailed treatment of employment land need in terms of specific parcel types, sizes, quantities and other qualities appropriate to economic growth anticipated by the jurisdiction.

This report is organized into the following sections:

I. Introduction and Report Organization

II. Economic Trends

III. Twenty-Year Employment Forecast

IV. Twenty-Year Employment Forecast Employment Land Needs Analysis and Required Site Types

V. Analysis of Land Supply and Demand

The industrial and commercial land inventory information in this section is a summary of the complete Buildable Land Inventory (2009).

II. Economic Trends

A. National Trends

This section provides the foundation of economic information that will shape realizable economic opportunity potential for Reedsport, resulting potential job growth scenarios, and ultimately employment land need over the determined planning horizon.

In conducting the trend analysis, it is underscored that given the current economic climate, during the course of analysis, economic circumstances at the global, national, state and local levels significantly change in response to economic and political events and objectives. Through March of 2009 some of the key factors affecting the economic environment include:

- New Presidential administration and significant changes in federal economic policies, including in response to economic distress of recent months;
- Numerous federal bail-out proposals and agreements for numerous financial institutions and U.S. automakers;
- Continued credit crisis in the financial markets due to the uncertain future of "toxic" financial assets that include billions of dollars in "sub-prime" mortgages;
- A return of the Dow Jones Industrial Average to pre-1998 levels; and
- A fourth quarter 2008 drop in U.S. GDP of 6.2%, the worst since the severe 1980-82 U.S. recession.

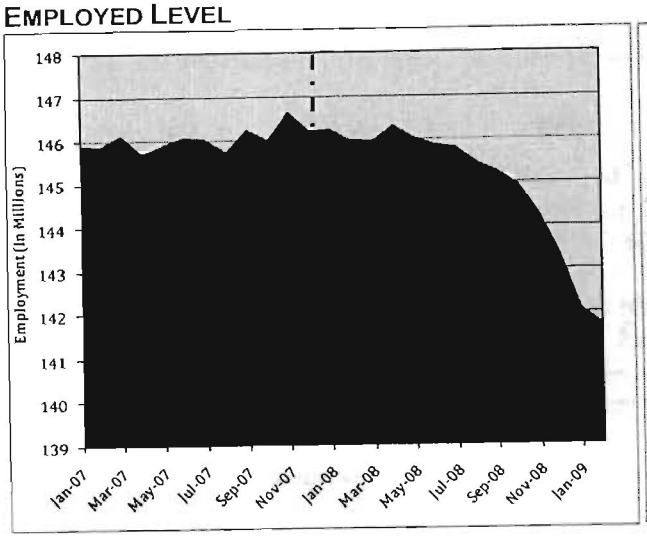
Alternatively, the Federal government passed an unprecedented $850 billion stimulus bill meant to help create jobs with targeted infrastructure investments, state and local government budget stop-gaps, and various tax credits and investment incentives for housing, alternative energy, and numerous other targeted industries and economic activities nationwide.

Current economic times make it virtually impossible to produce a timely national trend analysis. Johnson Reid, therefore, has continued to utilize the economic forecast "of record" by the federal government, the non-partisan Congressional Budget Office biannual economic forecast. As that official forecast makes clear, economic times are uncertain, but Trend Analysis consistency with its findings—even those that have changed in only a few months—is preferable to constantly shifting speculation.

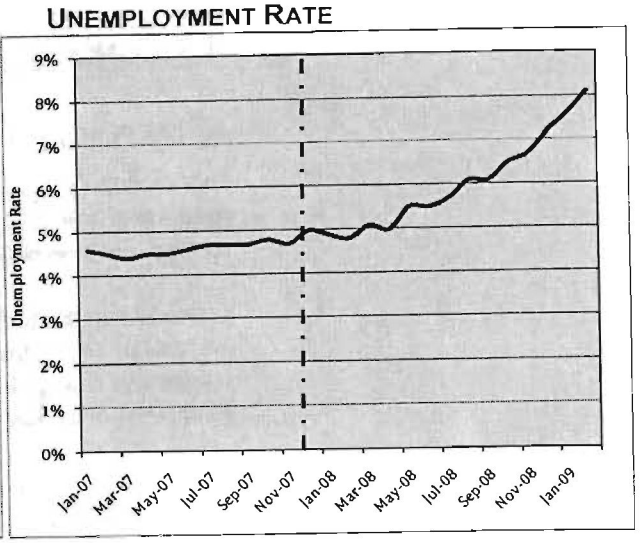
Short-Term Outlook

In December of 2008, the National Bureau of Economic Research (NBER), an organization charged with officially dating economic cycles, announced that the country has been in a contractionary period (recession) since December of 2007, ending a 73-month expansionary period dating to November of 2001. Since December of 2007, the national economy has shed over 4.4 million jobs with unemployment rising to 8.1%, its highest level since the recession of 1981-1982.

EMPLOYED LEVEL

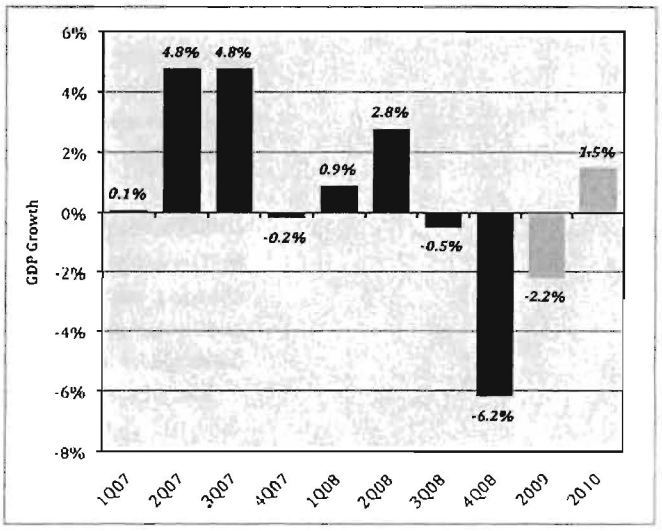


UNEMPLOYMENT RATE



The current recession was brought about by a mix of economic conditions that drastically curtailed economic growth. Principally, a drop in housing prices severely undermined the solvency of the nation's financial institutions, disrupting financial markets and exacerbating a tense period of uncertainty. In addition, a historic rise in the price oil and other commodity inputs markedly limited economic activity. For a time, contractionary pressure was partially offset by strong export growth driven by emerging markets and a favorable currency position. Aggressive monetary and fiscal policy also played a role, with the Federal Reserve slashing interest rates and the Bush Administration's $100 billion tax rebate package in the first half of 2008. However, output growth began to weaken by mid-2008, with GPD posting negative growth (-0.5%) in the third quarter of 2008. The economic condition deteriorated further in the fourth quarter as the financial crisis intensified, uncertainty permeated through the economy and economic activity stagnated. GDP growth in the fourth quarter contracted by 6.2%, the largest such decline since 1982.

REAL GROSS DOMESTIC PRODUCT



Historically, sharp economic contractions are abruptly followed by a rapid return to growth. However, the near-term outlook is likely to be more abridged, as economic conditions in place may not facilitate a "typical" recovery, specifically:

- The pace of recovery will be restrained by the on-going uncertainty and functionality of financial markets and institution's ability to recovery from default losses. This will continue to limit the availability of credit and increase the cost of capital investment for several years;
- Housing vacancy currently sits at 2.9%, its highest level on record, while housing starts are also at record lows. Excess supply of housing units is expected to postpone the typical rebound in construction;
- High unemployment and declining household wealth are expected to curtail personal consumption spending in the near-term; and

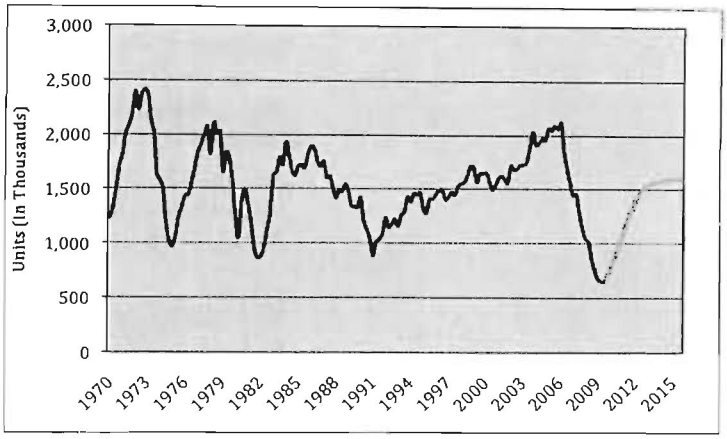
- For a time, it was theorized that economies in emerging markets would be less impacted by recessionary pressure, and would help moderate contraction domestically through strong exports. However, foreign economies are now weakening as well.

Over the near-term, real gross domestic product is expected to fall by 2.2% in 2009, followed by a soft recovery in 2010 (+1.5% growth). While GDP is expected to recover by mid-2009, the employment situation characteristically lags recovery in output. Unemployment is likely to increase to 8.3%-8.5% in 2009 before peaking near 9.2%-9.5% in early 2010.

HOUSING MARKET OUTLOOK

As mentioned above, the inventory of unsold housing units remains historically high, and the correction in the U.S. housing market is expected to continue through the end of 2009. Housing vacancy sits at its highest level on record, and housing starts are near record lows. Housing starts are not expected to recover until 2010, stabilizing near 2000 levels by 2015.

HOUSING STARTS



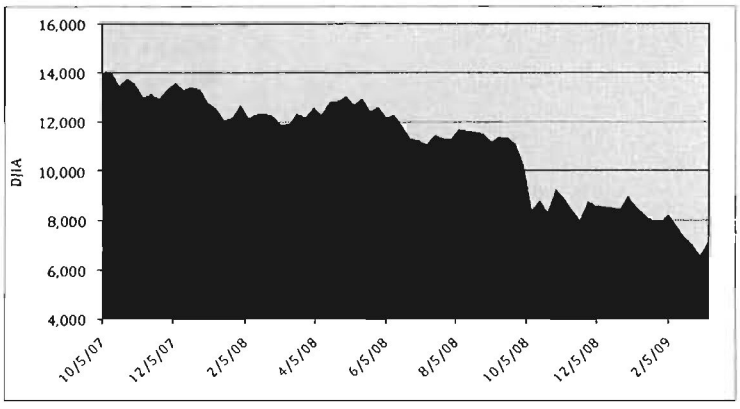
The next twelve months are expected to bring further declines in national housing prices. Home values are expected to decline an additional 14% nationally through 2009. Falling home values may continue to intensify losses to institutions holding mortgage-backed securities.

The effectiveness of the Federal Government's efforts to stabilize the housing market remains to be seen. Taken together, President Obama's Homeowner Affordability and Stability Plan, coupled with the 2009 American Recovery and Reinvestment Act will extend the Home-Buyer Tax Credit to $8,000, removing the repayment criteria, and provide upwards of $75 billion for the modification and refinancing of trouble mortgages owned by Fannie Mae and Freddie Mac. While these efforts are likely to put downward pressure on escalating foreclosure rates, foreclosures are expected to remain well above trend in the near term.

FINANCIAL MARKET OUTLOOK

Signs of the impending financial crisis emerged in summer 2007, coincident with the peak and subsequent turn in the national housing market. The crisis intensified over the following twelve months, as housing prices and a sputtering economy created significant losses of major financial institutions caused a near collapse of the nation's financial system. In September 2008, the interbank market for short-term loans seized

DOW JONES INDUSTRIAL AVERAGE



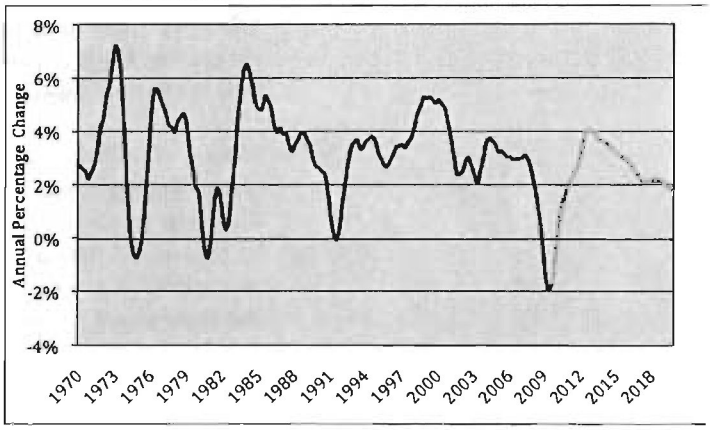
significantly, compounding liquidity problems among wavering banks. The spread between the Federal Funds Rate and the 3-month LIBOR skyrocketed to over 3.6%, reflecting the outstanding risk and uncertainty of the period. In response to the financial crisis, the federal reserve has pumped liquidity into the market, both through aggressive interest rate cuts and through quantitative easing, effectively extending its loan facilities by accepting as collateral assets that have been shunned by the open lending market. The Department of Treasury has also begun its effort to stabilize the U.S. financial system through its highly publicized Troubled Asset Relief Program (TARP). In fall of 2008 Congress authorized $700 billion across various facilities with the aim of re-establishing the flow of credit. The reception to Federal Government's aggressive intervention has been mixed. Faith in some credit markets has improved, as exemplified by the LIBOR-Federal Funds spread falling to near 1%, still well above historical norms, but certainly an improvement over recent periods.

Alternatively however, the stock market has yet to exhibit similar trend, and has in fact extended losses in the current year. The Dow Jones Industrial Average has fallen roughly 47% off peak with the S&P 500 off 49%. The impact of stock market devaluation as it relates to economic recovery is the impact on household wealth. The decline of equity wealth—over $6 trillion thus far—is a key factor affecting household spending on the horizon.

Personal Consumption Outlook

As typical with most contractionary periods, personal consumption spending lagged in the second half of 2008 and into 2009. More specifically, three principal factors have contributed to spending corrosion; declining employment, significant deterioration of wealth, and tight consumer credit conditions. These effects are expected to continue to constrain spending over the short-term. These conditions however, have been partially offset by falling prices of petroleum imports, which have the effective impact of a consumer tax cut.

Personal Consumption Spending



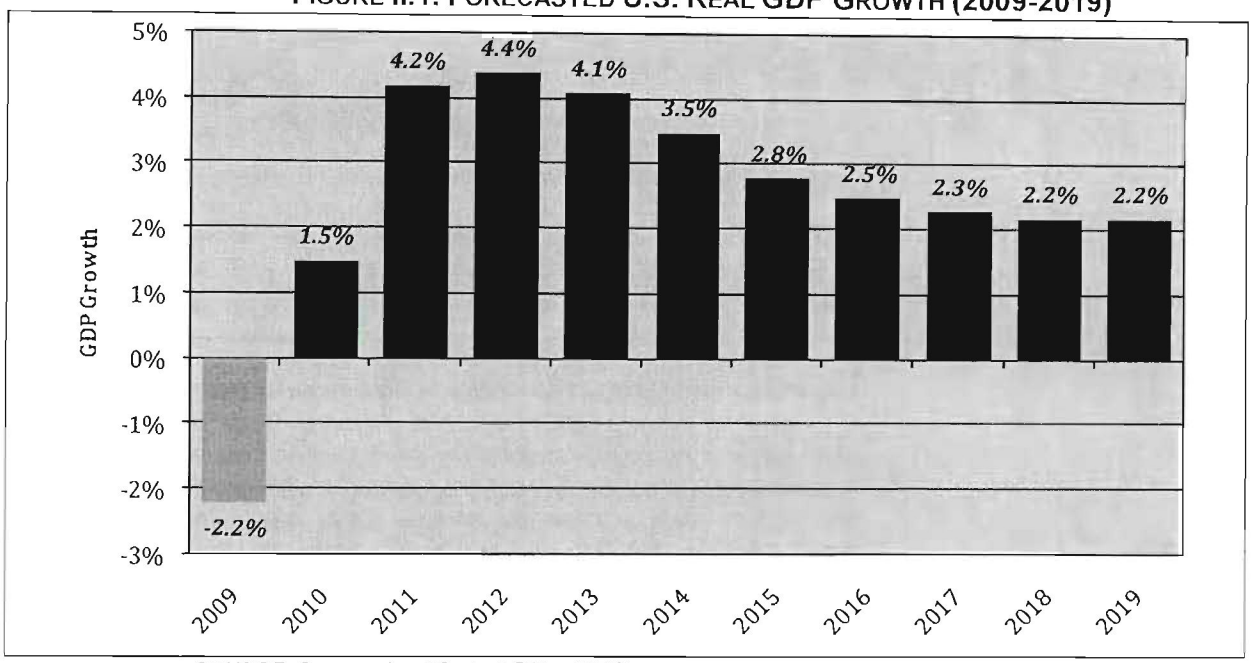
Evaluated individually, the aforementioned variables are expected to have the following impact on Personal Consumption Spending in the near-term:

- **Employment:** The employed level is projected to fall by 2% during 2009, with hours worked falling by 3%. While falling energy prices will partially off-set the impact, disposable income is expect to grow at a lackluster 0.5% annual pace in the near-term.
- **Wealth Deterioration:** The combination of falling housing and asset prices have reduced the net worth of U.S. households by over 25%, which in-turn places downward pressure on personal consumption. The Congressional Budget Office estimates the wealth effect will constrict personal consumption spending growth by roughly 1% in the near-term.
- **Credit Availability:** According to the Federal Reserve's survey of senior loan officers, Banks' willingness to make consumer loans has dropped to its lowest level since 1980. The combination of limited borrowing opportunities and diminished collateral will continue to limit consumer credit availability, shaving roughly 1.5% off consumption growth in the near term.

LONG-TERM OUTLOOK

Beyond the near-term, the United States economy is expected to return to a typical growth cycle, averaging 2.7% annual GDP growth from 2011 to 2019—slightly faster than potential GDP, narrowing the GDP gap by 2015. In other words, the widened gap between real GDP and its potential level created as a result of slow growth in 2008 and 2009 will be narrowed by accelerated growth from 2011 to 2014. Beyond 2014 real output is expected to grow at the same pace, on average, as potential GDP through 2019—keeping the output gap close to zero.

FIGURE II.1. FORECASTED U.S. REAL GDP GROWTH (2009-2019)



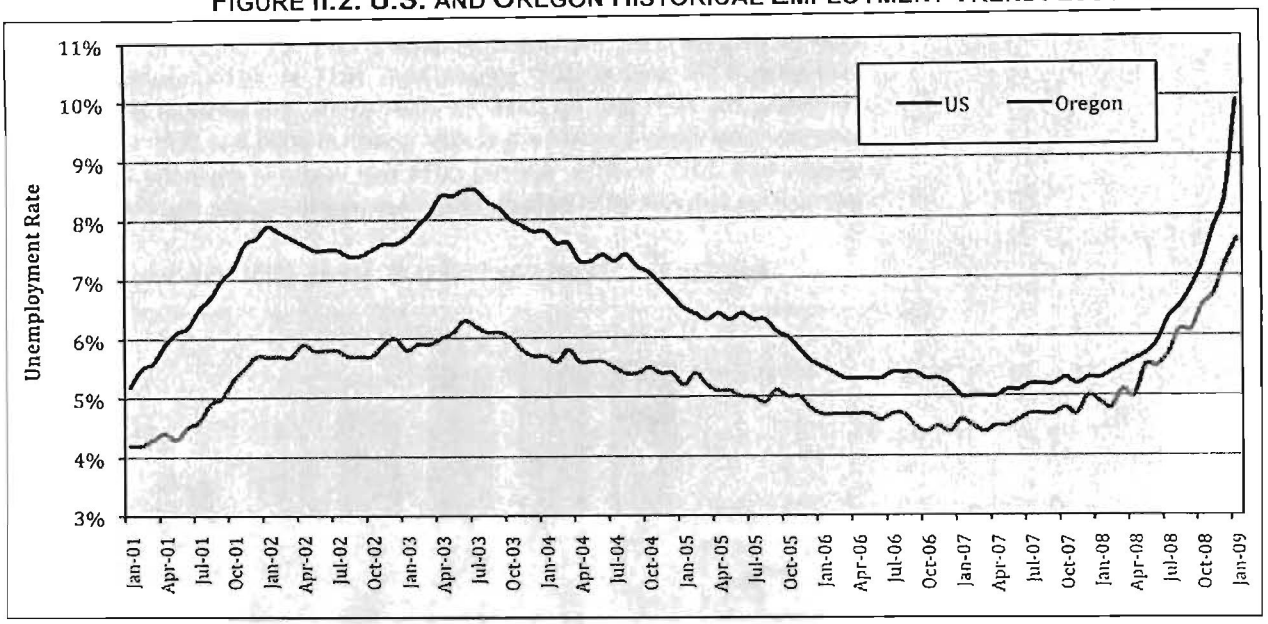
SOURCE: Congressional Budget Office (CBO)

Nationally, employment is expected to grow at an average annual rate of 0.7% from 2011 to 2019, indicating further increase in worker productivity on the horizon. Over the long-term, the inflation rate will largely be determined by monetary policy decisions, assuming that the Federal Reserve can, on average, maintain core inflation (as measured by the PCE price index) around 2.2% through 2019. Consumer inflation, as measured by the CPI-U is expected to average 2.2% annually over the same interval.

B. STATE AND LOCAL TRENDS

Oregon experienced exceptional employment growth between mid-2003 until 2007. Growth began slowing towards the end of 2006 and continued through 2007. The Oregon Employment Department's employment decline estimates for January 2009 indicate that Oregon has followed the U.S. economy into a slowdown. Figure II.2 demonstrates how closely tied the Oregon economy is to economic trends at the national level. Since 1939, Oregon has tracked the peaks and valleys of the U.S. economy. Also illustrated is improved diversity in Oregon's economy as evidenced by alleviation of the volatility that plagued Oregon during the 1980's recession.

FIGURE II.2. U.S. AND OREGON HISTORICAL EMPLOYMENT TREND: 2001-2009



The sectors contributing to job decline in Oregon are roughly parallel to sectors dragging down the U.S. economy, namely Construction, Manufacturing, Retail Trade, Information, Financial Activities and Leisure & Hospitality. Considering the turmoil and uncertainty in the financial markets at the national level, it is not surprising that employment is forecasted to decline through the end of 2009. The Oregon Office of Economic Analysis (OEA) expects employment to decline 4.3% through 2009, with very weak job gains of 0.04% in 2010. The OEA forecasts the Oregon economy to begin to recover in the second half of 2010.[1]

The wood products sector lost 9.8% of its workforce in 2008. The industry is projected to lose jobs at a rate of 17.3% in 2009 with further decline of 5.3% in 2010 as the prolonged housing market correction continues to unfold. The wood products sector is expected to regain some of these lost jobs as the housing market improves through late 2010 and into 2011.

Construction employment fell 9.2% in 2008 and the OEA projects it will decline by 16.0% in 2009 and 7.5% in 2010. As the housing market begins to recover, employment should turn positive in 2011, with strong growth in 2012. The federal stimulus package and state capital projects should provide some relief to this sector.

Trade, transportation, and utilities sector lost jobs in 2008 at a rate 1.4% and is projected to lose a further 4.1% in 2009. Moderate growth is expected for the industry starting in 2010. Retail employment declined in 2008 at 2.0% and the OEA expects it to decrease sharply in 2009 at a 4.4% rate. It is expected to rebound in 2010.

Oregon's economic growth since 2005 was due in large part to explosive growth in exports. For example, between first quarter 2007 and first quarter 2008, Oregon exports increased by 23.7%, more than six points higher than the U.S. growth during the same period. Oregon's export growth is primarily due to export growth in agricultural products which grew by 82.2% and computer and electronics products which grew by 24.8%. Computer and electronics account for nearly 40% of total Oregon exports. Several other industries experienced high growth in exports during the same period: Waste and Scrap (+71.6%), Nonmetallic Mineral Products (+54.0%), Chemicals (+47.6%),

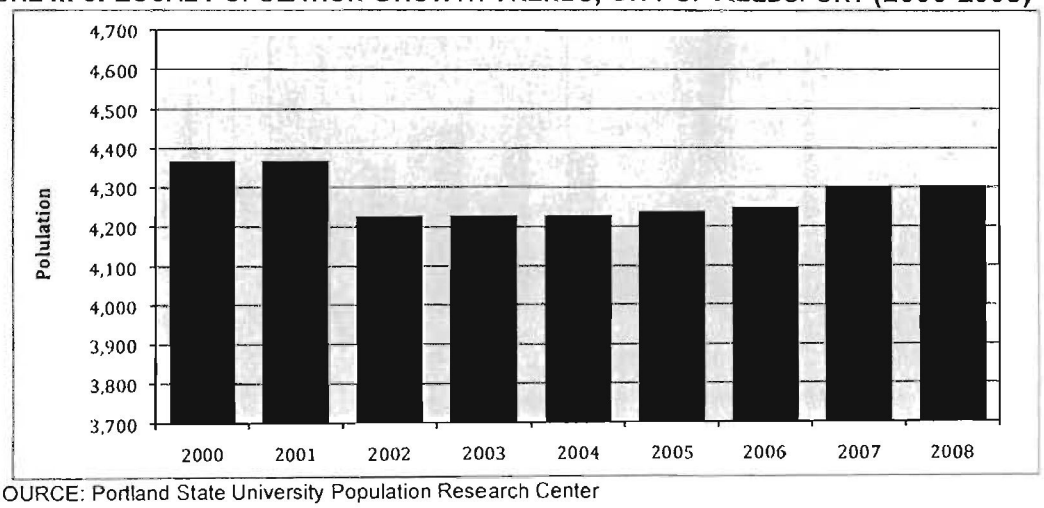
[1] Oregon Office of Economic Analysis, Economic and Revenue Forecast, Vol. 29, No. 1, March 2009.

Primary Metal Manufacturing (+31.0%), Miscellaneous Manufactured Commodities (+26.0%) and Wood Products (+23.8%).

DEMOGRAPHICS

The City of Reedsport is the fourth largest City in Douglas County, but is quite small with about 4,300 residents. Reedsport's population has not grown since the 2000 Census, declining 0.2% annually, on average. The City's population has 65 fewer people than it did in 2000.

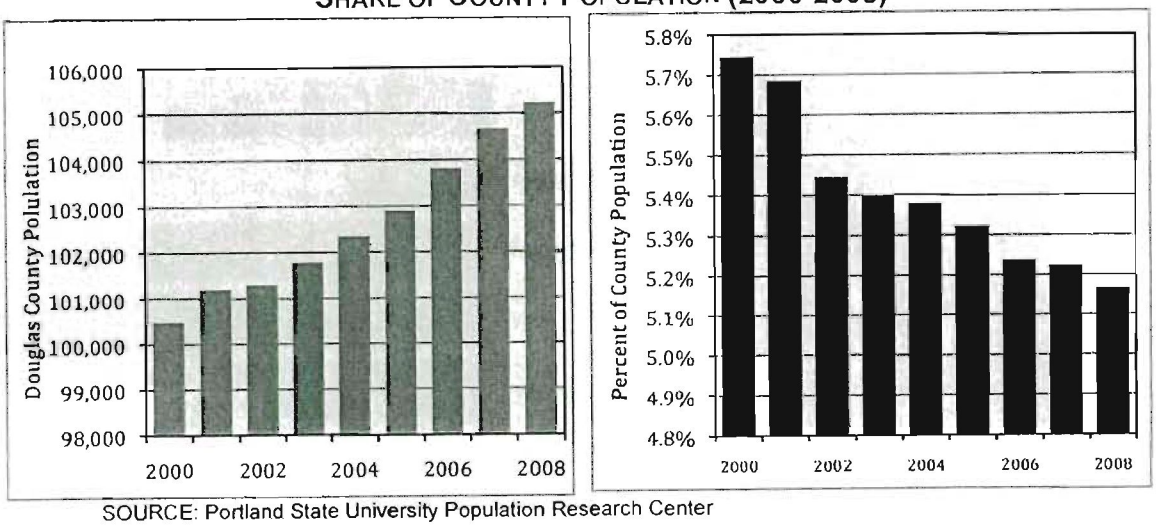
FIGURE II. 3. LOCAL POPULATION GROWTH TRENDS, CITY OF REEDSPORT (2000-2008)



SOURCE: Portland State University Population Research Center

Douglas County, in contrast, has seen modest population growth. Since 2000, the County grew by 4,740 residents, an average annual rate of 0.6%. Reedsport makes up a declining portion of the Douglas County population.

FIGURE II.3. DOUGLAS COUNTY POPULATION GROWTH TRENDS, CITY OF REEDSPORT SHARE OF COUNTY POPULATION (2000-2008)

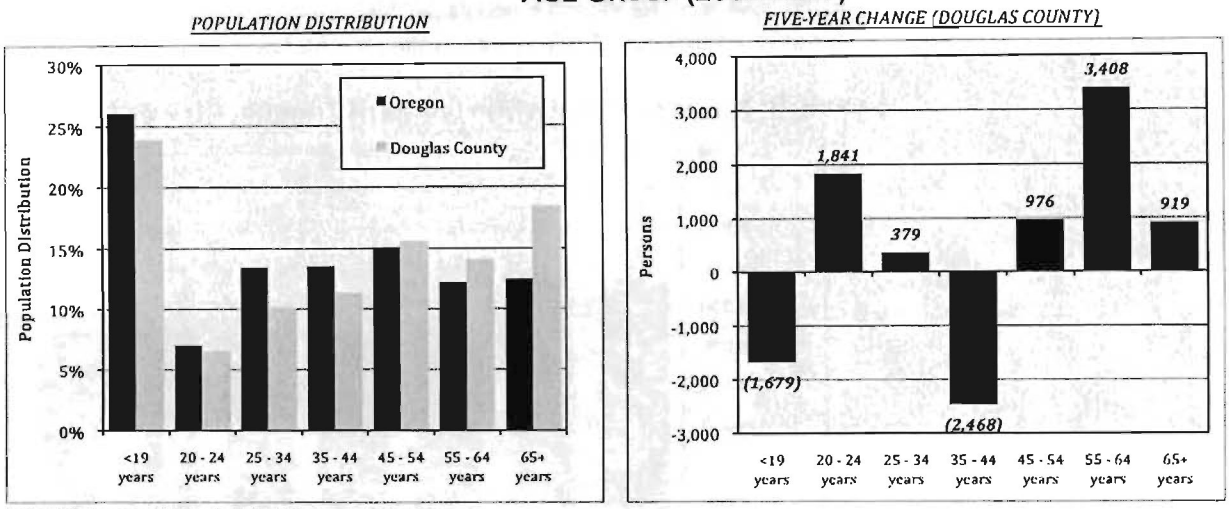


SOURCE: Portland State University Population Research Center

Douglas County's population growth has been primarily caused by the in-migration of retirement-age residents. In 2007, Douglas County's share of population age 65 and older was significantly above state levels: 18.4% versus 12.5%. The County has a smaller population age for all age

groups younger than 44 years. Over the last five years, Douglas County has seen a decline in the number of children and an increase in the number of retirement-age residents.

