



# The Portland Plan

## Buildable Lands Inventory

May 24, 2011 Briefing



Bureau of Planning and Sustainability  
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# What is the Portland Plan?

- A 25-year strategic plan with five-year actions to make Portland prosperous, healthy and rich in opportunity for all.



# Seeking alignment of actions around shared priorities

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 | Port of Portland  
East Multnomah Soil & Water Conservation District  
West Multnomah Soil & Water Conservation District  
Multnomah County Drainage District No. 1

# The Portland Plan

Conditions and Trends

Action Areas Objectives

Draft Strategies

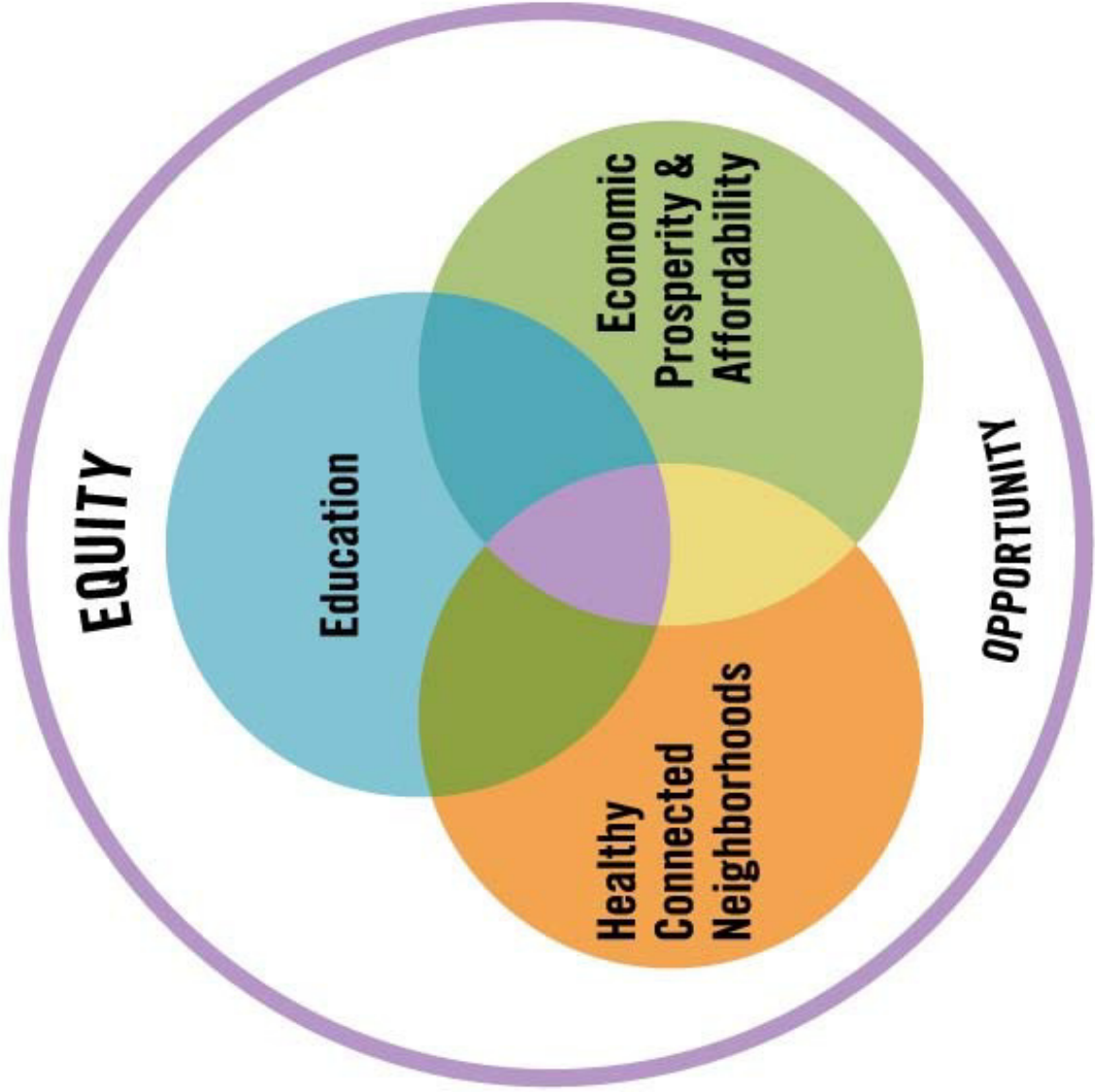
5 Year Action Plan

25 Year Objectives

Comprehensive Plan

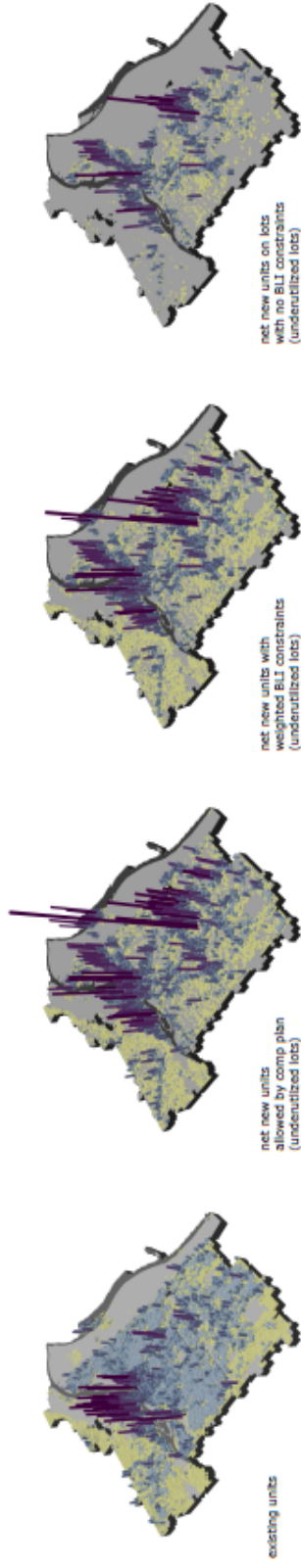
- Policies
- Map
- Citywide Systems Plan
- CC2035 Plan

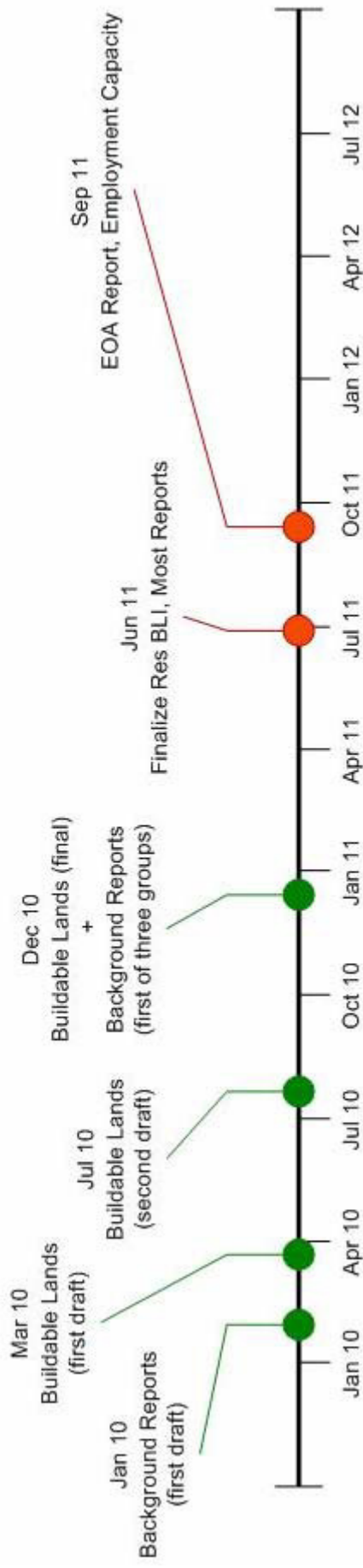




# June 28<sup>th</sup> Action:

Finalize consideration of Residential BLI, recommend Council adoption for delivery to State as part of Periodic Review (Task 2, Factual Basis)





- Multiple hearings
- Earlier 2010 - background reports and early Buildable Lands Inventory
- First recommendations made in late 2010
- Changes incorporated for June 28 2011

