

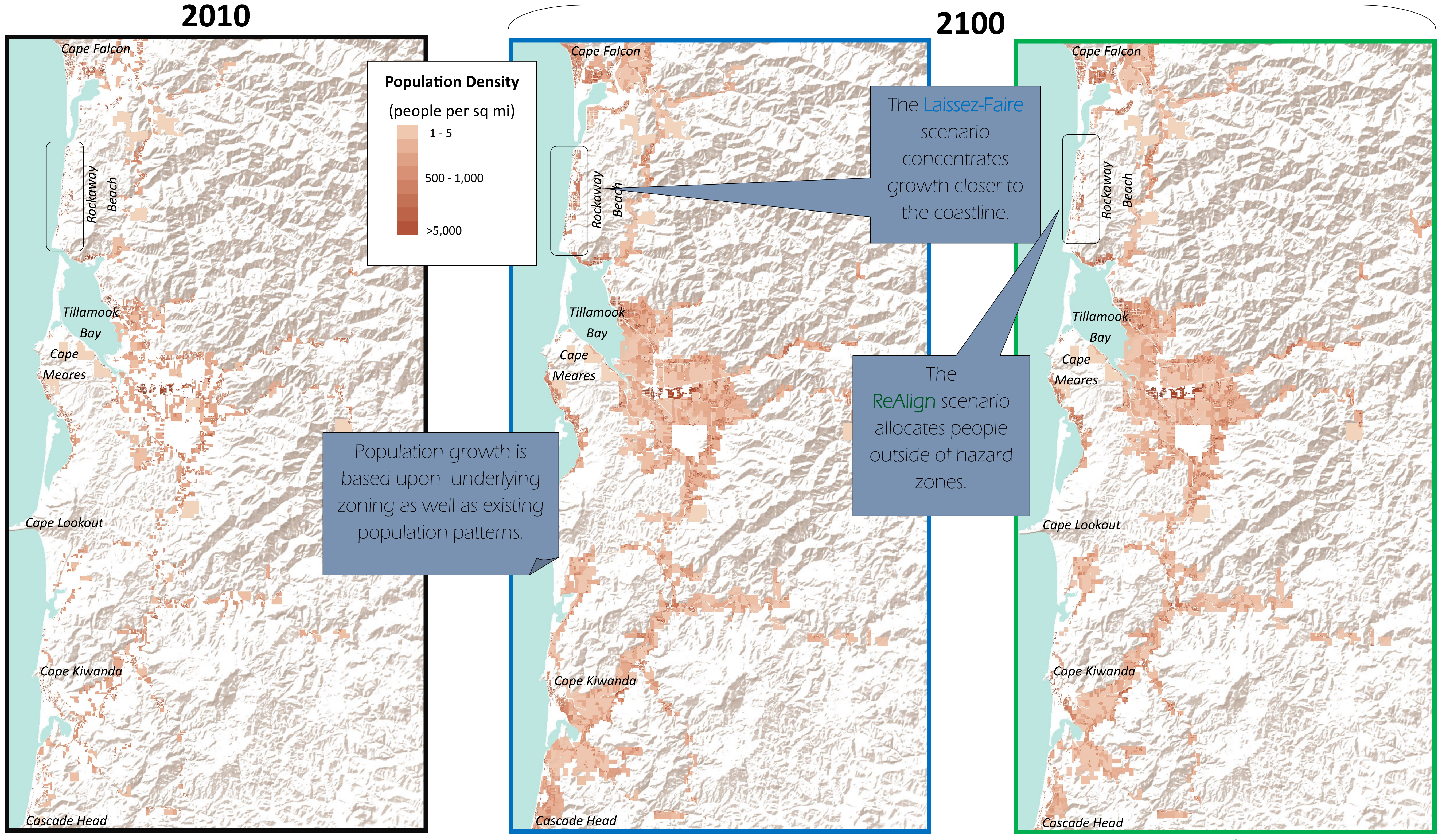
DEVELOPMENT STORYLINE

How do development patterns change over time?