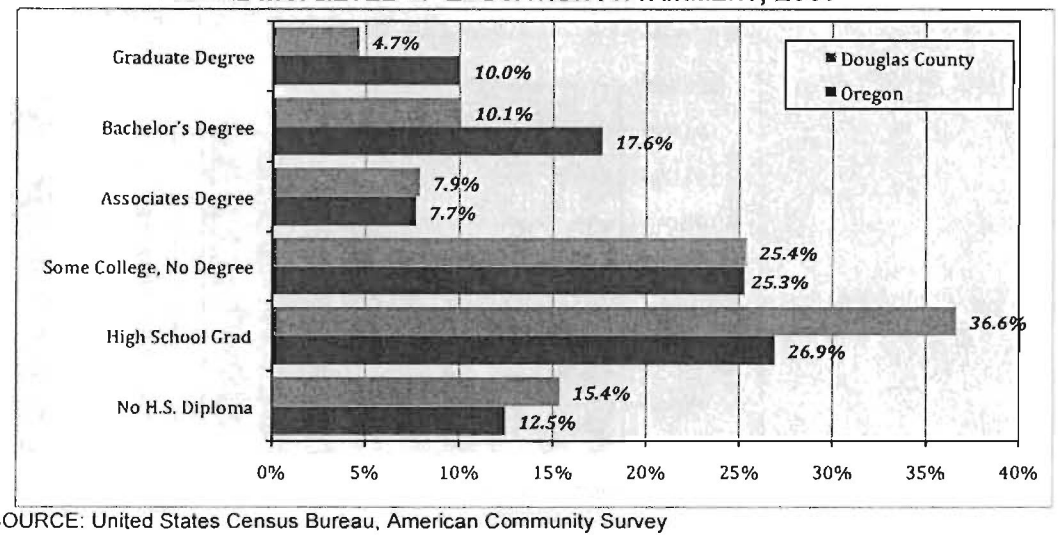
FIGURE II.4. DOUGLAS COUNTY AGE DISTRIBUTION (2007) AND GROWTH TRENDS BY AGE GROUP (2002-2007)



SOURCE: Portland State Population Research Center

An area's level of educational attainment is often used as a proxy for the skill level of the population base. From an economic development perspective, Douglas County is at a slight competitive disadvantage regionally, with a lower distribution of higher educated persons—14.7% of local residents have a Bachelor's Degree or higher as compared to 27.6% at the statewide level. By comparison, the City of Reedsport has a 14.1% share of higher educated local residents according to the 2000 census. This is only a little lower than the County average.

FIGURE II.5. LEVEL OF EDUCATION ATTAINMENT, 2007



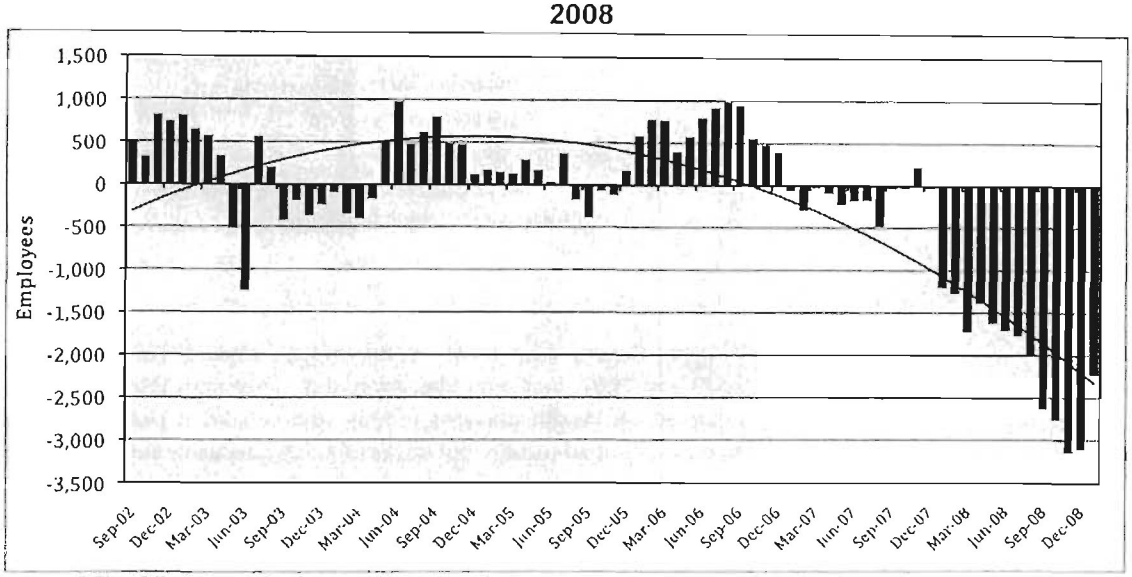
SOURCE: United States Census Bureau, American Community Survey

EMPLOYMENT

The unemployment rate in Douglas County has consistently exceeded the broader statewide unemployment rate. In the recent downtown, Douglas County's unemployment rate has diverged further from the statewide average.

Between 1990 and 2007, employment in Douglas County grew at about 0.5% annually, on average. Employment declined 4.6% in 2008, with deeper losses projected for 2009.

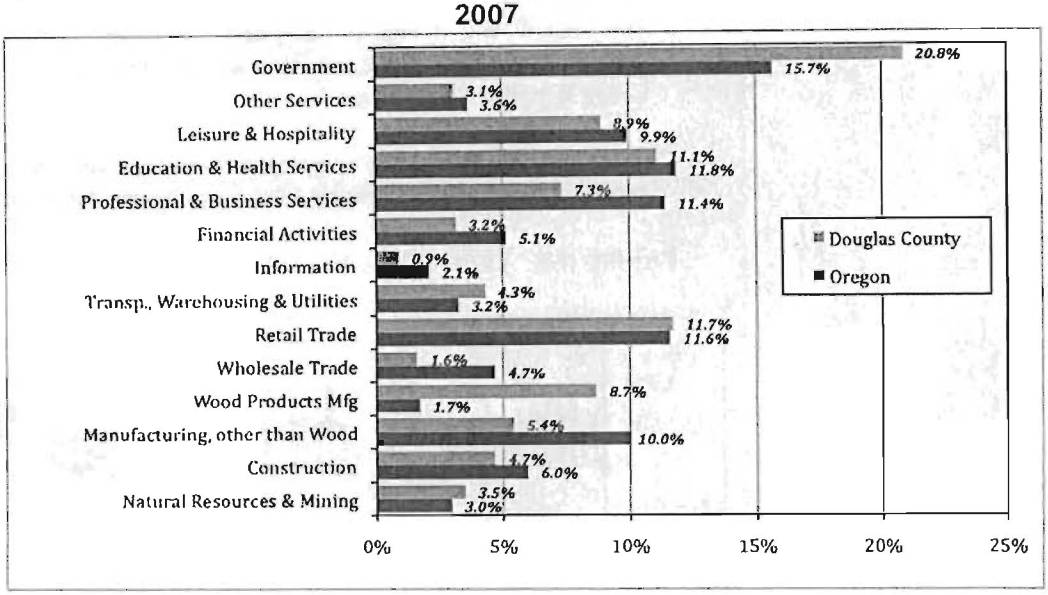
FIGURE II.6. YEAR-OVER-YEAR EMPLOYMENT GROWTH IN DOUGLAS COUNTY: 2002-2008



SOURCE: Oregon Employment Department

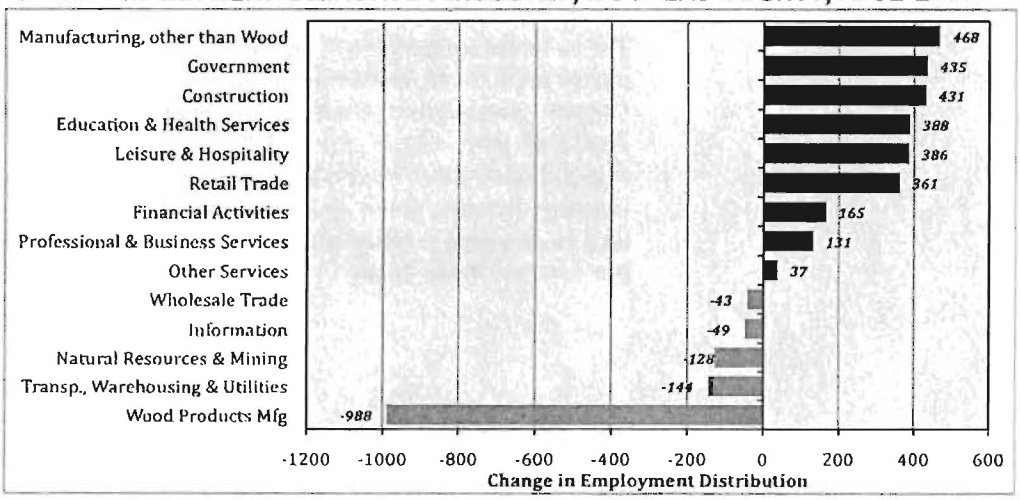
The industrial composition of Douglas County varies from the State. Wood Products Manufacturing makes up 8.7% of nonfarm employment in Douglas County, a much higher portion than 1.7% in Oregon. Government makes up a higher portion of the Douglas County economy, making up 20.8% of jobs, higher than 15.7% in Oregon. The County has a much lower share of Manufacturing (other than Wood Products) at 5.4% compared to the state's 10.0%. Professional & Business Activities make up a small share, at 7.3%, compared to Oregon's 11.4%. The share of total employment in Douglas County is roughly equal to the statewide share for Education & Health Services and Retail Trade.

FIGURE II.7. SHARE OF INDUSTRIAL COMPOSITION, DOUGLAS COUNTY AND OREGON, 2007



Douglas County saw growth in numerous industrial sectors during the five-year period between 2002 and 2007, including Manufacturing, other than Wood Products (+468), Government (+435), Education & Health Services (+388), and Leisure & Hospitality (+386). The Construction sector also experienced growth, but many of those jobs were supported by the housing boom, and most of the net increase disappeared in 2008. The Wood Products Manufacturing sector shrank (-988), continuing a trend the region has experienced for many years.

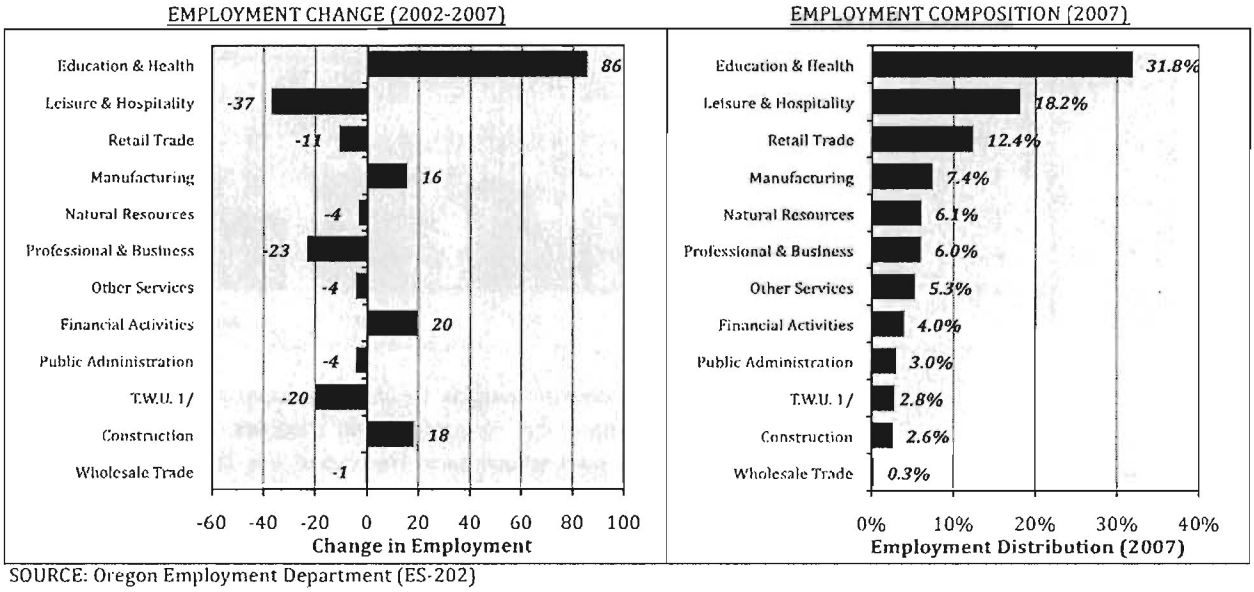
FIGURE II.8. EMPLOYMENT GROWTH BY INDUSTRY, DOUGLAS COUNTY, 2002-2007



The City of Reedsport economy differs from Douglas County in composition and trends. Figure II.10 below shows employment change between 2002 and 2007 and the distribution by employment sector. Between 2002 and 2007, employment grew slightly, at an average annual rate of 0.4%.[2] The largest sector, Education & Health Services, saw the most growth.

[2] Local employment data compiled by Johnson Reid with ES-202 data provided by the Oregon Employment Department.

FIGURE II.9. EMPLOYMENT COMPOSITION AND GROWTH BY INDUSTRY, REEDSPORT, 2002-2007



SOURCE: Oregon Employment Department (ES-202)

The sectors that support the tourism industry, Leisure & Hospitality and Retail Trade are the second and third largest sectors in the City's economy and together employ approximately the same number of workers as the Education & Health Services sector. The Retail Trade industry within the City of Reedsport saw a decline in employment. The sector saw a net positive change, however, within the coastal region including the unincorporated communities in Winchester Bay and Gardiner. The Leisure & Hospitality sector experienced a slight decline within the entire coastal region. However, lodging tax receipts in the areas in and around Reedsport show positive growth over the same period.

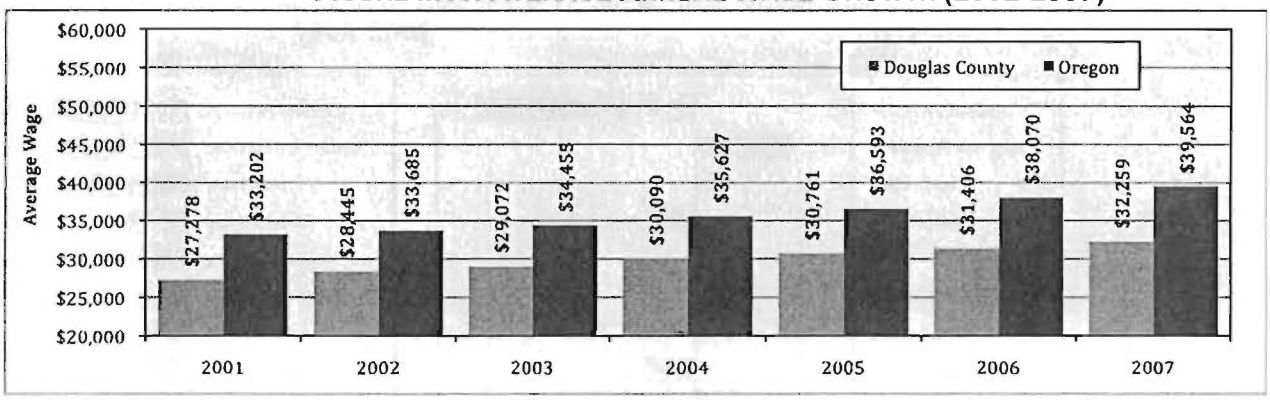
The Manufacturing sector is the fourth largest sector within the City of Reedsport, making up 7% of all jobs in the City. The sector shows net positive growth, an average annual rate of 3.1%. This excludes any manufacturing employment outside the City limits, along Highway 101, on and north of Bolon Island.

WAGES

Douglas County's average wage levels by sector are significantly below wage levels statewide. Across all industries, Douglas County average wage was $32,259, 18.5% below the Oregon average of $39,564. Reedsport's average wage levels are further lower than Douglas County's at $27,668.

Since 2002, wage levels in Douglas County have averaged 2.5% annual growth, below the 3.3% annual growth at the State level. At 3.7%, Reedsport's wage growth rate has exceeded the County's and the statewide growth rate.

FIGURE II.10. AVERAGE ANNUAL WAGE GROWTH (2002-2007)



Wages by industrial sector in Douglas County are lower than the statewide average, except for Natural Resources, where the Reedsport and Douglas County wage exceeds the statewide average. The highest paid industries in Reedsport are Transportation, Warehousing, & Utilities ($50,095), Professional & Business Services ($37,661), and Public Administration ($36,182). The lowest paid industries are Leisure & Hospitality ($12,354) and Retail Trade ($20,033).

C. OTHER FACTORS FOR ECONOMIC DEVELOPMENT POTENTIAL

In addition to the demographic and economic trends analyzed above, other factors provide insight into the City's economic development potential. These factors, together with their challenges and opportunities, are discussed briefly below:

Amenity Values - In land use planning parlance, amenity values are encompassed in the concept of livability. The term livability is rarely, if ever, used in economic terms. But amenity values are often characterized in the field of Economics and Economic Geography because amenity values have real economic consequences. For example, Jackson Wyoming is located in a remote area and has few of the typical economic assets required for a vibrant economy. It does, however, have high amenity values that translated into a vibrant economy (Teton County has a median household income of $63,968 compared to $38,722 in Douglas County[3]). While amenity values are qualitative and subjective in nature which can make them challenging to effectively characterize in quantitative economic terms, their real economic consequences make them worth identifying. The City of Reedsport has countless amenities that create potential for economic opportunities, including but not limited to:

- River and Coastal Activities
- Multiple Camping and Hiking Areas
- Multiple Excellent Fishing Areas
- Beautiful River Valley and Coastal Scenery
- Oregon Dunes National Recreation Area

Production Inputs (Non-Labor) – In the past, logging and wood products manufacturing were key industries that depended on a predictable and adequate supply of timber. Federal land management practices have changed and have reduced the available supple of raw materials to the timber industry. There is now a small number of firms (including logging and wood products manufacturing) in Reedsport that rely on timber products.

[3] US Census Bureau, 2005-2007 American Community Survey

Economic Development Support Organizations – Douglas County and the City of Reedsport have the benefit of being served by a multitude of economic development support agencies and organizations at the Federal, State, regional and local level. At the federal level, the area is served by agencies such as the US Forest Service which provides support for the wood products and tourism industries and the USDA Rural Development which supports public infrastructure and services as well as provides funding for area businesses. In addition, State agencies such as the Oregon Department of Land Conservation & Development (DLCD), the Economic & Community Development Department (OECDD) and the Governor's Economic Development Revitalization Team (ERT) provide direct economic development support through means such as grants, strategic regional land and transportation planning and personnel dedicated to leveraging regional assets. The Umpqua Economic Development Partnership has helped to recruit and retain businesses in Douglas County. The Partnership helped coordinate the location of American Bridge Company on Bolon Island just outside Reedsport.

D. Competitive Position and Target Industry Opportunities

Sound economies are best organized around a healthy set of industry clusters—similar and related businesses and industries that are mutually supportive, regionally competitive, attract capital investment, and encourage entrepreneurship. In his pioneering book "The Competitive Advantage of Nations", Harvard Professor Michael Porter defines clusters as "geographic concentrations of inter-connected companies and institutions working in a common industry". As an economic development strategy, specific clusters are targeted, and emerge, when a particular geography holds an innate competitive advantage in that industry—whether it is natural resources, human capital, political policies, or geography. For example, Oregon's oldest industries—namely forestry and agriculture, emerged from physical and environmental attributes such as its climate, trees, soils, and access to shipping and distribution networks. In turn, these industries spawned interrelated clusters that include Wood Product Manufacturing, Machinery Manufacturing, Food Processing & Manufacturing, Wholesaling & Distribution, and host of other industries.

With shared ideas, concepts, and competition, knowledge spillover within clusters encourages secondary effects—innovation, the creation start-ups and spin-off industries, and opportunities for suppliers, manufacturers, and customers. In turn, effects from job creation and wages support tertiary effects such as retail, services, construction, housing and institutional industries.

In light of the baseline economic analysis above, Johnson Gardner reviewed Oregon Employment Department ES-202 employment data for Reedsport to determine industries and industry clusters in which the local economy is both regionally competitive and/or has growth potential. We have identified three industry clusters with an existing competitive presence in Reedsport. Identified targeted industries are evaluated in greater detail below, with broad industry sector profiles available in the technical appendix.

Tourism

Tourism activity has been and will continue to be an essential cluster for the Reedsport area. The Reedsport area has long been a destination for tourists and it will continue to attract tourists. Tourism activity in the area is growing, and many small businesses serve tourism. Since 1997, travel-based expenditures in western Douglas County have experienced average annual growth of 3.2% and hotel receipts grew 6.5% annually.[4] The Retail Trade and Leisure and Hospitality sectors currently employ approximately one-third of Reedsport's workers.

Demand for Retail will grow with additional tourist activity. A retail gap analysis produced by Johnson Reid using data from Claritas Inc., a national leader in third party data, found that

[4] Travel expenditure data from Dean Runyon Associates.

Reedsport has $16 million "retail surplus" in sales in Food and Beverage stores and Foodservice and Drinking Places. A retail surplus means that sales in an area are greater than demand for goods by local residents in that area. The retail gap analysis shows tremendous retail activity in Reedsport around food sales. However, the demand for general merchandise—clothes, furniture, cars, building materials—greatly exceeds local retail sales. The Reedsport area is capturing tourist dollars, but losing dollars to larger markets for purchases of clothes and more expensive household items. In other words, Reedsport residents must travel elsewhere to meet their non-food retail needs.

Cluster Strengths:

- Established in the region
- Diverse base of small and large firms
- Easy entry for sole proprietors and small businesses

Challenges to Cluster Development:

- Wages are lower than the regional average

MANUFACTURING

The Reedsport area, both inside and outside the City's UGB, is home to a substantial number of manufacturing firms. The most notable recent arrival to the area is the American Bridge manufacturing firm located on Bolon Island. Although manufacturers are struggling to survive the current recession, it is expected that in the long term they will continue to produce jobs vital to the area.

The majority of the manufacturing jobs in the region are located outside the Reedsport UGB. The area has large tracts of land suitable for manufacturing, former lumber mills with rail and/or harbor access. It is unlikely that firms seeking industrial space will locate inside the City's UGB given the availability of land in the region.

In light of the areas existing manufacturing expertise and experienced workforce, Reedsport has the potential to nurture a diverse general manufacturing industry cluster by drawing on the area's existing manufacturing base and know-how. In other words, the most obvious area of potential is to meet the supply needs of existing manufacturers in the region.

Cluster Strengths:

- Established in the region
- Diverse base of manufacturing firms
- State initiatives to encourage manufacturing
- Pays wages above the regional average

Challenges to Cluster Development:

- Global competition
- Difficult access to I-5 corridor

WOOD PRODUCTS

The wood products cluster is a long-standing economic driver in Reedsport and regionally in Douglas County. The cluster includes primary and secondary wood products, logging, and forest management. The majority of the employment is in lumber mills located outside the UGB. Many small logging and reforestation firms are located inside Reedsport, but the actual work is conducted in the forests out of town.

However, industry-wide challenges persist and employment in the wood products cluster is declining annually. Global competition from South America and China have diminished the industry's competitive advantage and undermined Oregon's products on a cost basis. The industry has diversified to include secondary wood products manufacturing and reforestation.

The wood products industry is likely to continue existing in the Reedsport area, but employment is not expected to grow. Reedsport's proximity to forested land ensures the cluster will continue in some capacity, but it is likely that the wood products manufacturing industries will continue to decline over the long term.

Cluster Strengths:

- Highly established in the region
- Includes a major employer and many smaller employers
- Pays wages above the regional average

Challenges to Cluster Development:

- Cost competitiveness from foreign markets
- Federal policy limitations affecting access to federal timberlands

III. Twenty-Year Employment Forecast

This analysis outlines a forecast of employment within the City of Reedsport's Urban Growth Boundary. The employment forecasts were generated through 2028. The primary source of data on current employment patterns was derived from the State of Oregon Employment Department's ES-202 reports.[5]

A. Creating a Base Year Estimate

For the year 2007, ES-202 data show employment in Reedsport to total 1,480 employees. However, ES-202 data report "covered employment" only—employer firms that are tracked through Unemployment Insurance. Because this data omits a significant portion of the workforce that are not covered (i.e. sole-proprietors, self-employed, commission workers) we must revise our estimates to reflect true employment. Estimates from the Bureau of Economic Analysis (BEA) indicate that covered employment accounts for approximately 66% of total employment in Douglas County, with individual estimates reported by broad industrial sector, shown in Figure III.1 below. Assuming that Reedsport industrial sectors roughly track regional trends, we estimate the *total* employed level in 2007 to be in the area 2,238 employees.

Figure III.1. Conversion of Covered Employment to Total Employment (2007)

NAICS	2007 Observed 2/	Covered Share of Total Employment /3	Estimated Total Employment (2007)
Natural Resources	90	63.2%	142
Construction	39	56.3%	69
Manufacturing	110	91.6%	120
Wholesale Trade	4	73.2%	5
Retail Trade	183	73.4%	250
T.W.U. 1/	42	74.9%	56
Information	ND	76.8%	ND
Financial Activities	59	35.5%	167
Professional & Business	89	61.2%	146
Education & Health	472	67.0%	704
Leisure & Hospitality	269	81.6%	330
Other Services	79	38.3%	205
Public Administration	45	100.0%	45
TOTAL	***1,480***	***66.1%***	***2,238***

Source: Oregon Employment Department, US Bureau of Economic Analysis, and Johnson Reid
ND: Not disclosed to protect private data of individual firms.
1/ Transportation, Warehousing, & Utilities
2/From Oregon Employment Department ES-202 Data
3/ Bureau of Economic Analysis share for Douglas County in 2006, the most recent year complete data are available. Assumptions display the percent of total covered employment to total nonfarm employment in Douglas County.

The second step to creating our base year estimate is updating our 2007 total employment estimate to the current period. This process involves the evaluation of countywide economic trends between 2007 and 2008 in addition to current knowledge about the local economic activity in Reedsport. Outlined in Figure III.2 below, we assume that between 2007 and 2008 the Reedsport economy contracted by a margin of -3.56% to 2,159 employees. This estimate will be used as the basis of our long-term employment forecast.

[5] ES-202 reports are based on data provided by individual firms on forms required by the Unemployment Insurance program.

FIGURE III.2. UPDATING 2007 TOTAL EMPLOYMENT TO THE CURRENT PERIOD (2008)

NAICS	2007 Total Employment	Short-Term Annual Growth Assumption 2/	2008 Total Employment Estimate
Natural Resources	142	-11.5%	126
Construction	69	-10.8%	62
Manufacturing	120	-10.3%	107
Wholesale Trade	5	-4.5%	5
Retail Trade	250	-8.2%	230
T.W.U. 1/	56	-4.4%	54
Information	ND	-10.3%	ND
Financial Activities	167	-7.1%	155
Professional & Business	146	-4.5%	139
Education & Health	704	0.0%	704
Leisure & Hospitality	330	-0.6%	328
Other Services	205	0.0%	205
Public Administration	45	1.3%	45
TOTAL	***2,238***	***-3.5%***	***2,159***

Source: Johnson Reid

1/ Transportation, Warehousing, & Utilities

2/Assumes that growth in Reedsport roughly tracks Douglas County between 2007 and 2008.

B. ANTICIPATED REGIONAL GROWTH

Figure III.3 outlines the State of Oregon's most recent employment growth forecast for Douglas County (Region 6). The State's growth rates were used as baseline estimates to forecast the rate of employment growth by industry in this analysis.

- Over the forecast period (2006-2016), the region's employment growth is projected to average 1.1% across all industries.
- The Education & Health sector is expected to display accelerated growth at the regional level (2.2%), with Leisure & Hospitality (1.6%) trailing behind. Modest growth rates are expected in Manufacturing (0.4%) and Public Administration (0.8%). The Natural Resources sector is expected to decline (0.2%).

FIGURE III.3. ANTICIPATED REGIONAL GROWTH, DOUGLAS COUNTY

NAICS	Employment Forecast 2006	Employment Forecast 2016	Avg. Annual Growth Rate
Natural Resources	1,010	990	-0.2%
Construction	2,090	2,390	1.4%
Manufacturing	6,200	6,430	0.4%
Wholesale Trade	690	760	1.0%
Retail Trade	4,840	5,460	1.2%
T.W.U. 1/	1,840	2,010	0.9%
Information	400	450	1.2%
Financial Activities	1,700	1,880	1.0%
Professional & Business Services	3,070	3,530	1.4%
Education & Health Services	4,560	5,680	2.2%
Leisure & Hospitality Services	3,590	4,220	1.6%
Other Services	1,150	1,290	1.2%
Public Administration	8,690	9,440	0.8%
TOTAL	***39,830***	***44,530***	***1.1%***

C. Preliminary Employment Forecast

Figure III.4 present three forecasts of total employment in Reedsport between 2008 and 2028. The Baseline Scenario uses the State of Oregon's Region 6 projected growth rates by sector and applies these rates of growth to the estimated current employment distribution with the Reedsport economy. The State's forecasts are reasonable projections for Reedsport, as the City has seen very little growth in tourism-related sectors in recent years, it has an objective to pursue an increased share of regional travel-related expenditures.

Two additional forecasts are also generated, referred to as the high and low growth scenarios. The high growth forecast assumes a growth rate of 115% over the baseline growth rate for each sector and the low growth forecast assumes a growth rate 85% under the baseline growth rate for each sector. While a final reconciliation of need will be based on the baseline projection, it should be noted that employment forecasts are speculative over a 20-year horizon.

As shown Figure III.4 below, the baseline employment forecast anticipates an increase of 750 jobs, reflected an average annual growth rate of 1.5%. The high growth scenario projects and increase of 887 new jobs (1.7% AAGR) and the low growth scenario projects 619 new jobs (1.3% AAGR). Education & Health Services are expected to account for approximately 50% of net new growth over the forecast period. Leisure & Hospitality and Retail Trade account for another 25% of net new growth.

