

# PORTLAND PLAN UPDATES @ PLANNING COMMISSION



July 13, 2010  
12:30 p.m.  
1900 SW 4<sup>th</sup> Ave., Room 2500A



## Periodic Review: Background Reports + Land Supply and Maps



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## THE PORTLAND PLAN



# THE PORTLAND PLAN

Goals and Objectives  
for what kind of city we want to be in 2035

A 3-Year Action Plan

A Report Card: Indicators and benchmarks to measure progress for:

- ◇ The city as a whole
- ◇ Public agencies
- ◇ Businesses
- ◇ Households

A set of directions to frame the state-mandated update to our comprehensive plan

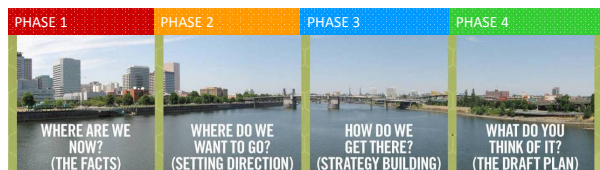
## OUR STRATEGIC PLAN LOCAL PARTNERS

- City of Portland | Metro | Multnomah County
- Portland State University | Oregon Health & Science University
- Portland Public Schools | Parkrose School District
- Centennial School District | David Douglas School District
- Reynolds School District | Worksystems, Inc.
- Portland Community College | TriMet | ODOT
- Mt Hood Community College | University of Oregon
- Portland Development Commission | Housing Authority of Portland
- East Multnomah Soil & Water Conservation District
- West Multnomah Soil & Water Conservation District
- Multnomah County Drainage District No. 1

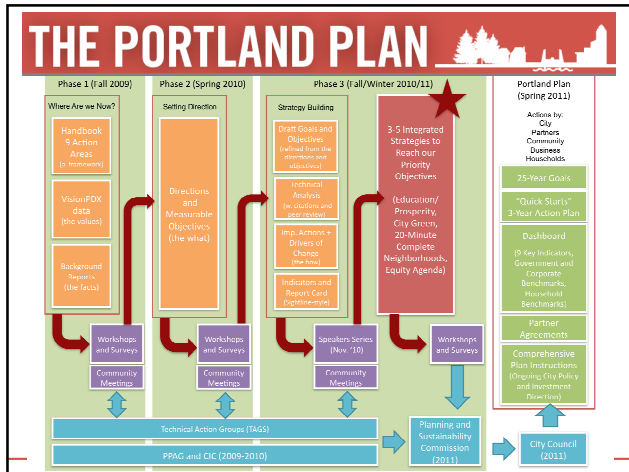
## FEDERAL AND STATE PARTNERS

- Federal**
  - Housing and Urban Development (HUD)
  - Environmental Protection Agency (EPA)
  - US Fish and Wildlife Service
  - General Services Administration (GSA)
  - Centers for Disease Control (CDC)\*
- State**
  - Dept. of Business Development
  - Dept. of Environmental Quality (DEQ)
  - Dept. of Human Services (DHS)
  - Dept. of Transportation (ODOT)
  - Dept. of Land Conservation and Development (DLCD)\*

## HOW DO WE BUILD THE PLAN?



↑  
**We are here.**



## What is Periodic Review?

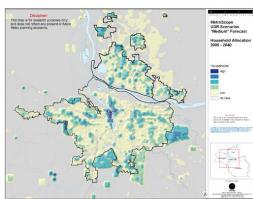
- 1981 – Legislature requires periodic review of all Comprehensive Plans
- 2005 – Legislature narrows scope of periodic review to include only:
  - Economic Development;
  - Needed Housing;
  - Public Facilities;
  - Transportation; and
  - Urbanization

## What is a Forecast?

- Metro responsible for forecasting expected population growth and developing an employment forecast
- Metro's forecasts are not targets!
- They are projections or estimates of what is likely to happen in the future, given trends, previous experience and existing policies
- They are neither goals nor necessarily descriptions of desired outcomes

