

**PORTLAND PLAN @
PLANNING & SUSTAINABILITY
COMMISSION**



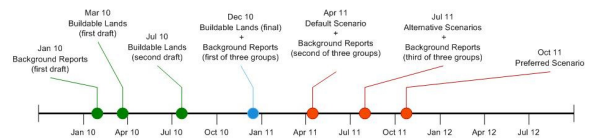
November 23, 2010
6:00 p.m.
1900 SW 4th Ave., Room 2500A



**Periodic Review:
Buildable Lands Analysis**

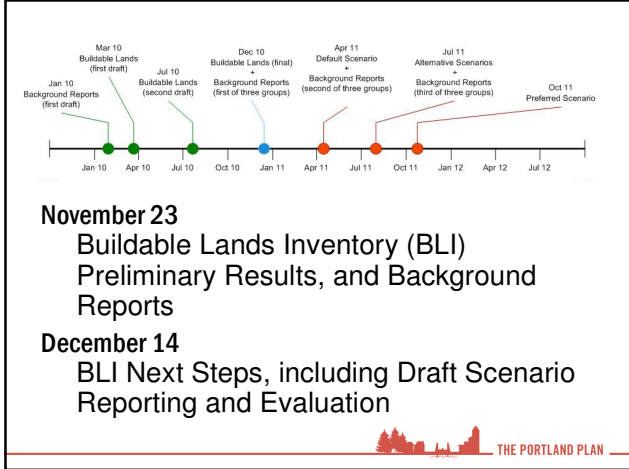


**Periodic Review:
Factual Basis (Background
Reports)**



- Multiple hearings
- Earlier in 2010 – background reports and early Buildable Lands Inventory
- First recommendations now
- 2011 – More Background Reports + Default, Alternative and Preferred Scenarios





What's in the Portland Plan?

9 Action Areas with Targets for 2035

6 "Strategies" that work together to meet our goals

Strategic Actions	Report Cards	Comprehensive Plan Framework
3-Year Plans	City	25 Year vision and goals
Prioritization	Businesses	Policies
Partnerships	Households	Long-term investments
Projects		Urban Development Plan
Programs		

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Making Portland prosperous, healthy, and rich in opportunity

4 PRINCIPLES	6 DRIVERS OF CHANGE ("STRATEGIES")	9 POLICY AREAS (COMPREHENSIVE PLAN CHAPTERS)
1. Equity	1. Economic Opportunity	1. Prosperity and Business Success
2. Safety and Opportunity	2. Invest in Students	2. Equity, Civic Engagement and Quality of Life
3. Health	3. 20-Minute Neighborhoods	3. Transportation, Technology and Access
4. Resiliency	4. City Green	4. Education and Skill Development
	5. Future Technology and Practices	5. Sustainability and the Natural Environment
	6. Equitable Decision-Making	6. Design, Planning and Public Spaces
		7. Neighborhoods and Housing
		8. Human Health, Food and Public Safety
		9. Arts, Culture and Innovation

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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

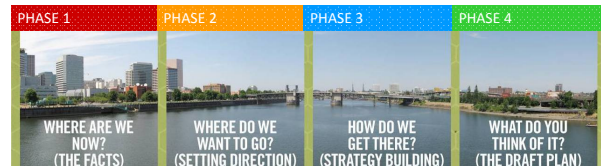
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FEDERAL AND STATE PARTNERS

- Housing and Urban Development (HUD)
 - Environmental Protection Agency (EPA)
 - US Fish and Wildlife Service
 - General Services Administration (GSA)
 - Centers for Disease Control (CDC)*
- Federal
- 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)*
- State



HOW DO WE BUILD THE PLAN?



↑
We are here.



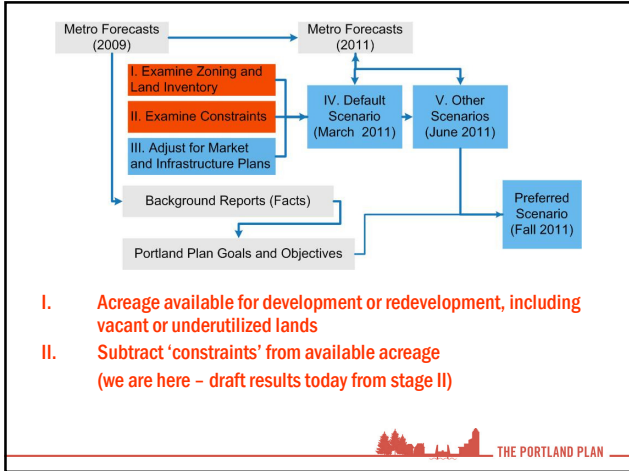
Periodic Review and Portland Plan

- State of Oregon requires periodic update to Comprehensive Plans
- Portland periodic review work plan due by late 2012.
- To thrive in the future, we need a plan to manage change, direct investments, and work smarter within the city limits.
- How many people will live here? Where will they live? What kinds of jobs will be available?