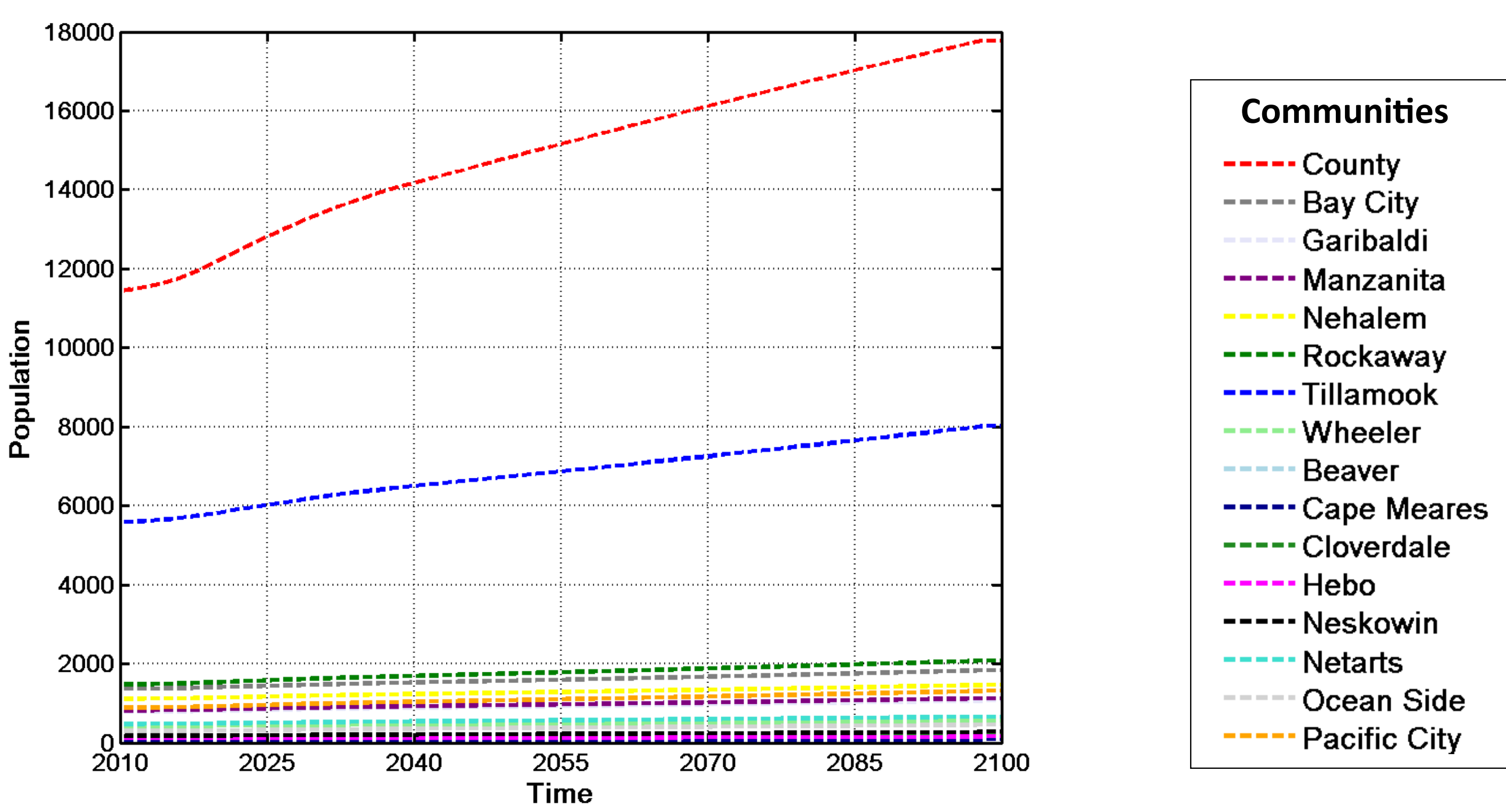
Take home messages:

- By 2100, the total population of Tillamook County increases by approximately 12,000 people across all policy and climate scenarios. However, the underlying population density patterns differ by policy scenario.
- Under all policy scenarios, much of Tillamook County is still sparsely populated by 2100.

