

APPENDIX B

Projecting and Existing Build-Out Estimates

PROJECTING AND EXISTING BUILD-OUT ESTIMATES

Objective

The objective of this exercise was, first, to estimate the existing floor area in square feet for four land uses — residential, commercial (retail/service), industrial (light and heavy) and office/institutional; and, second, to project total future square footage on build-out.

For determining parking rates:

The study area was divided into four subareas. Subarea 1 includes the portion of the study area south of Virginia Avenue, and west of the zoning line that divides blocks 13, 14, 15, 16 and 17 between Sherman Avenue and Sheridan Avenue into ML (on Sheridan Avenue) and CC or CG (on Sherman Avenue). Subarea 2 is the portion of the study area west of the same zoning line but north of Virginia Avenue. Subarea 3 includes the portion of the study area east of the zoning line between Sherman and Sheridan Avenues, north of Vermont Avenue to Florida Avenue, and east to the shoreline. Subarea 4 includes the portion of the study area between Connecticut and Florida Avenues, and from Union Avenue east to the ML/CG zoning line between Sheridan and Sherman Avenues.

Methodology

Estimate of Existing Floor Area by Land Use

To calculate the existing floor area, building footprints were scaled off and calculated from a contour map showing the outline of the building footprints. Site reconnaissance and photographs were used to determine the number of stories in each building and the apparent use on each story. Whenever a building had more than one story, the square footage of the building was multiplied by the number of stories to obtain the total square footage for the entire building.

The estimate was based on the following assumptions:

- All floor area above the ground floor in commercial zones was assumed to be residential, unless the second floor appeared to be used as storage or warehouse space directly related to the first floor commercial uses (e.g., Engles Furniture). All floors of the hotel on the northwest corner of Sherman and Virginia Avenues were counted as residential, but were reduced by 50% to account for vacancies due to renovations.
- Second floors in industrial areas were assumed to be in industrial uses.
- The number of residential units was calculated based on a square footage of 400 square feet per unit.
- The outdoor tanks and small, ancillary structures too small to be buildings appearing on properties south of the railroad were not included in the floor area calculations.

Estimate of Projected Floor Area by Land Use

The methodology for projecting a build-out scenario involved estimating the total surface area available for development or redevelopment on each block in the study area, regardless of existing structures. A future scenario was projected, based on the assumption of an FAR of .68. The number of building stories and percent of lot coverage were manipulated under each Scenario to obtain the two FARs.

In both Scenarios, the surface area available for development on each block was reduced from a lot coverage maximum — either 100% in Central Commercial and industrial zones or 75% in General Commercial zones — to an estimate of average lot coverage that would be more realistic for a city the size of North Bend where the price of land is not expected to experience significant upward pressure. The remaining lot area that did not have structures would be more than adequate to accommodate any minimum areas required for landscaping, setbacks, and access (and parking, for industrial uses), so these requirements were not subtracted from the buildable area. The resulting figures represent the anticipated building footprint likely to be developed. For commercial areas, the building footprint was then multiplied by a factor that estimated the average number of stories that would be built. While the factor may seem low (1.5 and 1.7), it was based on the knowledge that the costs of meeting ADA standards in renovated and new buildings would tend to discourage the construction of higher buildings. Finally, uses were determined by the zoning code, with second story residential uses confined to Central Commercial zones and assumed to be not more than 40% of the available space. The remaining 60% of second story space was assumed to be in office use.

In Scenario 1, the surface area of each block that was estimated to be available for development was reduced to 45% for commercial uses and to 20% for industrial uses. The resulting building footprint in commercial zones was multiplied by a factor of 1.5, to represent the average number of stories each commercial building would have. The FAR for commercial zones under this scenario is 0.68. Industrial structures were assumed to have only one level, and therefore the FAR in industrial zones is 0.2. This scenario represents a less optimistic buildout projection than under Scenario 2.

Summary List of Assumptions:

- All areas proposed for rezoning in the Urban Renewal Plan would be completed; therefore, a large industrial area between Washington and California would be converted from industrial to commercial uses.
- The public development proposed by the Urban Renewal Plan for the waterfront area would be implemented; therefore, some currently developable areas would not be available for development under the future Scenarios.
- In areas not clearly marked by curb or right-of-way and located south of Sheridan Avenue, the potential buildout area was determined by scaling off areas that appeared to be vacant, and were approximately within existing paved areas outlined in black on the contour maps.
- The projections assumed complete redevelopment of the entire study area without retention of existing structures.

- All commercial development would have either 1 or 2 floors while all industrial development would have 1 floor.
- All commercial development would have a lot coverage of 45% (Scenario 1) or 50% (Scenario 2).
- All industrial development would have a lot coverage of 20%.
- Downtown commercial areas would not have on-site parking requirements.
- No non-conforming uses that currently exist would remain.
- Residential multi-family uses on second floors would be permitted only in areas zoned Central Commercial, and were estimated to represent 40% of the total second floor area, with the remaining 60% in office uses.

o:\in\clm\gmz\projects\nobe0010\assumptn.doc
7/14/97