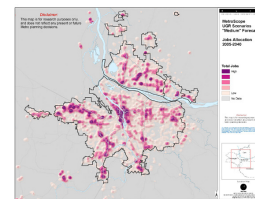
## Housing and Employment Forecasts

- Forecast 105,000 -136,000 new households by 2035
  - 1.2 to 1.6% annual growth.
  - 3,500-4,500 units needed per year
  - For reference - 29,300 units built between 1997 and 2007



## Housing and Employment Forecasts

- Employment Forecasts:
  - 113,000 - 202,000 jobs



## How do Metro's Forecasts Work?

- For information on how Metro's forecast model, Metroscope, works, please check out Metro's website: [www.metro-region.org](http://www.metro-region.org)

## Housing Supply

- Nationally, regionally, and within the city, household size is projected to decline in coming years
- Demand is expected to be highest for multi-family units
- The Central City is projected nearly to triple its number of households by 2035
- Currently zoned land capacity in Portland is sufficient to meet housing demands
- More information is available in the **Housing Demand and Supply Projections Background Report**

## Housing Mix?

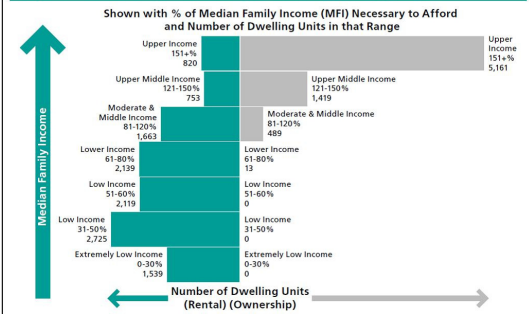
- Apartments, Mixed Use, Townhouses, Detached Single Family, Accessory Dwellings (ADUs), etc.



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## Central City Housing

Graph 1.1: Central City Affordability of Dwelling Units (2008)



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## Employment Lands

- 2000 and 2006, the average annual growth rate (AAGR) of jobs in Portland was just 0.2%
- Portland's 40% share of the jobs in the 7-county MSA is declining (capture rate fell to 11% from about 27%)
- The institutional sector is projected to grow by 37%
- Schools and hospitals = 53,200 in-city jobs as of 2006 and for virtually all of the net job gains experienced in Portland from 2000-06. This is the fastest growing sector
- City estimates indicate that Portland will need about 600 more acres of industrial land
- More information is available in the **Economic Opportunities Analysis Background Reports**

