MEMORANDUM

Subject	Committed Residential Density
File no.	CP-14-114
To	Matt Brinkley, Planning Director
From	Chris Olivier, Planning GIS Coordinator
Date	June 20, 2017

ANALYSIS OF MEETING COMMITTED RESIDENTIAL DENSITY

This analysis was produced in order to determine average gross density within the Urban Growth Boundary (UGB) as proposed by CP-14-114 which includes land within the current UGB that was revised as part of the Internal Study Areas (ISA) process, the land in the current UGB outside the City Limits and the proposed expansion area in the designed Urban Reserve area. This is different from the April 21 memo that calculated the housing density within the future and current UGB.

Background

During the City of Medford's Urban Growth Boundary Amendment process, the City has adopted the Regional Plan as part of the City's Comprehensive Plan. The Regional Plan has certain measurable performance indicators that have been identified and then adopted by Jackson County and the participating cities, including Medford. The State of Oregon's Department of Land Conservation and Development (DLCD) will review these measures to help determine the participating jurisdictions' level of compliance with the Plan. One of the performance indicators is the Committed Residential Density.

Analysis

According to the Regional Plan, the City needs to meet 6.6 dwelling units per gross acre (du/gross ac) during the first phase of the Regional Plan (2010-2035). This density commitment applies to land within the Inclusion Lands (land outside UGB), the unincorporated lands within the Urban Grown Boundary (UGB) and efficiencies done on lands inside the City. Density factors that were used for the three different calculation projects were as follows: Urban Residential (UR) = 4.8 du/gross ac, Urban Medium Density Residential (UM) = 12.8 du/gross ac, and Urban High Density Residential (UH) = 18.1 du/gross acre.

The Inclusion Lands units per acre (density) of 6.34 was generated by subtracting the Public/Semi-public (PSP) acres from the available Residential Acres (unbuildable removed) in the three different General Land Use Plan (GLUP) categories (UR, UM and UH). The gross density factor was then multiplied by the applicable GLUP Residential acres dedicated to the residential use number. The total GLUP residential unit number of 5910.4 units was divided by 932 residential acres (minus PSP) to achieve the number of 6.34 units/gross acre density. The following table depicts the analysis for Inclusion Lands (Outside UGB) calculation:

Density of proposed Inclusion Lands By GLUP (Outside UGB)				
GLUP	**UR**	**UM**	**UH**	**Total**
Residential Acres (unbuildable removed)	891	27	121	1040
PSP Acres	76	7	25	108
Residential acres dedicated to Res. Use	816	20	96	932
Density factor	4.8	12.8	18.1	
Units	3916.8	256	1737.6	5910.4
				6.34 density (units/acre)

The unincorporated lands within the UGB followed a similar calculation of Residential Acres by GLUP minus PSP acres. The difference was then multiplied by the applicable density factors. The density for this category was calculated to be at 5.56 du/gross acre. The following table depicts the analysis for the unincorporated lands within the UGB:

Unincorporated lands within UGB				
GLUP	**UR**	**UM**	**UH**	**Total**
Residential Acres (unbuildable removed)	240.6	28.9	6.7	276.2
PSP Acres	29	15	2	46
Residential acres dedicated to Res. Use	211.6	13.9	4.7	230.2
Density factor	4.8	12.8	18.1	
Units	1015.7	177.9	85.1	1278.7
				5.56 density (units/acre)

The City Limit Efficiencies/Selected Amendment Locations (SAL) Change Area analysis was a bit more complicated. The Residential lands which had their GLUP changed to a higher density were identified with the goal of determining how many additional units would be available to add to the density calculation. The analysis shows that after the revised numbers are factored into the equation, the result is an addition of 727.9 units from the City Limit Efficiencies procedure. The following table depicts the analysis for the City Limit Efficiencies/Selected Amendment Locations (SAL) Change Area analysis:

City Limit Efficiencies/SAL Change Area				
GLUP Change	**UR to UM**	**UR to UH**		
Acres	55.6	51.6		
% of PSP acres UR	2.3%	2.2%		
UR PSP acres	5.1	5		
Prior acres available for units	50.5	46.6		
Prior density factor	4.8	4.8		
Prior unit potential	242.4	223.7	466.1	
% of PSP acres changed GLUP	46%	24%		
PSP acres	10.1	17.8		
Revised acres available for units	45.5	33.8		
Revised density factor	12.8	18.1		
Revised unit potential	582.4	611.78	1194.18	
Unit increase			727.9	additional units

The final step was to divide the sum of the three categories' Units by the sum of the acres: 7917 units / 1162.2 acres = 6.81 du/gross acre density. The highlighted yellow numbers on the above tables are applied to the final table:

Total Density Calculation				
Geographic location	**Units**	**Acres**	**Density**	
Inclusion Lands (Outside UGB)	5910.4	932	6.34	
Unincorporated lands within UGB	1278.7	230.2	5.55	
City Limit Efficiency Increase (Additional units)	727.9			
	7917	1162.2	**6.81**	Units per acre

Conclusion

In the Regional Plan, the City of Medford committed to a density of 6.6 dwelling units per gross acre in the first planning period from 2010-2035. The analysis reveals Medford is projected to achieve a 6.8 du/gross acre. This projected density will meet the Committed Residential Density. This measurement shows that the City is complying with the density performance indicator.