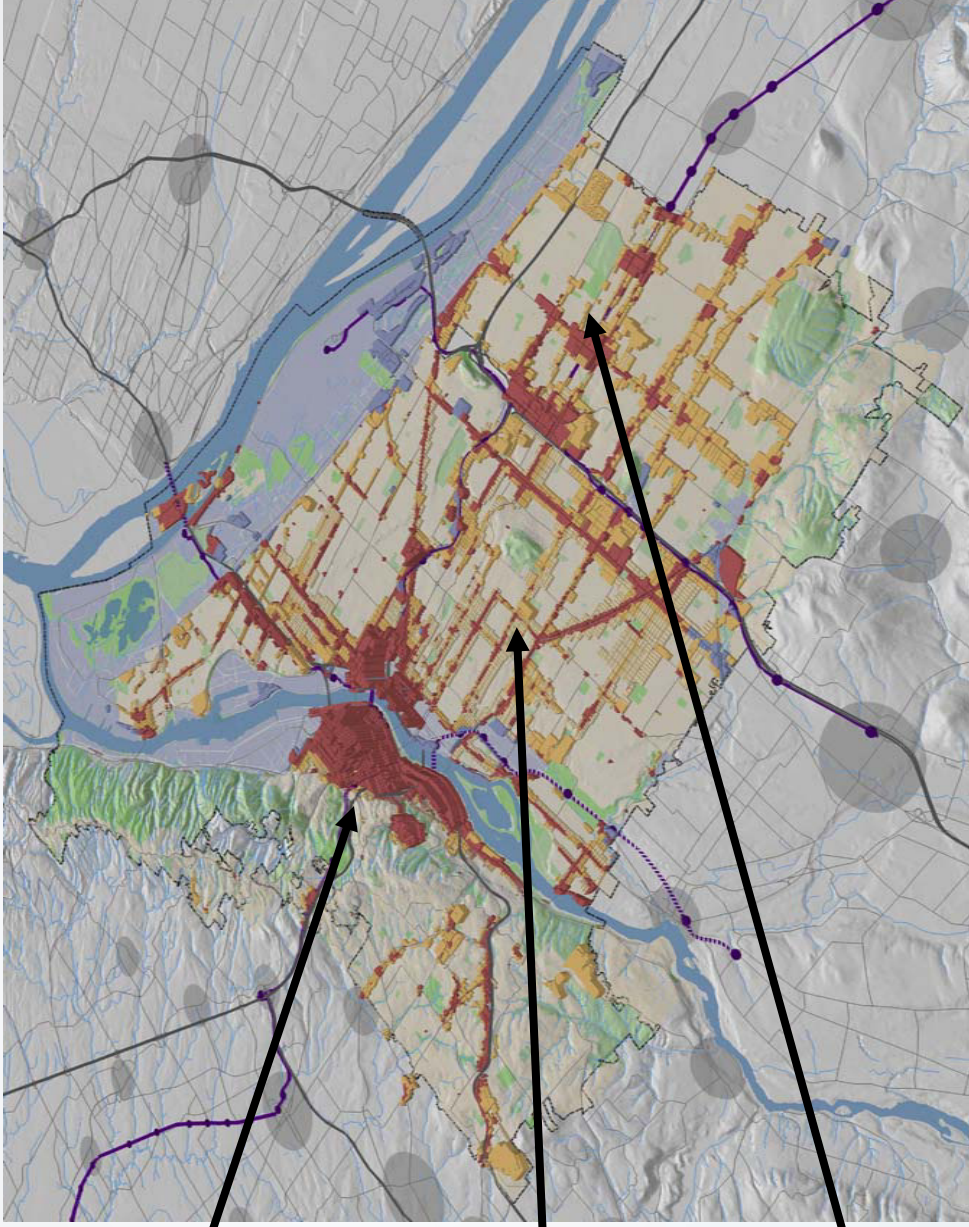
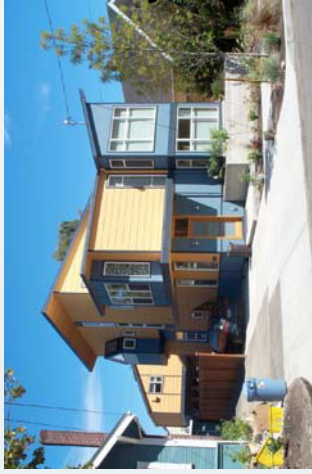