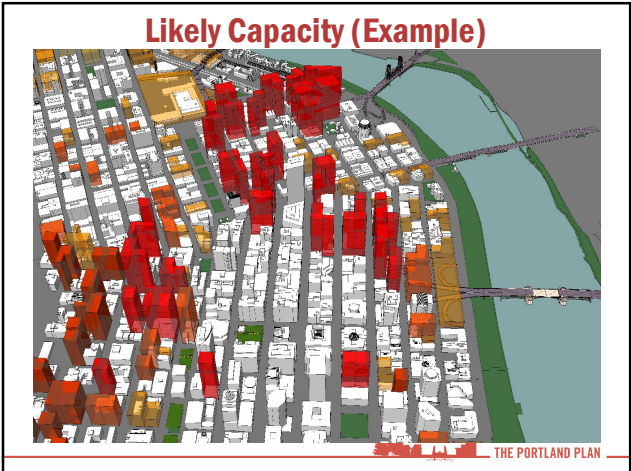
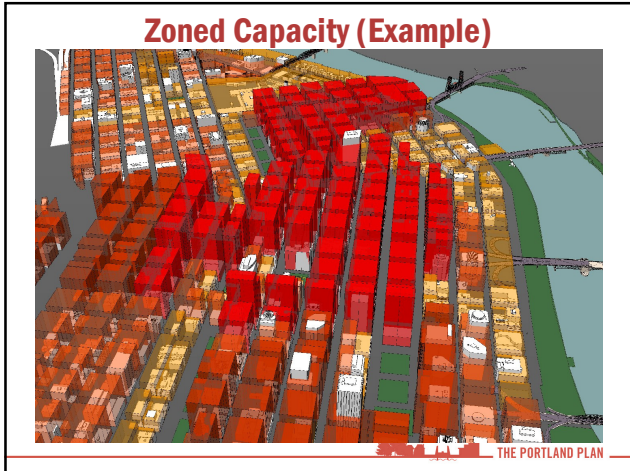
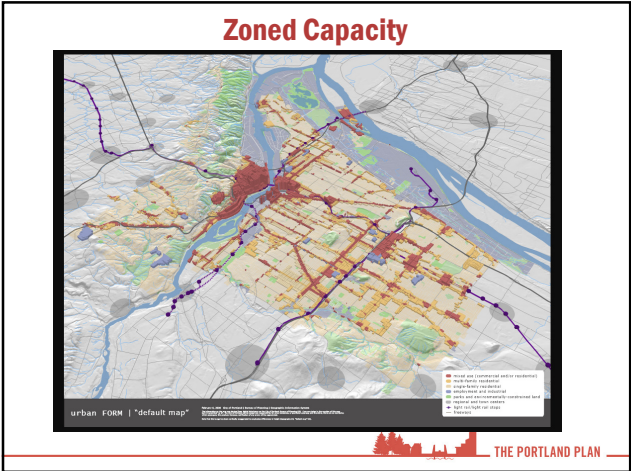
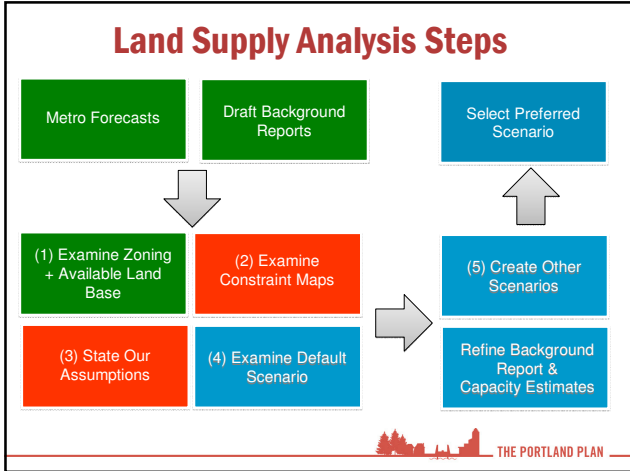
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## Buildable Lands Capacity Calculations

- Step 1 = Verify land base and zoned capacity
- Step 2 = Subtract constraint layers (infrastructure, hazards, sensitive lands, etc.)
- Step 3 = State assumptions about likely capacity (market factors, ripeness for redevelopment, refill rate)
- Step 4 = Examine default scenario (carry current policy forward to 2035)
- Step 5 = Examine other possible scenarios

Result = find preferred scenario that has capacity to absorb forecast growth

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## Buildable Lands Inventory (BLI): Maps

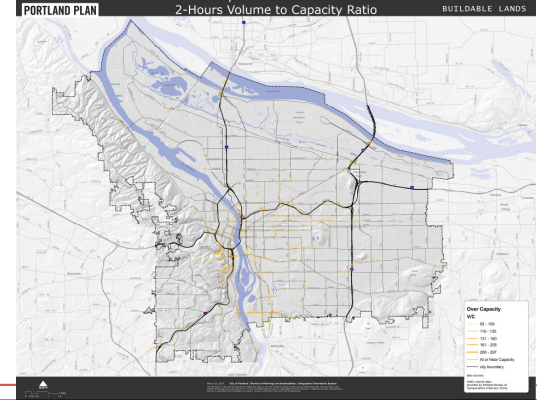
- Transportation (Vehicular Level of Service)
- Transportation (Substandard and Under-Improved Streets)
- Water Service
- Sewer
- Stormwater
- Areas where building use and height must be limited near Portland International Airport
- Natural Resource Features
- Inventory of Significant Natural Resources
- Inventory of Significant Scenic Areas
- Open space
- Regulated Areas
- Significant Cultural Resources
- Hazards
- Publicly Owned Land
- Rural lands



