



MEMO

DATE: February 8, 2020

TO: Residential Infill Project File

FROM: Morgan Tracy, Project Manager

CC: Eric Engstrom, Principle Planner
Sandra Wood, Principle Planner

SUBJECT: Residential Infill Project capacity and growth allocation comparison

This memo supplements the January 2, 2020 staff memo to file documenting the Residential Infill Project household capacity and growth allocation model methodology. The purpose of this memo is to document the comparison between the 2035 Comprehensive Plan model results and RIP model results.

Table 1 indicates the 2015 baseline of existing residential units across all zones in the City by unit type (SFR vs MFR) within different pattern areas – see map 1.

Table 1: Existing units	SFR units (2015)	MFR units (2015)	Total units (2015)
Central City	256	31,042	31,298
Eastern Neighborhoods	37,577	23,369	60,946
Industrial & River	1,150	1,962	3,112
Inner Neighborhoods	105,354	46,658	152,012
Western Neighborhoods	24,924	9,238	34,162
Outside Pattern Areas	289	602	891
TOTAL	169,550	112,871	282,421



Map 1: Shows the geographic representation of the five Pattern Areas



Table 2 shows the comparison of *capacity* for additional units between the 2035 Comprehensive Plan and Residential Infill Project by pattern area in the single dwelling zones. RIP single dwelling zone capacity was determined by adjusting the model by using strike price rather than large subdividable parcels.

Table 2: Capacity Pattern Area	Single-dwelling zones (RF-R2.5)			RIP zones (R2.5, R5 & R7)			Other SF zones (RF, R20, R10)		
	RIP	CP	Net (RIP - CP)	RIP	CP	Net (RIP - CP)	RIP	CP	Net (RIP - CP)
Central City	0	0	0	0	0	0	0	0	0
Eastern Neighborhoods	21,201	7,166	14,035	19,701	5,989	13,712	1,500	1,176	323
Industrial & River	301	117	184	188	45	143	113	72	41
Inner Neighborhoods	26,604	4,601	22,002	26,588	4,586	22,002	16	15	0
Western Neighborhoods	6,228	4,834	1,394	3,031	1,862	1,169	3,197	2,971	225
No assigned pattern area	25	24	1	4	3	1	21	21	0
TOTAL	54,358	16,742	37,617	49,512	12,486	37,026	4,846	4,256	590



Table 3 shows the *household allocation* forecast comparison between the 2035 Comprehensive Plan¹ and Residential Infill Project² by pattern area for single dwelling zones.

Table 3: Allocation Pattern Area	Single-dwelling zones (RF-R2.5)			RIP zones (R2.5, R5 & R7)			Other SF zones (RF, R20, R10)		
	RIP	CP	Net (RIP - CP)	RIP	CP	Net (RIP - CP)	RIP	CP	Net (RIP - CP)
Central City	0	0	0	0	0	0	0	0	0
Eastern Neighborhoods	6,675	6,380	295	6,252	5,067	1,184	423	1313	-889
Industrial & River	88	90	-2	62	44	19	26	46	-21
Inner Neighborhoods	12,406	9,255	3,151	12,396	9,235	3,161	10	20	-10
Western Neighborhoods	2,509	4,172	-1,663	1,424	1,856	-431	1085	2316	-1232
No assigned pattern area	0	1	0	0	0	0	0	1	0
TOTAL	21,678	19,897	1,781	20,134	16,201	3,933	1,544	3696	-2152

¹ See Buildable Land Inventory (BLI), Ordinance #187831

² See methodology in Staff Memo, dated January 2, 2020

