

AN ORDINANCE REVISING THE TROUTDALE COMPREHENSIVE PLAN INVENTORY AMENDING ORDINANCE NO. 379.

WHEREAS, Pursuant to ORS 271.120 a hearing was held on May 10, 1983 at which the Common Council made the following findings:

1. The City's Comprehensive Plan does not yet comply with Statewide Planning Goals because publicly owned land is included as part of the buildable lands inventory, specifically Mt. Hood Community College property (Map reference, Site #48) and Multnomah County property (Map reference Site #'s 28, 29, and 46).
2. Pursuant to OAR 667-07-140 publicly owned land is not considered buildable because of availability.
3. The changes as shown on the attached pages, referred to as Exhibit "A", delete publicly owned land from the buildable land inventory which will resolve the available land concern.
4. After removing public owned lands from the Troutdale buildable lands inventory, requirements of OAR 660-07-340 (eight units per acre and 50% single-family to multi-family build out) can be met.

Revised Troutdale buildable lands calculations indicate that 8.4 units per acre can be built overall, with 63.9% multi-family dwelling units.

5. Exhibit "A" has been reviewed and recommended by the Troutdale Planning Commission.
6. There has been opportunity for citizen review.
7. Exhibit "A" is consistent with remaining portions of the text.
8. The changes are in the public interest.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE, THAT:

The Comprehensive Plan Inventory be revised as shown on the attached Exhibit "A".

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 10th
DAY OF May, 1983.


YEAS 4
NAYS 0



Sam K. Cox, MAYOR

Date Signed: May 12, 1983

ATTEST:



Nancy B. Nixon
FINANCE DIRECTOR/CITY RECORDER

TROUTDALE COMPREHENSIVE PLAN INVENTORY

"HOUSING" SECTION

Page 5, Paragraph 5

The City's Land Use Map provides a variety of density opportunities. The proposed mixture of residential uses provides outright (i.e., no discretionary review required) opportunity for an overall net density of ~~8.6~~ 8.4 units per acre with a mixture of ~~31.5%~~ 36.1% single-family to ~~68.5%~~ 63.9% multi-family for all new development.

Page 7, Paragraph 5

b. The remaining area is undeveloped and includes a total of ~~638.5~~ 547.5 acres distributed among the Policy Areas of the Comprehensive Plan as follows:

<u>Policy Area</u>	<u>Acres</u>	
Policy Area 1	356.4	<u>346.6</u>
Transition Area of P.A. 1	278.7	<u>197.5</u>
Policy Area 2	3.4	<u>3.4</u>
Total Undeveloped Acres	638.5	<u>547.5</u>

Page 8, Paragraph 1 and 2

The number of potential dwelling units on buildable residential land is summarized as follows:

	<u>Potential New Dwellings</u>	
	<u>Single Family</u>	<u>Multi-Family</u>
In areas "platted" and "partially developed"	685	67
In undeveloped areas in		
Policy Area 1	4536	<u>1507</u>
Transitional Areas of P.A. 1	-	4687 <u>3743</u>
Policy Area 2	-	68
Total	2221	<u>2192</u> 4822 <u>3878</u>

On buildable residential land in Troutdale, the total potential new dwelling units, single-family and multi-family combined is estimated to be ~~7,043~~ 6,070. The ~~ratio~~ PERCENT of single-family to multi-family units is ~~31.5~~ 36.1% to ~~68.5~~ 63.9%.

Page 9, Paragraph 1, and 2

~~In order to calculate densities for "Transitional" designated areas two assumptions were used. "Transitional" designated parcels under one~~

~~ownership adjacent to Stark Street and the downtown were assigned an A-1-B density factor (12 units per acre). The assumption is that even though these parcels could be developed at 20 units per acre, they probably would not, because they have more value as commercial office space. These areas can be developed as Commercial office space, but only when a minimum of 12 residential units are provided. Consequently, for these "Transitional" designated parcels a factor of 12 units per acre was assigned.~~

~~The second assumption used when calculating "Transitional" designated parcel density is that all other "Transitional" parcels would develop as multi-family at an A-2 density factor (20 units per acre). Some of these parcels in fact may not be developed at 20 units per acre. However, the potential exists, in that the A-2 zone allows outright 20 multi-family units per acre.~~

A FACTOR OF 20 UNITS PER ACRE WAS USED TO CALCULATE DENSITIES FOR "TRANSITIONAL" DESIGNATED PARCELS. IN "TRANSITIONAL" AREAS ONE OF TWO HIGH DENSITY RESIDENTIAL ZONES CAN BE REQUESTED WHEN ALL URBAN LEVEL SERVICES ARE AVAILABLE (I.E., SEWER, WATER, STORM SEWER AND STREETS), THE A-1-B AND THE A-2 ZONE. BOTH ZONES ALLOW OUTRIGHT THE SAME DENSITIES, 20 UNITS PER ACRE, HOWEVER, THE A-1-B ZONE ALSO ALLOWS COMMERCIAL DEVELOPMENT IN CONJUNCTION WITH HIGH DENSITY RESIDENTIAL DEVELOPMENT. EVEN THOUGH THE A-1-B ZONE ALLOWS COMMERCIAL USE IN CONJUNCTION WITH HIGH DENSITY RESIDENTIAL, MOSTLY HIGH DENSITY RESIDENTIAL IS ANTICIPATED BECAUSE OF THE RELATIVE HIGH COST OF MIXED USE DEVELOPMENT, PARTICULARLY IN A WEAK COMMERCIAL MARKET. SOME OF TRANSITIONAL PARCELS IN FACT MAY NOT BE DEVELOPED AT 20 UNITS PER ACRE DO TO MARKET FACTORS. HOWEVER, THE POTENTIAL EXISTS, IN THAT BOTH THE A-2 AND A-1-B ZONE ALLOW OUTRIGHT 20 MULTI-FAMILY UNITS PER ACRE SUBJECT TO CLEAR AND OBJECTIVE STANDARDS.