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## Transportation Volume to Capacity Ratio

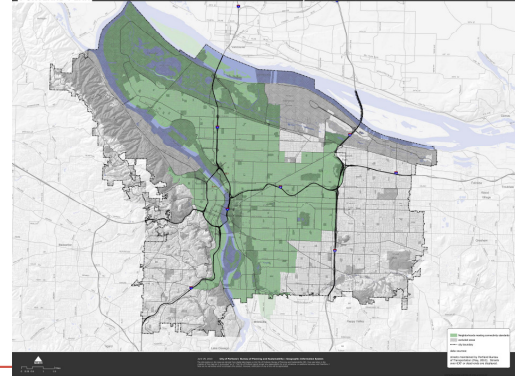
2008 Transportation Network PM Peak  
2-Hours Volume to Capacity Ratio



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## Neighborhoods with Street Connectivity

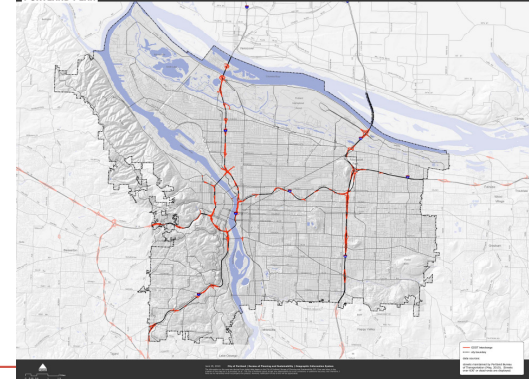
Neighborhoods where Majority of Streets Meet Connectivity Standards



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## ODOT Highway Interchanges

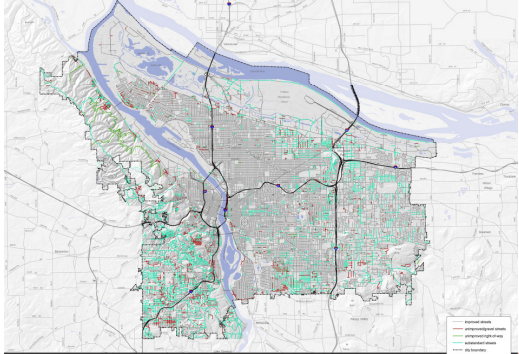
ODOT Highway Interchanges



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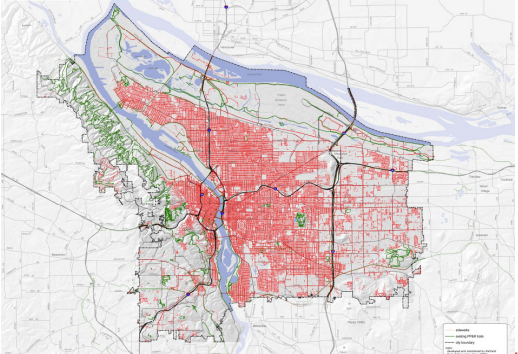
# Unimproved and Substandard Streets

