

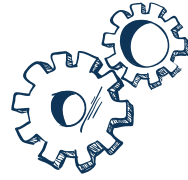


Wastewater Master Plan Report Out

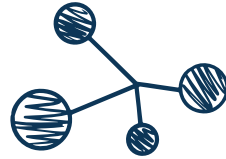
# Population Forecast

OAK  LODGE  
WATER SERVICES

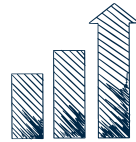
# Agenda



**Buildable Lands Inventory**



**Population Projections**



**Proposed Growth Rate**

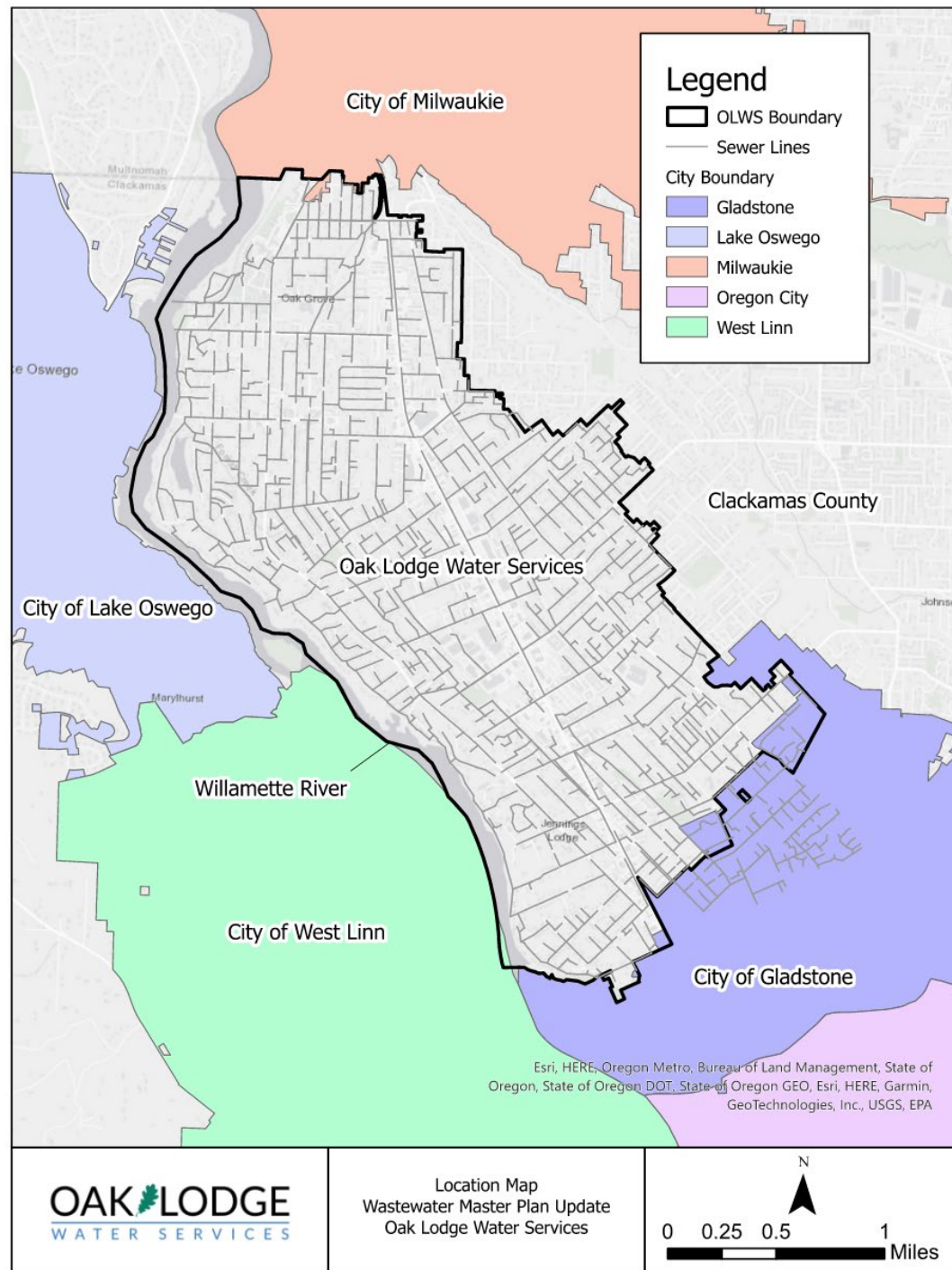


**Next Steps**



**Questions/Discussion**

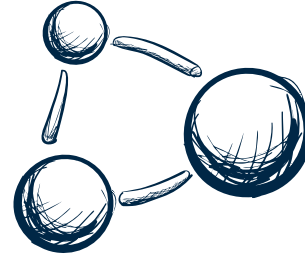
