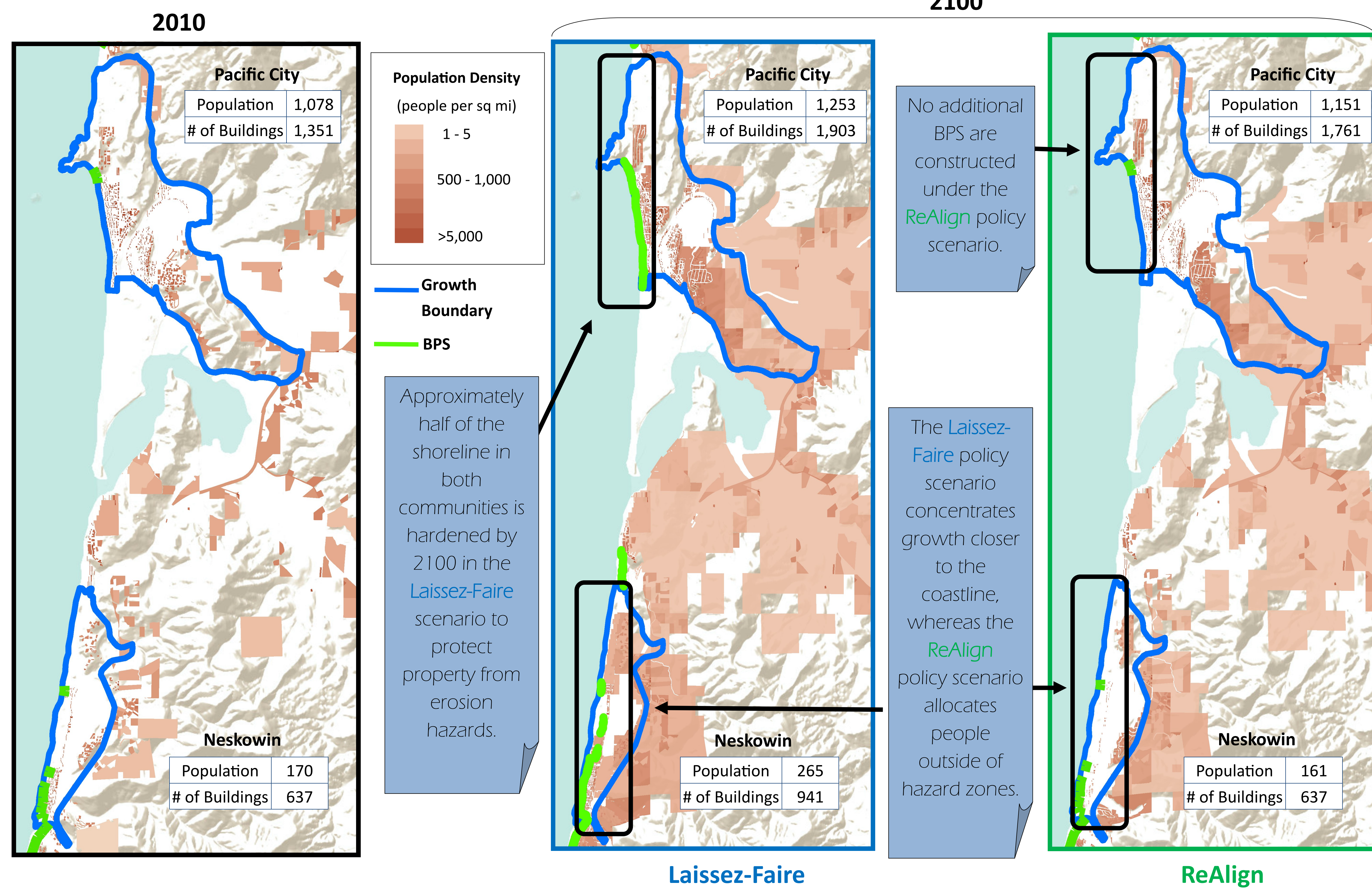


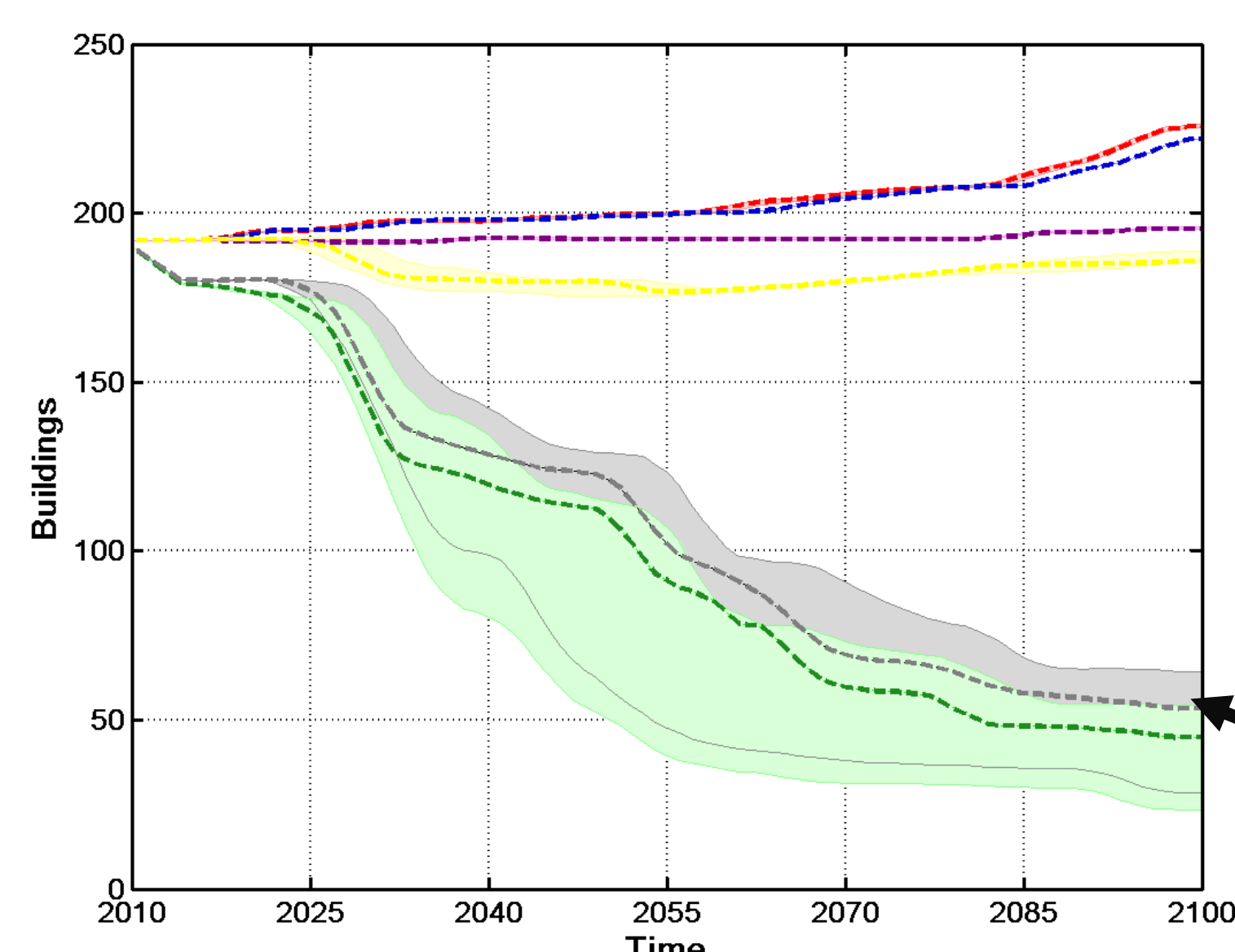
How do development patterns change over time?