PORTLAND PLAN Improved and Unimproved Streets BUILDABLE LANDS



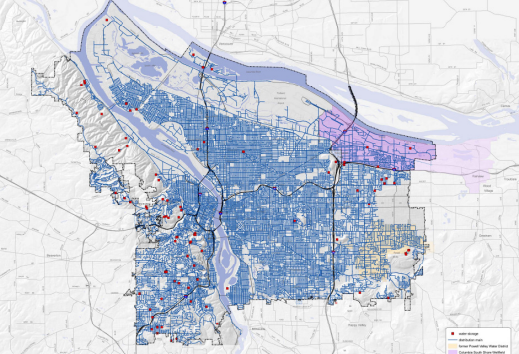
# Pedestrian System

PORTLAND PLAN Pedestrian System BUILDABLE LANDS



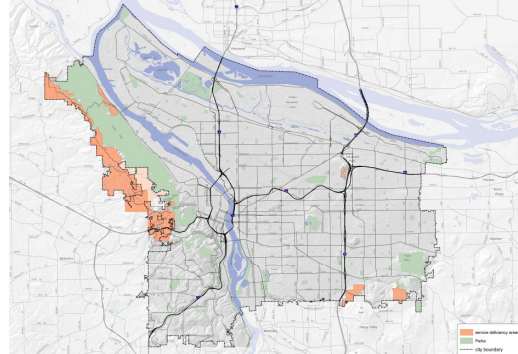
# Water System

PORTLAND PLAN Water System BUILDABLE LANDS



# Water Service Areas with Deficiencies

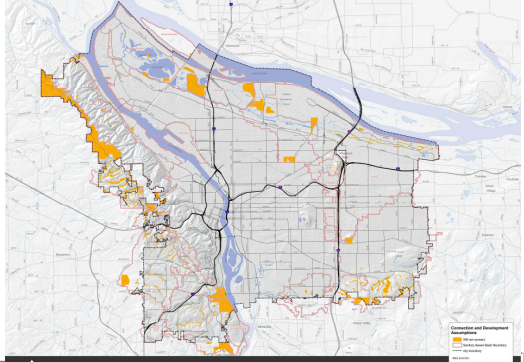
PORTLAND PLAN Water Deficient Service Areas BUILDABLE LANDS





# Sanitary Sewer Service Constrained Areas

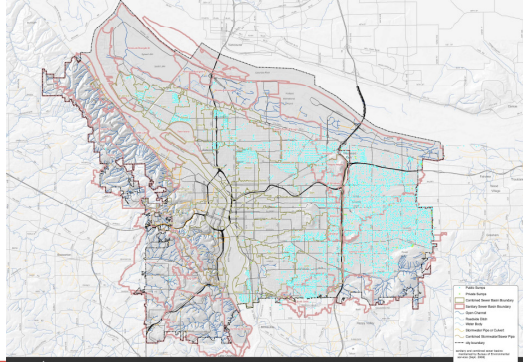
PORTLAND PLAN Infrastructure Constrained Areas: Sewer BUILDABLE LANDS



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# Stormwater System

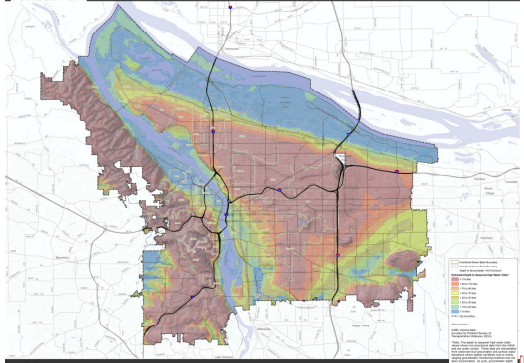
PORTLAND PLAN Stormwater System BUILDABLE LANDS



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# Depth to Seasonal High Water

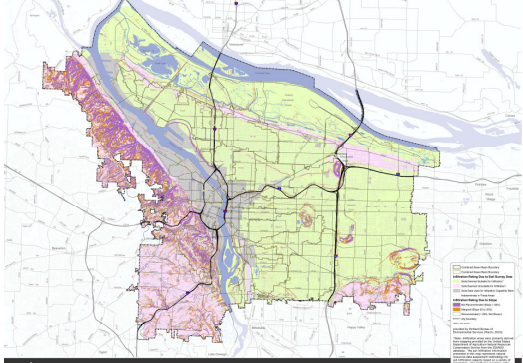
PORTLAND PLAN Depth to Seasonal High Water BUILDABLE LANDS



