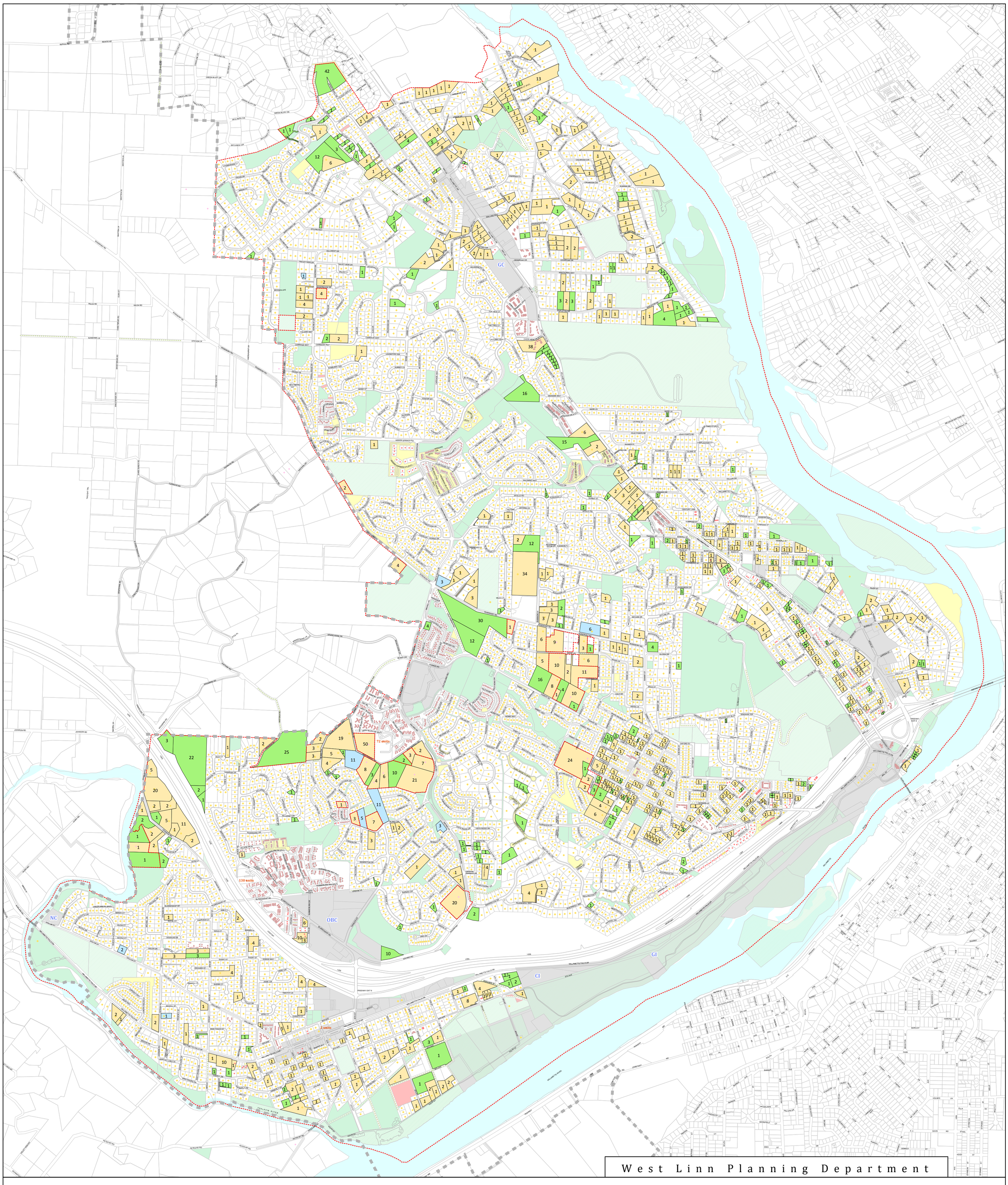
2013 Residential Units and Buildable Land Inventories

Publication Date: February 2014



Map Legend

Exisiting Residential Units
Displayed by Current Land Use

- LDR - Low Density Residential
- MDR - Medium Density Residential
- MHDR - Medium-High Density Residential
- ANX - Is not annexed into the City of West Linn

For Unit Tracking purposes a property is considered "current" if a permit has been issued at the location as of December 31. 2013.