Figure III.4. 20-Year Employment Forecast Scenarios, 2008-2028

Baseline/Medium Forecast	Base Year	Employment Forecast				2008-2028 Growth	
NAICS	2008	2013	2018	2023	2028	Jobs	AAGR
Natural Resources	126	124	123	122	121	-5	-0.2%
Construction	62	66	70	75	81	19	1.4%
Manufacturing	107	109	111	113	115	8	0.4%
Wholesale Trade	5	5	6	6	6	1	1.0%
Retail Trade	230	244	259	275	292	63	1.2%
T.W.U.	54	56	59	61	64	10	0.9%
Information	ND	ND	ND	ND	ND	ND	NA
Financial Activities	155	163	171	180	190	35	1.0%
Professional & Business	139	149	160	172	184	45	1.4%
Education & Health	704	785	876	978	1,092	388	2.2%
Leisure & Hospitality	328	356	386	418	453	125	1.6%
Other Services	205	217	230	244	258	53	1.2%
Public Administration	45	47	49	51	54	8	0.8%
TOTAL	*2,159*	*2,322*	*2,501*	*2,696*	*2,909*	*750*	*1.5%*

High Growth Forecast 1/	Base Year	Employment Forecast				2008-2028 Growth	
NAICS	2008	2013	2018	2023	2028	Jobs	AAGR
TOTAL	*2,159*	*2,348*	*2,557*	*2,789*	*3,046*	*887*	*1.7%*

Low Growth Forecast 2/	Base Year	Employment Forecast				2008-2028 Growth	
NAICS	2008	2013	2018	2023	2028	Jobs	AAGR
TOTAL	*2,159*	*2,297*	*2,445*	*2,605*	*2,778*	*619*	*1.3%*

1/ High Growth Forecast assumes Reedsport's rate of growth is 115% of the baseline projection.
2/ Low Growth Forecast assumes Reedsport's rate of growth is 85% of the baseline projection.
ND: Not disclosed to protect private data of individual firms.

IV. Twenty-Year Employment Land Needs Analysis and Required Site Types

This section summarizes the projected need for commercial and industrial land associated with the employment projections through 2028. Results are followed by a description of the methodology employed by Johnson Reid to project the need for commercial and industrial space, and subsequently, commercial and industrial land.

Determining the City's required site types involves qualitative and quantitative analysis. The qualitative analysis describes the site characteristics expected to be demanded by firms during the planning period. There are three components to the quantitative analysis. The first describes the types of firms likely to locate in the City of Reedsport during the planning period. This component was completed through the Target Industry Opportunities Analysis above. The second component involves projections of employment. These employment projections were summarized in the previous section. The third component combines these employment projections with the qualitative component of the Site Requirements analysis to project the commercial and industrial land need and the demanded numbers of sites.

A. Summary of Commercial and Industrial Land Need Findings

The results summarized in Figure IV.1 highlight projections of new demand within the Reedsport Urban Growth Boundary for commercial and industrial land between 2008 and 2028. Detailed findings by use type and growth scenario are included in the technical appendix. Over the next twenty years, net new demand for commercial and industrial land is expected to range from 29 to 46 net buildable acres by growth scenario.

Figure IV.1. Projected Aggregate Need for Commercial and Industrial Land in the Reedsport Urban Area (Net Buildable Acres) (2008-2028)

Use Type	Need For Land (Acres) By Scenario: Baseline/Medium Growth	High Growth	Low Growth
OFFICE COMMERCIAL	**7.7**	**9.1**	**6.4**
INDUSTRIAL	**4.2**	**4.8**	**3.5**
RETAIL COMMERCIAL	**12.5**	**15.2**	**6.9**
CITY RESIDENTS	10.0	12.2	5.5
REGION/TOURISTS 1/	2.5	3.0	1.4
OVERNIGHT LODGING	***2.9***	***3.4***	***2.4***
SPECIALIZED USES 2/	***11.7***	***13.9***	***9.6***
TOTAL	***39.0***	***46.4***	***28.7***

1/ Assumes regional/tourist demand normalizes at 20% of retail support, given targeted opportunities outlined in the EOA.

2/ Hospitals, Clinics, etc. for employment not otherwise categorized. Assumes 20 employees per acre

SOURCE: Johnson Reid

These projections reflect ***net*** developable land, required only for building and impervious surface space requirements. Roads, right-of-ways, parks and public facilities, among other things

necessary to serve projected land development, are not included. While the methodology is not based on a set density per acre assumption, the output reflects the following average jobs per net acre by broad employment land development categories.

AVERAGE JOBS/NET ACRE	
OFFICE COMMERCIAL	37.9
INDUSTRIAL	14.3
RETAIL COMMERCIAL	12.5
OVERNIGHT LODGING	1.6
SPECIALIZED USES	24.3

In addition to the demand for actual sites, the need for public rights of way and infrastructure must be estimated in order to project the total amount of lands that would be required in the event the Urban Growth Boundary were expanded to provide land for needed employment sites. The DLCD Goal 9 guidebook recommends 25% for City's that would largely be extending infrastructure into new areas to serve new development. This would be the predominant pattern for the City of Reedsport for lands outside the UGB and so the below Figure IV.2 converts the acreages from Figure IV.1 to total gross land demand by category. Figure IV.2 projects the total land demand for the City of Reedsport.

FIGURE IV.2. PROJECTED AGGREGATE NEED FOR COMMERCIAL AND INDUSTRIAL LAND IN THE REEDSPORT URBAN AREA (GROSS BUILDABLE ACRES) (2008-2028)

Use Type	Need For Land (Acres) By Scenario: Baseline/Medium Growth	High Growth	Low Growth
OFFICE COMMERCIAL	**9.7**	**11.4**	**8.0**
INDUSTRIAL	**5.2**	**6.1**	**4.3**
RETAIL COMMERCIAL	**15.7**	**19.0**	**8.6**
CITY RESIDENTS	12.5	15.2	6.9
REGION/TOURISTS 1/	3.1	3.8	1.7
OVERNIGHT LODGING	**3.6**	**4.2**	**3.0**
SPECIALIZED USES 2/	**14.6**	**17.3**	**12.0**
TOTAL	***48.7***	***58.0***	***35.9***

1/ Based on current ratios between locally supported and total sales, CE Survey from the BLS and Census of Retail Trade.

2/ Hospitals, Clinics, etc. for employment not otherwise categorized.

The City of Reedsport expects future industrial growth to occur in the Gardiner area, northwest of the City's UGB. Future industrial employers are likely to take advantage of the large industrial parcels available in Gardiner. For example, American Bridge is a relative newcomer to the area, and it has located just outside the City on Bolon Island. Given the expectation that most future industrial land demand will be met by industrial acreage outside the Reedsport UGB, the City will use the "Low Growth" scenario for industrial land, 4.3 gross buildable acres through 2028.

The City of Reedsport is well positioned to grow its tourism-oriented commercial activity. As discussed earlier in this report, the area's physical beauty and location on the Umpqua River and near the coast make it an attractive tourist destination. In order to expand its tourism activity, the City will use the "High Growth" scenario for Retail Commercial and Overnight Lodging uses.

For Office Commercial and Specialized Uses, the City uses the "Baseline/Medium Growth Scenario." Figure IV.3 shows the City's expected future land needs based on these assumptions about industrial and commercial uses.

FIGURE IV.3. PREFERRED AGGREGATE NEED FOR COMMERCIAL AND INDUSTRIAL LAND IN THE REEDSPORT URBAN AREA (GROSS BUILDABLE ACRES) (2008-2028)

LAND USE TYPE	Expected Land Need (Gross Acres)
Office Commercial	9.7
Industrial	4.3
Retail Commercial	19.0
Overnight Lodging	4.2
Specialized Uses 1/	14.6
Total	**51.8**

1/ Hospitals, Clinics, etc. for employment not otherwise categorized.

B. INDUSTRIAL AND OFFICE LAND NEED METHODOLOGY

Demand for industrial and office commercial land is a direct function of employment growth in industrial sectors that occupy this type of space. As a result, our projections of industrial and office demand are based on forecasted employment growth by industrial sector within the City of Reedsport. Methodology for forecasting need for industrial and office commercial land follow a standard, multi-step process, summarized below. A number of exhibits are referenced, which are found in the technical appendix to this document.

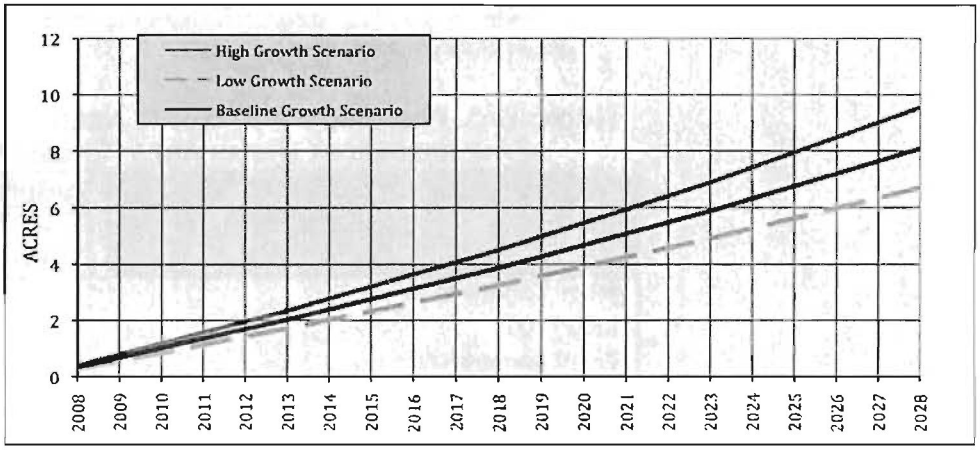
DEMAND FOR OFFICE BUILDING SPACE

Sector employment growth for each of the three economic scenarios is converted into growth in office employment based on typical percentages of jobs, or capture factors, by sector that will be located in office development rather than industrial development. Employment density ratios, the average space in square feet necessary per office job, were utilized to calculate total office space demand given projected employment growth. Ratios and densities utilized are from the Urban Land Institute (Exhibits 1.01 and 1.02).

DEMAND FOR OFFICE COMMERCIAL LAND

Demand for office land is a conversion of demand for space by an office floor area ratio (FAR). FAR is defined as the gross leasable building area divided by the buildable land area used. For example, a 5,000 square foot office building on a 10,000 square foot site would be an example of a 0.50 FAR. For projections under each of the three Reedsport economic scenarios, JOHNSON REID assumed a relatively conservative 0.30 FAR. While surface parked office space can be produced at an FAR up to 0.50, the historic pattern in Reedsport has included more single-storey structures at a substantially lower ratio (Exhibit 1.03).

FIGURE IV.4. CUMULATIVE OFFICE LAND DEMAND BY GROWTH SCENARIO



DEMAND FOR INDUSTRIAL BUILDING SPACE

Reedsport's employment growth for each of the three economic scenarios is converted into growth in industrial employment based on typical percentages of employment by sector that will be located in industrial space. Employment is then further stratified by type of space, including warehouse/distribution, general industrial and high-tech/flex space. Finally, employment density ratios, calculated as average square feet of space necessary per industrial job, were utilized to calculate total space demand by industrial space type given projected employment growth. These ratios and densities are based on industry standards (Exhibits 1.05 through 1.07).

DEMAND FOR INDUSTRIAL LAND

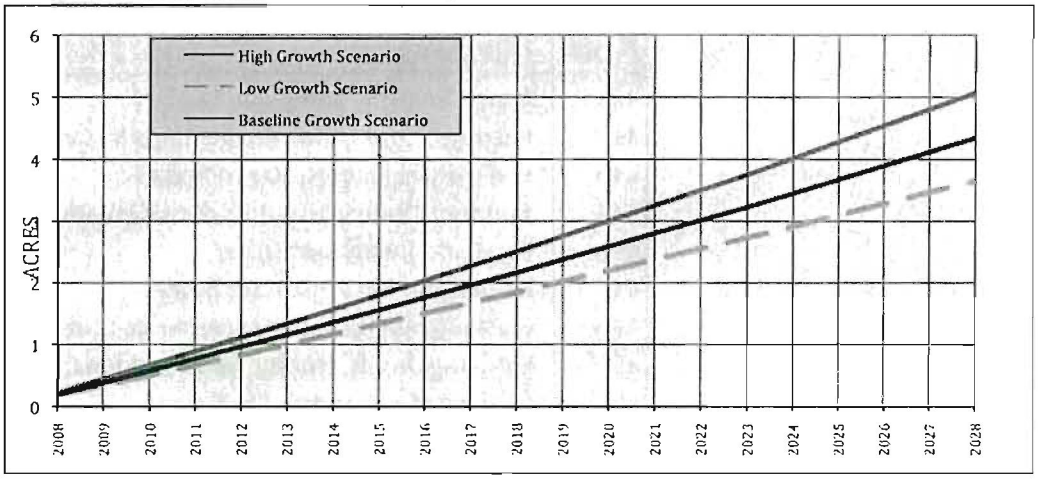
Demand for industrial land is a conversion of demand for space by floor area ratios (FARs) by industrial development type and the addition of non-industrial use demand for industrial land typical of business park space. Projections utilize the following FARs:

- Warehouse/Distribution—0.31;
- General Industrial—0.30; and
- High-Tech/Flex—0.26.

Second, a 20% non-industrial use demand for land was assumed for industrial land projections (Exhibits 1.08 and 1.09). Johnson Reid's calculations for industrial land demand assume that 20% of industrial land will be used for non-industrial purposes (i.e. office space as well as support retail). This assumption reflects the observed reality of industrial development patterns in the region. The ratio used is intended to primarily reflect office development within industrial zoned land, which is often an outright use. The assumption accounts for the office uses in industrial spaces, such as the office space a manufacturing or distribution firm requires for essential administrative activities, e.g., running payroll. In addition, some non-industrial firms find industrial flex-space to be the most appropriate space for their business.

The assumption does inflate the demand for industrial land, but we believe appropriately so. A community such as Reedsport must ensure it has flexibility with its employment lands, so that if an opportunity arises the City can make sure a firm can find adequate space to accommodate new economic development. It is good economic development policy to ensure that the City has adequate industrial land supply to meet typical demand for industrial space.

FIGURE IV.5. CUMULATIVE INDUSTRIAL LAND DEMAND BY GROWTH SCENARIO



C. RETAIL COMMERCIAL LAND METHODOLOGY

Unlike industrial and office commercial land need, retail land need is a direct function of households moving into Reedsport, typical spending patterns by those households and visitor/tourist spending. Methodology for forecasting retail commercial land need is summarized below.

HOUSEHOLD GROWTH PROJECTIONS

For modeling growth in retail commercial land need driven by residential growth, JOHNSON REID utilized City's growth rate projections in Douglas County's coordinated population forecast (1.7%). Medium, high and low growth scenarios, and resulting household growth projections through 2028, were estimated as follows:

- Baseline (Medium) Growth Scenario: Assumes population growth rate of 1.7% annually .
- Low Growth Scenario: Assumes population growth rate of 1.0% annually.
- High Growth Scenario: Assumes population growth rate of 2.0% annually.

ESTIMATE REEDSPORT CITY PER-HOUSEHOLD RETAIL SPENDING

JOHNSON REID estimated per-household annual spending by retail category utilizing data derived from the US Bureau of Labor Statistics Consumer Expenditure Survey (Exhibit 1.12).

FIGURE IV.6. AVERAGE HOUSEHOLD EXPENDITURES ON RETAIL GOODS, REEDSPORT

Baseline Growth Scenario		Per Household
NAICS	Category	Expenditures 1/
441	Motor Vehicles and Parts Dealers	$6,197
442	Furniture and Home Furnishings Stores	$731
443	Electronics and Appliance Stores	$687
444	Building Materials and Garden Equipment	$3,442
445	Food and Beverage Stores	$4,534
446	Health and Personal Care Stores	$1,982
448	Clothing and Clothing Accessories Stores	$1,006
451	Sporting Goods, Hobby, Book and Music Stores	$512
452	General Merchandise Stores	$3,734
453	Miscellaneous Store Retailers	$813
722	Foodservices and Drinking Places	$2,926
	Totals/Weighted Averages	***$26,564***

ESTIMATE FUTURE CITY OF REEDSPORT RESIDENT-DRIVEN RETAIL SALES

Future retail sales originating within the City of Reedsport were simply calculated as the product of future City of Reedsport household counts under the medium, high, and low growth scenarios through 2028 and annual average retail sales by category (Exhibit 1.12).

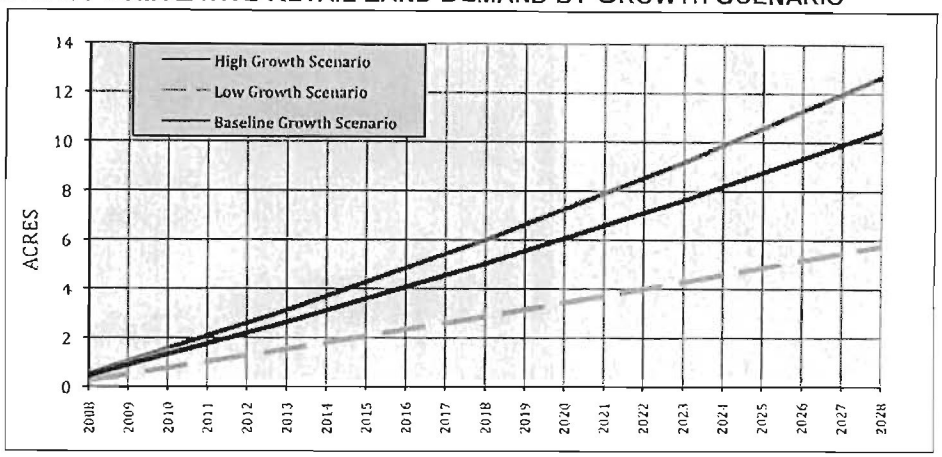
DEMAND FOR RETAIL COMMERCIAL SPACE

Future retail sales are converted into need for developed retail space by calculating the product of future City of Reedsport retail sales by category to a category-specific Sales Support Factor. The Sales Support Factor is the national average retail sales per square foot of space for each category of retail. Sales support factors are from the Urban Land Institute publication *Dollars & Cents* (Exhibit 1.13).

DEMAND FOR RETAIL COMMERCIAL LAND

Demand estimates for developed retail space at different time points was then converted into demand for retail commercial land by applying the industry-standard retail Floor Area Ratio (FAR) of 0.25. The FAR assumes standard suburban retail space requiring four parking space per 1,000 square feet of retail floor area; a typical suburban retail profile assumes a single-story building with four parking spaces per 1,000 square feet of developed space. Note higher FARs is more appropriate for an urban form seen in cities much larger than Reedsport. The urban form model with higher FAR or density has only been shown to work for small specialty retail, which can utilize on-street parking to address its parking needs.

FIGURE IV.7. CUMULATIVE RETAIL LAND DEMAND BY GROWTH SCENARIO



REGION/VISITOR SPENDING PROJECTIONS

The City of Reedsport's estimated retail sales exceed locally originating sales by a slight margin. However, sales in the retail sectors that support tourism—Food and Beverage Stores and Foodservice and Drinking Places—greatly exceed locally originating sales. Reedsport's retail surplus in those categories reflects the community's tourism cluster. The remaining categories reflect sectors in which the City has the opportunity to capture resident expenditures. Johnson Reid assumed in our analysis that this ratio would remain constant, and that regional/visitor spending would grow at an equivalent rate to locally originating retail sales.

D. REQUIRED SITE TYPE DESCRIPTIONS

The qualitative component of the site requirements analysis identifies factors such as site sizes (acreage), loading, parking, storage, public facilities, utilities, ownership patterns, surrounding development patterns, proximity to labor, proximity to customers, access to transportation infrastructure, and other site amenities unique to the specific industry. The subsequent tables identify archetypal site requirements according to four major land use categories: Office, Commercial Retail, Industrial and Campus/Institutional.

A detailed matrix of site requirements was produced and organized under the four major employment development patterns: Office, Commercial Retail, Industrial and Campus/Institutional. The detailed matrix is included later in this section. The following table provides a general summary of the site types comprising demand.

TABLE IV.1. CUMULATIVE RETAIL LAND DEMAND BY GROWTH SCENARIO

	Building Size/SF	Typical Acreage Ranges
COMMERCIAL OFFICE		
Large	60,000-500,000+	3.5-20
Medium	12,000-70,000	0.5-3.0
Small	400-13,000	0.12-3.0
INDUSTRIAL		
Large	90,000-750,000+	20-200+
Medium	25,000-100,000	4.0-25
Small	500-30,000	0.5-5.0
COMMERCIAL RETAIL		
Large	45,000-500,000+	7.0-100
Medium	12,000-50,000	3.5-15
Small	0.5	0.5-5

The level of specificity provided in the required site types will inform land demand and supply analyses and land use designation category development.[6] These general development pattern categories are not intended to be exhaustive, but rather are intended to capture the typical patterns observed in the market today and expected for the future.[7] However, by identifying and planning for typical patterns, the widest range of development patterns have been considered in an effort to analyze demand from these many perspectives. Other than the Downtown pattern, which is unique in many ways, none of the other patterns are intended to have a necessary geography or area associated with them—although some areas of the City will contain more of some archetypes and less of others—reflecting locational characteristics, historical development patterns, existing land use regulations, and market forces.

The description of site requirements does not include extensive discussions of environmental constraints. This is because employment land development patterns are generally less sensitive to environmental constraints than residential development patterns. Generally, the described acreages assume sites that are largely free from environmental constraints such as slopes, wetlands, and floodplains.

[6] The typical development pattern presented in this section does not equate to land districts; nor are they intended to function as *Uses with Special Siting Characteristics* (as that term is used in OAR 660-009-0025(8)), except where Economic Element policy language states otherwise.

[7] Site sizes are actually continuous phenomena. The segmentation into size ranges is not statistically defined, but is nonetheless useful for analysis and planning purposes. Hybrid and overlapping development patterns already exist and are common; others hybrids and overlaps may emerge during the planning period.

TABLE IV.2. OFFICE DEVELOPMENT PATTERN TYPES

	Target Industries	Transportation; Access to Labor and Customers	Public Facilities/ Utilities	Site Sizes and Development Pattern Discussion	Required Site Size	Building Coverage	FAR
Large Office Users (150-1200+ Employees.; 60k-500+k sq. ft. built space)	Main Branch/Head-quarters Offices for Banking, Security and Commodity, Real Estate, and Insurance Carriers, Healthcare, Communications, Transportation Services, Back Office Processing	Transportation system that provides access to labor is essential and may require convenient connections to major arterial roadways and State Highways. Convenient airport access is almost always important.	Water, sewer, and storm drainage must be adequate. Site must be able to be served by modern telecommunications. Multiple energy suppliers may be a consideration.	Business/Office Park- Usually two to three story buildings. Users are clustered within a larger park of 50 to 400 hundred acres. Large users may also prefer a campus sites and may land bank for potential future expansion.	3.5 to 15 acres	25%	.50 to .75
				Under-performing Commercial Sites – Usually adaptive reuse of an under-performing commercial site arrayed within a larger commercial node of 20 to 500 acres.	2 to 20 acres	30%	.60 to 1.50
Medium Office Users (35-175 employees; 12k-70k sq. ft.)	Community Branches for Banking, Security and Commodity, Real Estate, and Insurance Carriers, and Community Healthcare. Professional Business Services, Legal Services, Communications, Transportation Services	Transportation system that provides access to labor is important and will require convenient connections to at least a minor collector and may require convenient connections to major arterial roadways and State Highways. High visibility access to customers is essential for the consumer oriented users. Airport access is important.	Water, sewer, and storm drainage must be adequate. Site must be able to be served by modern telecommunications.	Downtown- Medium users tend to utilize one or two floors of an existing building. Downtown can be cost-prohibitive for uses that require ground floor customer visibility.	n/a	100%	.75 to 2.00
				Business/Office Park- Occupy buildings individually or with a group of tenants. Users often seek sites near campus development patterns with which they interact. Sites are typically within a larger park of 30 to 100 acres.	0.5 to 3 acres	25%	.50 to .75
				Commercial Centers-These are the preferred development patterns for consumer oriented medium sized office users such as branch banks and real estate offices. Sites are typically within a larger community commercial node of 10 to 200 acres.	0.5 to 3 acres	30%	.60 to 1.50
Small (1-40 employees; 400 to 13k square feet)	Sole proprietor or small partnership of professional service offices for Banking, Security & Commodity, Real Estate, Insurance Agents and Brokers, Business Services and Legal Services	Access to customer base very important to consumer oriented users such as insurance agents/brokers and real estate agents/brokers. Transportation system that provides access to labor is important, but these users may have to compromise convenient access to labor as a cost saving measure. These office users can be served by all functional street classifications Airport access is important.	Water, sewer, and storm drainage must be adequate. Site should have, but may not always, require modern telecommunications.	Downtown- These small user companies absorb the smaller spaces downtown that are too small or have limitations for larger users. Site sizes downtown are predetermined by existing development patterns and to a lesser extent by redevelopment.	n/a	n/a	n/a
				Business/Office Park- These small user companies absorb the smaller spaces in larger projects that are too small or have limitations for larger users or occupy expansion areas for medium and large users. Sites are typically within a larger park of 30 to 100 acres.	0.5 to 3 acres	25%	.50 to .75
				Commercial Centers - These small user companies absorb the smaller spaces in larger projects that are too small or have limitations for larger users or occupy expansion areas for medium and large users. These sites are most important to consumer oriented users such as insurance agents.	0.5 to 3 acres	30%	.60 to 1.50

TABLE IV.3. COMMERCIAL RETAIL DEVELOPMENT PATTERN TYPES

	Target Industries	Transportation; Access to Labor and Customers	Public Facilities/ Utilities	Development Pattern Discussion	Required Site Size	Building Coverage	FAR
Large Retail Users (45k-500+k sq. ft./; and/or 15+ acres of outdoor storage)	Retail Trade (Regional Retail)	Transportation system that provides convenient connections and very high visibility from major arterial roadways and state highways is essential. Pedestrian connections between buildings can be important as well.	Water, sewer and storm drainage must be adequate. Site must be able to be served by modern telecommunications. Multiple energy suppliers may be a consideration.	Large Format Retail – These are large auto oriented stores that house a collection of goods within a single store. A recent trend has seen smaller vendors co-locate within the larger store (Such as a McDonalds within a Wal-Mart). Large format retailers tend to seek sites that are clustered with other large format retailers in regional commercial centers that are 55 to 350+ acres.	6 to 14 acres	25%	.30 to .75
Medium Retail Users (12k-50k sq. ft./; and/or 3 to15 acres of outdoor	Retail Trade (Community Retail)	Transportation system that provides convenient connections and very high visibility from major arterial roadways and state highways is essential. Pedestrian connections between buildings can be important as well.	Water, sewer, and storm drainage must be adequate. Site must be able to be served by modern telecom.	Community Shopping Centers- Typically use leasable area of 30,000 to 100,000. Centers are typically anchored by grocers. These centers serve localized populations, and typically locate near population concentrations.	3 to 10 acres	30%	.30 to .75
Small Retail and Commercial Services (200 to 15k square feet and/or less than 5 acres outdoor storage)	Retail Trade (Downtown and Specialty)	Transportation system that provides convenient connections and visibility from higher order roadways and state highways is important and essential for some users. Convenient public transportation may be a consideration, especially for a downtown site. Pedestrian traffic on public sidewalks is very important to Downtown Sites.	Water, sewer, and storm drainage must be adequate. Site must be able to be served by modern telecom.	Downtown-Small retailers tend to seek ground floor downtown sites. Users tend to be specialty retail, restaurants, bars and similar uses. Site sizes are dictated by existing development patterns or as a result of a large user or speculative development project.	n/a	100%	.75 to 2.00
				Free-Standing Shopping Center Pads- These uses are typically service commercial uses such as restaurants, bars and convenience retail such as convenience marts and fuel stations. Sites are very highest visibility within larger projects. Users are co-located within larger projects such as large format retailers and community shopping centers.	0.5 to 2 acres	30%	.40 to .75
				Attached Boutique/Specialty– These retail sites are co-located within larger buildings that house anchor users in larger projects such as medium to large format retailers and community shopping centers.	0.5 to 1 acre	30%	.40 to .75
				Neighborhood Commercial – These are small stand alone users that usually locate along higher order transportation facilities and sometimes cluster with a few other similar sized users. These users tend to be neighborhood service and convenience retail uses such as coffee shops and neighborhood markets. Sites are usually within a smaller cluster that is up to three acres.	0.5 to 1 acre	30%	.40 to .75

TABLE IV.4. INDUSTRIAL DEVELOPMENT PATTERN TYPES

	Target Industries	Transportation; Access to Labor and Customers	Public Facilities/ Utilities	Development Pattern Discussion	Required Site Size	Building Coverage	FAR
Large Industrial Users (90k-750+k sq. ft. built space/; and/or 20+ acres of outdoor inventory/production areas)	Lumber & Wood, Stone, Glass & Concrete, Trucking & Warehousing, Electric, Gas & Sanitation, Food Products, Transportation Equipment, Wholesale Trade, Air Transportation	Transportation system that provides convenient connections to state highways is very important. Proximity to natural resources can be important for uses that utilize natural resource inputs. Rail access is important to many uses and can be essential for some uses. Convenient access to air freight is important to many uses and may be essential for some. Convenient access to well trained and qualified workforce is essential and industry clustering for access to skilled labor force is common. Convenient access to ocean ports is important to many users and essential for some.	Water, sewer, and storm drainage must be adequate; some of these uses can consume very large quantities of water and produce large quantities of sewage requiring special facilities' plans. Site must be able to be served by modern telecomm. Multiple energy suppliers are important to most users and the ability purchase wholesale energy can be essential for some.	Indoor/Outdoor Industrial Processes - Including Manufacturing, Repair, Remanufacturing, Salvage Yards, Micro-Energy, Agri-business, etc. These development patterns typically process raw materials into intermediate industrial input materials and include lumber mills, plywood plants, aggregate processing plants and co-gen power plants. These users typically have moderate to high levels of airborne emissions, noise production, and waste products. Access to rail can be essential. Users may cluster with similar uses in areas that are 1000+ acres.	40 to 200 or more acres	40%	.30 to .50
				Logistics/Warehousing/Transportation Hubs- These development patterns are extremely transportation infrastructure sensitive and require sites with efficient and direct access to the transportation facilities they utilize. Some of these users may not require proximity to large labor forces. These users typically produce moderate to high levels of airborne emissions and noise associated with high volumes of truck traffic, rail yard activities, etc. Users may cluster with similar uses in freight centers that are 2,000+ acres.	50 to 400 or more acres	50%	.30 to .75
				Transmission-Regional utility transmission facilities such regional substations and 500kv lines. Noise, emissions and waste levels vary considerably from facility to facility.	20 or more acres	50%	.30 to .75
				Enclosed Manufacturing – These development patterns contain a wide variety of uses from food production to microchip processors and typically process intermediate materials into finished goods and/or parts. Users are predominantly indoors within enclosed buildings. Convenient access to skilled labor force is essential. These uses typically have low to moderate levels of airborne emissions, noise production, and waste products. Users often require sufficient area to accommodate long-term expansion. Users may seek integration with office developments.	20 to 200 or more acres	40%	.30 to .50
				Waste Handling – These development patterns include sanitary landfills, regional transfer stations, recycling plants, and sewage treatment plants and large salvage yards. Users typically have large amounts of outdoor storage/processing. These users typically have moderate to high levels of airborne emissions and noise production.	20 to 150 or more acres	40%	.30 to .50
				Spec/Flex Space – Flex space development patterns are enclosed industrial uses where the buildings are developer/investor owned and space is rented to industrial tenants. Often multiple tenants occupy a single building. Low to very low levels of airborne emissions, noise production and waste products.	4 to 25 acres	40%	.25 to .50