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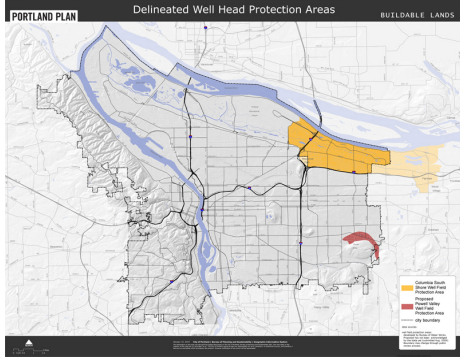
# Soil Infiltration Capability

PORTLAND PLAN Soil Infiltration Capability BUILDABLE LANDS

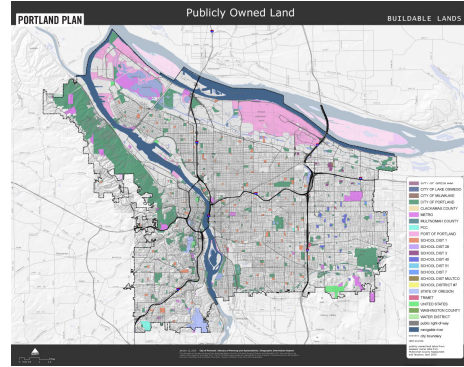


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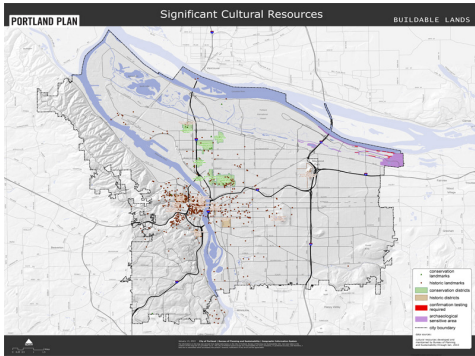
## Delineated Wellhead Protection Areas