# Periodic Review

- State of Oregon requires periodic update to Comprehensive Plans
- Portland periodic review work plan due by late 2012



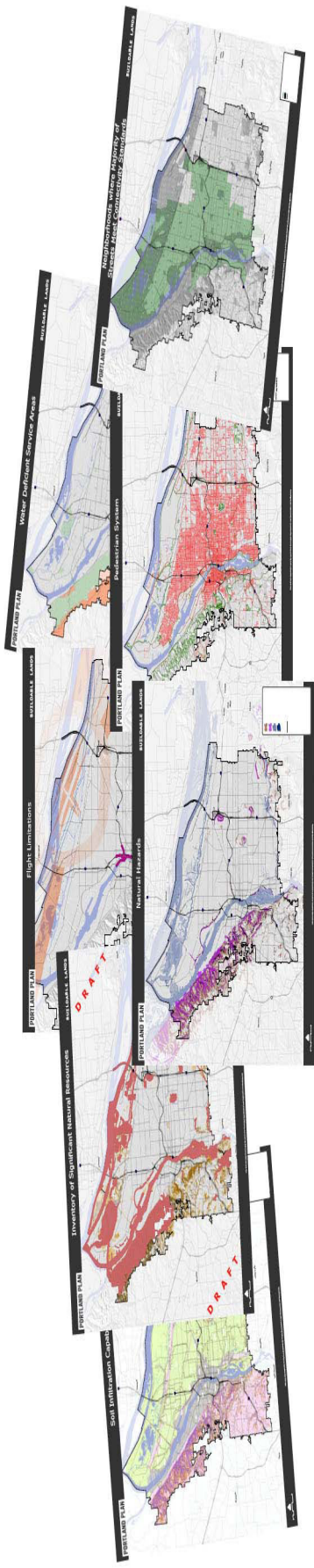
# Analysis Based on Current Comprehensive Plan



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# 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](http://www.pdxplan.com))
- Does not imply factors are undesirable or negative (e.g. rivers, natural areas).

# Constraints

Transportation (Vehicular Level of Service)  
Transportation (Substandard and Under-Improved Streets)  
Water Service  
Sewer  
Stormwater  
Air Quality  
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



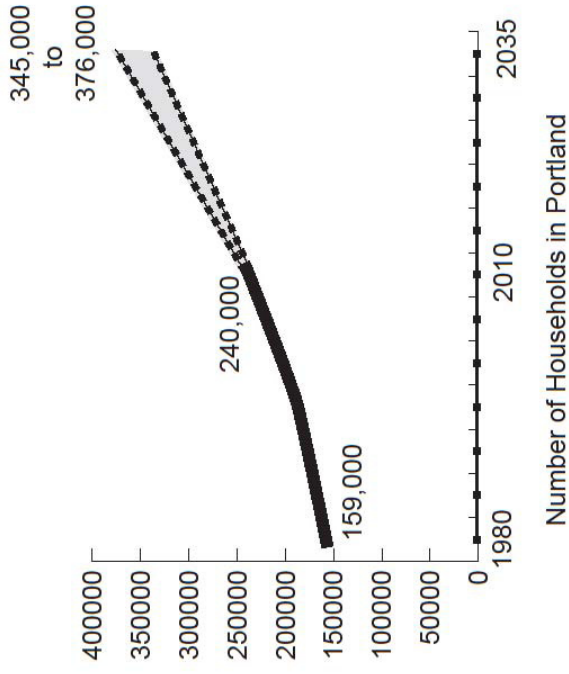
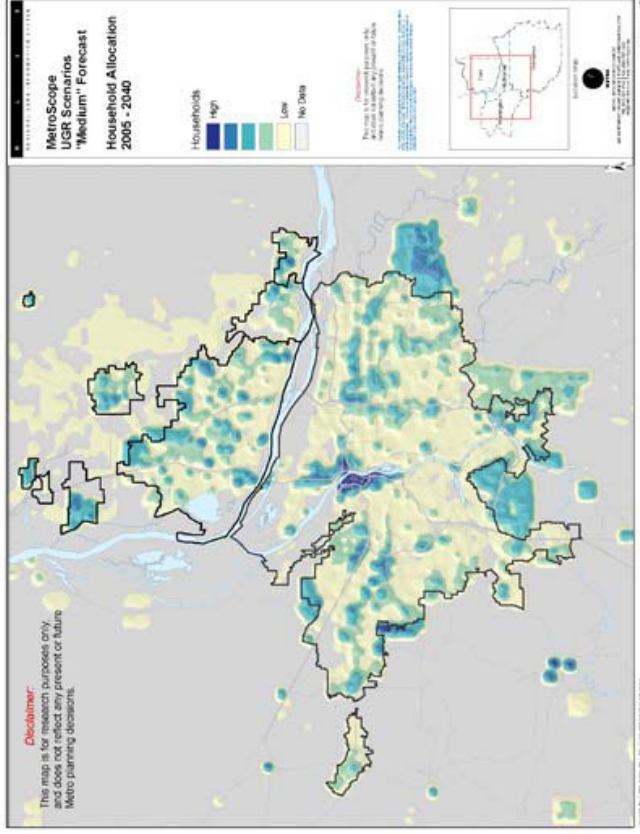
# Vacant or Underutilized Land