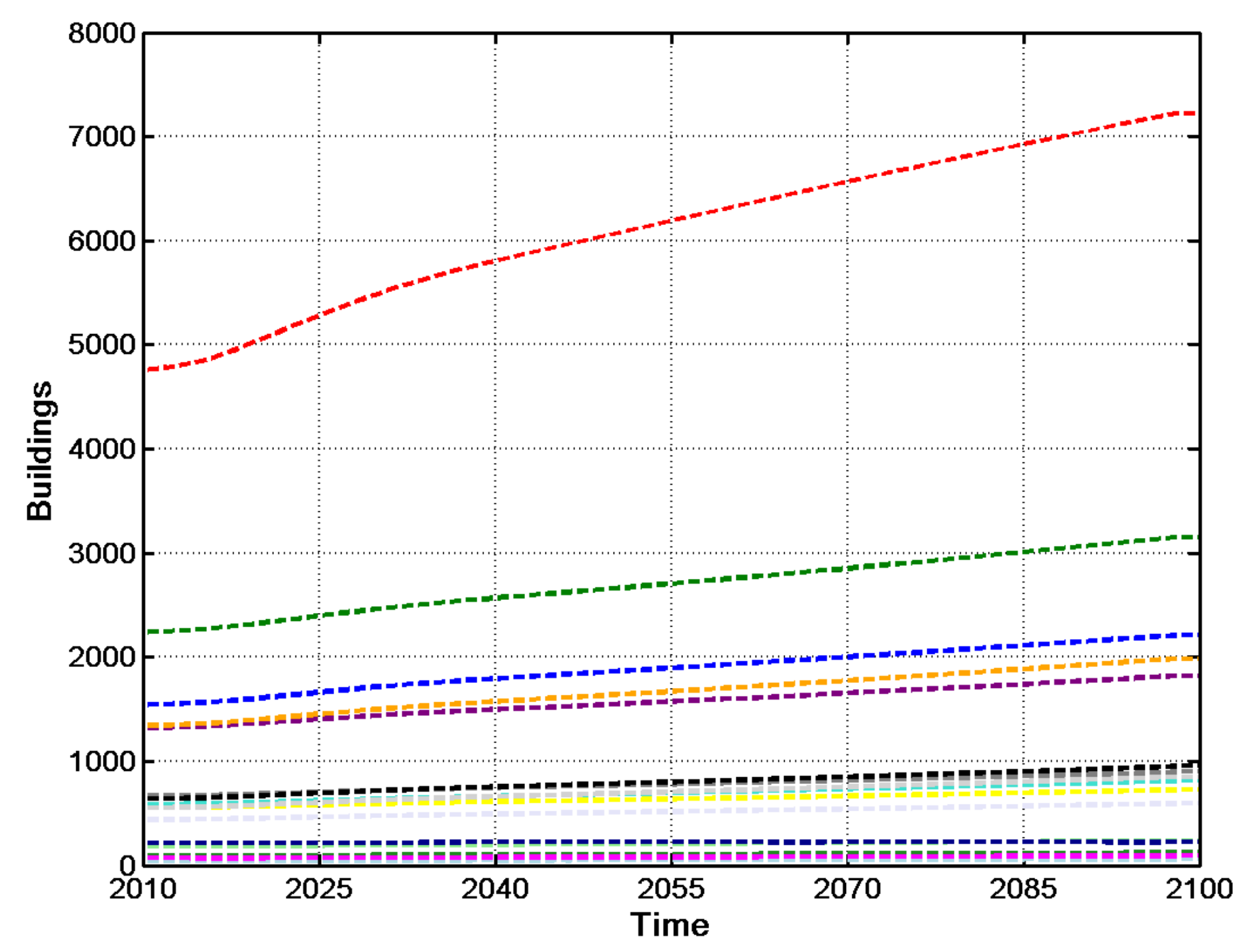
1. Population in 2010 and in 2100 under the **Laissez-Faire** and **ReAlign** policy scenarios and a medium impact climate scenario