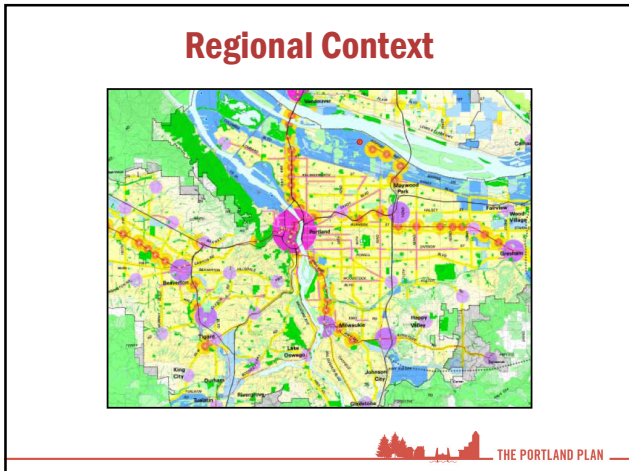
Periodic Review: Buildable Lands Analysis





Today's Comprehensive Plan

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- ### Forecasts are not Targets!
- Metro forecasts expected population and employment growth
 - Metro makes projections or estimates, based on trends, previous experience and existing policies
 - They are neither goals nor descriptions of desired outcomes
 - They help us make informed decisions when planning for infrastructure, services, and managing land to support jobs and housing
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Key Term: Constraints

- 'Constrained land' = term to identify physical, regulatory, and/or market factors that limit future housing and jobs
- See Portland Plan Atlas online (www.pdxplan.com)
- Does not imply factors are undesirable or negative (e.g. rivers, natural areas)

Details in Appendices B and C in Nov. 2010 Packet



Buildable Lands Inventory Constraint Maps

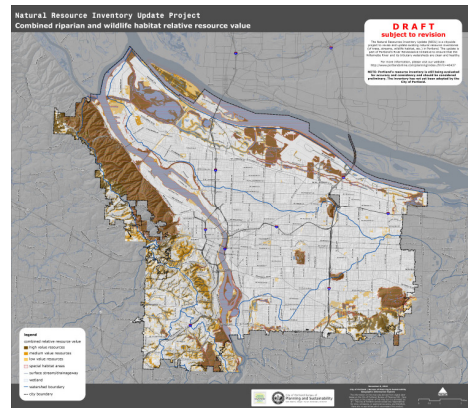
Transportation (Vehicular Level of Service)
Transportation (Substandard and Under-Improved Streets)
Water Service
Sewer
Stormwater
Airport/Heliport Flight Limitations
Natural Resource Features
Inventory of Significant Natural Resources
Inventory of Scenic Areas
Open space
Delineated Wellhead Protection Areas
Environmental Overlay Zones
Significant Cultural Resources
Hazards
Potentially Contaminated Sites (Brownfields)
Publicly Owned Land
Rural lands



NRI (Natural Resource Inventory)



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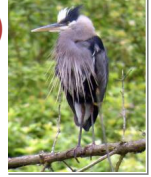
NRI (Natural Resource Inventory)



1. Includes maps; evaluates functions and relative resource quality
1. Based on Metro Title 13 science and methodology
3. Metro work reviewed by independent scientists and vetted at public hearings
3. City inventory uses current data, e.g., LiDAR; refinements reviewed by technical experts
4. New maps more accurate and informative than current City NRIs (10-20 years old)



NRI (Natural Resource Inventory)



Uses of the Natural Resources Inventory

1. State rules require consideration of Goal 5 NRIs along with other "constraints" in BLI
2. City needs to adopt the updated NRI to use for BLI, Portland Plan, and Comprehensive Plan update (i.e., planning purposes only)
3. Any future regulatory changes would occur through separate legislative projects, e.g., River Plan, PDX Futures. (Project NRIs and regs subject to public review and hearings)

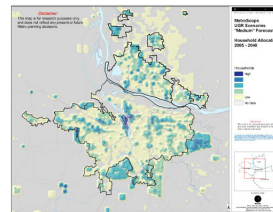


Key Term: Vacant or Underutilized Land

- Jobs and housing capacity is calculated only for properties considered vacant or underutilized
- Rules were applied to these sites based on their zoning
 - IS zones: vacant property with no floor area
 - R2.5 to RF: 33% or less of allowed density (lots)
 - R1 to R3 & IR: 20% or less of allowed density (units)
 - RH & RX: 20% or less of allowed floor area (F.A.R.)
 - Commercial/Mixed-Use zones: 20% or less of allowed floor area (F.A.R.)
 - Central City: 20% of allowed floor area AND 2:1 or less improvement to land value ratio