- Jobs and housing capacity is calculated only for properties considered vacant or underutilized
- Rules were applied based on 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

# Forecasts Are Not Targets!

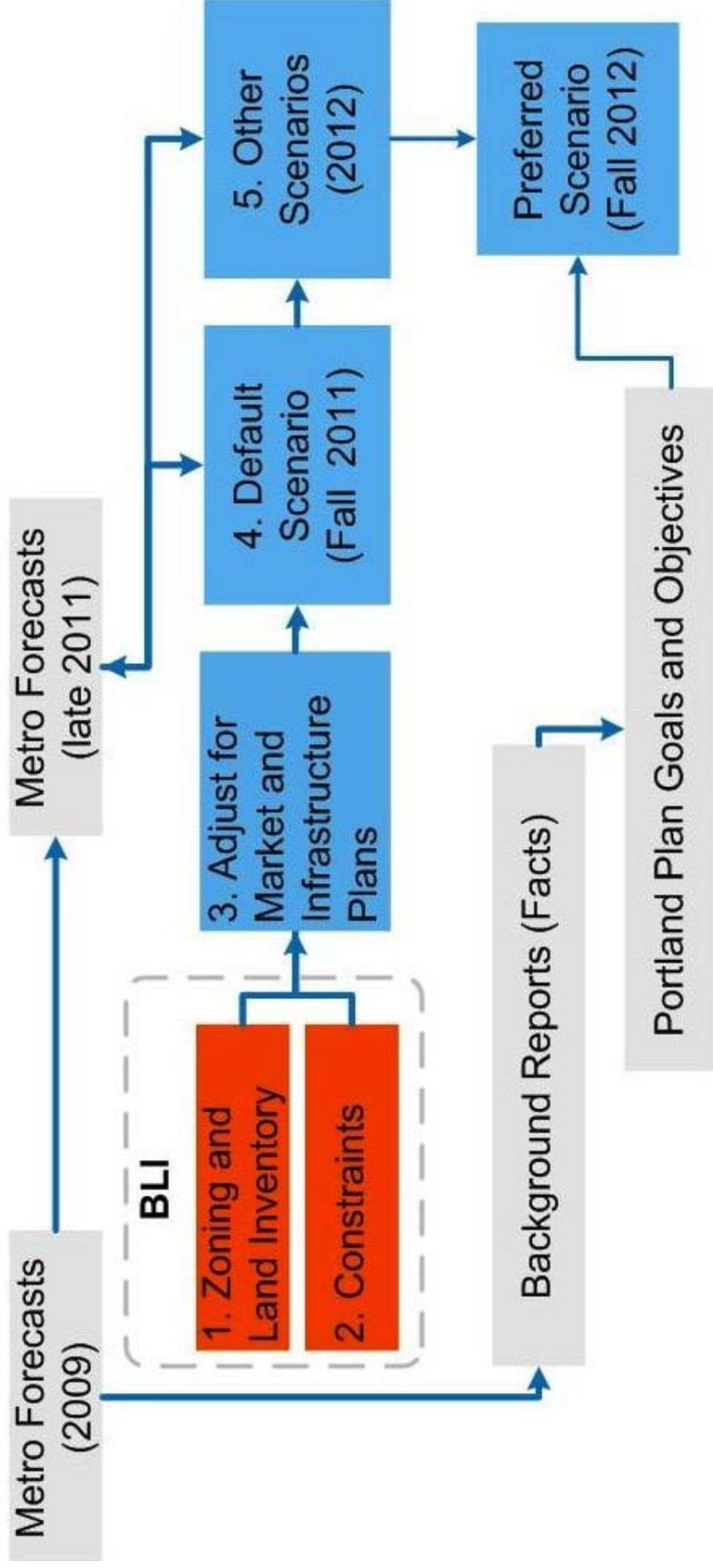
- Metro forecasts expected population and employment growth
- Metro makes projections or estimates, based on trends, previous experience and existing policies
- They are neither goals nor descriptions of desired outcomes
- They help us make informed decisions when planning for infrastructure, services, and managing land to support jobs and housing