2. Population within growth boundaries



3. Number of buildings within growth boundaries



Key Points:

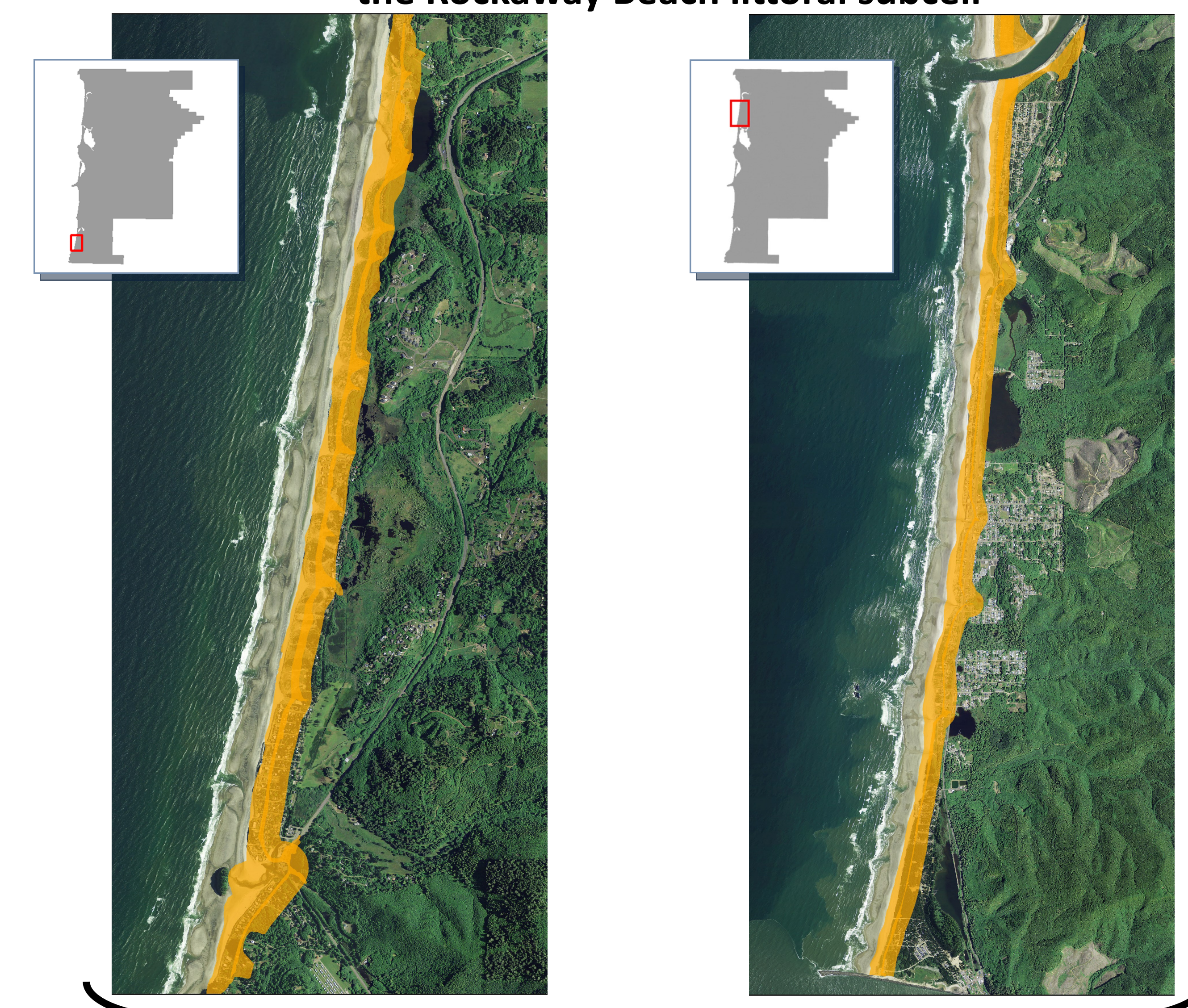
- The **majority** of the population and buildings are located on **county** lands (Graphs 2 and 3).
- Although the city of Tillamook has the highest population within growth boundaries, **Rockaway Beach has a larger number of buildings**. This is due to the increased number of second homes closer to the coastline (Graphs 2 and 3).