# Growth Within Wastewater Service Area Will Be Primarily Infill



# Why do we need a Buildable Lands Inventory?



To determine the vacant or partially vacant parcels that could be developed



To estimate densification from Middle Housing allowed by HB 2001



As an alternative to validate Metro growth projections



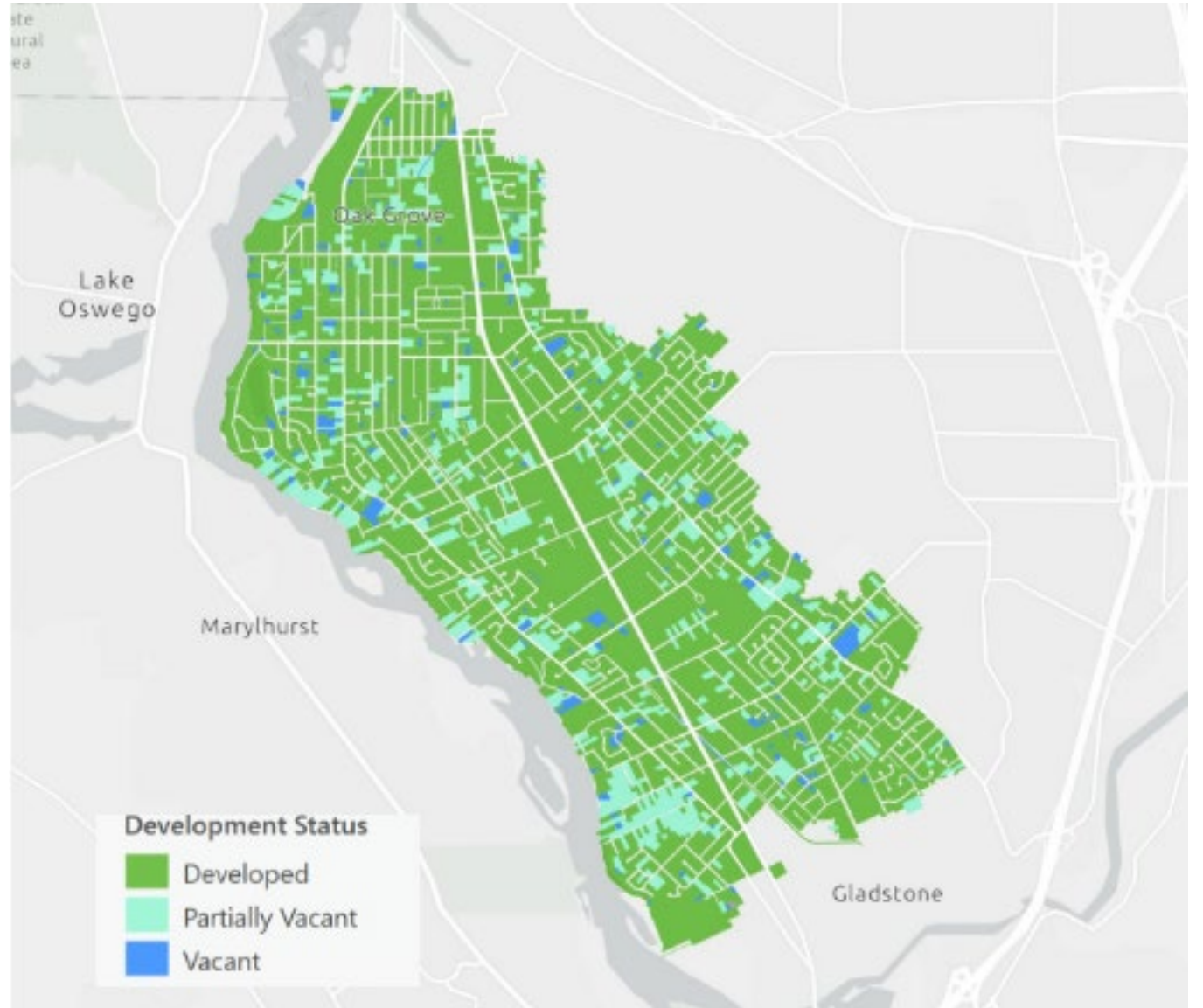
To quantify potential redevelopment around TriMet station