# Metro Forecast Snapshot



- By 2035, forecast is for 105,000 to 136,000 new households
- Equals a need for 3,500 - 4,500 units per year
- Metro forecast numbers will be updated in 2011

# Analysis Steps

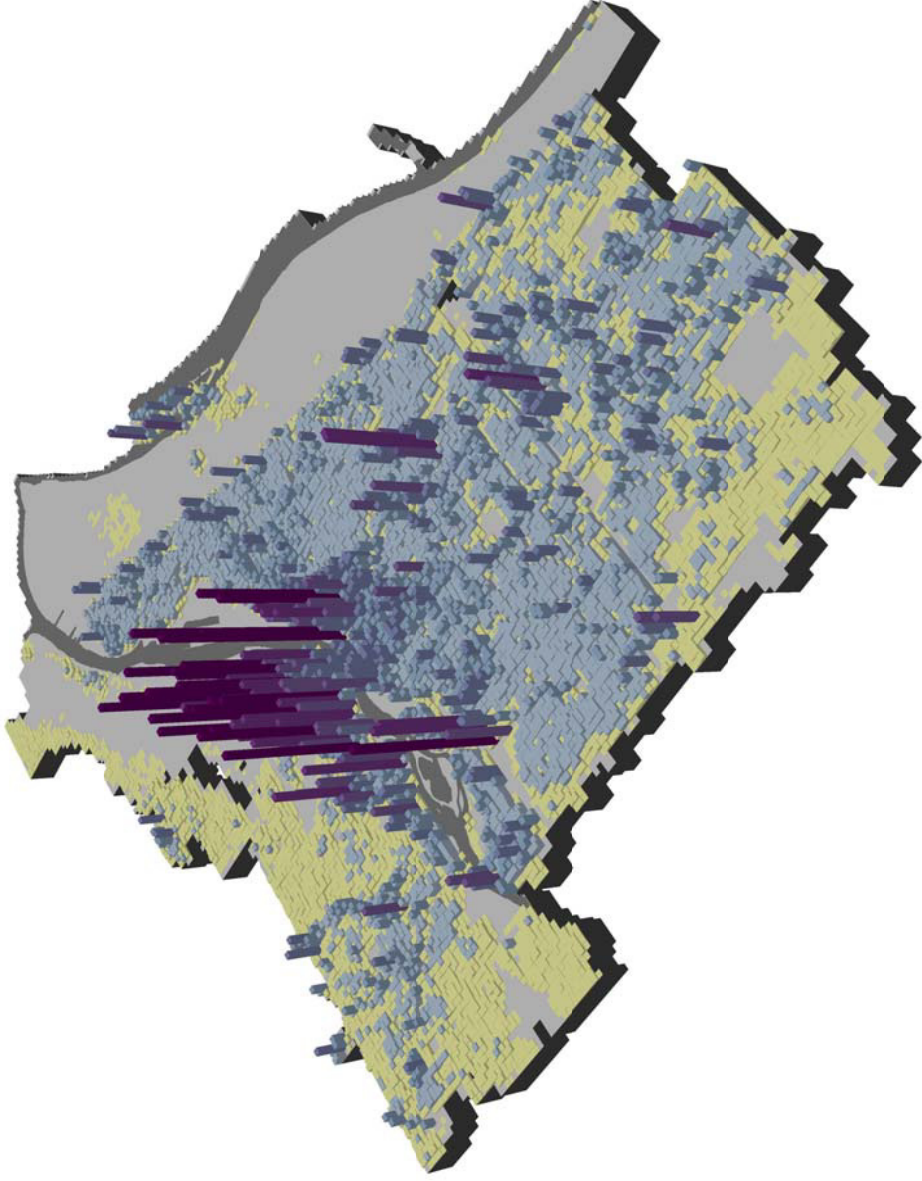