How does the implementation of land use adaptation policies alter development?

Take home messages:

- Land use adaptation policies shift population and buildings outside of hazard zones.
- In the medium and high impact climate scenarios, a greater population and number of buildings is relocated outside of the hazard zone than in a low climate impact scenario.

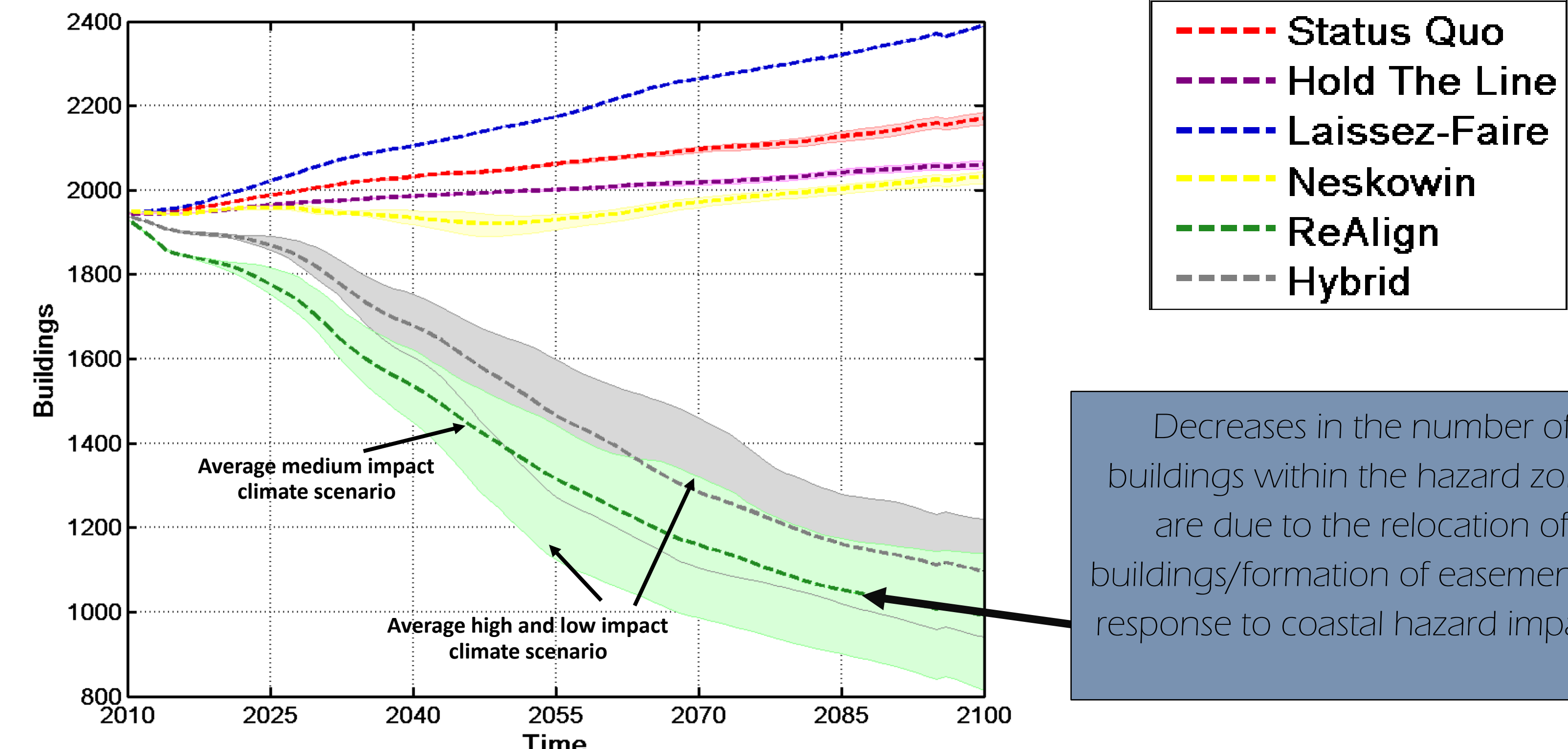
4. Location of the DOGAMI moderate hazard zone in Neskowin and the Rockaway Beach littoral subcell