Buildable Land Inventory (as of 12/31/2013)
Land Type, Numbers Shown are Potential Additional Units

- Vacant
- Infill Potential
- Approved for Development

Buildable housing unit numbers are rough theoretical maximum estimates under current zoning and regulatory structure and are not intended to serve as a projection and are to be utilized for general long-range planning purposes only.

Other Property Shown on Map

- Commercial and Industrial Zoning
- City Owned Property
- Other Property, Public or Quasi-Public
- Other Property, Homeowners Assoc., etc.
- Other Vacant Lots, Undevelopable
- GIS Taxlot Base Map

Public/Quasi-Public and Homeowners Assoc. property shown on this map is based on Clackamas County Assessment and Taxation database from June 2013.

Other Map Elements

- West Linn City Limits
- Metro Urban Growth Boundary
- Roadways
- Unimproved Right-of-Way
- Rivers

West Linn
Certified Population
July 2013: 25,425
Certified Estimate
PSU Population
Research Center
December 15, 2013

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

GIS Taxlot Base Map Source: Clackamas County GIS
Inventories & Mapping: City of West Linn Planning and GIS

0 1,000 2,000 4,000 Feet

0 0.125 0.25 0.5 0.75 1 Miles

DEVTRACK_2013/APPROVEDDEVANDBUILDABLELAND_201402.MXD | AHA
1ST DRAFT: OCTOBER 15 2013, 2ND DRAFT: NOVEMBER 13, 2013, 3RD DRAFT: NOVEMBER 22, 2013,
4TH DRAFT: FEBUARY 7, 2014, FEBRUARY 20, 2014, FINAL FEBRUARY 28, 2014

City of West Linn GIS
GEOGRAPHIC INFORMATION SYSTEMS

Existing Residential Units and Buildable Lands Summary

(Prepared February 2014, Reporting through 12/31/2013)

Existing Residential Units by Current Land Use		Number of Units as of 12/31/2013	Persons Per Household (PPH)*	Population Estimate	PSU's Certified Population July 2013**
Low Density Residential (LDR)		7,819	2.77	21,659	
Medium Density Residential (MDR)		241	1.54	371	
Medium High Density Residential (MHDR)		2,293	1.54	3,531	
Total Current Residential inside the City		10,353		25,561	25,425
Additional Residential units outside the city limits, but inside the UGB		32	2.77	89	
Total Current Residential		10,385		25,650	

Residential Buildable Land Inventory by Type (Inside UGB)	Land Area (Acres)	Number of Potential Units	Persons per Household (PPH)*	Potential Population Increase
Approved for Development				
Single-Family Residential	11	43	2.77	119
Multi-Family Residential	0	0	1.54	0
Vacant Parcels				
Single-Family Residential	148	380	2.77	1,053
Multi-Family Residential	17	107	1.54	165
Infill Parcels				
Single-Family Residential	321	743	2.77	2,058
Multi-Family Residential	52	259	1.54	399
Total Additional Residential	549	1,532		3,793

Estimate of Maximum Build-out (Inside the UGB)	Number of Units		Population
Current Residential	10,385		25,650
Potential Residential	1,532		3,793
Total Potential Residential	11,917		29,443

**Population estimates are based on PSU's formula for West Linn:*
Single Family Residential: 2.77 PPH, Multi-Family Residential: 1.54 PPH.
***PSU's certified estimates may be lower since they account for vacancy.*

Buildable housing unit numbers are rough theoretical maximum estimates under current zoning and regulatory structure and are not intended to serve as a projection and are to be utilized for general long-range planning purposes only.

Existing Residential Units and Buildable Lands Summary

NEIGHBORHOOD ASSOCIATION POPULATION ESTIMATES

(Prepared February 2014, Reporting through 12/31/2013)