	Target Industries	Transportation; Access to Labor and Customers	Public Facilities/ Utilities	Development Pattern Discussion	Required Site Size	Building Coverage	FAR
Medium Industrial Users (25k-100k sq. ft. built space/; and/or 4 to 25 acres of outdoor inventory/production areas	Instruments, Electronic Equipment, Printing & Publishing, Transit Transportation Services, Business Services Communications, Construction, Lumber & Wood, Stone, Glass & Concrete, Trucking & Warehousing, Electric, Gas & Sanitation, Food Products, Transportation Equipment, Wholesale Trade, Air Transportation	Transportation system that provides convenient connections to state highways is very important- and especially Interstate 5. Proximity to natural resources can be important for uses that utilize natural resource inputs. Rail access is important to many uses and can be essential for some uses. Convenient access to air freight is important to many uses and may be essential for some. Convenient access to well trained and qualified workforce is essential and industry clustering for access to skilled labor force is common. Convenient access to ocean ports is important to many users and essential for some.	Water, sewer, and storm drainage must be adequate; some of these uses can consume large quantities of water and produce large quantities of sewage requiring special facilities' plans. Site must be able to be served by modern telecommunications. Multiple energy suppliers are important to most users.	Indoor/Outdoor Industrial Processes - Including Manufacturing, Repair, Remanufacturing, Salvage Yards, Micro-Energy, Agri-business, etc. Uses typically contain indoor activities, but typically more than 25 percent of the site is devoted to outdoor inventory and processes on individual lots. Convenient access to skilled labor force is essential. These users often have very unique site requirements specific to each industrial processes. These users typically have moderate levels of airborne emissions, noise production, and waste products. Users often require sufficient area to accommodate medium-term expansion planning. Users often seek sites clustered in industrial areas of 100+ acres.	6 to 25 acres	40%	.30 to .50
				Trucking/Warehousing/Distribution/Waste Transfer Substations/Staging- These development patterns are transportation infrastructure sensitive and require sites with efficient and direct access to the transportation facilities they utilize. Some of these users may not require proximity to large labor forces. These users typically produce moderate levels of airborne emissions and noise associated with high volumes of truck traffic and rail yard activities. Users may cluster with similar uses in freight centers that are 2,000+ acres.	4 to 20 acres	50%	.30 to .75
				Transmission-These are local and small regional substations, natural gas pressure reduction stations for local distribution, and micro power generation uses. These users typically have low levels of airborne emissions, noise production, and waste products.	4 to 10 acres	50%	.30 to .75
				Enclosed Industrial Processes – Including Manufacturing, Repair, Remanufacturing, etc. Uses are predominantly indoors within enclosed buildings on individual lots with typically less than 30 percent of the site devoted to outdoor storage. Convenient access to skilled labor force is essential. These users often have very unique site requirements specific to each industrial processes. These uses typically have low to moderate levels of airborne emissions, noise production, and waste products. Site Users often require sufficient area to accommodate medium-term expansion planning. Users often seek sites clustered in industrial/business parks of 100+ acres and some may seek integrated projects with commercial and office patterns.	4 to 20 acres	40%	.30 to .50
				Spec/Flex Space – Flex space development patterns are enclosed industrial uses where the buildings are developer/investor owned and space is rented to industrial tenants within a complex and usually there are multiple tenants occupying a single building. Low to very low levels of airborne emissions, noise production and waste products.	4 to 25 acres	40%	.30 to .50

	Target Industries	Transportation; Access to Labor and Customers	Public Facilities/ Utilities	Development Pattern Discussion	Required Site Size	Building Coverage	FAR
Small (Less than 30k square ft built space and/or less than 5 acres outdoor inventory/production areas)	Instruments, Electronic Equipment, Printing & Publishing Transit and Transportation Services, Business Services Communications, Construction, Lumber & Wood, Stone, Glass & Concrete, Trucking & Warehousing, Electric, Gas & Sanitation, Food Products, Transportation Equipment, Wholesale Trade, Air Transportation	Transportation system that provides reasonably convenient connections to state highways is important. Rail access is important to some uses and is occasionally essential. Convenient access to air freight is important to many uses and may be essential for some. Convenient access to well trained and qualified workforce is essential and industry clustering for access to skilled labor force is common. Convenient access to ocean ports is important to some and can be essential.	Water, sewer, and storm drainage must be adequate; Site must be able to be served by modern telecommunications. Multiple energy suppliers are important to some users.	Indoor/Outdoor Industrial Uses - Including Manufacturing, Repair, Remanufacturing, Salvage Yards, Micro-Energy, etc. Users typically contain indoor activities, but typically more than 25 percent of the site is devoted to outdoor inventory and processes on individual lots. These users typically have moderate levels of airborne emissions, noise production, and waste products.	1 to 5 acres	40%	.30 to .50
				Enclosed Industrial Processes – Including Manufacturing, Repair, Remanufacturing, etc. Users are predominantly indoors within enclosed buildings on individual lots with typically less than 30 percent of the site devoted to outdoor storage. Convenient access to skilled labor force is essential. These users typically have low to moderate levels of airborne emissions, noise production, and waste products. Users often require sufficient area to accommodate limited expansion. Users often seek sites clustered in industrial/business parks of 100+ acres and some may seek integrated projects with commercial and office patterns.	0.5 to 5 acres	40%	.30 to .50
				Flex Space – Flex space development patterns are enclosed industrial uses where the buildings are developer/investor owned and space is rented to industrial tenants. Often multiple tenants occupy a single building. Low to very low levels of airborne emissions, noise production and waste products.	0.5 to 5 acres	40%	.30 to .50

Campus/Institutional development patterns are just that. Campuses are large and medium sized developments usually with a single or very limited set of ownerships. While the many uses within a campus can vary considerably, all the uses within a campus/institutional development are usually aimed at a common purpose or goal. The nature of this common purpose or goal is what shapes the design, site requirements and other characteristics of each individual campus/institutional development. For this reason, the below table describes the site characteristics according to the principal goal of each campus/institution; some uses are merely identified because their requirements will vary too greatly for each particular use.

TABLE IV.5. CAMPUS/INSTITUTIONAL DEVELOPMENT PATTERN TYPES

Type	Target Industries	Transportation; Access to Labor and Customers	Public Facilities/ Utilities	Development Pattern Discussion	Required Site Size
Intellectual/Academic	Intellectual and Academic Campuses support the development of intellectual labor capital. Over time, the organic process that is intellectual development tends to intertwine with and support the target industry opportunities in the communities where they exist.	The transportation needs for each campus depends on the type of campus and purpose of the campus. In general, intellectual campuses should have reasonably convenient highway connections and have direct connections to two or more arterials. These uses are often served by public transit and can have high alternative transportation use if facilities are well planned. Good air transportation is essential for some.	Water, sewer, and storm drainage must be adequate; some of these uses can consume large quantities of water and produce large quantities of sewage requiring special facilities' plans. Site must be able to be served by modern telecomm and demands on telecomm facilities can be immense. Multiple energy suppliers can be important as can the ability purchase wholesale energy can be essential for some.	Major University/National Laboratory- These campuses serve statewide, national and international populations. University campuses usually have on-site dormitories. A wide variety of accessory commercial uses is often necessary to serve the campus population. These uses need excellent connections to regional transportation systems and need convenient air service for passengers and freight.	50 to 1,000 or more acres
				Post-Grad Technology – These can be private and/or public and usually involve research and development. These campuses serve statewide, national and international populations. These users need excellent connections to regional transportation systems and need convenient air service for passengers and freight.	20 to 200 or more acres
				Small College/Community College – These campuses serve regional populations primarily. These may or may not have on-site dormitories. These campuses are sometimes arrayed like a large office user when they are located in a downtown area.	20 to 40 acres
Medical	Healthcare	Transportation system that provides reasonably convenient connections to state highways is important. Heliport access is important for many and essential for some. Convenient access to well trained and qualified workforce is essential	Water, sewer, and storm drainage must be adequate; Site must be able to be served by modern telecomm and demands on telecomm facilities can be immense. Multiple energy suppliers can be important.	Regional Hospital – These campuses serve regional populations. Regional hospitals can cause large-scale clustering effects with high degrees of interaction with office users (doctor's offices, surgery centers, clinics, etc) on surrounding lands. Regional hospital sites typically result in clustered office areas around or near its perimeter.	10 to 30 or more acres
Religious	N/A	Use Dependent	Use Dependent	These campus uses are not local places of worship. These are regional and national headquarters, seminaries, and similar uses. The nature and configuration of these uses vary by its purpose, but land use demands can be significant. Under RLUIPA, City's may occasionally need to plan for these uses.	15 or more acres
Military	N/A	Use Dependent	Use Dependent	These are federally owned and operated, so they are exempt from Oregon Land Use Laws. However, they can have far reaching implications for land use planning and a City may need to revise its land use plan significantly if a new military institution or installation use is established.	Varies
Continuing Care Retirement Communities		These uses need reasonably convenient access to the regional transportation system and air services. Access to labor is important.	Water, sewer, and storm drainage must be adequate; Site must be able to be served by modern telecomm.	These uses serve local, statewide and national populations. CCRC's are large retirement destinations. These uses have extensive residential components, but also require on-site healthcare, recreation facilities, and many accessory commercial uses.	Varies
Correctional	N/A	These uses are often not well served by transportation systems by intention.	Water, sewer, and storm drainage must be adequate; Site must be able to be served by modern telecomm	These users serve regional, statewide or national populations. These may be super-sited, so they are exempt from Oregon Land Use Laws. Large correctional institutions can have far reaching implications for land use planning and a City may need to revise its land use plan significantly if a new correctional institution or installation use is established.	Varies

V. Analysis of Land Supply and Demand

This section summarizes the number of vacant acres of buildable land in each plan designation that allows commercial and industrial uses in the City of Reedsport and existing Urban Growth Boundary (UGB). Buildable land is defined as land that is suitable and available and necessary for the designated uses. This section also provides a summary of the capacity of the UGB to accommodate future growth.

A. Commercial and Industrial Land Supply

The Benkendorf Associates Corp. (TBAC) performed a visual inventory of all land uses and vacant lands in Reedsport in September 2008. TBAC refined this inventory through further field-checking and aerial photography in November 2008. The information in this section is a summary of the complete Buildable Land Inventory (2009). Please refer to that section for a complete land inventory for all of the land use categories in the city and UGB.

There are seven commercial and industrial land use zones designated in the Reedsport Zoning Ordinance:

- Commercial (C)
- Commercial Transitional (CT)
- Water-Related Commercial (WCT)
- Estuarine Development (ED)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Water-Dependent Industrial (WDI)

Table V.1 below shows the total land in the commercial and industrial zones within the City limits of Reedsport. The UGB extends north and south beyond the City limits, but contains no commercially- or industrially-zoned land. Exhibit 1 (Land Use Map) in the Buildable Land Inventory (2009) shows the total land by land use zone for all zones within the UGB and the City limits of Reedsport.

Table V.1
Land Within the City Limits by Zoning District

Zone	Total Acres within City/UGB	Total Parcels
C - Commercial	101.06	270
CT - Commercial Transitional	8.32	59
WCT - Water-Related Commercial	1.30	2
ED - Estuarine Development	0.87	3
LI - Light Industrial	26.29	95
HI - Heavy Industrial	16.04	6
WDI - Water-Dependent Industrial	36.79	16
TOTAL	**190.67**	**451**

Source: The Benkendorf Associates Corp.; 2008

GROSS BUILDABLE VACANT ACRES BY ZONING DISTRICT

Those parcels considered as vacant in the following analysis include fully vacant parcels and parcels that are partially vacant and/or redevelopable. Table V.2 shows a summary of the gross vacant buildable acreage figures by commercial and industrial zones within the City limits (as previously described there is no commercially- or industrially-zoned land outside of the city limits but within the UGB). This table summarizes the inventory by individual parcels contained in the Buildable Land Inventory (2009).

The parcels in Table V.2 are given three classifications:

- "Vacant" – 100% of the parcel was identified as vacant and potentially buildable;
- "Partially vacant" – parcels with some development on the site and with development potential on the vacant portion of the site
- "Vacant but unbuildable" – parcels that are vacant or partially vacant but that have constraints that leave no buildable areas on the site, such as slopes exceeding 20% and wetlands.

For the "vacant" and "partially vacant" categories, the table shows the total gross acres and the gross buildable acres that subtracts unbuildable land that is subject to physical constraints, such as slopes exceeding 25% and wetlands. For the purposes of the inventory, unbuildable vacant land also includes the developed portion of partially vacant parcels.

As shown in Table V.2, a total of 12.53 acres of land in the City of Reedsport is classified as vacant and buildable for commercial and industrial uses. There are also 10.45 gross acres of buildable commercial and industrial land that are classified as partially vacant.

Exhibit 2 (Vacant Parcels Map) in the buildable land inventory contained in the Buildable Land Inventory (2009) shows the vacant parcels within the UGB and the City limits of Reedsport.

TABLE V.2
SUMMARY OF VACANT PARCELS WITHIN THE CITY LIMITS BY ZONING DISTRICT

	Total		Vacant			Partially Vacant			Vacant but Unbuildable	
Primary zone	Parcels	Total Gross acres	Parcels	Total Gross acres	Gross Buildable acres	Parcels	Total Gross acres	Gross Buildable acres	Parcels	Total Gross acres
Commercial	270	101.06	8	6.22	4.17				19	1.92
Commercial Transitional	59	8.32							4	0.31
Water-Related Commercial	2	1.30								
Estuarine Development	3	0.87								
Light Industrial	95	26.29	3	3.74	2.60				21	4.31
Heavy Industrial	6	16.04				1	12.95	10.45	1	0.74
Water-Dependent Industrial	16	36.79	4	9.05	5.76				2	0.52
	451	**190.67**	**15**	**19.01**	**12.53**	**1**	**12.95**	**10.45**	**47**	**7.80**

Note:
[1] Unbuildable contains commercially-zoned parcels with final gross buildable acres less than 0.25 acre and industrially-zoned parcels with gross buildable acres less than 0.5 acre
[2]The difference between total acres and buildable acres on vacant parcels is because some parcels lie partially outside city limits

Net Buildable Vacant Acres by Zoning District

Net buildable vacant acres are calculated by subtracting land needed for future public facilities from gross buildable vacant acres. For the purpose of this analysis, land needed for future facilities is defined as 25% of all gross buildable vacant land acreage.

Table V.3 below shows the gross buildable vacant acreage data from Table V.2. It also shows the conversion to net acreage by subtracting 25% from gross buildable acres.

As shown in the table, there are 3.13 acres of net buildable commercial acres within the City limits of Reedsport and another 14.11 net buildable industrial acres within the city limits, for a total of 16.65 net buildable acres..

TABLE V.3
INVENTORY OF NET BUILDABLE LAND BY ZONING DISTRICT

Zone	Zone Code	Buildable parcels	Buildable acres	Net Buildable acres
Commercial				
Commercial	C	8	4.17	3.13
Commercial Transitional	CT	-	-	-
Water-Related Commercial	WCT	-	-	-
Estuarine Development	ED	-	-	-
SUBTOTAL Commercial		**8**	**4.17**	**3.13**
Industrial				
Light Industrial	LI	3	2.60	1.95
Heavy Industrial	HI	1	10.45	7.84
Water-Dependent Industrial	WDI	4	5.76	4.32
SUBTOTAL Industrial		**8**	**18.81**	**14.11**
TOTAL		**16**	**22.98**	**16.65**

Site Suitability

The sites proposed for commercial and industrial use are very suited for this purpose. There are no access issues or other constraints that would keep them from being developed for their intended purposes.

B. Comparison of Land Supply and Demand

Table V.4 below shows the comparison of net buildable acreage needed to net buildable acreage available in Reedsport for commercial and industrial land for the next twenty years. The available net buildable acreage figures are derived from Table V.3 and the needed net buildable acreage figures are from Table IV.1. The Office Commercial, Retail Commercial, and Overnight Lodging categories have been aggregated under the Commercial category in Table V.4 below. The High Growth forecast from Table IV.1 was used for these categories, while the Low Growth forecast was used for the Industrial category.

TABLE V.4
PROJECTED COMMERCIAL AND INDUSTRIAL ACREAGE SUPPLY COMPARED TO NEED

Zone		Net Buildable Acreage Available	Net Buildable Acreage Needed	Deficit (Surplus) of Net Buildable Acreage
Total Commercial[1]		3.1	27.7	24.6
Total Industrial[2]		14.1	3.5	(10.6)
TOTAL		**17.2**	**31.2**	**14.0**

Note: The Specialized Uses category from Table IV.1 is assumed to not develop on commercial or industrial zoned land.

[1]Net buildable acreage needed includes the following categories from Table IV.1: Office Commercial, Retail Commercial, and Overnight Lodging.

[2]Net buildable acreage needed includes the following category from Table IV.1: Industrial.

As shown in Table V.4 there is a need for 24.6 net acres of commercial land and a surplus of industrial land of 10.6 net acres. The City should consider increasing the amount of commercially-zoned land within the UGB to make up for the deficit. Options for this include: 1) converting the existing vacant residential land (especially multi-family residential zoned land) to commercial; 2) using the redevelopment district to acquire exiting underutilized commercial properties and/or vacant buildings and making them available for new commercial uses; or 3) re-zoning the Water-Dependent Industrial (WDI) zoned land to commercial.

APPENDICES

APPENDIX A. EXHIBITS 1.01 – 1.15

EXHIBIT 1.01

PROJECTIONS OF OFFICE SPACE-UTILIZING EMPLOYMENT BY INDUSTRY SECTOR
REEDSPORT, OREGON
2008-2028

Employment Sector	Total Employment 1/					Office Share 2/	Office Space-Utilizing Employment					
	2008	2013	2018	2023	2028		2008	2013	2018	2023	2028	'08-28
Construction	62	66	70	75	81	2%	1	1	1	2	2	0
Manufacturing	107	109	111	113	115	5%	5	5	6	6	6	0
Wholesale Trade	5	5	6	6	6	5%	0	0	0	0	0	0
Retail Trade	230	244	259	275	292	5%	11	12	13	14	15	3
Transportation, Warehousing & Utilities	54	56	59	61	64	30%	16	17	18	18	19	3
Information	0	0	0	0	0	90%	0	0	0	0	0	0
Financial Activities	155	163	171	180	190	90%	139	147	154	162	171	31
Professional & Business Services	139	149	160	172	184	90%	125	134	144	154	166	40
Education & Health Services	704	765	876	978	1,092	40%	281	314	351	391	437	155
Leisure & Hospitality	328	356	386	418	453	25%	82	89	96	105	113	31
Other Services	205	217	230	244	258	40%	82	87	92	97	103	21
Government	45	47	49	51	54	85%	39	40	42	44	45	7
Total	2,033	2,198	2,378	2,574	2,788	39%	783	847	917	993	1,076	293
High Growth Scenario												
Employment Sector	Total Employment 1/					Office Share 2/	Office Space-Utilizing Employment					
	2008	2013	2018	2023	2028		2008	2013	2018	2023	2028	'08-28
Construction	62	67	72	78	84	2%	1	1	1	2	2	0
Manufacturing	107	110	112	114	117	5%	5	5	6	6	6	0
Wholesale Trade	5	5	6	6	6	5%	0	0	0	0	0	0
Retail Trade	230	246	264	283	303	5%	11	12	13	14	15	4
Transportation, Warehousing & Utilities	54	56	59	62	66	30%	16	17	18	19	20	4
Information	0	0	0	0	0	90%	0	0	0	0	0	0
Financial Activities	155	164	174	184	195	90%	139	148	157	166	176	36
Professional & Business Services	139	151	163	177	192	90%	125	136	147	159	173	47
Education & Health Services	704	798	905	1,027	1,165	40%	281	319	362	411	466	185
Leisure & Hospitality	328	360	395	433	476	25%	82	90	99	108	119	37
Other Services	205	219	234	250	267	40%	82	88	94	100	107	25
Government	45	48	50	52	55	85%	39	40	42	44	47	8
Total	2,033	2,224	2,434	2,667	2,925	39%	783	857	939	1,029	1,129	346
Moderate Growth Scenario												
Employment Sector	Total Employment 1/					Office Share 2/	Office Space-Utilizing Employment					
	2008	2013	2018	2023	2028		2008	2013	2018	2023	2028	'08-28
Construction	62	65	69	73	77	2%	1	1	1	1	2	0
Manufacturing	107	109	111	112	114	5%	5	5	6	6	6	0
Wholesale Trade	5	5	6	6	6	5%	0	0	0	0	0	0
Retail Trade	230	242	254	268	282	5%	11	12	13	13	14	3
Transportation, Warehousing & Utilities	54	56	58	60	62	30%	16	17	17	18	19	3
Information	0	0	0	0	0	90%	0	0	0	0	0	0
Financial Activities	155	162	169	176	184	90%	139	146	152	159	166	26
Professional & Business Services	139	148	157	166	177	90%	125	133	141	150	159	34
Education & Health Services	704	775	848	931	1,023	40%	281	309	339	373	409	128
Leisure & Hospitality	328	351	376	403	433	25%	82	88	94	101	108	26
Other Services	205	215	226	237	249	40%	82	86	90	95	100	18
Government	45	47	49	50	52	85%	39	40	41	43	44	6
Total	2,033	2,172	2,322	2,484	2,658	39%	783	837	895	958	1,026	243

1/ Johnson Reid

2/ Share of industry employment that utilizes office space. From the Urban Land Institute converted to NAICS by Johnson Reid, LLC.

* Estimate

EXHIBIT 1.02

DEMAND PROJECTIONS FOR COMMERCIAL OFFICE SPACE BY INDUSTRY SECTOR

REEDSPORT, OREGON

2008-2028

Employment Sector	Local Area Jobs in Office Space 1/						Avg. Space Per Job 2/	Projected Office Space Need 3/					
	2008	2013	2018	2023	2028	'08-28		2008	2013	2018	2023	2028	'08-28
Construction	1	1	1	2	2	0	365	496	531	567	607	649	153
Manufacturing	5	5	6	6	6	0	365	2,160	2,200	2,240	2,281	2,323	163
Wholesale Trade	0	0	0	0	0	0	365	103	108	113	119	125	22
Retail Trade	11	12	13	14	15	3	365	4,620	4,907	5,212	5,536	5,880	1,259
Transportation, Warehousing & Utilities	16	17	18	18	19	3	365	6,479	6,772	7,078	7,397	7,732	1,253
Information	0	0	0	0	0	0	365	0	0	0	0	0	0
Financial Activities	139	147	151	162	171	31	365	56,156	59,055	62,102	65,307	68,678	12,522
Professional & Business Services	125	134	144	154	166	40	365	50,450	54,077	57,987	62,179	66,675	16,225
Education & Health Services	281	314	351	391	437	155	365	113,393	126,454	141,132	157,513	175,796	62,403
Leisure & Hospitality	82	89	96	105	113	31	365	33,017	35,797	38,811	42,079	45,622	12,605
Other Services	82	87	92	97	103	21	365	33,013	34,964	37,052	39,221	41,540	8,527
Government	39	40	42	44	46	7	365	15,516	16,172	16,855	17,567	18,310	2,794
Total	783	847	917	993	1,076	295	365	315,293	341,036	369,129	399,807	433,328	118,035

Employment Sector	Local Area Jobs in Office Space 1/						Avg. Space Per Job 2/	Projected Office Space Need 3/					
	2008	2013	2018	2023	2028	'08-28		2008	2013	2018	2023	2028	'08-28
Construction	1	1	1	2	2	0	365	496	536	579	625	675	179
Manufacturing	5	5	6	6	6	0	365	2,160	2,206	2,252	2,300	2,349	189
Wholesale Trade	0	0	0	0	0	0	365	103	109	115	121	128	26
Retail Trade	11	12	13	14	15	4	365	4,620	4,931	5,306	5,687	6,095	1,474
Transportation, Warehousing & Utilities	16	17	18	19	20	4	365	6,479	6,817	7,172	7,545	7,938	1,459
Information	0	0	0	0	0	0	365	0	0	0	0	0	0
Financial Activities	139	148	157	165	176	36	365	56,156	59,499	63,042	66,794	70,771	14,614
Professional & Business Services	125	136	147	159	173	47	365	50,450	54,641	59,204	64,148	69,506	19,056
Education & Health Services	281	319	362	411	466	185	365	113,393	128,528	145,799	165,390	187,614	74,221
Leisure & Hospitality	82	90	99	108	119	37	365	33,017	36,250	39,795	43,823	47,868	14,851
Other Services	82	88	94	100	107	25	365	33,013	35,265	37,671	40,241	42,987	9,974
Government	39	40	42	44	47	8	365	15,516	16,272	17,065	17,896	18,768	3,252
Total	783	857	939	1,029	1,129	346	365	315,293	345,053	377,959	414,371	454,697	139,005

Employment Sector	Local Area Jobs in Office Space 1/						Avg. Space Per Job 2/	Projected Office Space Need 3/					
	2008	2013	2018	2023	2028	'08-28		2008	2013	2018	2023	2028	'08-28
Construction	1	1	1	1	2	0	365	496	525	556	589	623	127
Manufacturing	5	5	6	6	6	0	365	2,160	2,194	2,228	2,263	2,298	138
Wholesale Trade	0	0	0	0	0	0	365	103	107	111	115	121	18
Retail Trade	11	12	13	13	14	3	365	4,620	4,863	5,119	5,388	5,672	1,052
Transportation, Warehousing & Utilities	16	17	17	18	19	3	365	6,479	6,727	6,985	7,252	7,530	1,051
Information	0	0	0	0	0	0	365	0	0	0	0	0	0
Financial Activities	139	146	152	159	166	26	365	56,156	58,612	61,176	63,851	66,644	10,487
Professional & Business Services	125	133	141	150	159	34	365	50,450	53,517	56,792	60,288	63,956	13,506
Education & Health Services	281	309	339	373	409	128	365	113,393	124,407	136,600	149,987	164,607	51,214
Leisure & Hospitality	82	88	94	101	108	26	365	33,017	35,348	37,837	40,506	43,476	10,459
Other Services	82	86	90	95	100	18	365	33,013	34,665	36,402	38,225	40,139	7,127
Government	39	40	41	43	46	6	365	15,516	16,072	16,648	17,246	17,862	2,346
Total	783	837	895	958	1,026	243	366	315,293	337,959	360,584	385,770	413,009	97,716

1/ From Exhibit 1.01

2/ Average office employment density based on Urban Land Institute guidelines.

3/ Assumes a market-clearing 10% office space vacancy rate.