Page 9, Paragraph 4

~~Two areas designated in the buildable lands inventory are under public ownership. TWO PUBLICLY OWNED PARCELS DESIGNATED "TRANSITIONAL" ARE VACANT AND BUILDABLE. HOWEVER, NEITHER PARCEL HAVE BEEN INCLUDED AS PART OF THE VACANT BUILDABLE LAND CALCULATION. Multnomah County holds title to Areas 28, 29 AND 46 and Mount Hood Community College holds title to Area 48. The County is currently proposing a process whereby the County Farm (which area 46 is a part) would be developed into commercial, industrial and residential uses. Consequently, the designation of Area 46 is consistent with the County's intent. THE LAND USE DESIGNATIONS AND THERE IMPLICATIONS HAVE BEEN DISCUSSED WITH OFFICIALS FROM BOTH MT. HOOD COMMUNITY COLLEGE AND MULTNOMAH COUNTY. NEITHER ORGANIZATION OBJECTS TO THE DESIGNATION.~~

AREA LISTING

Buildable Residential Lands

FEBRUARY 1982

AREA NUMBER	BUILDABLE ACRES	DENSITY	NUMBER OF VACANT LOTS	POLICY AREA DESIGNATION	DWELLING UNIT FORECAST	
					S.F.	M.F.
1	3.8	R-7 PD	21	1	21	
2	29.2	R-7		1	146	
3A	26.5	R-10		1	93	
3B	.8	R-10	3	1	3	
4	3.2	R-10		1	11	
5	3.4	R-10 PD	12	1	12	
6	.8	R-10 PD	3	1	3	
7	50.9	R-10 PD	178	1	178	
8	6.6	R-10 PD	23	1	23	
9	5.7	R-10	20	1	20	
11A	41.7	R-10 PD	146	1	146	
11B	7.5	R-7 PD	46	1	46	
12A	12.	A-2		TA		240
12B	3.9	R-7		1	19	
13	4.5	R-7 PD	21	1	21	
14	2.9	A-2		TA		58
15	7.0	R-7	32	1	32	
16	3.4	A-2		TA		68
17	4.8	A-1-B		TA		58 96
19	5.8	A-2		TA		116
20	27.7	A-2		TA		554
21	30.1	R-7		1	150	
22	30.5	A-1-B		TA		366 610
24	22.8	A-2		TA		456
25A	7.7	R-10	27	I	27	
25B	1.0	R-4	10	TA	10	
26	9.0	R-7 PD	45	1	45	
27	3.0	R-7 PD	15	TA	15	
28	8.8	A-2		TA		176
29	5.8	R-7		1	29	
30	1.7	R-10	6	1	6	
31	4.3	R-10	15	1	15	
32	.8	R-10		1	3	
33	33.1	A-2		TA		662
34A	12.5	A-2		TA		250
34B	60.4	R-7		1	302	
35	34.2	A-1-B		TA		410 684
37A	2.1	A-2		2		42
37B	1.3	A-2		2		26
38	.8	A-1-B		TA		10 16
39	3.5	R-7		1	17	
40A	16.8	R-10		1	59	
40B	3.7	R-10 PD	13	1	13	
41	36.9	R-7		1	184	
42	11.0	R-10		1	38	

AREA LISTING

Buildable Residential Lands

FEBRUARY 1982

AREA NUMBER	BUILDABLE ACRES	DENSITY	NUMBER OF VACANT LOTS	POLICY AREA DESIGNATION	DWELLING UNIT FORECAST S.F.	M.F.
43A	89.2	R-10		1	312	
43B	7.0	A-2 PD	42	TA	42	
*44	7.0	R-10	7	1 Greenway	7	
46	33.5	A-1-B		TA		402
47	35.1	R-7		1	175	
48	49.9	A-2		TA		998
TOTAL	815.6		685	TOTAL	2221	4822
	<u>717.6</u>				<u>2192</u>	<u>3878</u>

*Section 44 is an area situated on the east side of the Sandy River where steep topography characterizes most of the land and city services are not available. consequently, it is reasonable to assume that development will be restricted to one unit per acre.

SUMMARY

POTENTIAL HOUSING STOCK	6070	7043	DWELLING UNITS
OVERALL DENSITY	<u>8.4</u>	<u>8.6</u>	UNITS PER ACRE
NEW CONSTRUCTION MIX			
Single-family	<u>36.1</u>	<u>31.5</u>	%
Multi-family	<u>63.9</u>	<u>68.5</u>	%