Take Home Message: Policy scenarios that limit development within coastal hazards zones consequently limit population within the Neskowin and Pacific City growth boundaries.

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

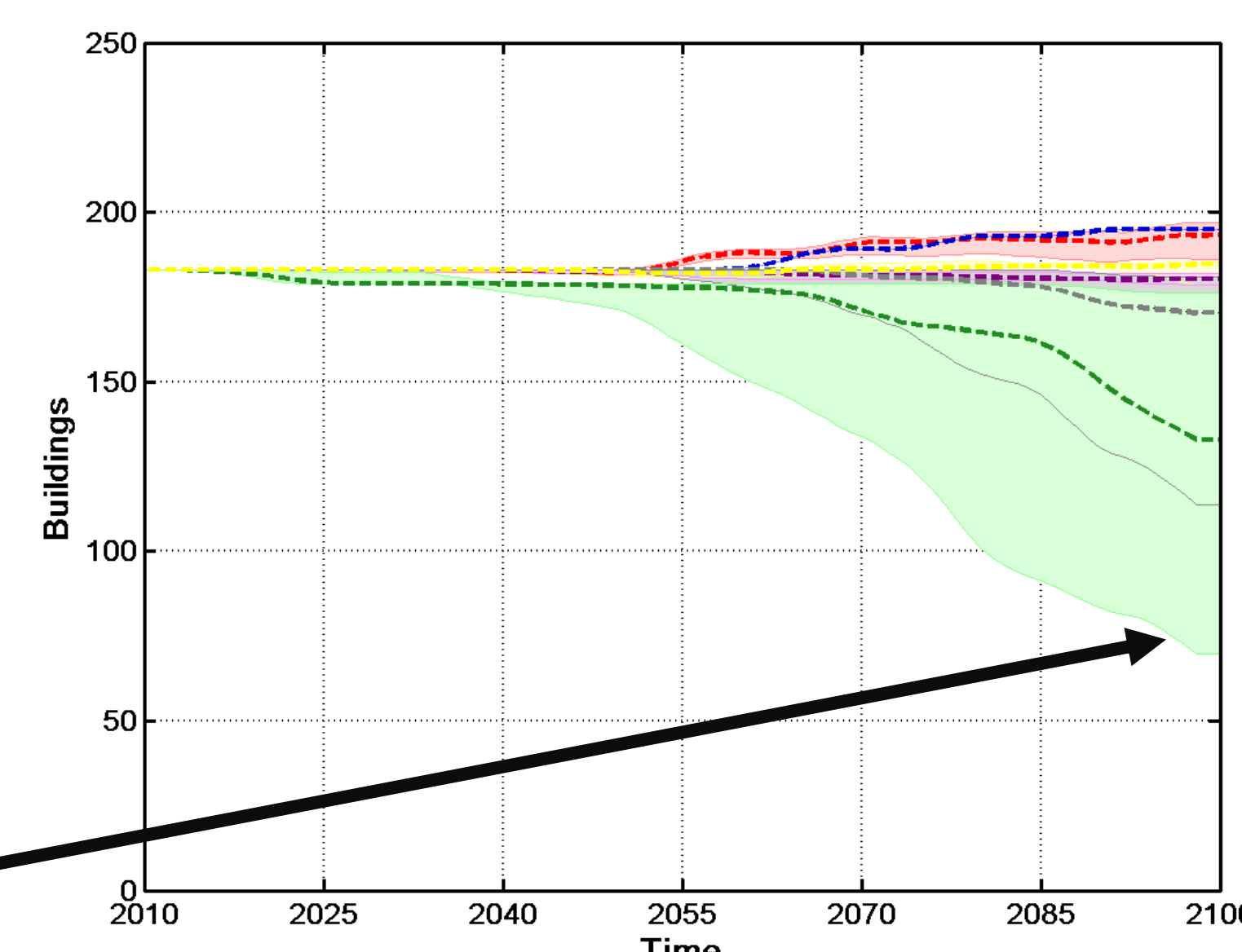


2. Buildings in Neskowin located in the DOGAMI moderate hazard zone



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.