Land Use Adaptation Policies

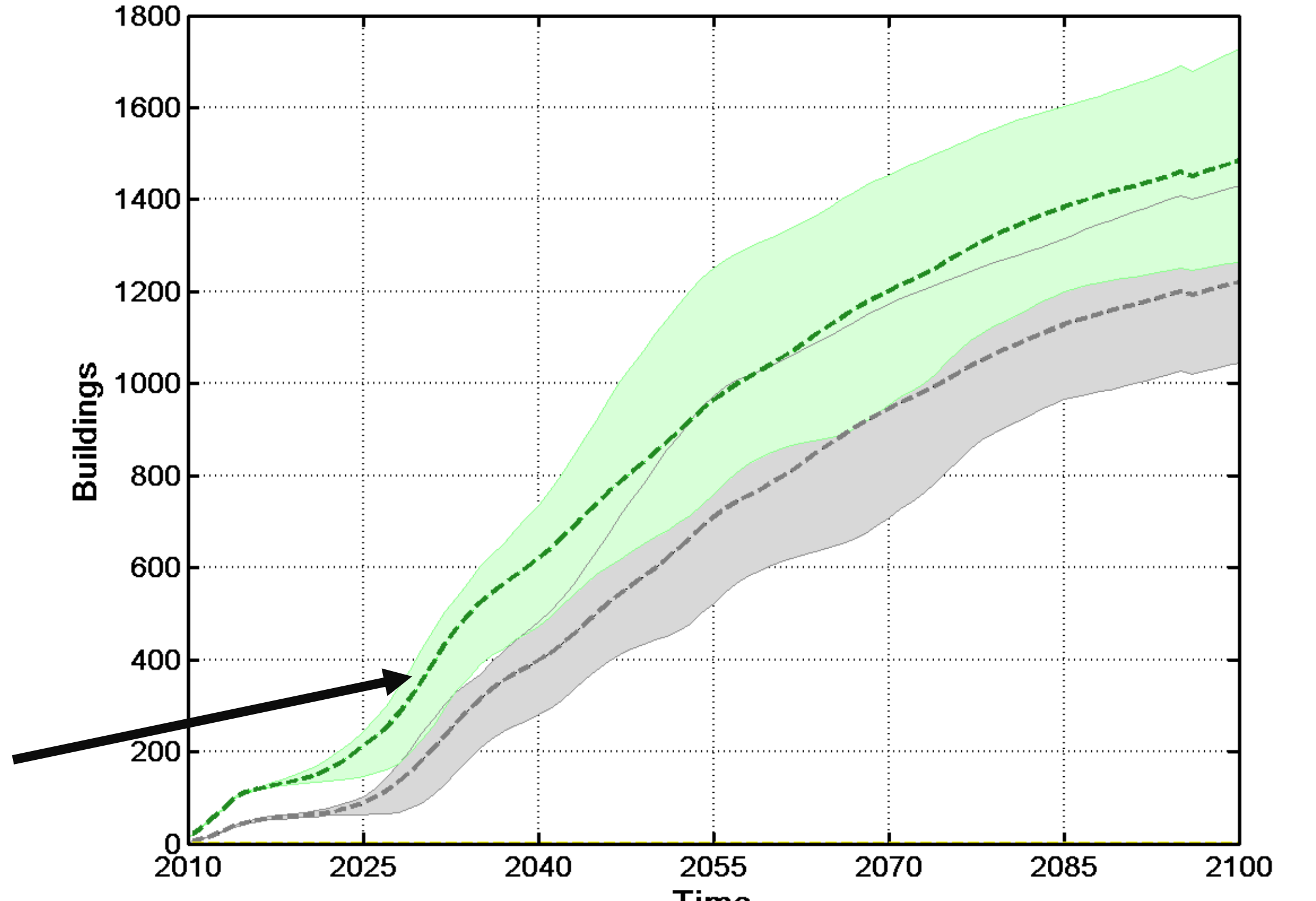
- Construct new buildings or developments only on lots with State Goal 18 BPS eligibility (**Hold the Line**).
- Construct new buildings above the Federal Emergency Management Agency's (FEMA) Base Flood Elevation (BFE) plus an additional 3ft and in the safest site of each respective lot (**Hold the Line, ReAlign, Neskowin, Hybrid**).
- Implement DOGAMI coastal hazard zones and prevent further development within the active, high, and moderate zones (**ReAlign, Hybrid**).
- Remove buildings repeatedly impacted by a coastal hazard (flooding or erosion) from the shoreline and establish conservation, open space, or recreation uses within the coastal hazard zones, via easements. (**ReAlign**).
- Inventory lots located outside of the DOGAMI active, high, and moderate coastal hazard zones and re-zone to permit future higher density development within the U/CGB (**ReAlign, Hybrid**).
- Implement DOGAMI coastal hazard zones and restrict further development within the active, high, and moderate zones (**Neskowin**).
- Subject land divisions to several standards, including a requirement of creating new parcels with building sites outside of the DOGAMI coastal active, high, and moderate hazard zones (**Neskowin**).
- Require conformance to new coastal hazard zone development requirements, including safest site, when performing substantial repairs due to coastal hazard impacts (**Neskowin, Hybrid**).