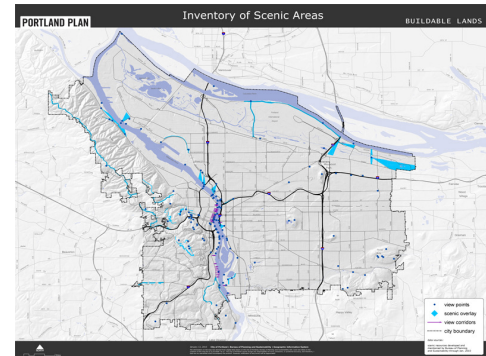
## Publicly Owned Lands

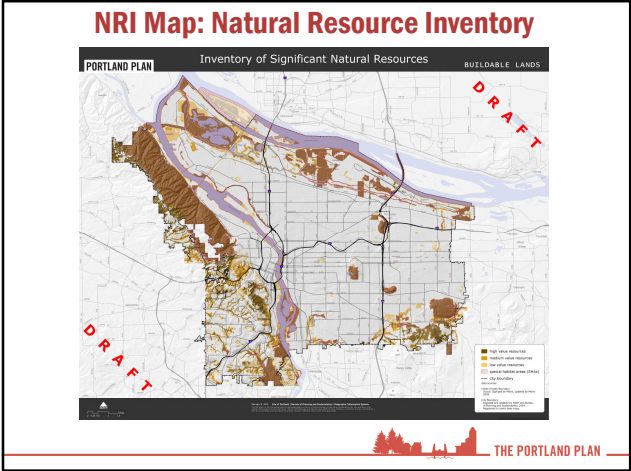
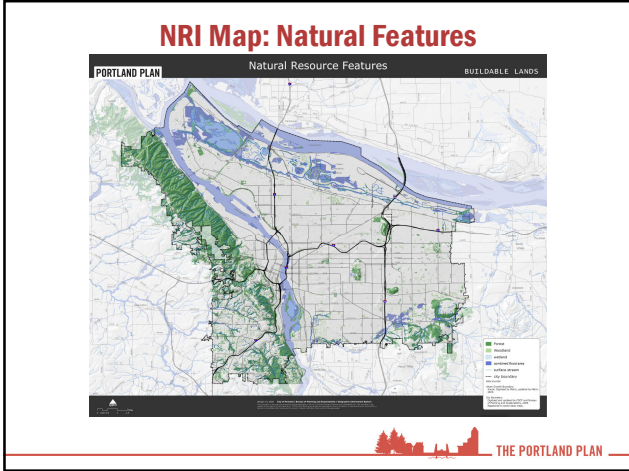
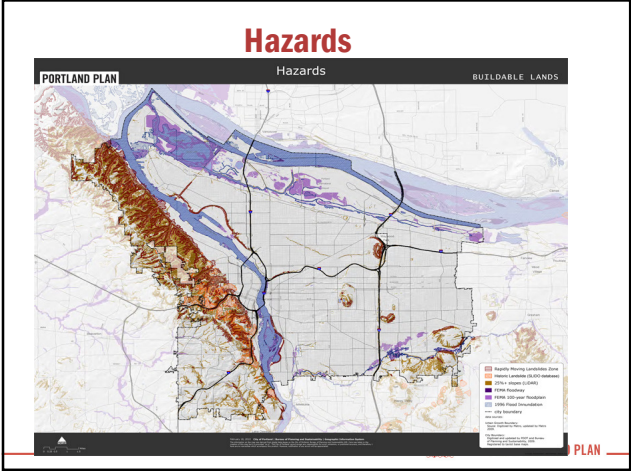
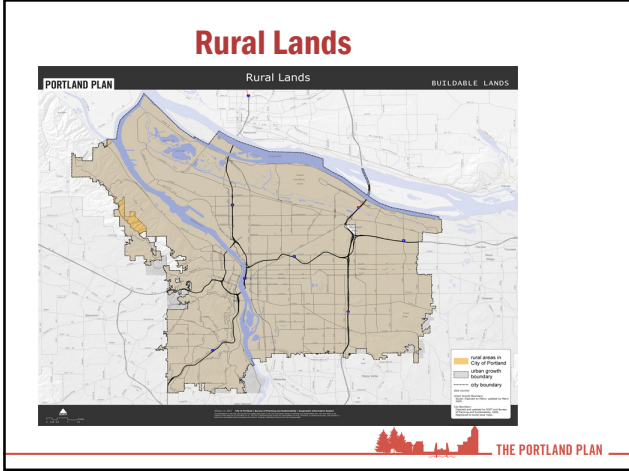