*Estimate

EXHIBIT 1.03

DEMAND PROJECTIONS FOR COMMERCIAL OFFICE LAND BY INDUSTRY SECTOR

REEDSPORT, OREGON

2008-2028

	Projected Office Space Need 1/						Floor to	Predicted Land Need (Acres)					
Employment Sector	2008	2013	2018	2023	2028	'08-28	Area Ratio	2008	2013	2018	2023	2028	'08-28
Construction	496	531	567	607	649	153	0.35	0.0	0.0	0.0	0.0	0.0	0.0
Manufacturing	2,160	2,200	2,240	2,281	2,323	163	0.35	0.1	0.1	0.1	0.1	0.2	0.0
Wholesale Trade	103	108	113	119	125	22	0.35	0.0	0.0	0.0	0.0	0.0	0.0
Retail Trade	4,620	4,908	5,212	5,536	5,880	1,259	0.35	0.3	0.3	0.3	0.4	0.4	0.1
Transportation, Warehousing & Utilities	6,479	6,772	7,078	7,397	7,732	1,253	0.35	0.4	0.4	0.5	0.5	0.5	0.1
Information	0	0	0	0	0	0	0.35	0.0	0.0	0.0	0.0	0.0	0.0
Financial Activities	56,156	59,055	62,102	65,307	68,678	12,522	0.35	3.7	3.9	4.1	4.3	4.5	0.8
Professional & Business Services	50,450	54,077	57,967	62,179	66,675	16,245	0.35	3.3	3.5	3.8	4.1	4.4	1.1
Education & Health Services	113,505	125,454	141,130	157,513	175,796	62,493	0.35	7.4	8.3	9.3	10.3	11.5	4.1
Leisure & Hospitality	33,017	35,797	38,811	42,079	45,622	12,605	0.35	2.2	2.3	2.5	2.8	3.0	0.8
Other Services	33,013	34,964	37,032	39,221	41,540	8,527	0.35	2.2	2.3	2.4	2.6	2.7	0.6
Government	15,516	16,172	16,855	17,567	18,310	2,794	0.35	1.0	1.1	1.1	1.2	1.2	0.2
Total	315,293	341,036	369,129	399,807	433,328	118,035	0.35	20.7	22.6	24.2	26.2	28.4	7.7

	Projected Office Space Need 1/						Floor to	Predicted Land Need (Acres)					
Employment Sector	2008	2013	2018	2023	2028	'08-28	Area Ratio	2008	2013	2018	2023	2028	'08-28
Construction	496	536	579	625	675	179	0.35	0.0	0.0	0.0	0.0	0.0	0.0
Manufacturing	2,160	2,206	2,252	2,300	2,349	189	0.35	0.1	0.1	0.1	0.2	0.2	0.0
Wholesale Trade	103	109	115	121	128	26	0.35	0.0	0.0	0.0	0.0	0.0	0.0
Retail Trade	4,620	4,951	5,306	5,687	6,095	1,474	0.35	0.3	0.3	0.3	0.4	0.4	0.1
Transportation, Warehousing & Utilities	6,479	6,817	7,172	7,545	7,938	1,459	0.35	0.4	0.4	0.5	0.5	0.5	0.1
Information	0	0	0	0	0	0	0.35	0.0	0.0	0.0	0.0	0.0	0.0
Financial Activities	56,156	59,499	63,042	66,794	70,771	14,614	0.35	3.7	3.9	4.1	4.4	4.6	1.0
Professional & Business Services	50,450	54,641	59,204	64,148	69,504	19,054	0.35	3.3	3.6	3.9	4.2	4.6	1.3
Education & Health Services	113,505	128,528	145,599	165,390	187,414	74,311	0.35	7.4	8.4	9.6	10.8	12.3	4.9
Leisure & Hospitality	33,017	36,230	39,755	43,623	47,868	14,851	0.35	2.2	2.4	2.6	2.9	3.1	1.0
Other Services	33,013	33,265	37,671	40,241	42,987	9,974	0.35	2.2	2.3	2.5	2.6	2.8	0.7
Government	15,516	16,272	17,085	17,956	18,768	3,252	0.35	1.0	1.1	1.1	1.2	1.2	0.2
Total	315,293	345,053	377,959	414,371	454,697	139,403	0.35	20.7	22.6	24.8	27.2	29.8	9.1

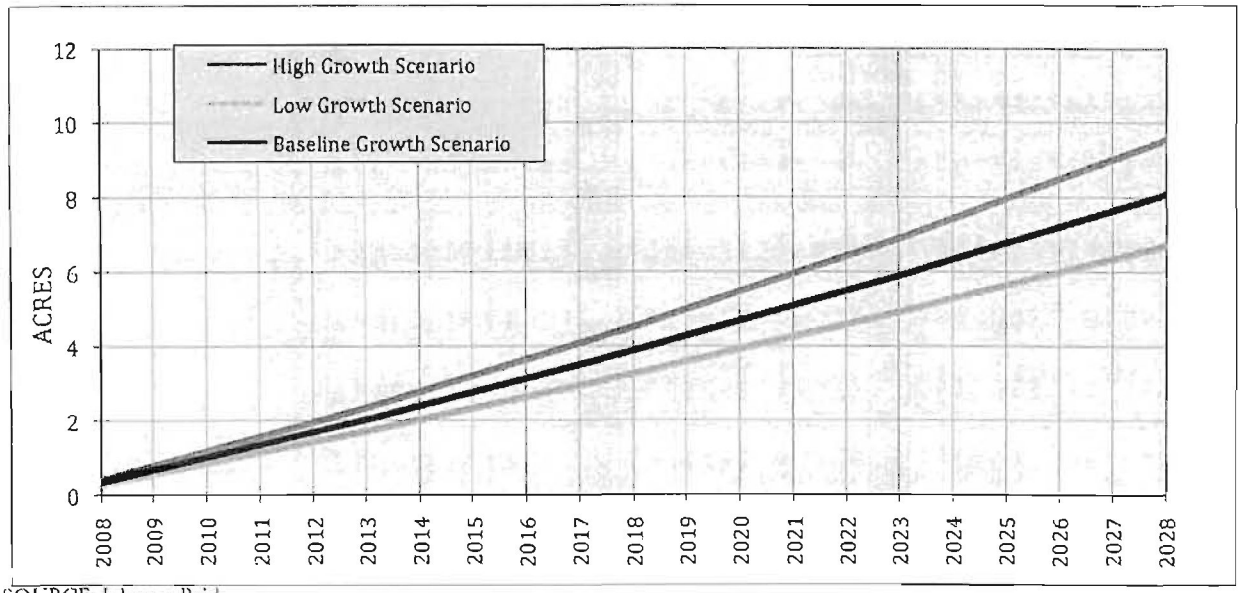
	Projected Office Space Need 1/						Floor to	Predicted Land Need (Acres)					
Employment Sector	2008	2013	2018	2023	2028	'08-28	Area Ratio	2008	2013	2018	2023	2028	'08-28
Construction	496	525	556	589	623	127	0.35	0.0	0.0	0.0	0.0	0.0	0.0
Manufacturing	2,160	2,194	2,228	2,263	2,298	138	0.35	0.1	0.1	0.1	0.1	0.2	0.0
Wholesale Trade	103	107	112	116	121	18	0.35	0.0	0.0	0.0	0.0	0.0	0.0
Retail Trade	4,620	4,843	5,119	5,398	5,672	1,052	0.35	0.3	0.3	0.3	0.4	0.4	0.1
Transportation, Warehousing & Utilities	6,479	6,727	6,985	7,252	7,530	1,051	0.35	0.4	0.4	0.5	0.5	0.5	0.1
Information	0	0	0	0	0	0	0.35	0.0	0.0	0.0	0.0	0.0	0.0
Financial Activities	56,156	58,612	61,176	63,851	66,644	10,487	0.35	3.7	3.8	4.0	4.2	4.4	0.7
Professional & Business Services	50,450	53,517	56,772	60,268	63,976	13,526	0.35	3.3	3.5	3.7	4.0	4.2	0.9
Education & Health Services	113,505	124,407	136,400	149,587	164,087	51,384	0.35	7.4	8.1	9.0	9.8	10.8	3.4
Leisure & Hospitality	33,017	35,348	37,887	40,586	43,476	10,459	0.35	2.2	2.3	2.5	2.7	2.9	0.7
Other Services	33,013	34,666	36,402	38,225	40,139	7,127	0.35	2.2	2.3	2.4	2.5	2.6	0.5
Government	15,516	16,072	16,648	17,246	17,862	2,346	0.35	1.0	1.1	1.1	1.1	1.2	0.2
Total	315,293	337,059	360,504	385,770	413,009	97,716	0.35	20.7	22.1	23.6	25.3	27.1	6.4

1/ From Exhibit 1.02

*Estimate

EXHIBIT 1.04

COMPARISON OF CUMULATIVE DEMAND FOR OFFICE LAND
MEDIUM, HIGH AND LOW EMPLOYMENT GROWTH SCENARIOS
2008-2028



SOURCE: Johnson Reid

EXHIBIT 1.05

PROJECTIONS OF INDUSTRIAL SPACE-UTILIZING EMPLOYMENT BY INDUSTRY SECTOR

REEDSPORT, OREGON

2008-2028

	Total Employment 1/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2008	2013	2018	2023	2028	*Share 2/*	2008	2013	2018	2023	2028	08-28
Construction	62	66	70	75	81	*50%*	18	20	21	23	24	6
Manufacturing	107	109	111	113	115	*95%*	102	104	106	108	110	8
Wholesale Trade	5	5	6	6	6	*95%*	5	5	5	6	6	1
Retail Trade	230	244	259	275	292	*0%*	0	0	0	0	0	0
Transportation, Warehousing & Utilities	54	56	59	61	64	*70%*	38	39	41	43	45	7
Information	0	0	0	0	0	*10%*	0	0	0	0	0	0
Financial Activities	155	163	171	180	190	*0%*	0	0	0	0	0	0
Professional & Business Services	139	149	160	172	184	*10%*	14	15	16	17	18	4
Education & Health Services	704	785	876	978	1,092	*0%*	0	0	0	0	0	0
Leisure & Hospitality	328	356	386	418	453	*0%*	0	0	0	0	0	0
Other Services	205	217	230	244	258	*60%*	123	130	138	146	155	32
Government	45	47	49	51	54	*15%*	7	7	7	8	8	1
Total	2,033	2,198	2,378	2,574	2,788	*14%*	307	320	335	350	366	59

	Total Employment 1/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2008	2013	2018	2023	2028	*Share 2/*	2008	2013	2018	2023	2028	08-28
Construction	62	67	72	78	84	*30%*	18	20	22	23	25	7
Manufacturing	107	110	112	114	117	*95%*	102	104	106	109	111	9
Wholesale Trade	5	5	6	6	6	*95%*	5	5	5	6	6	1
Retail Trade	230	246	264	283	303	*0%*	0	0	0	0	0	0
Transportation, Warehousing & Utilities	54	56	59	62	66	*70%*	38	40	42	44	46	8
Information	0	0	0	0	0	*10%*	0	0	0	0	0	0
Financial Activities	155	164	174	184	195	*0%*	0	0	0	0	0	0
Professional & Business Services	139	151	163	177	192	*10%*	14	15	16	18	19	5
Education & Health Services	704	798	905	1,027	1,165	*0%*	0	0	0	0	0	0
Leisure & Hospitality	328	360	395	433	476	*0%*	0	0	0	0	0	0
Other Services	205	219	234	250	267	*60%*	123	131	140	150	160	37
Government	45	48	50	52	55	*15%*	7	7	7	8	8	1
Total	2,033	2,224	2,434	2,667	2,925	*14%*	307	322	339	357	376	69

	Total Employment 1/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2008	2013	2018	2023	2028	*Share 2/*	2008	2013	2018	2023	2028	08-28
Construction	62	65	69	73	77	*50%*	18	20	21	22	23	5
Manufacturing	107	109	111	112	114	*95%*	102	104	105	107	108	7
Wholesale Trade	5	5	6	6	6	*95%*	5	5	5	5	6	1
Retail Trade	230	242	254	268	282	*0%*	0	0	0	0	0	0
Transportation, Warehousing & Utilities	54	56	58	60	62	*70%*	38	39	40	42	44	6
Information	0	0	0	0	0	*10%*	0	0	0	0	0	0
Financial Activities	155	162	169	176	184	*0%*	0	0	0	0	0	0
Professional & Business Services	139	148	157	166	177	*10%*	14	15	16	17	18	4
Education & Health Services	704	773	848	931	1,023	*0%*	0	0	0	0	0	0
Leisure & Hospitality	328	351	376	403	432	*0%*	0	0	0	0	0	0
Other Services	205	215	226	237	249	*60%*	123	129	136	142	150	27
Government	45	47	49	50	52	*15%*	7	7	7	8	8	1
Total	2,033	2,172	2,322	2,484	2,658	*14%*	307	318	330	343	356	50

1/ From Exhibit 1.01

2/ Share of industry employment that utilizes industrial space. Regional Industrial Land Study Phase III (EcoNorthwest and Otak, Inc., 2001) converted to NAICS by Johnson Reid, LLC.

* Estimate

EXHIBIT 1.06

INDUSTRIAL EMPLOYMENT DENSITY WORKSHEET BY INDUSTRY SECTOR

REEDSPORT, OREGON

2008-2028

Industrial Space Density	Distribution by Building Type 1/			Square Feet per Job 2/			Average Space per Job			
Employment Sector	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Weighted Average
Construction	0%	75%	25%	1,350	533	467	0	400	117	517
Manufacturing	0%	75%	25%	1,350	533	467	0	400	117	517
Wholesale Trade	90%	0%	10%	2,746	533	467	2,471	0	47	2,518
Retail Trade	0%	0%	0%	1,350	533	467	0	0	0	0
Transportation, Warehousing & Utilities	100%	0%	0%	1,707	533	467	1,707	0	0	1,707
Information	0%	0%	100%	1,350	533	467	0	0	467	467
Financial Activities	0%	0%	0%	1,350	533	467	0	0	0	0
Professional & Business Services	0%	0%	100%	1,350	533	467	0	0	467	467
Education & Health Services	0%	0%	0%	1,350	533	467	0	0	0	0
Leisure & Hospitality	0%	0%	0%	1,350	533	467	0	0	0	0
Other Services	0%	75%	25%	1,350	533	467	0	400	117	517
Government	50%	0%	50%	1,350	533	467	675	0	234	909

1/ Regional Industrial Land Study Phase II (Otak, Inc. et al, 1999) converted to NAICS by Johnson Reid, LLC.

2/ Regional Industrial Land Study Phase III (EcoNorthwest and Otak, Inc., 2001) converted to NAICS by Johnson Reid, LLC.

EXHIBIT 1.07

DEMAND PROJECTIONS FOR COMMERCIAL INDUSTRIAL SPACE BY INDUSTRY SECTOR

REEDSPORT, OREGON

2008-2028

	Local Area Jobs in Industrial Space 1/						Avg. Space	Projected Industrial Space Need 3/					
Employment Sector	2008	2013	2018	2023	2028	08-28	Per Job 2/	2008	2013	2018	2023	2028	08-28
Construction	18	20	21	23	24	6	517	10,504	11,253	12,012	12,845	13,736	3,232
Manufacturing	102	104	106	108	110	8	517	57,917	58,961	60,065	61,169	62,293	4,377
Wholesale Trade	5	5	5	6	6	1	2,518	13,436	14,101	14,799	15,532	16,301	2,864
Transportation, Warehousing & Utilities	38	39	41	43	45	7	1,707	70,509	73,694	77,023	80,503	84,139	13,631
Information	0	0	0	0	0	0	467	0	0	0	0	0	0
Professional & Business Services	14	15	16	17	18	4	467	7,150	7,667	8,221	8,815	9,453	2,303
Other Services	123	130	138	146	155	32	517	69,881	74,013	78,389	83,023	87,932	18,050
Government	7	7	7	8	8	1	909	6,797	7,084	7,383	7,695	8,020	1,224
Total	307	320	335	350	366	59	700	236,193	246,772	257,892	269,582	281,874	45,681
	Local Area Jobs in Industrial Space 1/						Avg. Space	Projected Industrial Space Need 3/					
Employment Sector	2008	2013	2018	2023	2028	08-28	Per Job 2/	2008	2013	2018	2023	2028	08-28
Construction	18	20	22	23	25	7	517	10,504	11,365	12,254	13,236	14,296	3,792
Manufacturing	102	104	106	109	111	9	517	57,917	59,162	60,396	61,672	62,976	5,060
Wholesale Trade	5	5	5	6	6	1	2,518	13,436	14,203	15,014	15,871	16,777	3,341
Transportation, Warehousing & Utilities	38	40	42	44	46	8	1,707	70,509	74,182	78,046	82,111	86,388	15,880
Information	0	0	0	0	0	0	467	0	0	0	0	0	0
Professional & Business Services	14	15	16	18	19	5	467	7,150	7,747	8,394	9,094	9,854	2,704
Other Services	123	131	140	150	160	37	517	69,881	74,649	79,742	85,183	90,994	21,113
Government	7	7	7	8	8	1	909	6,797	7,128	7,475	7,839	8,221	1,425
Total	307	322	339	357	376	69	700	236,193	248,396	261,318	275,006	289,507	53,314
	Local Area Jobs in Industrial Space 1/						Avg. Space	Projected Industrial Space Need 3/					
Employment Sector	2008	2013	2018	2023	2028	08-28	Per Job 2/	2008	2013	2018	2023	2028	08-28
Construction	18	20	21	22	23	5	517	10,504	11,121	11,774	12,465	13,197	2,693
Manufacturing	102	104	105	107	108	7	517	57,917	58,821	59,738	60,671	61,618	3,701
Wholesale Trade	5	5	5	5	6	1	2,518	13,436	14,000	14,587	15,199	15,837	2,401
Transportation, Warehousing & Utilities	38	39	40	42	44	6	1,707	70,509	73,209	76,013	78,924	81,946	11,438
Information	0	0	0	0	0	0	467	0	0	0	0	0	0
Professional & Business Services	14	15	16	17	18	4	467	7,150	7,587	8,052	8,544	9,067	1,918
Other Services	123	129	135	142	150	27	517	69,881	73,381	77,056	80,915	84,967	15,086
Government	7	7	7	8	8	1	909	6,797	7,040	7,292	7,554	7,824	1,028
Total	307	318	330	343	356	50	700	236,193	245,159	254,512	264,272	274,456	38,263

1/ From EXHIBIT 1.05

2/ From EXHIBIT 1.06

3/ Assumes a market clearing 10% industrial space vacancy rate.

*Estimate

EXHIBIT 1.08

INDUSTRIAL FLOOR-TO-AREA RATIO (FAR) WORKSHEET BY INDUSTRY SECTOR
REEDSPORT, OREGON
2008-2028

	Distribution by Building Type 1/			FAR by industry sector 2/			Average Space per Job			
Employment Sector	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Weighted Average
Construction	0%	75%	25%	0.31	0.30	0.26	0.00	0.23	0.07	0.29
Manufacturing	0%	75%	25%	0.31	0.30	0.26	0.00	0.23	0.07	0.29
Wholesale Trade	90%	0%	10%	0.31	0.30	0.26	0.28	0.00	0.03	0.31
Retail Trade	0%	0%	0%	0.31	0.30	0.26	0.00	0.00	0.00	0.00
Transportation, Warehousing, & Utilities	100%	0%	0%	0.31	0.30	0.26	0.31	0.00	0.00	0.31
Information	0%	0%	100%	0.31	0.30	0.26	0.00	0.00	0.26	0.26
Financial Activities	0%	0%	0%	0.31	0.30	0.26	0.00	0.00	0.00	0.00
Professional & Business Services	0%	0%	100%	0.31	0.30	0.26	0.00	0.00	0.26	0.26
Education & Health Services	0%	0%	0%	0.31	0.30	0.26	0.00	0.00	0.00	0.00
Leisure & Hospitality	0%	0%	0%	0.31	0.30	0.26	0.00	0.00	0.00	0.00
Other Services	0%	75%	25%	0.31	0.30	0.26	0.00	0.23	0.07	0.29
Government	0%	0%	0%	0.31	0.30	0.26	0.00	0.00	0.00	0.00

1/ Regional Industrial Land Study Phase II (Otak, Inc. et al. 1999) converted to NAICS by Johnson Reid, LLC.
2/ Regional Industrial Land Study Phase III (EcoNorthwest and Otak, Inc., 2001) converted to NAICS by Johnson Reid, LLC.

EXHIBIT 1.09

DEMAND PROJECTIONS FOR COMMERCIAL INDUSTRIAL LAND BY INDUSTRY SECTOR

REEDSPORT, OREGON

2008-2028

	Projected Industrial Space Need 1/						Floor to Area	Predicted Land Need (Acres) 3/					
Employment Sector	2008	2013	2018	2023	2028	08-28	Ratio 2/	2008	2013	2018	2023	2028	08-28
Construction	10,504	11,235	12,012	12,845	13,736	3,232	0.29	1.0	1.1	1.1	1.2	1.3	0.3
Manufacturing	57,917	58,981	60,065	61,169	62,293	4,377	0.29	5.5	5.6	5.7	5.8	5.9	0.4
Wholesale Trade	13,436	14,101	14,799	15,532	16,301	2,864	0.31	1.2	1.3	1.3	1.4	1.5	0.3
Transportation, Warehousing & Utilities	70,509	73,694	77,023	80,503	84,139	13,631	0.51	6.3	6.5	6.8	7.2	7.5	1.2
Information	0	0	0	0	0	0	0.26	0.0	0.0	0.0	0.0	0.0	0.0
Professional & Business Services	7,150	7,687	8,221	8,815	9,453	2,303	0.26	0.8	0.8	0.9	0.9	1.0	0.2
Other Services	69,881	74,013	78,389	83,023	87,932	18,050	0.29	6.6	7.0	7.4	7.9	8.4	1.7
Total	236,193	246,772	257,892	269,582	281,874	45,681		21.4	22.3	23.3	24.4	25.5	4.2
	Projected Industrial Space Need 1/						Floor to Area	Predicted Land Need (Acres) 3/					
Employment Sector	2008	2013	2018	2023	2028	08-28	Ratio 2/	2008	2013	2018	2023	2028	08-28
Construction	10,504	11,345	12,254	13,236	14,296	3,792	0.29	1.0	1.1	1.2	1.3	1.4	0.4
Manufacturing	57,917	59,142	60,394	61,672	62,976	5,060	0.29	5.5	5.6	5.7	5.9	6.0	0.5
Wholesale Trade	13,436	14,205	15,014	15,871	16,777	3,341	0.31	1.2	1.3	1.4	1.4	1.5	0.3
Transportation, Warehousing & Utilities	70,509	74,182	78,046	82,111	86,388	15,880	0.51	6.3	6.6	6.9	7.3	7.7	1.4
Information	0	0	0	0	0	0	0.26	0.0	0.0	0.0	0.0	0.0	0.0
Professional & Business Services	7,150	7,747	8,394	9,094	9,854	2,704	0.26	0.8	0.8	0.9	1.0	1.0	0.3
Other Services	69,881	74,649	79,742	85,183	90,994	21,113	0.29	6.6	7.1	7.6	8.1	8.6	2.0
Total	236,193	248,396	261,318	275,006	289,507	53,314		21.4	22.5	23.7	24.9	26.2	4.8
	Projected Industrial Space Need 1/						Floor to Area	Predicted Land Need (Acres) 3/					
Employment Sector	2008	2013	2018	2023	2028	08-28	Ratio 2/	2008	2013	2018	2023	2028	08-28
Construction	10,504	11,121	11,774	12,465	13,197	2,693	0.29	1.0	1.1	1.1	1.2	1.3	0.3
Manufacturing	57,917	58,821	59,738	60,671	61,618	3,701	0.29	5.5	5.5	5.7	5.8	5.9	0.4
Wholesale Trade	13,436	14,000	14,587	15,199	15,837	2,401	0.31	1.2	1.3	1.3	1.4	1.4	0.2
Transportation, Warehousing & Utilities	70,509	73,209	76,013	78,924	81,946	11,438	0.51	6.3	6.5	6.8	7.0	7.3	1.0
Information	0	0	0	0	0	0	0.26	0.0	0.0	0.0	0.0	0.0	0.0
Professional & Business Services	7,150	7,587	8,052	8,544	9,067	1,918	0.26	0.8	0.8	0.9	0.9	1.0	0.2
Other Services	69,881	73,381	77,056	80,915	84,967	15,086	0.29	6.6	7.0	7.3	7.7	8.1	1.4
Total	236,193	245,159	254,512	264,272	274,456	38,263		21.4	22.2	23.0	23.9	24.9	3.5

1/ From Exhibit 1.07

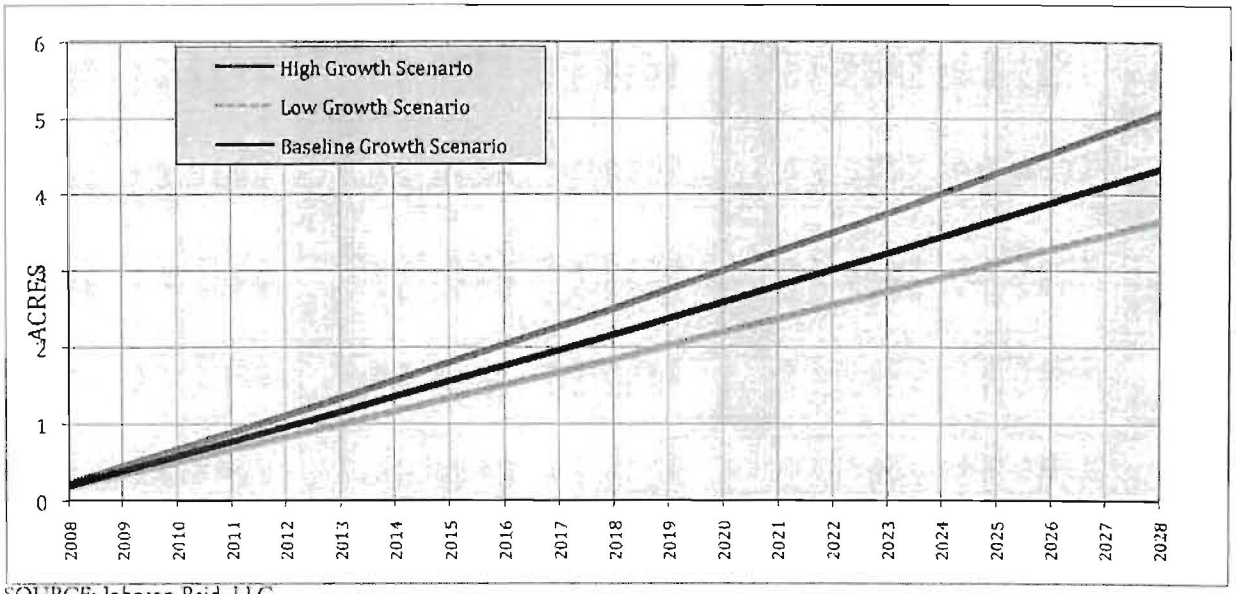
2/ From Exhibit 1.08

3/ Assumes a non-traditional industrial land use factor of 10% from Regional Industrial Land Study Phase II (Otak, Inc., et al, 1999).

*Estimate

EXHIBIT 1.10

COMPARISON OF CUMULATIVE DEMAND FOR INDUSTRIAL LAND
MEDIUM, HIGH AND LOW EMPLOYMENT GROWTH SCENARIOS
2008-2028



SOURCE: Johnson Reid, LLC

EXHIBIT 1.11

PROJECTED DISTRIBUTION OF DEMAND BY SIZE OF SPACE

REEDSPORT, OREGON

2008-2028

	Net New Demand for Space (SF)	Distribution of Need by Firm Size/Space Required (SF)							
		Under 800	800-1,800	1,800-3,800	3,800-9,800	9,800-19,800	19,800-49,800	49,800-100,000	Over 100,000
Baseline Growth									
Office Demand 1/									
2008-2013	25,742	3,374	16,443	786	2,906	449	1,026	0	758
2013-2018	28,093	3,682	17,945	858	3,172	490	1,120	0	827
2018-2023	30,678	4,021	19,596	937	3,463	535	1,223	0	903
2023-2028	33,521	4,394	21,412	1,024	3,784	584	1,336	0	987
2008-2028	118,035	15,471	75,396	3,605	13,325	2,058	4,705	0	3,475
Share:		*13.1%*	*65.9%*	*3.1%*	*11.3%*	*1.7%*	*4.0%*	*0.0%*	*2.9%*
Industrial Demand 2/									
2008-2013	10,579	9,848	4,999	2,423	5,870	555	1,109	0	938
2013-2018	11,120	10,747	5,455	2,644	6,406	606	1,211	0	1,024
2018-2023	11,690	11,736	5,957	2,887	6,995	662	1,322	0	1,118
2023-2028	12,292	12,824	6,510	3,155	7,643	723	1,445	0	1,221
2008-2028	45,681	45,155	22,921	11,109	26,914	2,546	5,087	0	4,301
Share:		*38.3%*	*19.4%*	*9.4%*	*22.8%*	*2.2%*	*4.3%*	*0.0%*	*3.6%*
High Growth									
Office Demand 1/									
2008-2013	29,760	3,901	19,009	909	3,360	519	1,186	0	876
2013-2018	32,905	4,313	21,018	1,005	3,715	574	1,311	0	969
2018-2023	36,412	4,773	23,259	1,112	4,111	635	1,451	0	1,072
2023-2028	40,325	5,286	25,758	1,232	4,552	703	1,607	0	1,188
2008-2028	139,403	18,273	89,044	4,258	15,738	2,431	5,555	0	4,105
Share:		*13.1%*	*63.9%*	*3.1%*	*11.3%*	*1.7%*	*4.0%*	*0.0%*	*2.9%*
Industrial Demand 2/									
2008-2013	12,203	11,385	5,779	2,801	6,786	642	1,283	0	1,084
2013-2018	12,922	12,588	6,390	3,097	7,503	710	1,418	0	1,199
2018-2023	13,687	13,930	7,071	3,427	8,303	785	1,569	0	1,327
2023-2028	14,501	15,427	7,831	3,796	9,195	870	1,738	0	1,469
2008-2028	53,314	53,330	27,071	13,121	31,787	3,007	6,008	0	5,079
Share:		*38.3%*	*19.4%*	*9.4%*	*22.8%*	*2.2%*	*4.3%*	*0.0%*	*3.6%*
Low Growth									
Office Demand 1/									
2008-2013	21,766	2,853	15,903	665	2,457	379	867	0	641
2013-2018	23,445	3,073	14,976	716	2,647	409	934	0	690
2018-2023	25,265	3,312	16,138	772	2,852	440	1,007	0	744
2023-2028	27,239	3,570	17,399	832	3,075	475	1,086	0	802
2008-2028	97,716	12,808	62,416	2,985	11,031	1,703	3,894	0	2,877
Share:		*13.1%*	*63.9%*	*3.1%*	*11.3%*	*1.7%*	*4.0%*	*0.0%*	*2.9%*
Industrial Demand 2/									
2008-2013	8,965	8,527	4,227	2,049	4,965	470	938	0	793
2013-2018	9,353	8,969	4,553	2,207	5,346	506	1,010	0	854
2018-2023	9,760	9,666	4,906	2,378	5,761	545	1,089	0	921
2023-2028	10,185	10,421	5,290	2,564	6,211	588	1,174	0	993
2008-2028	38,263	37,383	18,976	9,198	22,281	2,109	4,211	0	3,561
Share:		*38.3%*	*19.4%*	*9.4%*	*22.8%*	*2.2%*	*4.3%*	*0.0%*	*3.6%*

1/ From EXHIBIT 1.03

2/ From EXHIBIT 1.07

EXHIBIT 1.12

PROJECTIONS OF HOUSEHOLD RETAIL SALES
REEDSPORT, OREGON
2008-2028

NAICS	Category	Per Household Expenditures 1/	Household Retail Spending in Millions (Households) 2008	2013	2018	2023	2028	'08-'28
441	Motor Vehicles and Parts Dealers	$6,197	$12.2	$13.3	$14.4	$15.7	$17.1	*$4.9*
442	Furniture and Home Furnishings Stores	$731	$1.4	$1.6	$1.7	$1.8	$2.0	*$0.6*
443	Electronics and Appliance Stores	$687	$1.4	$1.5	$1.6	$1.7	$1.9	*$0.5*
444	Building Materials and Garden Equipment	$3,442	$6.8	$7.4	$8.0	$8.7	$9.5	*$2.7*
445	Food and Beverage Stores	$4,534	$8.9	$9.7	$10.6	$11.5	$12.5	*$3.6*
446	Health and Personal Care Stores	$1,982	$3.9	$4.2	$4.6	$5.0	$5.5	*$1.6*
448	Clothing and Clothing Accessories Stores	$1,006	$2.0	$2.2	$2.3	$2.5	$2.8	*$0.8*
451	Sporting Goods, Hobby, Book and Music Stores	$512	$1.0	$1.1	$1.2	$1.3	$1.4	*$0.4*
452	General Merchandise Stores	$3,734	$7.3	$8.0	$8.7	$9.5	$10.3	*$2.9*
453	Miscellaneous Store Retailers	$813	$1.6	$1.7	$1.9	$2.1	$2.2	*$0.6*
722	Foodservices and Drinking Places	$2,926	$5.8	$6.3	$6.8	$7.4	$8.1	*$2.3*
	Totals/Weighted Averages	*$26,564*	*$52.2*	*$56.8*	*$61.8*	*$67.2*	*$73.2*	*$20.9*

NAICS	Category	Per Household Expenditures 1/	Household Retail Spending in Millions (Households) 2008	2013	2018	2023	2028	'08-'28
441	Motor Vehicles and Parts Dealers	$6,197	$12.2	$13.5	$14.9	$16.4	$18.1	*$5.9*
442	Furniture and Home Furnishings Stores	$731	$1.4	$1.6	$1.8	$1.9	$2.1	*$0.7*
443	Electronics and Appliance Stores	$687	$1.4	$1.5	$1.6	$1.8	$2.0	*$0.7*
444	Building Materials and Garden Equipment	$3,442	$6.8	$7.5	$8.2	$9.1	$10.1	*$3.3*
445	Food and Beverage Stores	$4,534	$8.9	$9.8	$10.9	$12.0	$13.2	*$4.3*
446	Health and Personal Care Stores	$1,982	$3.9	$4.3	$4.7	$5.2	$5.6	*$1.9*
448	Clothing and Clothing Accessories Stores	$1,006	$2.0	$2.2	$2.4	$2.7	$2.9	*$1.0*
451	Sporting Goods, Hobby, Book and Music Stores	$512	$1.0	$1.1	$1.2	$1.4	$1.5	*$0.5*
452	General Merchandise Stores	$3,734	$7.3	$8.1	$8.9	$9.9	$10.9	*$3.6*
453	Miscellaneous Store Retailers	$813	$1.6	$1.8	$1.9	$2.2	$2.4	*$0.8*
722	Foodservices and Drinking Places	$2,926	$5.8	$6.4	$7.0	$7.7	$8.5	*$2.8*
	Totals/Weighted Averages	*$26,564*	*$52.2*	*$57.7*	*$63.7*	*$70.3*	*$77.6*	*$25.4*

NAICS	Category	Per Household Expenditures 1/	Household Retail Spending in Millions (Households) 2008	2013	2018	2023	2028	'08-'28
441	Motor Vehicles and Parts Dealers	$6,197	$12.2	$12.8	$13.5	$14.1	$14.9	*$2.7*
442	Furniture and Home Furnishings Stores	$731	$1.4	$1.5	$1.6	$1.7	$1.8	*$0.3*
443	Electronics and Appliance Stores	$687	$1.4	$1.4	$1.5	$1.6	$1.6	*$0.3*
444	Building Materials and Garden Equipment	$3,442	$6.8	$7.1	$7.5	$7.9	$8.3	*$1.5*
445	Food and Beverage Stores	$4,534	$8.9	$9.4	$9.8	$10.3	$10.9	*$2.0*
446	Health and Personal Care Stores	$1,982	$3.9	$4.1	$4.3	$4.5	$4.8	*$0.9*
448	Clothing and Clothing Accessories Stores	$1,006	$2.0	$2.1	$2.2	$2.3	$2.4	*$0.4*
451	Sporting Goods, Hobby, Book and Music Stores	$512	$1.0	$1.1	$1.1	$1.2	$1.2	*$0.2*
452	General Merchandise Stores	$3,734	$7.3	$7.7	$8.1	$8.5	$9.0	*$1.6*
453	Miscellaneous Store Retailers	$813	$1.6	$1.7	$1.8	$1.9	$1.9	*$0.4*
722	Foodservices and Drinking Places	$2,926	$5.8	$6.0	$6.4	$6.7	$7.0	*$1.3*
	Totals/Weighted Averages	*$26,564*	*$52.2*	*$54.9*	*$57.7*	*$60.6*	*$63.7*	*$11.5*

1/ Claritas, Inc. average retail sales figures for Reedsport, Oregon in 2007 dollars.