Neighborhood Association	Land Area (Acres)	Low Density Residential (Single Family) Units	Medium Density Residential (Multi-Family) Units	Medium-High Density Residential (Multi-Family) Units	Non-Annexed (Single Family) Units	Total Number of Residential Units	Current Population Estimates	Percent of Total Population	Potential Population Increase (Buildable Land)	Estimated Future Population
BHT	133	298	0	0	0	298	825	3.2%	25	850
Bolton	600	986	65	239	0	1,290	3,199	12.5%	370	3,569
Hidden Springs	478	1,036	20	179	1	1,236	3,179	12.4%	47	3,226
Marylhurst	172	280	0	0	0	280	776	3.0%	100	876
Parker Crest	245	352	0	248	17	617	1,404	5.5%	488	1,892
Robinwood	683	1,040	8	215	0	1,263	3,224	12.6%	746	3,970
Rosemont Summit	270	600	0	0	0	600	1,662	6.5%	263	1,925
Savanna Oaks	354	602	8	405	10	1,025	2,331	9.1%	679	3,010
Skyline Ridge	63	136	0	0	0	136	377	1.5%	11	388
Sunset	495	807	107	115	2	1,031	2,583	10.1%	322	2,905
Unspecificed (B.H.)	22	20	0	0	0	20	55	0.2%	11	66
Willamette	1,130	1,662	33	892	2	2,589	6,034	23.5%	731	6,765
TOTALS		7,819	241	2,293	32	10,385	25,650	100%	3,793	29,443

Population estimates are based on PSU's formula for West Linn:

Single Family Residential: 2.77 PPH, Multi-Family Residential: 1.54 PPH.

Unit and Population estimates include residents both inside & outside the West Linn City Limits and extend to the Urban Growth Boundary.

Buildable housing unit numbers are rough theoretical maximum estimates under current zoning and regulatory structure and are not intended to serve as a projection and are to be utilized for general long-range planning purposes only.

United States Census for the City of West Linn, Oregon

2010

Population

Total Population	25,109

Housing Status
(in housing units unless noted)

Total	10,035
Occupied	9,523
Owner-occupied	7,424
Population in owner-occupied (number of individuals)	19,994
Renter-occupied	2,099
Population in renter-occupied (number of individuals)	4,988
Households with individuals under 18	3,597
Vacant	512
Vacant: for rent	122
Vacant: for sale	155

Population by Sex/Age

Male	12,240
Female	12,869
Under 18	6,592
18 & over	18,517
20 - 24	951
25 - 34	2,201
35 - 49	5,829
50 - 64	6,206
65 & over	2,785

Population by Ethnicity

Hispanic or Latino	998
Non Hispanic or Latino	24,111

Population by Race

White	22,778
African American	168
Asian	1,012
American Indian and Alaska Native	87
Native Hawaiian and Pacific Islander	37
Other	250
Identified by two or more	777

Source: United States Census 2010 Website, February 2014: http://www.census.gov/2010census/popmap/ipmtext.php?fl=41

Residential Population Trends

1990-2013

West Linn Residential Unit Counts			Sept. 2001	Dec. 2002	Dec. 2003	Dec. 2004	Dec. 2005	Dec. 2006	Dec. 2007	Dec. 2013
Current Residential Units			9,354	9,646	9,733	9,788	9,825	10,009	10,067	10,385
Potential Residential Units			2,576	2,399	2,308	2,230	2,343	2,736	2,234	1,532
Total Potential Residential			11,930	12,045	12,041	12,018	12,168	12,745	12,301	11,917

West Linn Population Estimates				Dec. 2002	Dec. 2003	Dec. 2004	Dec. 2005	Dec. 2006	Dec. 2007	Dec. 2013
Current Population				23,725	23,960	24,095	24,277	24,616	24,771	25,650
Potential Population				5,885	5,651	5,544	5,894	6,315	5,665	3,793
Maximum Build-Out Estimate				29,610	29,611	29,639	30,171	30,931	30,436	29,443

PSU's Population Research Center		July 2000	July 2001	July 2002	July 2003	July 2004	July 2005	July 2006	July 2007	July 2013
PRC's Certified Population Estimate		22,440	23,090	23,430	23,820	23,970	24,075	24,180	24,180	25,425
	April 1990	April 2000								July 2010
U.S. Census	16,389	22,261								25,109

Population estimates are based on PSU's formula for West Linn:
Single Family Residential: 2.77 PPH, Multi-Family Residential: 1.54 PPH.
Unit and Population estimates include residents both inside & outside the West Linn City Limits and extend to the Urban Growth Boundary.
Changes from previous years are due to new building permits that were issued, changes in property specific estimates, adjustments, methodology changes, and corrections in the GIS tracking system database.
More Information on PSU's Population Research Center is available at http://www.pdx.edu/prc or contact their office at (503) 725-3922

Buildable housing unit numbers are rough theoretical maximum estimates under current zoning and regulatory structure and are not intended to serve as a projection and are to be utilized for general long-range planning purposes only.