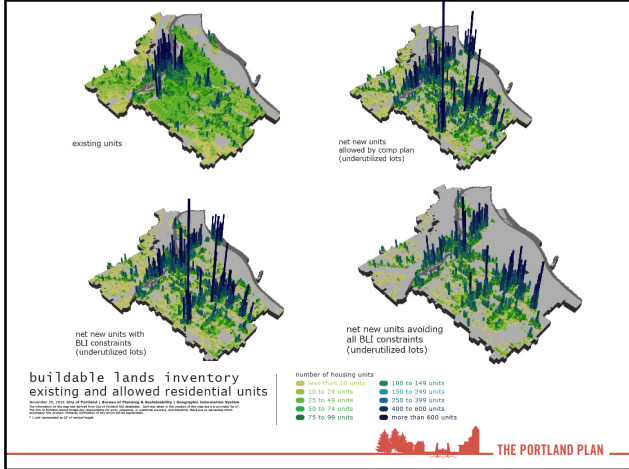


Household Forecast Snapshot



- By 2035, forecast is for 105K to 136K new households
- Equals a need for 3,500 – 4,500 units per year
- Metro forecast numbers will be updated in 2011





Preliminary Housing Conclusions

- We have sufficient zoned capacity to meet Metro's high growth forecast
- Only 7-12% of capacity is single-dwelling
- 15-20% of capacity in Central City
- Some local capacity shortfalls may exist (West Portland)

Context:
New dwellings 1996-2009

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Preliminary Housing Conclusions

Local Neighborhood Analysis

Neighborhood capacity data in report

Neighborhood	actual number of households	potential housing unit capacity	density	capacity factor
1	2,118	21,212	10.0	4.7
2	2,712	14,328	5.3	1.9
3	12,426	3,720	0.3	0.1
4	10,910	3,820	0.3	0.1
5	12,426	3,720	0.3	0.1
6	18,712	2,820	0.1	0.0
7	14,712	2,820	0.1	0.0
8	14,712	2,820	0.1	0.0
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100	14,712	2,820	0.1	0.0

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Employment Forecast Snapshot

- In 2006, Portland had 40% of the region's jobs, but only 11% of the job growth
- By 2035, institutional sector projected to grown by 37%, office sector by 28%, industrial 18% and services 17%
- Schools and institutions are the fastest-growing

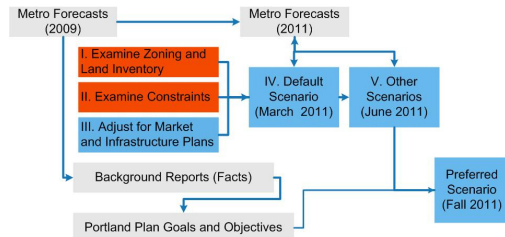
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Employment capacity results

- City estimates indicate that Portland will need about 600 more acres of industrial land
- About 360 acres of additional institutional land needed (primarily for college and medical center expansions)
- Marine terminal land needs being examined with West Hayden Island Project



Next Steps: Growth Scenarios



- III. Adjust for market factors, and infrastructure investment
- IV. 'Default' Scenario for housing and jobs
- V. 'Alternative' Scenarios developed for public feedback
- VI. 'Preferred' Scenario embedded into Portland Plan



Periodic Review: Factual Basis (Background Reports)



Background Reports

- Initial drafts published late 2009
 - Seeking adoption of 12 original and revised reports today
 - Seeking adoption of 8 reports to incorporate by reference
 - Revisions to additional reports in spring 2011
- See updated Appendix A for details.*



Recommendations

TODAY

- Review materials, initial staff questions

DECEMBER 14

- Recommend adoption of 12 Portland Plan Background Reports
- Recommend adoption of reports to be incorporated by reference, and direct staff to finalize or amend the list
- Review list of Spring 2011 Portland Plan Background Report revisions, direct staff to continue with work plan
- Identify concerns with BLI methods, recommend adoption of methodology and further refinements (adopt final methodology report in Spring 2011)
- Feedback on proposed analytical and evaluation tools for Default, Alternative and Preferred Scenarios



Upcoming Activities



Dr. Julian Agyeman, Tufts University, Department of Urban and Environmental Policy and Planning



Judith Bell, Policy Link



Cynthia Girling + Ronald Kellett
University of British Columbia School of Architecture and Landscape Architecture



Rob Weissbourd, RW Ventures



Dr. Robert Ogilvie, Public Health Law and Policy

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