EXHIBIT 1.13

PROJECTIONS OF COMMERCIAL RETAIL SPACE NEED

REEDSPORT, OREGON

2008-2028

		Household Retail Spending (millions) 1/						Spending-Supported Retail Demand (SF) 3/					
NAICS	Category	2008	2013	2018	2023	2028	'08-'28	Sales Support Factor 2/	2008	2013	2018	2023	2028	'08-'28
441	Automotive Parts, Accessories and Tire Stores	$12.2	$13.3	$14.4	$15.7	$17.1	$4.9	$139	96,415	104,894	114,118	124,153	135,071	38,656
442	Furniture and Home Furnishings Stores	$1.4	$1.6	$1.7	$1.8	$2.0	$0.6	$209	7,551	8,215	8,938	9,724	10,579	3,028
443	Electronics and Appliance Stores	$1.4	$1.5	$1.6	$1.7	$1.9	$0.5	$302	4,914	5,346	5,816	6,328	6,884	1,970
444	Building Materials and Garden Equipment	$6.8	$7.4	$8.0	$8.7	$9.5	$2.7	$389	19,152	20,836	22,668	24,662	26,831	7,679
445	Food and Beverage Stores	$8.9	$9.7	$10.6	$11.5	$12.5	$3.6	$430	22,800	24,805	26,986	29,359	31,941	9,141
446	Health and Personal Care Stores	$3.9	$4.2	$4.6	$5.0	$5.5	$1.6	$279	15,378	16,731	18,202	19,803	21,544	6,166
448	Clothing and Clothing Accessories Stores	$2.0	$2.2	$2.3	$2.5	$2.8	$0.8	$156	13,984	15,214	16,552	18,007	19,591	5,607
451	Sporting Goods, Hobby, Book and Music Stores	$1.0	$1.1	$1.2	$1.3	$1.4	$0.4	$199	5,554	6,042	6,573	7,151	7,780	2,227
452	General Merchandise Stores	$7.5	$8.0	$8.7	$9.5	$10.3	$2.9	$164	49,150	53,472	58,174	63,290	68,856	19,706
453	Miscellaneous Store Retailers	$1.6	$1.7	$1.9	$2.1	$2.2	$0.6	$127	15,830	15,047	16,370	17,809	19,376	5,545
722	Foodservices and Drinking Places	$5.8	$6.3	$6.8	$7.4	$8.1	$2.3	$267	23,734	25,822	28,092	30,563	33,250	9,516
	Totals/Weighted Averages	*$52.2*	*$56.8*	*$61.8*	*$67.2*	*$73.2*	*$20.9*		*272,463*	*296,423*	*322,490*	*350,850*	*381,703*	*109,241*

		Household Retail Spending (millions) 1/						Spending-Supported Retail Demand (SF) 3/					
NAICS	Category	2008	2013	2018	2023	2028	'08-'28	Sales Support Factor 2/	2008	2013	2018	2023	2028	'08-'28
441	Automotive Parts, Accessories and Tire Stores	$12.2	$13.5	$14.9	$16.4	$18.1	$5.9	$139	96,415	106,450	117,529	129,762	143,268	46,853
442	Furniture and Home Furnishings Stores	$1.4	$1.6	$1.8	$1.9	$2.1	$0.7	$209	7,551	8,337	9,205	10,163	11,221	3,670
443	Electronics and Appliance Stores	$1.4	$1.5	$1.6	$1.8	$2.0	$0.7	$302	4,914	5,426	5,990	6,614	7,303	2,388
444	Building Materials and Garden Equipment	$6.8	$7.5	$8.2	$9.1	$10.1	$3.3	$389	19,152	21,145	23,346	25,776	28,459	9,307
445	Food and Beverage Stores	$8.9	$9.8	$10.9	$12.0	$13.2	$4.3	$430	22,800	25,173	27,793	30,685	33,879	11,079
446	Health and Personal Care Stores	$3.9	$4.3	$4.7	$5.2	$5.8	$1.9	$279	15,378	16,979	18,746	20,697	22,851	7,473
448	Clothing and Clothing Accessories Stores	$2.0	$2.2	$2.4	$2.7	$2.9	$1.0	$156	13,984	15,440	17,047	18,821	20,780	6,796
451	Sporting Goods, Hobby, Book and Music Stores	$1.0	$1.1	$1.2	$1.4	$1.5	$0.5	$199	5,554	6,132	6,770	7,474	8,252	2,699
452	General Merchandise Stores	$7.5	$8.1	$8.9	$9.9	$10.9	$3.6	$164	49,150	54,265	59,913	66,149	73,034	23,884
453	Miscellaneous Store Retailers	$1.6	$1.8	$1.9	$2.1	$2.4	$0.8	$127	15,830	15,270	16,859	18,614	20,551	6,721
722	Foodservices and Drinking Places	$5.8	$6.4	$7.0	$7.7	$8.5	$2.8	$267	23,734	26,205	28,932	31,943	35,268	11,534
	Totals/Weighted Averages	*$52.2*	*$57.7*	*$63.7*	*$70.3*	*$77.6*	*$25.6*		*272,463*	*300,821*	*332,150*	*366,699*	*404,865*	*132,402*

		Household Retail Spending (millions) 1/						Spending-Supported Retail Demand (SF) 3/					
NAICS	Category	2008	2013	2018	2023	2028	'08-'28	Sales Support Factor 2/	2008	2013	2018	2023	2028	'08-'28
441	Automotive Parts, Accessories and Tire Stores	$12.2	$12.8	$13.5	$14.1	$14.9	$2.7	$139	96,415	101,333	106,502	111,935	117,645	21,230
442	Furniture and Home Furnishings Stores	$1.4	$1.5	$1.6	$1.7	$1.8	$0.3	$209	7,551	7,936	8,341	8,767	9,214	1,663
443	Electronics and Appliance Stores	$1.4	$1.4	$1.5	$1.6	$1.6	$0.3	$302	4,914	5,165	5,428	5,705	5,996	1,082
444	Building Materials and Garden Equipment	$6.8	$7.1	$7.5	$7.9	$8.3	$1.5	$389	19,152	20,129	21,156	22,235	23,369	4,217
445	Food and Beverage Stores	$8.9	$9.4	$9.8	$10.3	$10.9	$2.0	$430	22,800	23,963	25,185	26,470	27,820	5,020
446	Health and Personal Care Stores	$3.9	$4.1	$4.3	$4.5	$4.8	$0.9	$279	15,378	16,163	16,987	17,854	18,764	3,386
448	Clothing and Clothing Accessories Stores	$2.0	$2.1	$2.2	$2.3	$2.4	$0.4	$156	13,984	14,697	15,447	16,235	17,063	3,079
451	Sporting Goods, Hobby, Book and Music Stores	$1.0	$1.1	$1.1	$1.2	$1.2	$0.2	$199	5,554	5,837	6,135	6,448	6,776	1,223
452	General Merchandise Stores	$7.3	$7.7	$8.1	$8.5	$9.0	$1.6	$164	49,150	51,657	54,292	57,061	59,973	10,822
453	Miscellaneous Store Retailers	$1.6	$1.7	$1.8	$1.9	$1.9	$0.4	$127	13,830	14,536	15,277	16,057	16,876	3,045
722	Foodservices and Drinking Places	$5.8	$6.0	$6.4	$6.7	$7.0	$1.3	$267	23,734	24,945	26,218	27,555	28,961	5,226
	Totals/Weighted Averages	*$52.2*	*$54.9*	*$57.7*	*$60.6*	*$63.7*	*$11.5*		*272,463*	*286,361*	*300,968*	*316,521*	*332,456*	*59,994*

1/ From Exhibit 1.12

2/ Based on national averages derived from "Dollars & Cents of Shopping Centers," Urban Land Institute, 2000.

3/ Assumes a market-clearing retail space vacancy rate of 10%.

* Estimate

EXHIBIT 1.14

PROJECTIONS OF COMMERCIAL RETAIL SPACE NEED

REEDSPORT, OREGON

2008-2028

		Spending-Supported Retail Demand (SF) 1/						Retail	Commercial Retail Land Need (Acres)					
NAICS	Category	2008	2013	2018	2023	2028	'08-'28	FA.R 2/	2008	2013	2018	2023	2028	'08-'28
441	Automotive Parts, Accessories and Tire Stores	96,415	104,894	114,118	124,153	135,071	*38,656*	*0.25*	8.9	9.6	10.5	11.4	12.4	*3.5*
442	Furniture and Home Furnishings Stores	7,551	8,215	8,938	9,724	10,579	*3,028*	*0.25*	0.7	0.8	0.8	0.9	1.0	*0.3*
443	Electronics and Appliance Stores	4,914	5,346	5,816	6,328	6,884	*1,970*	*0.25*	0.5	0.5	0.5	0.6	0.6	*0.2*
444	Building Materials and Garden Equipment	19,152	20,836	22,668	24,662	26,831	*7,679*	*0.25*	1.8	1.9	2.1	2.3	2.5	*0.7*
445	Food and Beverage Stores	22,800	24,805	26,986	29,359	31,941	*9,141*	*0.25*	2.1	2.3	2.5	2.7	2.9	*0.8*
446	Health and Personal Care Stores	15,378	16,731	18,202	19,802	21,544	*6,166*	*0.25*	1.4	1.5	1.7	1.8	2.0	*0.6*
448	Clothing and Clothing Accessories Stores	13,984	15,214	16,552	18,007	19,591	*5,607*	*0.25*	1.3	1.4	1.5	1.7	1.8	*0.5*
451	Sporting Goods, Hobby, Book and Music Stores	5,554	6,042	6,573	7,151	7,780	*2,227*	*0.25*	0.5	0.6	0.6	0.7	0.7	*0.2*
452	General Merchandise Stores	49,150	53,472	58,174	63,290	68,856	*19,706*	*0.25*	4.5	4.9	5.3	5.8	6.3	*1.8*
453	Miscellaneous Store Retailers	13,830	15,047	16,370	17,809	19,376	*5,545*	*0.25*	1.3	1.4	1.5	1.6	1.8	*0.5*
722	Foodservices and Drinking Places	23,734	25,822	28,092	30,563	33,250	*9,516*	*0.25*	2.2	2.4	2.6	2.8	3.1	*0.9*
	Totals/Weighted Averages	*272,463*	*296,428*	*322,490*	*350,850*	*381,708*	*109,241*	*0.25*	*25.0*	*27.2*	*29.6*	*32.2*	*35.1*	*10.0*

		Spending-Supported Retail Demand (SF) 1/						Retail	Commercial Retail Land Need (Acres)					
NAICS	Category	2008	2013	2018	2023	2028	'08-'28	FA.R 2/	2008	2013	2018	2023	2028	'08-'28
441	Automotive Parts, Accessories and Tire Stores	96,415	106,450	117,529	129,762	143,268	*46,853*	*0.25*	8.9	9.8	10.8	11.9	13.2	*4.3*
442	Furniture and Home Furnishings Stores	7,551	8,337	9,205	10,163	11,221	*3,670*	*0.25*	0.7	0.8	0.8	0.9	1.0	*0.3*
443	Electronics and Appliance Stores	4,914	5,426	5,990	6,614	7,302	*2,388*	*0.25*	0.5	0.5	0.6	0.6	0.7	*0.2*
444	Building Materials and Garden Equipment	19,152	21,145	23,346	25,776	28,459	*9,307*	*0.25*	1.8	1.9	2.1	2.4	2.6	*0.9*
445	Food and Beverage Stores	22,800	25,175	27,793	30,685	33,879	*11,079*	*0.25*	2.1	2.3	2.6	2.8	3.1	*1.0*
446	Health and Personal Care Stores	15,378	16,979	18,746	20,697	22,851	*7,473*	*0.25*	1.4	1.6	1.7	1.9	2.1	*0.7*
448	Clothing and Clothing Accessories Stores	13,984	15,440	17,047	18,821	20,780	*6,796*	*0.25*	1.3	1.4	1.6	1.7	1.9	*0.6*
451	Sporting Goods, Hobby, Book and Music Stores	5,554	6,132	6,770	7,474	8,252	*2,699*	*0.25*	0.5	0.6	0.6	0.7	0.8	*0.2*
452	General Merchandise Stores	49,150	54,265	59,913	66,149	73,034	*23,884*	*0.25*	4.5	5.0	5.5	6.1	6.7	*2.2*
453	Miscellaneous Store Retailers	13,830	15,270	16,859	18,614	20,551	*6,721*	*0.25*	1.3	1.4	1.5	1.7	1.9	*0.6*
722	Foodservices and Drinking Places	23,734	26,205	28,932	31,943	35,268	*11,534*	*0.25*	2.2	2.4	2.7	2.9	3.2	*1.1*
	Totals/Weighted Averages	*272,463*	*300,621*	*332,130*	*366,699*	*404,865*	*132,402*	*0.25*	*25.0*	*27.6*	*30.5*	*33.7*	*37.2*	*12.2*

		Spending-Supported Retail Demand (SF) 1/						Retail	Commercial Retail Land Need (Acres)					
NAICS	Category	2008	2013	2018	2023	2028	'08-'28	FA.R 2/	2008	2013	2018	2023	2028	'08-'28
441	Automotive Parts, Accessories and Tire Stores	96,415	101,333	106,502	111,935	117,645	*21,230*	*0.25*	8.9	9.3	9.8	10.3	10.8	*1.9*
442	Furniture and Home Furnishings Stores	7,551	7,936	8,341	8,767	9,214	*1,663*	*0.25*	0.7	0.7	0.8	0.8	0.8	*0.2*
443	Electronics and Appliance Stores	4,914	5,165	5,428	5,705	5,996	*1,082*	*0.25*	0.5	0.5	0.5	0.5	0.6	*0.1*
444	Building Materials and Garden Equipment	19,152	20,129	21,156	22,235	23,369	*4,217*	*0.25*	1.8	1.8	1.9	2.0	2.1	*0.4*
445	Food and Beverage Stores	22,800	23,963	25,185	26,470	27,820	*5,020*	*0.25*	2.1	2.2	2.3	2.4	2.6	*0.5*
446	Health and Personal Care Stores	15,378	16,163	16,987	17,854	18,764	*3,386*	*0.25*	1.4	1.5	1.6	1.6	1.7	*0.3*
448	Clothing and Clothing Accessories Stores	13,984	14,697	15,447	16,235	17,063	*3,079*	*0.25*	1.3	1.3	1.4	1.5	1.6	*0.3*
451	Sporting Goods, Hobby, Book and Music Stores	5,554	5,837	6,135	6,448	6,776	*1,223*	*0.25*	0.5	0.5	0.6	0.6	0.6	*0.1*
452	General Merchandise Stores	49,150	51,657	54,292	57,061	59,972	*10,822*	*0.25*	4.5	4.7	5.0	5.2	5.5	*1.0*
453	Miscellaneous Store Retailers	13,830	14,536	15,277	16,057	16,876	*3,045*	*0.25*	1.3	1.3	1.4	1.5	1.5	*0.3*
722	Foodservices and Drinking Places	23,734	24,945	26,218	27,555	28,961	*5,226*	*0.25*	2.2	2.3	2.4	2.5	2.7	*0.5*
	Totals/Weighted Averages	*272,463*	*286,361*	*300,968*	*316,321*	*332,456*	*59,994*	*0.25*	*25.0*	*26.3*	*27.6*	*29.0*	*30.5*	*5.5*

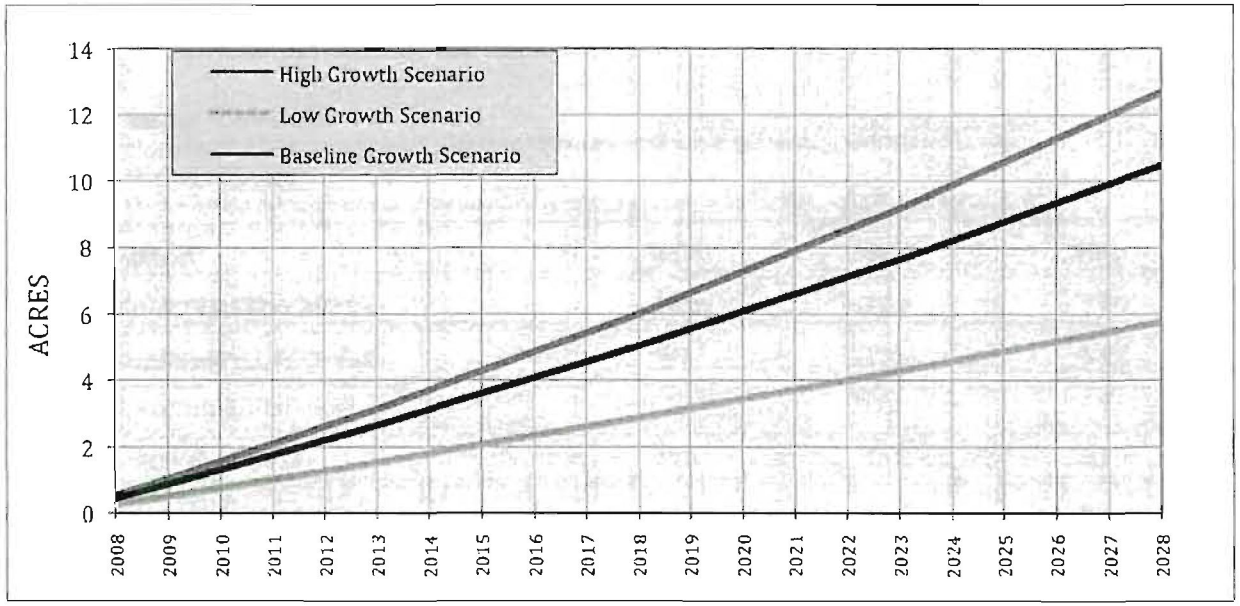
1/ From Exhibit 1.13

2/ Assumes typical suburban retail profile: single-story with four parking spaces per 1,000 square feet of developed space.

*Estimate

EXHIBIT 1.15

COMPARISON OF CUMULATIVE DEMAND FOR COMMERCIAL RETAIL LAND
MEDIUM, HIGH AND LOW GROWTH SCENARIOS
2008-2028



SOURCE: Johnson Reid, LLC

EXHIBIT 1.16

GROSS NEED FOR COMMERCIAL AND INDUSTRIAL LAND
REEDSPORT, OREGON
2008-2028

Use Type	Need For Land (Acres) By Scenario: Medium Growth	High Growth	Low Growth
OFFICE COMMERCIAL	7.7	9.1	6.4
INDUSTRIAL	4.2	4.8	3.5
RETAIL COMMERCIAL	12.5	15.2	6.9
CITY RESIDENTS	10.0	12.2	5.5
REGION/TOURISTS 1/	2.5	3.0	1.4
OVERNIGHT LODGING	*2.9*	*3.4*	*2.4*
SPECIALIZED USES 2/	*11.7*	*13.9*	*9.6*
TOTAL	*39.0*	*46.4*	*28.7*

1/ Assumes regional/tourist demand normalizes at 20% of retail support, given targeted opportunities outlined in the EOA.

2/ Hospitals, Clinics, etc. for employment not otherwise categorized. Assumes 20 employees per acre

SOURCE: Johnson Reid

Housing Needs Analysis

October 2009

Prepared for:
City of Reedsport

Submitted by:

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I. Introduction and Report Organization

The City of Reedsport's 2008/09 Planning Program had two objectives. Complete a Goal 9 Economic Opportunities Analysis (EOA) and a Goal 10 Housing Needs Analysis. The following Goal 10 report is an analysis and inventory of the existing stock and a 2028 year housing unit forecast.

Organization of This Report

This report is organized into the following sections:

I. Introduction and Report Organization
II. Buildable Residential Land Inventory
III. Housing Analysis and Need

The report uses methodologies suggested by *Planning for Residential Growth: A Workbook for Oregon's Urban Areas* produced by the Transportation and Growth Management Program (TGM) of the Oregon Department of Transportation (ODOT) and the Oregon Department of Land Conservation and Development (DLCD) in order to meet the requirements of the Statewide Planning Goal 10 (OAR 660-015-0000(10)) and guidelines (Division 010 Housing).

The residential land inventory information in this section is a summary of the complete Buildable Land Inventory (2009).

II. BUILDABLE RESIDENTIAL LAND INVENTORY

This section summarizes the number of vacant acres of buildable land in each plan designation that allows residential uses in the City of Reedsport and existing Urban Growth Boundary (UGB). Buildable land is defined as land that is suitable and available and necessary for the designated uses. This section provides the basis for subsequent calculations on the capacity of the UGB to accommodate future growth.

The Benkendorf Associates Corp. (TBAC) performed a visual inventory of all land uses and vacant lands in Reedsport in September 2008. TBAC refined this inventory through further field-checking and aerial photography in November 2008. The information in this section is a summary of the complete Buildable Land Inventory. Please refer to that section for a complete land inventory for all of the land use categories in the city and UGB.

There are three residential land use zones designated in the Reedsport Zoning Ordinance:

- Rural Suburban Residential (RA)
- Single Family Residential (R1)
- Multifamily Residential (R2)

Table II.1 below shows the total land in residential zones within the UGB and the City limits of Reedsport. The UGB extends north and south beyond the City limits. Exhibit 1 (Land Use Map) in the Buildable Land Inventory (2009) shows the total land by land use zone within the UGB and the City limits of Reedsport.

TABLE II.1
LAND WITHIN THE CITY LIMITS AND UGB BY ZONING DISTRICT

Zone	Total Acres within City/UGB	Total Parcels
RA - Rural Suburban Residential	153.55	76
R1 - Single Family Residential	378.42	1,386
R2 - Multifamily Residential	156.71	122
SUBTOTAL City Limits	**688.68**	**1,584**
RA - Rural Suburban Residential	418.02	7
R1 - Single Family Residential	223.81	14
R2 - Multifamily Residential	2.51	1
SUBTOTAL UGB	**644.34**	**22**
TOTAL	**1,333.02.**	**1,606**

Source: The Benkendorf Associates Corp.; 2008

A. GROSS BUILDABLE VACANT ACRES BY ZONING DISTRICT

Those parcels considered as vacant in the following analysis include fully vacant parcels and parcels that are partially vacant and/or redevelopable. Table II.2 shows a summary of the gross vacant buildable acreage figures by residential zone within the City limits and UGB. This table summarizes the inventory by individual parcels contained in the Buildable Land Inventory (2009).

The parcels in Table II.2 are given three classifications:

- "Vacant" – 100% of the parcel was identified as vacant and potentially buildable;
- "Partially vacant" – parcels with some development on the site and with development potential on the vacant portion of the site
- "Vacant but unbuildable" – parcels that are vacant or partially vacant but that have constraints that leave no buildable areas on the site, such as slopes exceeding 25% and wetlands.

For the "vacant" and "partially vacant" categories, the table shows the total gross acres and the gross buildable acres that subtracts unbuildable land that is subject to physical constraints, such as slopes exceeding 25% and wetlands. For the purposes of the inventory, unbuildable vacant land also includes the developed portion of partially vacant parcels.

As shown in Table II.2, a total of 300.57 gross acres of land in the City of Reedsport and its UGB is classified as vacant and buildable for residential uses. There are also 4.73 gross acres of buildable residential land that are classified as partially vacant.

Exhibit 2 (Vacant Parcels Map) in the Buildable Land Inventory (2009) shows the vacant parcels within the UGB and the City limits of Reedsport.

TABLE II.2
SUMMARY OF VACANT PARCELS WITHIN UGB & CITY BY ZONING DISTRICT

	Total		Vacant			Partially Vacant			Vacant but Unbuildable	
Primary zone	Parcels	Total Gross acres	Parcels	Total Gross acres	Gross Buildable acres	Parcels	Total Gross acres	Gross Buildable acres	Parcels	Total Gross acres
Single Family Residential	1,400	602.23	61	275.37	126.21	1	6.69	1.17	29	6.27
Rural Suburban Residential	83	571.57	26	515.03	119.16	1	4.48	3.02	8	1.73
Multi-Family Residential	123	159.22	41	0.33	55.20	1	5.37	0.54	14	3.26
	1,606	**1,333.02**	**128**	**790.73**	**300.57**	**3**	**16.54**	**4.73**	**51**	**11.26**

Note:
[1]Unbuildable contains residential zoned parcels less than 0.1 acres
[2]The difference between total acres and buildable acres on vacant parcels is because some parcels lie partially outside city limits

B. Net Buildable Vacant Acres by Zoning District

Net buildable vacant acres are calculated by subtracting land needed for future public facilities from gross buildable vacant acres. For the purpose of this analysis, land needed for future facilities is defined as 25% of all gross buildable vacant land acreage.

Table II.3 below shows the gross buildable vacant acreage data from Table II.2 categorized within city limits and within the UGB. It also shows the conversion to net acreage by subtracting 25% from gross buildable acres.

As shown in the table, there are 88.51 acres of net buildable residential acres within the City limits of Reedsport and another 140.48 net buildable residential acres within the UGB. A large percentage of the vacant buildable residential acres are outside the City limits, but in the UGB. The total net buildable acres inside the City limits account for 38.7% of the total net buildable residential land as compared to 61.3% in the UGB.

Table II.3
Inventory of Net Buildable Land by Zoning District

Zone	Zone Code	Buildable parcels	Buildable acres	Net Buildable acres
City Limits				
Single Family Residential	SF	52	36.57	27.43
Rural Suburban Residential	RSR	22	25.69	19.27
Multi-Family Residential	MFR	42	55.74	41.81
SUBTOTAL City		**116**	**118.00**	**88.51**
UGB Limits				
Single Family Residential	SF	10	90.81	68.11
Rural Suburban Residential	RSR	5	96.49	72.37
SUBTOTAL UGB		**15**	**187.30**	**140.48**
TOTAL		**131**	**305.30**	**228.99**

III. Housing Analysis and Need

A. Introduction

This analysis outlines a forecast of housing need within the City of Reedsport's Urban Growth Boundary (UGB). The housing need forecast was generated through 2028. The primary data sources used in generating this forecast were the U.S. Census, Claritas Inc. (third-party market data source), and the 20-year Employment Forecast included in this report. Other sources are identified as appropriate.

B. Current Housing Needs

1. Current Housing Profile

In general, Reedsport has seen a demographic trend towards older and smaller households that is projected to continue into the future. Overall, the share of householders aged 60 and greater has grown, along with those aged 25 to 35. However, the share of householders in middle-age has fallen somewhat since 2000. (As is discussed below, these trends are projected to continue into the future.)

Reedsport features a very low median income in comparison to both Douglas County and the state. In 2008, the estimated median income in Reedsport is $29,060 in comparison to $38,722 in the county, and $56,300 statewide (Claritas Inc. and U.S. Census). This implies the importance of affordable housing alternatives in Reedsport.

The profile of current housing conditions in the study area is based on data from Claritas Inc., which derives its data from the Nielson market research, and U.S. Census data on the block level. Estimates of current population and households were cross referenced with the Douglas County coordinated population forecast and estimates from the Population Research Center at Portland State University, and the U.S. Census.

We estimate a current population of 4,350, living in 1,966 households. Average household size is 2.19 persons, smaller than the statewide average of 2.5 statewide, as would be expected from older households with fewer children present.

The estimated current vacancy rate of housing units is high at 11.1%. Typically a vacancy level of roughly 5% is considered a healthy level reflecting basic turnover of among households. Part of the explanation of Reedsport elevated vacancy rate is that it includes second homes in the city.

TABLE III.1
PROFILE OF HOUSING CONDITIONS (2008)

CURRENT HOUSING CONDITIONS (2008)			SOURCE
Total 2008 Population:	4,350		Claritas[1]
- Estimated group housing population:	-45	(1.1% of Total)	Claritas
Estimated 2008 Population:	**4,305**	(Total - Group)	
Estimated 2008 Households:	**1,966**		Claritas
Avg. HH Size:	2.19	(Pop/HH)	Claritas
Total Housing Units:	**2,211**		Claritas
Occupied Housing Units:	1,966		
Vacant Housing Units:	245		
Current Vacancy Rate:	11.1%		

1 Claritas figures were cross-referenced with figures from the U.S. Census and PSU Population Research Center.

2. ESTIMATE OF CURRENT HOUSING NEED

Following the establishment of the current housing profile, the current housing need was determined based upon the age and income characteristics of current households. The analysis considered the propensity of households in specific age and income levels to either rent or own their home in order to derive the current need for ownership and rental housing units and the affordable cost level of each. This presents a snapshot of current housing need equal to the number of households in the study area.