# Changes Since December

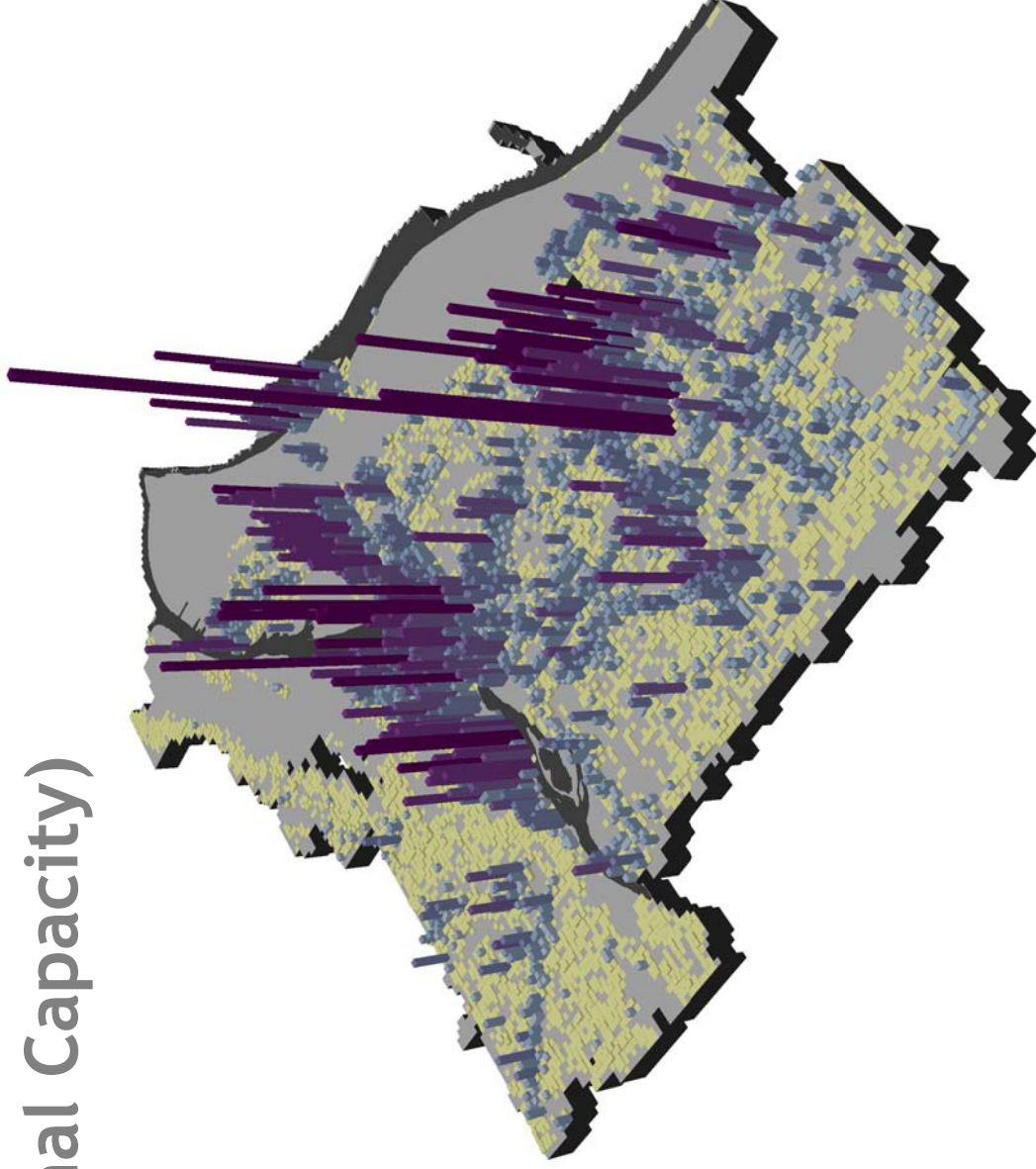
- Added Air Quality and Earthquake Hazard Map (though not currently reducing capacity)
- Refined Explanations/Report
- Completed Technical Methodology Report
- Added “Tipping Point” for Constraint Model