# How do we define buildable lands?

- Located within urban growth boundary
- Vacant or developed land that is likely to be redeveloped excluding area that is:
  - Subject to natural resource protection measures
  - Has slopes of 25 percent or greater
  - Within the 100-year floodplain
  - Or cannot be provided with public facilities

**10% of Total  
Acreage in  
Wastewater  
Service Area is  
Developable**



# Future Residential Capacity Estimated using Clackamas County Density Assumptions by Zone Classification

Development Status	Number of Lots	Gross Acres	Vacant Acres	Net Developable Acreage	Future Residential Unit Capacity
<b>Residential</b>					
Developed Land	7,733	2,098.1	0	0	0
Partially Vacant	475	429.4	232.1	200.4	1,018
Vacant	227	91.0	63.0	57.7	308
<b>Non-Residential</b>					
Developed	308	301.3	0	0	0
Vacant	11	6.9	4.9	4.3	0
<b>Totals</b>	<b>8,754</b>	<b>2,926.7</b>	<b>300</b>	<b>262.4</b>	<b>1,326</b>

<sup>1</sup> Parcel analysis taken from Buildable Land Inventory Technical Memorandum (Angelo Planning Group, 2022)

# How do we estimate increases in Middle Housing?

- 25% increase in density of development of vacant and partially vacant lots
- 5% of developed residential lots will add 1.5 dwelling units
- Densification will be spread evenly across service area





# Commercial Redevelopment of Under-Utilized Lots



SE Park Avenue  
MAX Station

Parking  
Structure

Underutilized  
Parcels

# Portland State University Population Research Center Projections for Oak Lodge Water Service Area

Year	Population	Household Population	Households	Persons per Household	Annual Growth Rate
2022	28,692	28,281	11,987	2.36	0.4%
2025	29,383	28,939	12,274	2.36	0.57%
2030	30,118	29,647	12,597	2.35	0.50%
2035	30,706	30,209	12,848	2.35	0.39%
2040	31,069	30,547	13,031	2.34	0.24%
2045	31,455	30,910	13,226	2.34	0.25%
2050	31,833	31,264	13,418	2.33	0.24%

<sup>1</sup> Forecasts provided by Portland State University Population Research Center (May 2022)

# Future Residential Capacity Estimated using Clackamas County Density Assumptions by Zone Classification

Projected Growth by 2052	Population	Dwelling Units
Additional Buildout Development	3,129	1,326
Additional Middle Housing Densification	1,909	809
Additional Commercial Redevelopment	944	400
Totals	5,982	2,535
Growth Rate	0.57%	

# Planned Next Steps

- Infiltration and Inflow Workshop – September 2022
- Wastewater Capital Improvement Plan – December 2022
- Draft Wastewater Master Plan – February 2023



**Questions?**

WASC