3. Buildings in Pacific City located in the DOGAMI moderate hazard zone

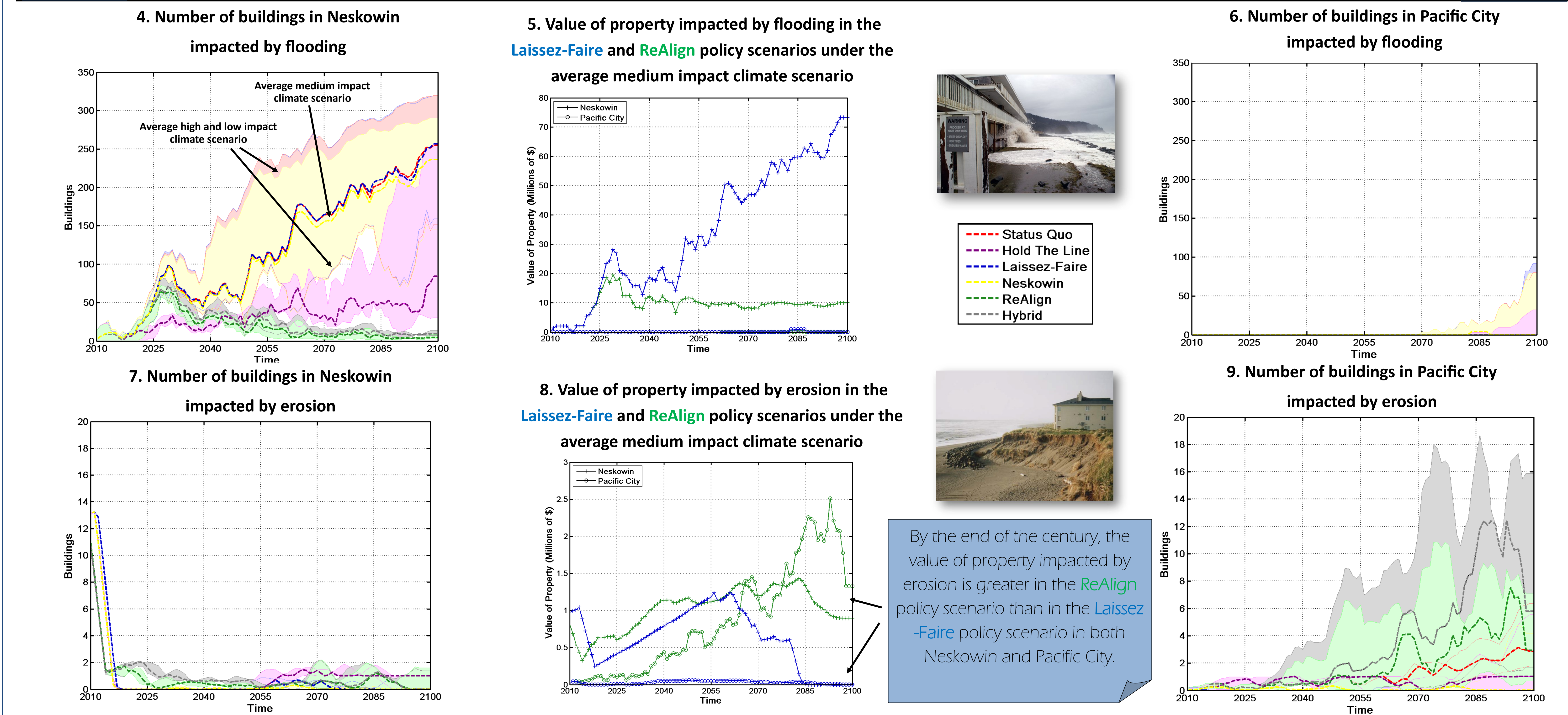


Key Points:

- The majority of Pacific City below Cape Kiwanda is armored by 2100 in the policy scenarios that permit additional BPS construction, whereas the majority of the developed portions of Neskowin are already armored in 2010 (Map 1).
- Both Pacific City and Neskowin have approximately 200 buildings in the DOGAMI moderate hazard zone in 2010. In the **ReAlign** and **Hybrid** policy scenarios, the number of buildings within the hazard zone is reduced to a minimum of ~50 through the creation of easements in the mean high impact climate scenario by 2100 (Graphs 2 and 3).

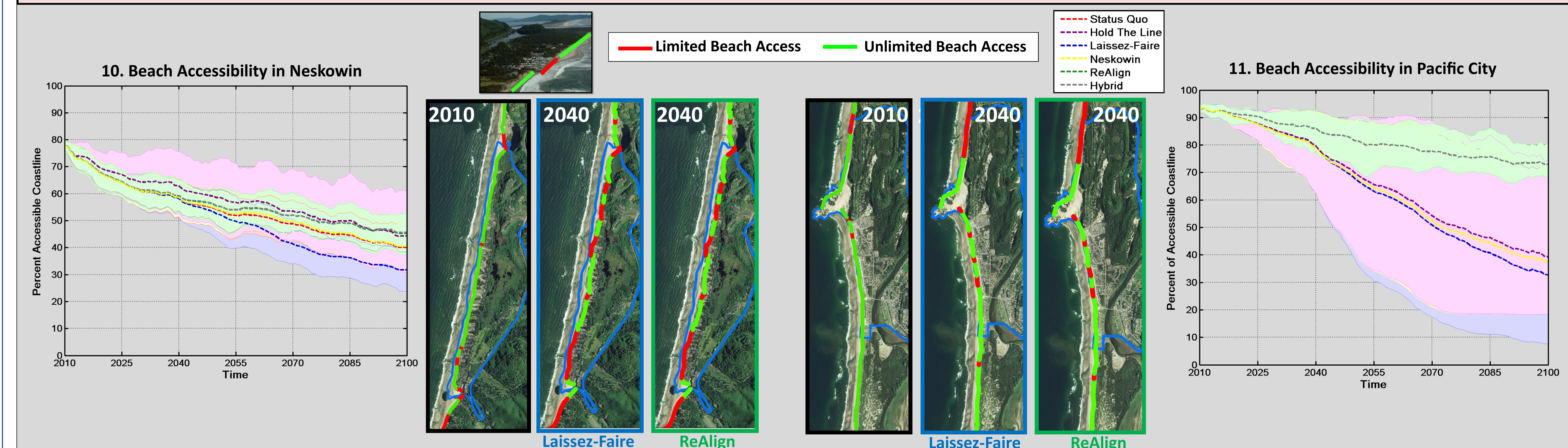
How will property be impacted by coastal flooding and erosion hazards in the future?

Take Home Message: Policy scenarios effect coastal hazard impacts within Pacific City and Neskowin at different times and in varying magnitudes.



What extent of the beach is accessible?

Take Home Message: No policy scenario is able to maintain 2010 beach accessibility throughout the century.



Key Points:

- Neskowin experiences flooding impacts under all scenarios, whereas Pacific City sees flooding impacts to buildings only in the high impact climate scenario and the four policy scenarios (**Status Quo**, **Hold the Line**, **Laissez-Faire**, and **Neskowin**) which permit armoring of the shoreline (Graphs 4-6).
- Pacific City experiences more impacts to buildings by erosion by the end of the century than Neskowin (Graphs 7-9)
- Beach accessibility in Pacific City is more sensitive to climate variability than beach accessibility in Neskowin (Graphs 10 and 11).