TABLE III.2
ESTIMATE OF CURRENT HOUSING NEED (2008)

Ownership				Rental				
Price Range	# Units	% of Units	Cumulative	Rent Level	# Units	% of Units	Cumulative	
$0 - 50k	100	7.6%	7.6%	$0 - 250	199	30.7%	30.7%	
$50k - 70k	136	10.3%	17.9%	$250 - 375	85	13.2%	43.9%	
$70k - 90k	105	8.0%	25.9%	$375 - 500	61	9.4%	53.2%	
$90k - 120k	120	9.1%	35.0%	$500 - 625	47	7.3%	60.6%	
$120k - 160k	203	15.4%	50.4%	$625 - 875	88	13.7%	74.2%	
$160k - 230k	199	15.1%	65.6%	$875 - 1,250	71	11.0%	85.2%	
$230k - 350k	250	19.0%	84.5%	$1,250 - 1,875	73	11.2%	96.5%	
$350k - 460k	118	8.9%	93.4%	$1,875 - 2,500	15	2.3%	98.7%	
$460k - 690k	67	5.1%	98.5%	$2,500 - 3,750	1	0.2%	98.9%	
$690k +	20	1.5%	100.0%	$3,750 +	7	1.1%	100.0%	All Units
Totals:	1,319	% of All:	67.1%	Totals:	647	% of All:	32.9%	1,966

Sources: Claritas Inc., Census, Johnson Reid LLC

The price levels presented above assumes that an "affordable" housing payment equals 30% of a household's gross income. The affordable price level for ownership housing assumes 30-year amortization, at an interest rate of 6.5%, with 15% down payment.

The estimated needs presented in Table III.2 are based on income levels. As one might expect from the low income levels in Reedsport, the most need is found for lower-cost housing. A bulk of need for ownership housing is for units priced less than $230,000. The need for rental housing is

massed at the bottom of the price spectrum, with the single largest need at the very bottom of the range. Roughly 50% of the estimated rental need is in a range that would typically require subsidized affordable housing.

3. Current Housing Inventory

The profile of current housing needs represents the preference and affordability levels of households. In reality, the current housing inventory differs from this profile, meaning that some households find themselves in housing units which are not optimal, either not meeting the household's own/rent preference, or being under- or over-affordable.

A profile of current housing inventory in the City of Reedsport was determined using Census data from the 2000 Census, which provides profile of housing values, rent levels and housing types (single family, attached, manufactured home, etc.).

The following figure presents a profile of housing inventory of ownership and rental housing in the study area.

- An estimated 66.5% of housing units are ownership units, while an estimated 33.5% of housing units are rental units.
- The majority of ownership housing units in Reedsport are seasoned low to moderately-valued single family and manufactured home units. Compared to the current housing need identified above, there seems to be significant ownership housing available within the low price range demanded.
- Rental units are split between roughly one-third single family homes and two thirds attached units. Existing rental units fall at the low end of the price spectrum, with 85% of units renting for less than $500. Despite significant need in Reedsport for low-cost rental units, this analysis indicates that there is currently a surplus of low-end units and a lack of mid-priced units (see following section.)

TABLE III.3
PROFILE OF CURRENT HOUSING INVENTORY (2008)

OWNERSHIP HOUSING									
Price Range	Single Family	Duplex	3- or 4-plex	5+ Units MFR	Manuf. home	Boat, RV, other temp	Total Units	% of Units	Cumulative %
$0 - 50k	245	0	0	1	70	3	319	21.7%	21.7%
$50k - 70k	212	0	0	1	61	2	276	18.8%	40.5%
$70k - 90k	212	0	0	1	61	2	276	18.8%	59.3%
$90k - 120k	211	0	0	1	61	2	276	18.8%	78.1%
$120k - 160k	167	0	0	1	48	2	217	14.8%	92.9%
$160k - 230k	43	0	0	0	12	0	56	3.8%	96.7%
$230k - 350k	24	0	0	0	7	0	32	2.2%	98.8%
$350k - 460k	6	0	0	0	2	0	7	0.5%	99.4%
$460k - 690k	4	0	0	0	1	0	5	0.4%	99.7%
$690k +	3	0	0	0	1	0	4	0.3%	100.0%
Totals:	1,127	0	0	7	324	12	1,470	% of All Units:	66.5%
Percentage:	76.7%	0.0%	0.0%	0.5%	22.0%	0.8%	100.0%		

RENTAL HOUSING									
Price Range	Single Family	Duplex	3- or 4-plex	5+ Units MFR	Manuf. home	Boat, RV, other temp	Total Units	% of Units	Cumulative %
$0 - 250	98	14	60	108	12	0	293	39.6%	39.6%
$250 - 375	52	7	32	59	7	0	158	21.3%	60.9%
$375 - 500	62	8	36	63	7	0	177	23.9%	84.7%
$500 - 625	11	2	11	26	2	0	52	7.1%	91.8%
$625 - 875	10	3	12	30	2	0	57	7.6%	99.5%
$875 - 1,250	15	0	1	-12	0	0	4	0.5%	100.0%
$1,250 - 1,875	13	0	0	-13	0	0	0	0.0%	100.0%
$1,875 - 2,500	8	0	0	-8	0	0	0	0.0%	100.0%
$2,500 - 3,750	0	0	0	0	0	0	0	0.0%	100.0%
$3,750 +	0	0	0	0	0	0	0	0.0%	100.0%
Totals:	269	35	152	254	31	0	741	% of All Units:	33.5%
Percentage:	36.3%	4.7%	20.5%	34.2%	4.2%	0.0%	100.0%		

TOTAL HOUSING UNITS								
	Single Family	Duplex	3- or 4-plex	5+ Units MFR	Manuf. home	Boat, RV, other temp	Total Units	% of Units
Totals:	1,397	35	152	260	355	12	2,211	100%
Percentage:	63.2%	1.6%	6.9%	11.8%	16.1%	0.6%	100.0%	

Sources: Claritas Inc., Census, Johnson Reid LLC

4. RECONCILIATION OF CURRENT HOUSING NEEDS WITH CURRENT INVENTORY

A comparison of estimated current housing needs with current supply identifies the existing discrepancies between needs and what is actually available.

TABLE III.4
COMPARISON OF CURRENT NEED TO CURRENT INVENTORY

Ownership			
Price Range	Estimated Current Need	Estimated Current	Unment Need or (Surplus)
$0 - 50k	100	319	(219)
$50k - 70k	136	276	(140)
$70k - 90k	105	276	(171)
$90k - 120k	120	276	(155)
$120k - 160k	203	217	(14)
$160k - 230k	199	56	143
$230k - 350k	250	32	218
$350k - 460k	118	7	110
$460k - 690k	67	5	61
$690k +	20	4	16
Totals:	**1,319**	**1,470**	**(152)**

Rental			
Rent	Estimated Current Need	Estimated Current	Unment Need or (Surplus)
$0 - 250	199	293	(94)
$250 - 375	85	158	(72)
$375 - 500	61	177	(116)
$500 - 625	47	52	(5)
$625 - 875	88	57	32
$875 - 1,250	71	4	67
$1,250 - 1,875	73	0	73
$1,875 - 2,500	15	0	15
$2,500 - 3,750	1	0	1
$3,750 +	7	0	7
Totals:	**647**	**741**	**(94)**

Occupied Units:	**1,966**
All Housing Units:	**2,211**
Total Unit Surplus:	**(245)**

Sources: Claritas, Census, Johnson Reid LLC

In general, Table III.4 identifies a current surplus of low-value ownership and rental housing, and support (based on income) for more medium and high priced options. These estimates are based on the current income and age profiles discussed above.

C. FUTURE HOUSING NEEDS

1. FUTURE HOUSING PROFILE (2028)

The profile of future (20-year) housing conditions in the study area is based on the current housing profile, multiplied by an assumed projected future population growth rate. The projected population growth rate incorporates the 20-year Employment Forecast presented in the Economic Opportunities Analysis (2009) of this report. This assumes that economic and employment growth will be a primary determinant of the number of households seeking to locate in the study area.

Future population growth rate was calculated under three scenarios (baseline, low growth, and high growth). These scenarios assume a population growth rate of 1.7%, 1.0% and 2.0% respectively. The following table presents growth forecasts under these three scenarios.

The projection of future needs assumes a more sustainable vacancy rate of 8% over the long run.

TABLE III.5
PROFILE OF FUTURE HOUSING CONDITIONS (2028)

	Baseline Growth Scenario	Low Growth Scenario	High Growth Scenario
2008 Population:	4,305	4,305	4,305
Annual Growth Rate:	1.7%	1.0%	2.0%
Estimated 2028 Population:	***6,027***	***5,255***	***6,398***
Estimated 2028 Households:	***2,752***	***2,399***	***2,921***
Total Housing Units:	***2,991***	***2,608***	***3,175***
Occupied Housing Units:	2,752	2,399	2,921
Vacant Housing Units:	239	209	254
New Population ('08-'28):	1,722	950	2,093
New Households ('08-'28):	786	434	956

Assumes average future household size of 2.19, and unit vacancy of 8%.
Sources: Claritas, Census, Johnson Reid, LLC.

2. PROJECTION OF FUTURE HOUSING NEED (2028 – BASELINE SCENARIO)

The profile of future housing needs was derived using the same methodology used to produce the estimate of current housing need. It includes current and future households. A discussion of demographic, economic, and other trends that will affect future housing needs is included in the Economic Opportunities Analysis.

TABLE III.6
PROJECTED TOTAL FUTURE HOUSING NEEDS (2028 – BASELINE SCENARIO)

Ownership				Rental				
Price Range	# Units	% of Units	Cumulative	Rent	# Units	% of Units	Cumulative	
$0 - 50k	76	3.4%	3.4%	$0 - 250	-17	-2.2%	-2.2%	
$50k - 70k	-42	-1.9%	1.5%	$250 - 375	-44	-5.7%	-7.9%	
$70k - 90k	232	10.5%	12.0%	$375 - 500	157	20.1%	12.2%	
$90k - 120k	-34	-1.5%	10.5%	$500 - 625	-3	-0.4%	11.8%	
$120k - 160k	226	10.2%	20.7%	$625 - 875	169	21.6%	33.3%	
$160k - 230k	386	17.5%	38.2%	$875 - 1,250	253	32.3%	65.6%	
$230k - 350k	300	13.6%	51.8%	$1,250 - 1,875	156	19.9%	85.5%	
$350k - 460k	560	25.3%	77.1%	$1,875 - 2,500	80	10.3%	95.8%	
$460k - 690k	438	19.8%	97.0%	$2,500 - 3,750	14	1.7%	97.5%	
$690k +	67	3.0%	100.0%	$3,750 +	19	2.5%	100.0%	All Units
Totals:	2,208	% of All:	73.8%	Totals:	783	% of All:	26.2%	2,991

Sources: Claritas, Census, Johnson Reid, LLC.

The analysis considered the propensity of households at specific age and income levels to either rent or own their home, in order to derive the future need for ownership and rent housing units, and the affordable cost level of each. The projected need is for *all* 2028 households and therefore includes the needs of current households.

- The percentage of owners is expected to climb somewhat from an estimated 67% in 2008 to almost 74% in 2028. This projection is largely based on the propensity of older households to own their home relative to younger households. As aging trends in Reedsport progress, this is projected to increase the overall share of owner households relative to renter households.

- The price levels presented above assumes that an "affordable" housing payment equals 30% of a household's gross income. The affordable price level for ownership housing assumes 30-year amortization, at an interest rate of 6.5%, with 15% down payment. Income levels and price levels are presented in 2008 dollars.

3. Reconciliation of Future Housing Needs and Current Housing Inventory

The profile of total future housing need (baseline growth scenario) was reconciled with the current housing inventory to determine the total future need for *new* housing units by type and price range (next page).

The results find a need for 780 new housing units by 2028.

- The new needed units will have a high ratio of ownership units to rentals (94% to 6%) to match the preferences of the anticipated future population[1]. This skewed result reflects that a larger share of households are projected to be owners in 2028 than in 2008. Therefore, the *net new* units presented in Table III.7 are projected to be mostly for owners rather than renters.
- This does not imply that the rental stock will be largely the same in 20 years as it is now, but rather that new rental units are likely to replace existing units which are retired from the market.
- Due to this high demand for ownership units, an estimated 93% of needed future units will be single family units. An estimated 5% of needed units will be multi-family in structures of 5+ attached units, most of these being needed rental units.
- Less than 2% of new demand will be for duplex units. 4% will be for manufactured home units, mostly for ownership. And no need is projected for additional triplex or 4-plex units.
- Fewer units will be needed at the lower end of the cost spectrum and more at higher levels. This reflects the general increase of incomes over time due to inflation[2]. In general, the relative income levels and age demographics in Reedsport are expected to continue into the future.

[1] The analysis assumes that for *new* housing units in Reedsport, 94% will be owner-occupied and 6% will be rental units. The percentage of *all* owner-occupied units (existing and new combined) is expected to climb to about 74% in 2028. This projection is largely based on demographic forecasts of an aging population in Reedsport, and the higher propensity for older households to own their home relative to younger households. Reedsport does not suffer from a lack of available rental units, but in fact suffers from a current overabundance of these units. As a result, new units will need to be overwhelmingly ownership to achieve balance over time.

[2] The study bases household demand on the projected age and income cohorts of households over time. As noted previously, the composition of households in the Reedsport area is expected to be substantially older, with a higher propensity to own their residence over time. The projected rise in incomes is consistent with the change in age profile. The composition of households and their projected housing needs is balanced against the composition of housing stock, and the study identifies the marginal need for housing by type. New housing production is expected to provide housing for the higher level of the spectrum, with existing and aging stock providing for much of the more affordable housing need.

TABLE III.7
PROJECTED FUTURE NEED FOR NEW HOUSING UNITS (2028)

OWNERSHIP HOUSING									
Price Range	Single Family	Duplex	3- or 4-plex	5+ Units MFR	Manuf. Home	Boat, RV, other temp	Total Units	% of Units	Cumulative %
$0 - 50k	-182	0	0	-1	-58	-2	-244	-33.0%	-33.0%
$50k - 70k	-246	0	0	-1	-68	-3	-318	-43.1%	-76.1%
$70k - 90k	-21	0	0	0	-23	-1	-45	-6.1%	-82.2%
$90k - 120k	-240	0	0	-1	-66	-3	-310	-42.0%	-124.2%
$120k - 160k	20	0	0	0	-11	0	9	1.2%	-123.0%
$160k - 230k	275	0	0	2	51	2	329	44.6%	-78.3%
$230k - 350k	223	0	0	1	42	2	269	36.4%	-41.9%
$350k - 460k	455	0	0	3	90	3	552	74.8%	32.9%
$460k - 690k	357	0	0	2	70	3	433	58.6%	91.5%
$690k +	52	0	0	0	10	0	63	8.5%	100.0%
Totals:	692	1	1	5	37	1	**738**	**% All Units:**	94.6%
Percentage:	93.8%	0.2%	0.1%	0.6%	5.1%	0.2%	100.0%		

RENTAL HOUSING									
Price Range	Single Family	Duplex	3- or 4-plex	5+ Units MFR	Manuf. Home	Boat, RV, other temp	Total Units	% of Units	Cumulative %
$0 - 250	-105	-15	-63	-115	-13	0	-310	-733.5%	-733.5%
$250 - 375	-69	-10	-40	-76	-8	0	-202	-478.3%	-1211.8%
$375 - 500	-1	1	-10	-6	-3	0	-20	-46.4%	-1258.2%
$500 - 625	-12	-3	-11	-27	-2	0	-55	-131.2%	-1389.3%
$625 - 875	55	7	16	31	3	0	112	265.6%	-1123.8%
$875 - 1,250	82	14	41	104	8	0	249	587.9%	-535.9%
$1,250 - 1,875	47	9	26	70	5	0	156	368.2%	-167.7%
$1,875 - 2,500	23	5	13	37	2	0	80	189.9%	22.2%
$2,500 - 3,750	5	1	2	5	0	0	14	32.2%	54.5%
$3,750 +	7	1	3	7	1	0	19	45.5%	100.0%
Totals:	32	9	-23	31	-7	0	**42**	**% All Units:**	5.4%
Percentage:	76.3%	22.2%	-54.0%	72.2%	-16.7%	0.0%	100.0%		

TOTAL HOUSING UNITS								
	Single Family	Duplex	3- or 4-plex	5+ Units MFR	Manuf. Home	Boat, RV, other temp	Total Units	% of Units
Totals:	725	11	-22	35	30	1	**780**	**100%**
Percentage:	92.9%	1.4%	-2.8%	4.5%	3.9%	0.2%	100.0%	

Sources: Claritas Inc., Census, Johnson Reid LLC

4. COMPARISON OF NET BUILDABLE ACREAGE NEEDED TO NET BUILDABLE ACREAGE AVAILABLE

The City of Reedsport has three residential zoning districts that allow residential uses ranging from very low density to multifamily structures. There is significant disparity between the minimum densities allowed in the single family and multi-family zones.

Table III.8 displays the net acreage of buildable residential lands within the City Limits, within the UGB, and total. It also estimates the number of units these buildable lands could accommodate.

TABLE III.8
PROJECTED RESIDENTIAL UNITS ON NET BUILDABLE LAND

			City Limits		UGB Area		TOTAL		
Comp Plan Designation	Reedsport Zoning Designation	Avg. Units/ Net Acre	Vacant Net Acres	Parcel Count	Vacant Net Acres	Parcel Count	Vacant Net Acres	Parcel Count	Est. Units Accommodated
RA	Rural Suburban Zone	1.63	19.27	22	72.37	5	91.64	27	150
R1	Single Family Residential	5.45	27.43	52	68.11	10	95.54	62	520
R2	Multifamily Residential	32.70	41.81	42	0.00	0	41.81	42	1,367
	Totals/Averages:	8.90	88.51	116	140.48	15	228.99	131	2,037

Sources: City of Reedsport, Johnson Reid LLC

As shown in Table III.8 above, the 229 net acres of buildable lands could accommodate an estimated total of 2,037 units, for an overall density of 8.9 units per net acre. These lands constitute 131 separate parcels, averaging 1.7 acres in size.

Most of the buildable land is zoned R1 (95.5 acres), followed by RA (91.6 acres), and R2 (41.8 acres). However, due to the density of the R2 zone, the available acreage can accommodate many more units than the other two lower-density zones combined. Overall, the existing buildable land has the potential to accommodate many of the needed units over the 20-year planning period.

Table III.9 presents the estimated additional acreage needed by 2028 to accommodate the number of future households projected under the three growth scenarios.

Our projections indicate adequate residential capacity in aggregate, although a mismatch in terms of type. .

The estimates provided in Table III.9 assume that future developed lands maintain roughly the same ratio of land area among the zones that is currently found within the city limits (RA 22%, R1 55%, R2 23%).

TABLE III.9
PROJECTED NEEDED RESIDENTIAL ACREAGE (2028)

BASELINE GROWTH SCENARIO 1.7% Annual Growth Rate						
Zoning Designation	New Units Demand 2028	Capacity of Vacant Lands (In Units)	Total Future Unit Need - Vacant Lands	Units Per Net Acre	Net Acreage Needed	Gross Acreage Needed
RA Rural Suburban Zone	113	150	-37	1.6	-23	-30
R1 Single Family Residential	693	520	173	5.4	32	42
R2 Multifamily Residential	21	1,367	-1,346	32.7	-41	-55
Totals/Averages:	*827*	*2,037*	*-1,210*	*8.9*	*-32*	*-43*

LOW GROWTH SCENARIO 1.0% Annual Growth Rate						
Zoning Designation	New Units Demand 2028	Capacity of Vacant Lands (In Units)	Total Future Unit Need - Vacant Lands	Units Per Net Acre	Net Acreage Needed	Gross Acreage Needed
RA Rural Suburban Zone	74	150	-75	1.6	-46	-62
R1 Single Family Residential	360	520	-160	5.4	-29	-39
R2 Multifamily Residential	-37	1,367	-1,404	32.7	-43	-57
Totals/Averages:	*397*	*2,037*	*-1,640*	*8.9*	*-119*	*-158*

HIGH GROWTH SCENARIO 2.0% Annual Growth Rate						
Zoning Designation	New Units Demand 2028	Capacity of Vacant Lands (In Units)	Total Future Unit Need - Vacant Lands	Units Per Net Acre	Net Acreage Needed	Gross Acreage Needed
RA Rural Suburban Zone	126	150	-23	1.6	-14	-19
R1 Single Family Residential	801	520	280	5.4	52	69
R2 Multifamily Residential	38	1,367	-1,330	32.7	-41	-54
Totals/Averages:	*964*	*2,037*	*-1,073*	*8.9*	*-4*	*-5*

Sources: City of Reedsport, Johnson Reid LLC

The low growth scenario finds a current supply of buildable land sufficient to accommodate all units needed over 20 years. In fact, there is a surplus of land in each residential zoning category.

In all scenarios there is estimated to be a surplus of multi-family residential zoned land. Currently available buildable land could accommodate over 1,300 more multi-family units than are projected to be needed over the 20-year period. The baseline and high-growth scenarios project future need for additional R1 (Single Family Residential) land.

In the baseline scenario, the City has sufficient buildable land capacity for 670 single family units (in the RA and R1 zones), or 83% of the 806 total single family units projected to be needed by 2028. The City has a surplus multi-family unit capacity of 1,346 units, or 55 gross acres, compared to its projected multifamily unit need. Based on the needed residential acreage in the baseline scenario, the City should consider converting some of its multifamily zoned land to single family zones within the next 5 to 10 years.

Buildable Land Inventory

October 2009

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I. BUILDABLE LAND INVENTORY

The objective of this report is to calculate the number of acres of buildable land in each plan designation in the existing Urban Growth Boundary (UGB) and the City of Reedsport. Buildable land is defined as land that is suitable and available and necessary for the designated uses. This report provides the basis for subsequent calculations on the capacity of the UGB to accommodate future growth.

The following analysis uses a methodology suggested by *Planning for Residential Growth: A Workbook for Oregon's Urban Areas* produced by the Transportation and Growth Management Program (TGM) of the Oregon Department of Transportation (ODOT) and the Oregon Department of Land Conservation and Development (DLCD). The steps used in this methodology have been followed to the greatest extent possible, given the data available for the City of Reedsport.

A. GROSS BUILDABLE VACANT ACRES BY ZONING DISTRICT

The Benkendorf Associates Corp. (TBAC) performed a visual inventory of all land uses and vacant lands in Reedsport in September 2008. TBAC refined this inventory through further field-checking and aerial photography in November 2008.

Those parcels considered as vacant in the following analysis include fully vacant parcels and parcels that are partially vacant and/or redevelopable.

Table I.1 illustrates the land use zones designated by the City of Reedsport and Douglas County in their Zoning Ordinances. These zones account for all the land within the City limits and UGB. As shown in Exhibit 1 (Land Use Map) at the end of this section, the UGB extends beyond the City limits North and South of the City limits. Table I.2 illustrates the total land within the UGB and the City limits of Reedsport.

TABLE I.1
CITY OF REEDSPORT ZONING DISTRICTS

Zone	Code
Commercial	
Commercial	C
Commercial Transitional	CT
Water-Related Commercial	WCT
Estuarine Development	ED
Industrial	
Light Industrial	LI
Heavy Industrial	HI
Water-Dependent Industrial	WDI
Residential	
Single Family Residential	SF
Rural Suburban Residential	RSR
Multi-Family Residential	MFR
Other	
Public/Semi Public Land	P
Urban Conservation	UC
Estuarine Natural	EN
Estuarine Conservation	EC
Agricultural Resource	AR

Source: City of Reedsport Zoning Ordinances

TABLE I.2
LAND WITHIN THE CITY LIMITS AND UGB BY ZONING DISTRICT

Zone	Total Acres within City/UGB	Total Parcels
C - Commercial	101.06	270
CT - Commercial Transitional	8.32	59
WCT - Water-Related Commercial	1.30	2
ED - Estuarine Development	0.87	3
LI - LIght Industrial	26.29	95
HI - Heavy Industrial	16.04	6
WDI - Water-Dependent Industrial	36.79	16
SF - Single Family Residential	378.42	1,386
RSR - Rural Suburban Residential	153.55	76
MFR - Multi-Family Residential	156.71	122
P - Public/Semi Public Land	88.50	21
UC - Urban Conservation	49.30	8
EC - Estuarine Conservation	19.93	8
SUBTOTAL City Limits	**1037.08**	**2,072**
SF - Single Family Residential	223.81	14
RSR - Rural Suburban Residential	418.02	7
MFR - Multi-Family Residential	2.51	1
P - Public/Semi Public Land	78.85	1
UC - Urban Conservation	278.89	17
EN - Estuarine Natural	50.03	3
EC - Estuarine Conservation	1.01	2
AR - Agricultural Resource	123.31	3
SUBTOTAL UGB	**1,176.43**	**48**
TOTAL	**2,213.51**	**2,120**

Source: The Benkendorf Associates Corp.; 2008

The gross vacant buildable acreage figures within the UGB and the City of Reedsport are illustrated in Table I.3. Unbuildable vacant land is defined as vacant land which is subject to physical constraints, such as flood plain and slopes exceeding 25%. For the purposes of this calculation, unbuildable vacant land also includes the developed portion of partially vacant parcels.

Table I.3 below contains an inventory of all parcels identified as vacant within the City limits and UGB. The parcels have been given four classifications:

- "Vacant" – 100% of the parcel has been identified as buildable;
- "Partially vacant" – parcels with some development on the site and with development potential on the vacant portion of the site;

- "Redevelopable" – the site has potential for redevelopment once abandoned or low value structures are removed.
- "Vacant Unbuidable" – parcels that are vacant but have constraints that make them unbuildable, such as tideland/estuary land.

The 25% slope and wetland columns are subtracted from the "total acres" to determine the "final gross buildable acres" figure. The 100-year floodplain acreage is not subtracted since development is not prohibited in these areas. As shown in Table I.3, a total of 555.25 acres of land in the City of Reedsport and its UGB is classified as vacant and buildable, out of a total of 274 vacant parcels containing 1449.62 acres. The UGB contains 328.65 gross acres of buildable land, compared to 146.72 gross acres of buildable land inside the city limits.

A map showing all of the parcels listed in Table I.3 has been produced as a separate exhibit (see Exhibit 2 (Vacant Parcels Map)) at the end of this section).

Table I.4 shows a summary of the inventory of vacant parcels in Table I.3. In the table, all residentially-zoned land with an area of less than 0.1 acres has been classified as unbuildable. All commercially-zoned land with an area of less than 0.25 acres has been classified as unbuildable. All industrially-zoned land with an area of less than 0.5 acres has been classified as unbuildable. Sites of these sizes are incidental to the scope of examining the city's long term (20 year) land use needs.