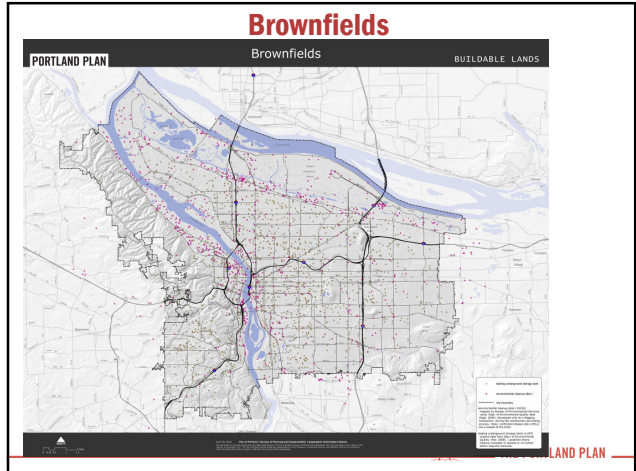
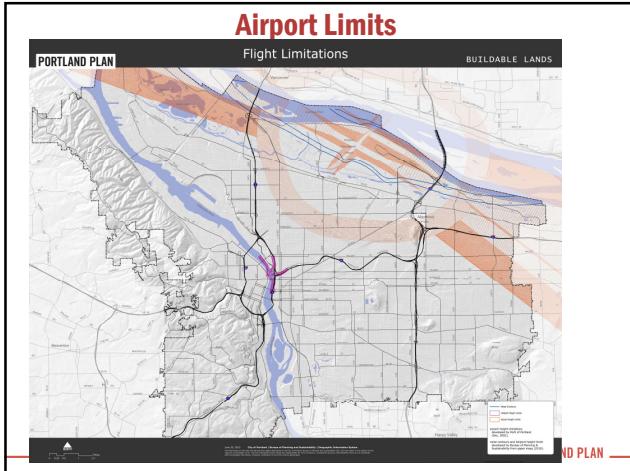
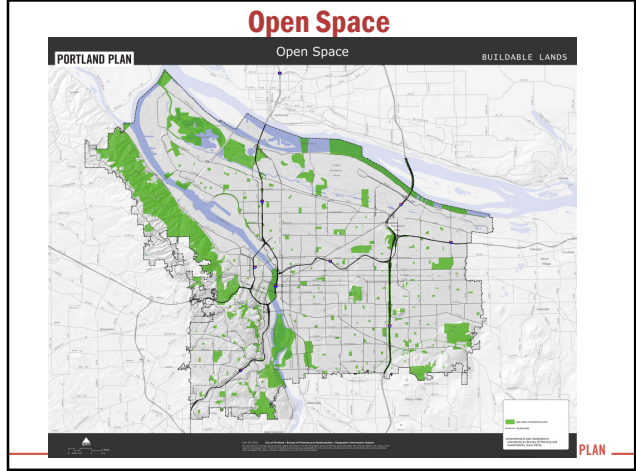
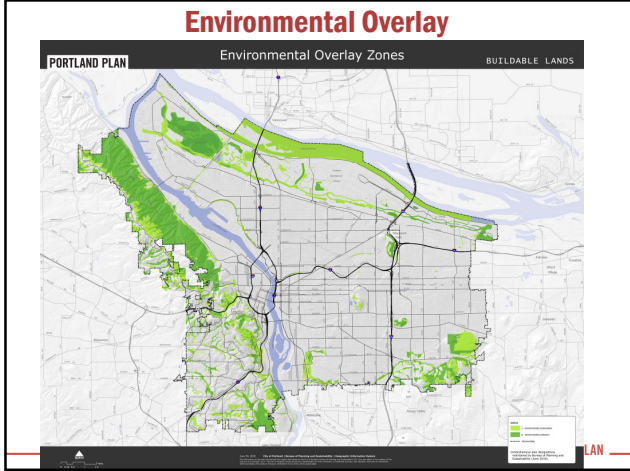
## Significant Cultural Resources



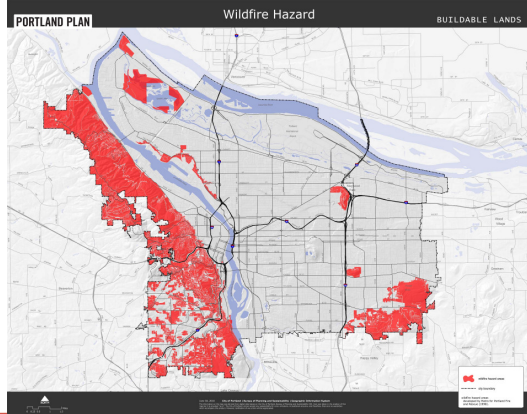
## Inventory of Scenic Areas







## Wildfire Hazard



## KEEP UP WITH THE CONVERSATION

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