- Require movement of buildings repeatedly impacted by a coastal hazard (flooding or erosion) to a location above the FEMA BFE plus an additional 3ft and in the safest site of each respective lot. If the building is again impacted by a coastal hazard, remove the building from the shoreline and establish conservation, open space, or recreation uses within the coastal hazard zones, via easements (**Hybrid**).

5. Number of buildings in Tillamook County located within the DOGAMI moderate hazard zone



Decreases in the number of buildings within the hazard zones are due to the relocation of buildings/formation of easements in response to coastal hazard impacts.

6. Number of buildings in Tillamook County relocated to form easements



Key Points:

- None of the six policy scenarios allocate more than 500 additional buildings within the DOGAMI moderate hazard zone, with the **Laissez-Faire** policy allocating the greatest number (Graph 5).
- In the **ReAlign** policy scenario, **only 800 buildings remain in the DOGAMI moderate hazard zone** under all climate scenarios (Graph 5).
- Up to ~1,800 dwellings are relocated to safer areas in the **ReAlign** policy scenario in the mean **high** impact climate scenario (Graph 6). Approximately 500 fewer buildings are converted to easements in the mean **low** impact climate scenario (Graph 6).
- In the **Hybrid** scenario, in which buildings are first relocated to the safest site of the parcel prior and then relocated during the creation of an easement, approximately 1,200 properties are converted into easements in the mean **medium** impact climate scenario (Graph 6).