TABLE I.3
INVENTORY OF VACANT PARCELS BY ZONING DISTRICT

Parcel	Zone	Classification	Total Acres	Slope > 25%	Wetland	100 Year Flood Zone	Final Gross Buildable Acres
211235CB07600	Commercial	Vacant	0.12				0.12
211235CA06400	Commercial	Vacant	0.12				0.12
211235CA07200	Commercial	Vacant	0.11				0.11
211235CA08100	Commercial	Vacant	0.14				0.14
211234DC03900	Commercial	Vacant	0.70			0.61	0.70
211235CA08200	Commercial	Vacant	0.08				0.08
211235CA08800	Commercial	Vacant	0.09				0.09
221203BA00700	Commercial	Vacant	0.39			0.02	0.39
221203BA00800	Commercial	Vacant	0.16			0.05	0.16
211235CA09500	Commercial	Vacant	0.05				0.05
211235CA10700	Commercial	Vacant	0.11				0.11
221203BB05000	Commercial	Partially Vacant	0.11				0.11
221203BB06600	Commercial	Vacant	0.25				0.25
211235CB07400	Commercial	Vacant	0.03				0.03
211235CB08300	Commercial	Vacant	0.06				0.06
211235CC04900	Commercial	Vacant	1.22		0.62		0.60
211234DA00400	Commercial	Vacant	0.07				0.07
211234DA00500	Commercial	Vacant	0.08				0.08
211234DA00600	Commercial	Vacant	0.08				0.08
211234DA06300	Commercial	Vacant	0.26				0.26
211234DC02100	Commercial	Vacant	0.07				0.07
211234DC02200	Commercial	Vacant	0.23				0.23
211234DC03700	Commercial	Vacant	0.25				0.25
211235CB08800	Commercial	Vacant	0.11				0.11
211235CB09900	Commercial	Vacant	1.22		0.77		0.45
211235CB09800	Commercial	Vacant	1.93		0.27		1.66
211235CB08900	Commercial	Vacant	0.10				0.10
211235CB05500	Commercial Transitional	Vacant	0.05				0.05
211235CB05600	Commercial Transitional	Vacant	0.03				0.03
211235CD01700	Commercial Transitional	Vacant	0.06				0.06
211235CC01400	Commercial Transitional	Vacant	0.17				0.17
211235CB09700	Light Industrial	Vacant	1.69		0.94		0.75
211235CA05400	Light Industrial	Vacant	0.22				0.22
211235CB09600	Light Industrial	Vacant	0.35				0.35
211235CA02700	Light Industrial	Vacant	0.09				0.09
211235CA06800	Light Industrial	Vacant	0.08				0.08
211235CA01700	Light Industrial	Vacant	0.22			0.01	0.22
211235BC00104	Light Industrial	Vacant	0.67			0.67	0.67
211235BC00106	Light Industrial	Vacant	1.38		0.20	1.16	1.18
211235BD00700	Light Industrial	Vacant	0.06			0.00	0.06
211235CA01000	Light Industrial	Vacant	0.27				0.27
211235CA01100	Light Industrial	Vacant	0.10				0.10
211235CA03700	Light Industrial	Vacant	0.21				0.21
211235CA01600	Light Industrial	Vacant	0.45				0.45

Parcel	Zone	Classification	Total Acres	Slope > 25%	Wetland	100 Year Flood Zone	Final Gross Buildable Acres
211235CA05300	Light Industrial	Vacant	0.15				0.15
211235CA01800	Light Industrial	Vacant	0.15			0.01	0.15
211235CA01900	Light Industrial	Vacant	0.49				0.49
211235CA02000	Light Industrial	Vacant	0.37				0.37
211235CA02100	Light Industrial	Vacant	0.15				0.15
211235CA02600	Light Industrial	Vacant	0.06				0.06
211235CA02800	Light Industrial	Vacant	0.29				0.29
211235CA04400	Light Industrial	Vacant	0.08				0.08
211235CA04600	Light Industrial	Vacant	0.23				0.23
211235CA05200	Light Industrial	Vacant	0.27				0.27
211235CA01401	Light Industrial	Vacant	0.02				0.02
211235CA15500	Heavy Industrial	Vacant	0.74		0.33		0.41
21123400700B	Heavy Industrial	Partially Vacant	12.95		2.50	7.51	10.45
211235BD01600	Water-Dependent Industrial	Vacant	0.21			0.21	0.21
211235BD01500	Water-Dependent Industrial	Vacant	0.31			0.31	0.31
21123500803	Water-Dependent Industrial	Vacant	0.57			0.52	0.57
21123500800	Water-Dependent Industrial	Vacant	0.62			0.62	0.62
211235DB00500	Water-Dependent Industrial	Vacant	1.17			1.06	1.17
21123500500	Water-Dependent Industrial	Vacant	6.69		3.29	3.40	3.40
221203BC09900	Single Family Residential	Vacant	0.16				0.16
211233DB02200	Single Family Residential	Vacant	0.42		0.03		0.39
211233CD02700	Single Family Residential	Vacant	0.18	0.16			0.02
211235BC01000	Single Family Residential	Vacant	0.15				0.15
221203CB04100	Single Family Residential	Vacant	0.14				0.14
211233AC07000	Single Family Residential	Vacant	0.16				0.16
211233AC05801	Single Family Residential	Vacant	0.31				0.31
211233AC01800	Single Family Residential	Vacant	0.23				0.23
221203BC10800	Single Family Residential	Vacant	1.18				1.18
21123400601	Single Family Residential	Vacant	5.28	4.28			1.00
221203BC10000	Single Family Residential	Vacant	0.14				0.14
221204DA04700	Single Family Residential	Vacant	0.09				0.09
211233AC01700	Single Family Residential	Vacant	0.26			0.05	0.26
21123300900	Single Family Residential	Vacant	10.66		4.31		6.35
21123300500	Single Family Residential	Vacant	19.91	7.19	1.63	2.81	11.09
21123300101	Single Family Residential	Vacant	3.78		0.21	1.65	3.57
22120300600	Single Family Residential	Vacant	12.66	7.05		1.56	5.61
21122800103	Single Family Residential	Vacant	2.32		0.35	0.21	1.97
21122700800	Single Family Residential	Vacant	24.61	4.64	2.54	5.43	17.43
22120300200	Single Family Residential	Vacant	118.29	32.05	44.57	8.53	41.67
211234CC00400	Single Family Residential	Vacant	0.24	0.05			0.19
1001773	Single Family Residential	Vacant	2.79	1.31			1.48
221203BC10700	Single Family Residential	Vacant	0.08				0.08
221204DB02900A	Single Family Residential	Vacant	7.91	4.85			3.06
211234CC00300	Single Family Residential	Vacant	0.22	0.20			0.02
211234CD01900	Single Family Residential	Vacant	0.11	0.01			0.10
211234CD02400	Single Family Residential	Vacant	0.28		0.02	0.18	0.26

Parcel	Zone	Classification	Total Acres	Slope > 25%	Wetland	100 Year Flood Zone	Final Gross Buildable Acres
211234CD02500	Single Family Residential	Vacant	0.11		0.01	0.02	0.10
211234CD02600	Single Family Residential	Vacant	0.12		0.00	0.01	0.12
211234CD02700	Single Family Residential	Vacant	0.12		0.00	0.00	0.12
211234CD02800	Single Family Residential	Vacant	0.12				0.12
211234CD04300	Single Family Residential	Vacant	0.27			0.10	0.27
211234CD04400	Single Family Residential	Vacant	0.24			0.13	0.24
221204DA01800	Single Family Residential	Vacant	0.18				0.18
221204DB02900B	Single Family Residential	Vacant	1.68	0.91			0.77
221204DB02900C	Single Family Residential	Vacant	0.28				0.28
221204DB01500	Single Family Residential	Vacant	0.43				0.43
221204DA13000	Single Family Residential	Vacant	1.93	1.43			0.50
211234DA06800	Single Family Residential	Vacant	0.09				0.09
211234DA07600	Single Family Residential	Vacant	0.06				0.06
21123400501	Single Family Residential	Partially Vacant	6.69	2.98	2.54	2.63	1.17
21123400500	Single Family Residential	Vacant	1.60	0.65		0.19	0.95
221204DA12200	Single Family Residential	Vacant	0.70	0.63			0.07
21123400401	Single Family Residential	Vacant	0.38	0.34			0.04
221204DA05600	Single Family Residential	Vacant	0.19				0.19
22120200201	Single Family Residential	Vacant	4.71	4.13			0.58
211234CD05500	Single Family Residential	Vacant	0.53		0.01	0.31	0.52
211235CD02100	Single Family Residential	Vacant	0.13				0.13
1001755	Single Family Residential	Vacant	17.39	10.76			6.63
1001772	Single Family Residential	Vacant	0.19	0.14			0.05
1001750	Single Family Residential	Vacant	0.26	0.23			0.03
1001774	Single Family Residential	Vacant	0.21	0.19			0.02
211235CC02000	Single Family Residential	Vacant	0.28				0.28
211235CC02900	Single Family Residential	Vacant	0.27	0.10			0.17
211235CC03000	Single Family Residential	Vacant	3.14	2.83			0.31
211235CC04300	Single Family Residential	Vacant	1.83	1.65			0.18
211235CD00400	Single Family Residential	Vacant	0.18				0.18
1001756	Single Family Residential	Vacant	0.21	0.18			0.03
211235CD01400	Single Family Residential	Vacant	0.13				0.13
1001751	Single Family Residential	Vacant	0.19	0.17			0.02
211235CD02700	Single Family Residential	Vacant	2.63	2.22			0.41
211235CD02800	Single Family Residential	Vacant	1.11	0.94			0.17
211235CD02900	Single Family Residential	Vacant	0.29	0.18			0.11
211235CD03300	Single Family Residential	Vacant	0.76	0.68			0.08
211235CD03400	Single Family Residential	Vacant	0.17	0.15			0.02
211235CD03500	Single Family Residential	Vacant	0.18	0.16			0.02
211235CD04600	Single Family Residential	Vacant	0.17	0.03			0.14
211235CD05300	Single Family Residential	Vacant	0.44	0.23			0.21
211235CD05400	Single Family Residential	Vacant	0.47	0.42			0.05
211235CD01100	Single Family Residential	Vacant	0.14				0.14
1001764	Single Family Residential	Vacant	0.23	0.08			0.15
1001765	Single Family Residential	Vacant	0.37				0.37
211235CA15100	Single Family Residential	Vacant	0.07				0.07

Parcel	Zone	Classification	Total Acres	Slope > 25%	Wetland	100 Year Flood Zone	Final Gross Buildable Acres
1001767	Single Family Residential	Vacant	0.19	0.13			0.06
1001768	Single Family Residential	Vacant	0.19	0.17			0.02
1001769	Single Family Residential	Vacant	0.19	0.17			0.02
1001770	Single Family Residential	Vacant	20.10	6.03	1.59		12.48
1001757	Single Family Residential	Vacant	0.40	0.13			0.27
211235CA15300	Single Family Residential	Vacant	0.25				0.25
1001766	Single Family Residential	Vacant	0.17	0.08			0.09
1001771	Single Family Residential	Vacant	0.22	0.20			0.02
211235CA15200	Single Family Residential	Vacant	0.19				0.19
211235CB02500	Single Family Residential	Vacant	0.08				0.08
211235CB03700	Single Family Residential	Vacant	0.07				0.07
1001763	Single Family Residential	Vacant	0.25	0.08			0.17
1001762	Single Family Residential	Vacant	0.19	0.17			0.02
211235CB06300	Single Family Residential	Vacant	0.09				0.09
1001761	Single Family Residential	Vacant	0.76	0.03			0.73
1001760	Single Family Residential	Vacant	0.19	0.05			0.14
1001759	Single Family Residential	Vacant	0.18	0.14			0.04
1001758	Single Family Residential	Vacant	0.19	0.14			0.05
21122700900	Rural Suburban Residential	Vacant	11.66	7.11		0.41	4.55
1001718	Rural Suburban Residential	Vacant	0.64	0.33			0.31
211235CD07600	Rural Suburban Residential	Vacant	0.02	0.02			0.00
1001719	Rural Suburban Residential	Vacant	0.43	0.23			0.20
1001730	Rural Suburban Residential	Vacant	0.41	0.26			0.15
21123400400	Rural Suburban Residential	Vacant	247.06	201.86	0.20	1.18	45.00
1001741	Rural Suburban Residential	Vacant	0.39	0.24			0.15
21123301000	Rural Suburban Residential	Vacant	5.11	4.60			0.51
1001742	Rural Suburban Residential	Vacant	0.48	0.35			0.13
211234CC00101	Rural Suburban Residential	Vacant	0.38	0.33			0.05
211235CD02601	Rural Suburban Residential	Vacant	0.08				0.08
22120300300B	Rural Suburban Residential	Vacant	0.45				0.45
211235CD08000	Rural Suburban Residential	Vacant	1.57	1.41			0.16
211235DC00100	Rural Suburban Residential	Vacant	14.75	11.66			3.09
22120300800	Rural Suburban Residential	Vacant	38.86	28.90		0.02	9.96
211235CD02600	Rural Suburban Residential	Vacant	6.36	5.07			1.29
211235CD07700	Rural Suburban Residential	Vacant	0.15	0.06			0.09
211235CD07800	Rural Suburban Residential	Vacant	0.23	0.06			0.17
221202BA00200	Rural Suburban Residential	Vacant	3.25	0.08	1.82	1.34	1.35
22120200100	Rural Suburban Residential	Vacant	64.36	17.66	19.70	6.62	27.00
22120100200	Rural Suburban Residential	Vacant	50.58	39.53	1.07	1.85	9.98
211235DD00100	Rural Suburban Residential	Vacant	28.73	22.50			6.23
22120300500	Rural Suburban Residential	Vacant	0.85				0.85
221203CB00300	Rural Suburban Residential	Vacant	10.10	8.15			1.95
211235CD07501	Rural Suburban Residential	Vacant	0.26	0.23			0.03
211235DC00104	Rural Suburban Residential	Vacant	0.06	0.00			0.06
211235CD08100	Rural Suburban Residential	Vacant	0.71	0.64			0.07
211235DC00102	Rural Suburban Residential	Vacant	0.07	0.01			0.06

Parcel	Zone	Classification	Total Acres	Slope > 25%	Wetland	100 Year Flood Zone	Final Gross Buildable Acres
211235CD08200	Rural Suburban Residential	Vacant	0.79	0.50			0.29
221204DA10800	Rural Suburban Residential	Partially Vacant	4.48	1.46			3.02
211235CD08400	Rural Suburban Residential	Vacant	0.66	0.42			0.24
211235DB01100	Rural Suburban Residential	Vacant	0.87				0.87
211235DC01100	Rural Suburban Residential	Vacant	11.56	8.87		1.35	2.69
21123600800	Rural Suburban Residential	Vacant	14.73	13.26			1.47
211235CD07900	Rural Suburban Residential	Vacant	0.15	0.03			0.12
1001743	Multi-Family Residential	Vacant	0.32	0.26			0.06
1001738	Multi-Family Residential	Vacant	0.45	0.39			0.06
1001739	Multi-Family Residential	Vacant	0.42				0.42
1001740	Multi-Family Residential	Vacant	0.25				0.25
1001748	Multi-Family Residential	Vacant	9.31	6.05			3.26
1001747	Multi-Family Residential	Vacant	0.35	0.27			0.08
1001744	Multi-Family Residential	Vacant	0.32	0.26			0.06
1001746	Multi-Family Residential	Vacant	0.43	0.35			0.08
1001737	Multi-Family Residential	Vacant	0.25				0.25
1001745	Multi-Family Residential	Vacant	0.38	0.30			0.08
1001749	Multi-Family Residential	Vacant	0.48	0.33			0.15
1001720	Multi-Family Residential	Vacant	0.32				0.32
1001705	Multi-Family Residential	Vacant	0.21				0.21
1001706	Multi-Family Residential	Vacant	0.31				0.31
1001707	Multi-Family Residential	Vacant	13.46	2.18	0.57		10.71
1001708	Multi-Family Residential	Vacant	1.84				1.84
1001709	Multi-Family Residential	Vacant	0.23				0.23
1001710	Multi-Family Residential	Vacant	0.27				0.27
1001711	Multi-Family Residential	Vacant	0.19				0.19
1001712	Multi-Family Residential	Vacant	0.28				0.28
1001713	Multi-Family Residential	Vacant	0.17				0.17
1001714	Multi-Family Residential	Vacant	0.36				0.36
1001715	Multi-Family Residential	Vacant	0.24				0.24
1001734	Multi-Family Residential	Vacant	0.29				0.29
1001717	Multi-Family Residential	Vacant	0.50	0.03			0.47
1001736	Multi-Family Residential	Vacant	0.25				0.25
1001722	Multi-Family Residential	Vacant	0.08				0.08
1001723	Multi-Family Residential	Vacant	0.36				0.36
1001724	Multi-Family Residential	Vacant	0.39				0.39
1001725	Multi-Family Residential	Vacant	0.55				0.55
1001726	Multi-Family Residential	Vacant	0.52				0.52
1001727	Multi-Family Residential	Vacant	0.53				0.53
1001728	Multi-Family Residential	Vacant	0.36				0.36
1001729	Multi-Family Residential	Vacant	0.29				0.29
1001731	Multi-Family Residential	Vacant	0.30				0.30
1001732	Multi-Family Residential	Vacant	0.21				0.21
1001733	Multi-Family Residential	Vacant	0.57				0.57
1001735	Multi-Family Residential	Vacant	0.26				0.26
1001716	Multi-Family Residential	Vacant	0.31				0.31

Parcel	Zone	Classification	Total Acres	Slope > 25%	Wetland	100 Year Flood Zone	Final Gross Buildable Acres
211234DC01400	Multi-Family Residential	Vacant	3.19		2.38		0.81
211235DB01800	Multi-Family Residential	Vacant	0.04				0.04
21123301500	Multi-Family Residential	Vacant	0.59	0.41			0.18
221203CB00100	Multi-Family Residential	Vacant	16.56	10.92		0.09	5.64
221203CB00200	Multi-Family Residential	Vacant	2.81	0.07			2.74
221204BA01200	Multi-Family Residential	Vacant	0.64	0.58			0.06
221204BA01300	Multi-Family Residential	Partially Vacant	5.37	4.83			0.54
1001704	Multi-Family Residential	Vacant	0.16				0.16
211235DB01201	Multi-Family Residential	Vacant	0.03				0.03
211234DC01500	Multi-Family Residential	Vacant	1.72		0.73		0.99
211234DC01100	Multi-Family Residential	Vacant	0.05				0.05
211234DA02300	Multi-Family Residential	Vacant	0.09				0.09
211234CD00200	Multi-Family Residential	Vacant	1.04		0.52		0.52
211235DC00103	Multi-Family Residential	Vacant	0.01				0.01
211235DB02100	Multi-Family Residential	Vacant	0.24	0.00			0.24
21123400700A	Multi-Family Residential	Vacant	19.74		0.94	14.55	18.80
211235DB01600	Multi-Family Residential	Vacant	0.07				0.07
211234CC00600	Public/Semi Public Land	Vacant	1.60	0.33			1.27
221203BB00500	Public/Semi Public Land	Vacant	0.90				0.90
21123300400	Urban Conservation	Vacant	24.55	0.70	11.90	7.38	11.95
211234CD05600	Urban Conservation	Vacant	0.85		0.20	0.65	0.65
221203BA03600	Urban Conservation	Vacant	1.58		0.62	0.40	0.96
21123400600	Urban Conservation	Vacant	29.59	15.25	0.16	1.68	14.18
21122800300	Urban Conservation	Vacant	20.77	1.38	16.20	2.97	3.19
21122701000	Urban Conservation	Vacant	14.65		3.49	9.30	11.16
22120300300	Urban Conservation	Vacant	42.03	5.21	14.55	6.74	22.27
21122700500	Urban Conservation	Vacant	47.33		24.74	22.60	22.59
21123300800	Urban Conservation	Vacant	12.53	0.32	4.05	0.97	8.16
21122700801	Urban Conservation	Vacant	2.65		0.09	1.84	2.56
21122800102	Urban Conservation	Vacant	1.65		1.65		0.00
21123300100	Urban Conservation	Vacant	43.05	1.58	18.60	6.85	22.87
21123300102	Urban Conservation	Vacant	32.05	5.23	8.23	4.59	18.59
21123300200	Urban Conservation	Vacant	8.65		3.12	2.65	5.53
21123300202	Urban Conservation	Vacant	31.56		28.31	1.37	3.25
21123300300	Urban Conservation	Vacant	3.76	1.18	1.36	1.06	1.22
221202BA00700	Urban Conservation	Vacant	1.68	0.28	0.22	0.98	1.18
21123400300	Estuarine Natural	Vacant	38.98	0.00	27.83	6.74	11.15
22120200199	Estuarine Natural	Vacant	9.79	0.15	3.47	6.02	6.17
21123400499	Estuarine Natural	Vacant	1.25	0.14		0.69	1.11
221203AB01099	Estuarine Conservation	Vacant	0.19		0.11	0.08	0.08
21123400100	Estuarine Conservation	Vacant	5.95		0.58	5.32	5.37
221203BA09199	Estuarine Conservation	Vacant	0.96		0.48	0.46	0.48
21123400200	Estuarine Conservation	Vacant	9.46		8.51	0.95	0.95
21122700700	Agricultural Resource	Vacant	12.09		10.83	1.26	1.26
21122700600	Agricultural Resource	Vacant	28.82		22.65	6.17	6.17
21122800100	Agricultural Resource	Vacant	82.41		51.23	31.04	31.18

Parcel	Zone	Classification	Total Acres	Slope > 25%	Wetland	100 Year Flood Zone	Final Gross Buildable Acres
			1,449.62	536.53	357.84	198.14	555.25

TABLE I.4
SUMMARY OF VACANT PARCELS WITHIN UGB & CITY BY ZONING DISTRICT

	Total		Vacant			Partially Vacant/ Redevelopable			Vacant but Unbuildable	
Primary zone	Parcels	Total Gross acres	Parcels	Total Gross acres	Gross Buildable acres	Parcels	Total Gross acres	Gross Buildable acres	Parcels	Total Gross acres
Commercial	270	101.06	8	6.22	4.17				19	1.92
Commercial Transitional	59	8.32							4	0.31
Water-Related Commercial	2	1.30								
Estuarine Development	3	0.87								
Light Industrial	95	26.29	3	3.74	2.60				21	4.31
Heavy Industrial	6	16.04				1	12.95	10.45	1	0.74
Water-Dependent Industrial	16	36.79	4	9.05	5.76				2	0.52
Single Family Residential	1,400	602.23	61	275.37	126.21	1	6.69	1.17	29	6.27
Rural Suburban Residential	83	571.57	26	515.03	119.16	1	4.48	3.02	8	1.73
Multi-Family Residential	123	159.22	41	80.33	55.20	1	5.37	0.54	14	3.26
Public/Semi Public Land	22	167.35	2	2.50	2.17					
Urban Conservation	25	328.18	17	318.93	150.31					
Estuarine Natural	3	50.03							3	50.02
Estuarine Conservation	10	20.94							4	16.56
Agricultural Resource	3	123.31	3	123.32	38.61					
	2,120	**2,213.51**	**165**	**1,344.49**	**504.19**	**4**	**29.49**	**15.18**	**105**	**85.64**

Note:
[1]Unbuildable contains Residential zoned parcels less than 0.1 acres, Commercial & Public zoned parcels with final gross buildable acres less than 0.25 acre and Industrial zoned parcels with gross buildable acres less than 0.5 acre

[2]The difference between total acres and buildable acres on Vacant parcels are because some parcels lie partially outside city limit

B. NET BUILDABLE ACRES BY ZONING DISTRICT

Net buildable vacant acres are calculated by subtracting land needed for future public facilities from gross buildable vacant acres. For the purpose of this analysis, land needed for future facilities is defined as 25% of all buildable vacant land.

The calculations for subtracting 25% from gross buildable acres to convert to net buildable acres are shown in Table I.5 below.

TABLE I.5
INVENTORY OF NET BUILDABLE LAND BY ZONING DISTRICT

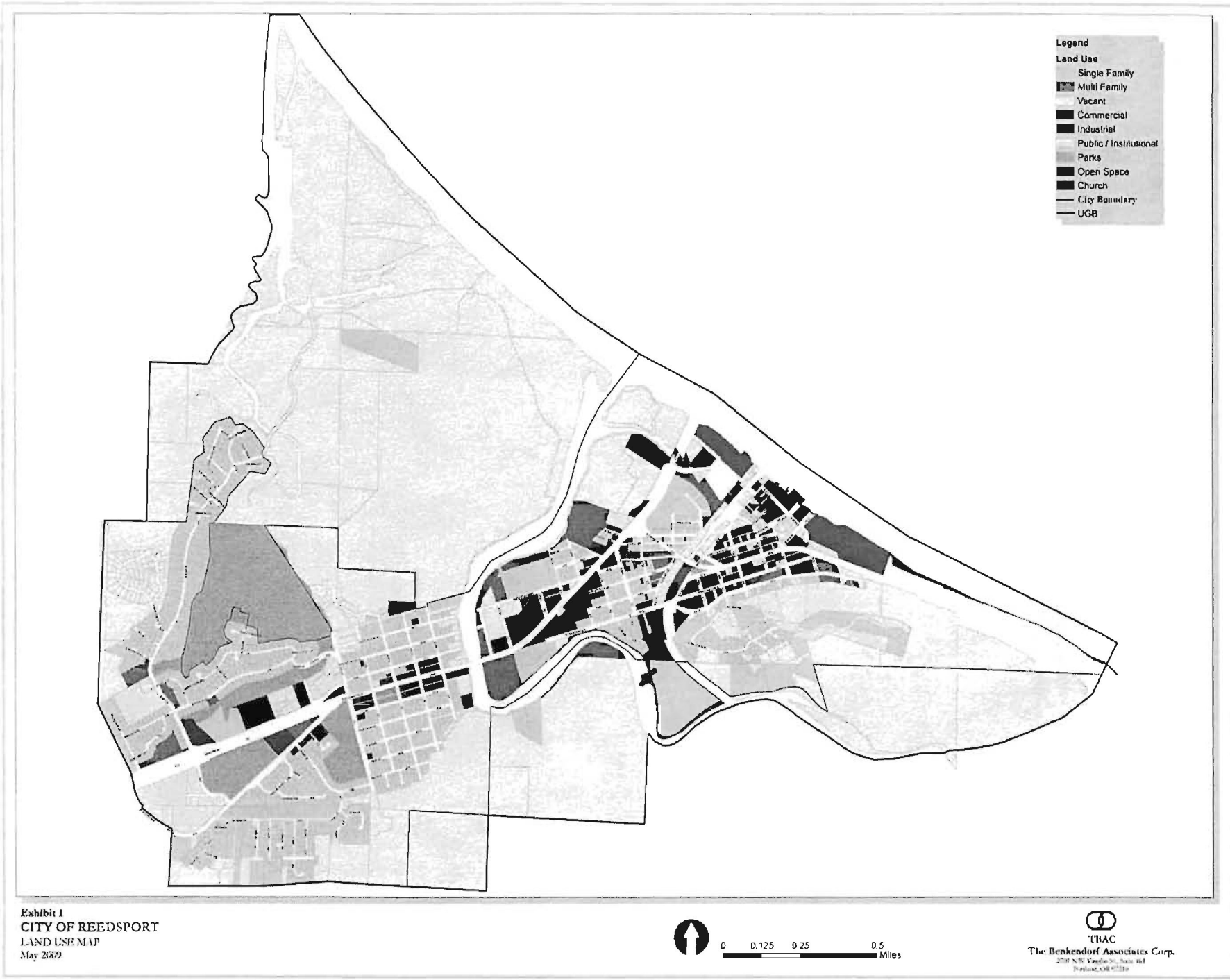
Zone	Zone Code	Buildable parcels	Buildable acres	Net Buildable acres*
City Limits				
Commercial				
Commercial	C	8	4.17	3.13
Commercial Transitional	CT			0.00
Water-Related Commercial	WCT			0.00
Estuarine Development	ED			0.00
Total Commercial		**8**	**4.17**	**3.13**
Industrial				
Light Industrial	LI	3	2.60	1.95
Heavy Industrial	HI	1	10.45	7.84
Water-Dependent Industrial	WDI	4	5.76	4.32
Total Industrial		**8**	**18.81**	**14.11**
Residential				
Single Family Residential	SF	52	36.57	27.43
Rural Suburban Residential	RSR	22	25.69	19.27
Multi-Family Residential	MFR	42	55.74	41.81
Total Residential		**116**	**118.00**	**88.50**
Other				
Public/Semi Public Land	P	2	2.17	1.63
Urban Conservation	UC	3	23.88	17.91
Estuarine Conservation	EC			
Total Other		5	**26.05**	**19.54**
SUBTOTAL City		**137**	**167.03**	**125.27**
UGB Limits				
Single Family Residential	SF	10	90.81	68.11
Rural Suburban Residential	RSR	5	96.49	72.37
Urban Conservation	UC	14	126.43	94.82
Estuarine Natural	EN			0.00
Estuarine Conservation	EC			0.00
Agricultural Resource	AR	3	38.61	28.96
SUBTOTAL UGB		**32**	**352.34**	**264.26**
TOTAL		**169**	**519.37**	**389.53**

* The summary data in Table I.5 shows both gross buildable acres and net buildable acres (which are calculated by deducting 25% from the gross acreage figure for infrastructure). The net acreage needs are then used directly in Economic Opportunities and Housing Needs Analysis to compare to the calculations for net acreage needed for housing and employment uses.

As demonstrated in Table I.5 above, there are 88.5 acres of net buildable residential acres and 36.77 acres of net buildable non-residential acres for a total of 125.27 acres of net buildable acres on 137 parcels within the City limits of Reedsport. Below are some preliminary conclusions based on Reedsport's net buildable acres:

- Reedsport has a very small amount of vacant buildable commercial land. There are 3.13 net buildable acres of commercial land in the City limits.

- There is also limited acreage available for industrial development. The area of net buildable land inside the city for all industrial zones is 14.11 acres and 4.32 of those acres are zoned Water-Dependent Industrial for a net of 9.79 acres.
- A large percentage of the vacant buildable acres are outside the City limits, but in the UGB. The total net buildable acres inside the City limits account for 32.1% (125.27 acres) of the total net buildable land as compared to 67.8% (264.26 acres) in the UGB out of the total 389.53 net builable acres in the City and UGB.


Legend
Land Use
Single Family
Multi Family
Vacant
Commercial
Industrial
Public / Institutional
Parks
Open Space
Church
City Boundary
UGB
Exhibit 1
CITY OF REEDSPORT
LAND USE MAP
May 2009
0 0.125 0.25 0.5
Miles
TBAC
The Benkendorf Associates Corp.

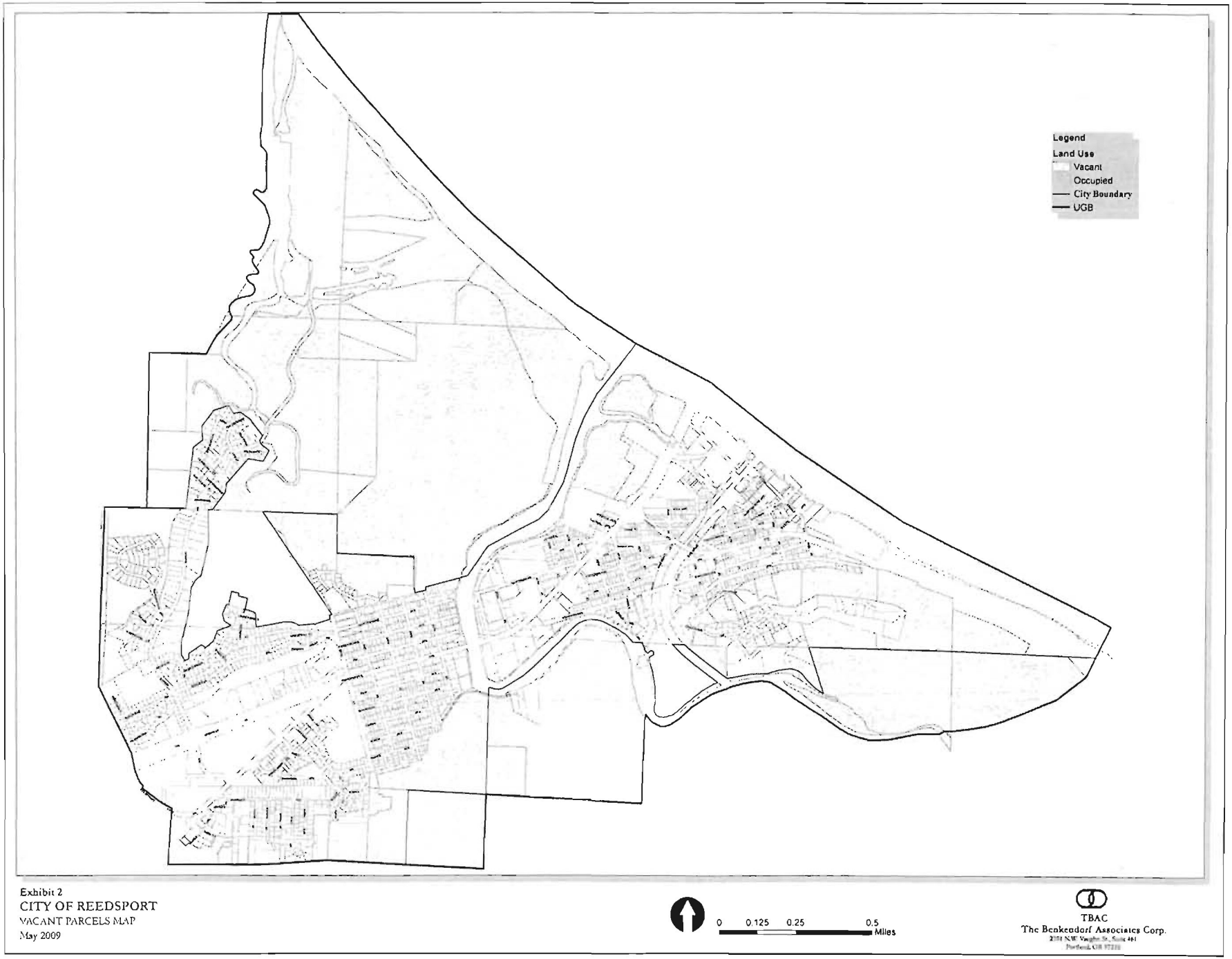


Exhibit 2
CITY OF REEDSPORT
VACANT PARCELS MAP
May 2009

City of Reedsport
451 Winchester Avenue
Reedsport, OR 97467-1597

ATTN: PLAN AMENDMENT SPECIALIST
Dept. of Land Conservation and Dev.
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540