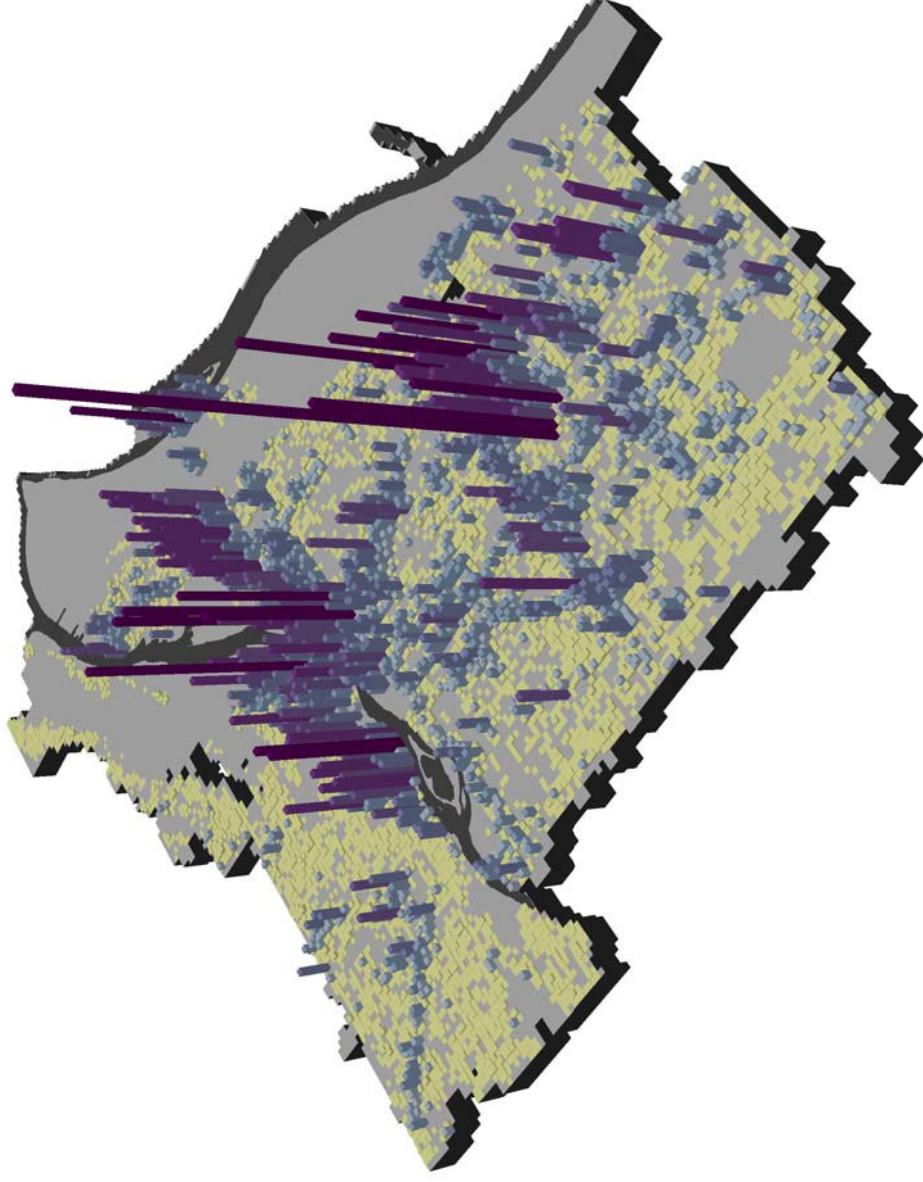
# Existing Housing Unit Distribution



# Comprehensive Plan Allowance (Additional Capacity)



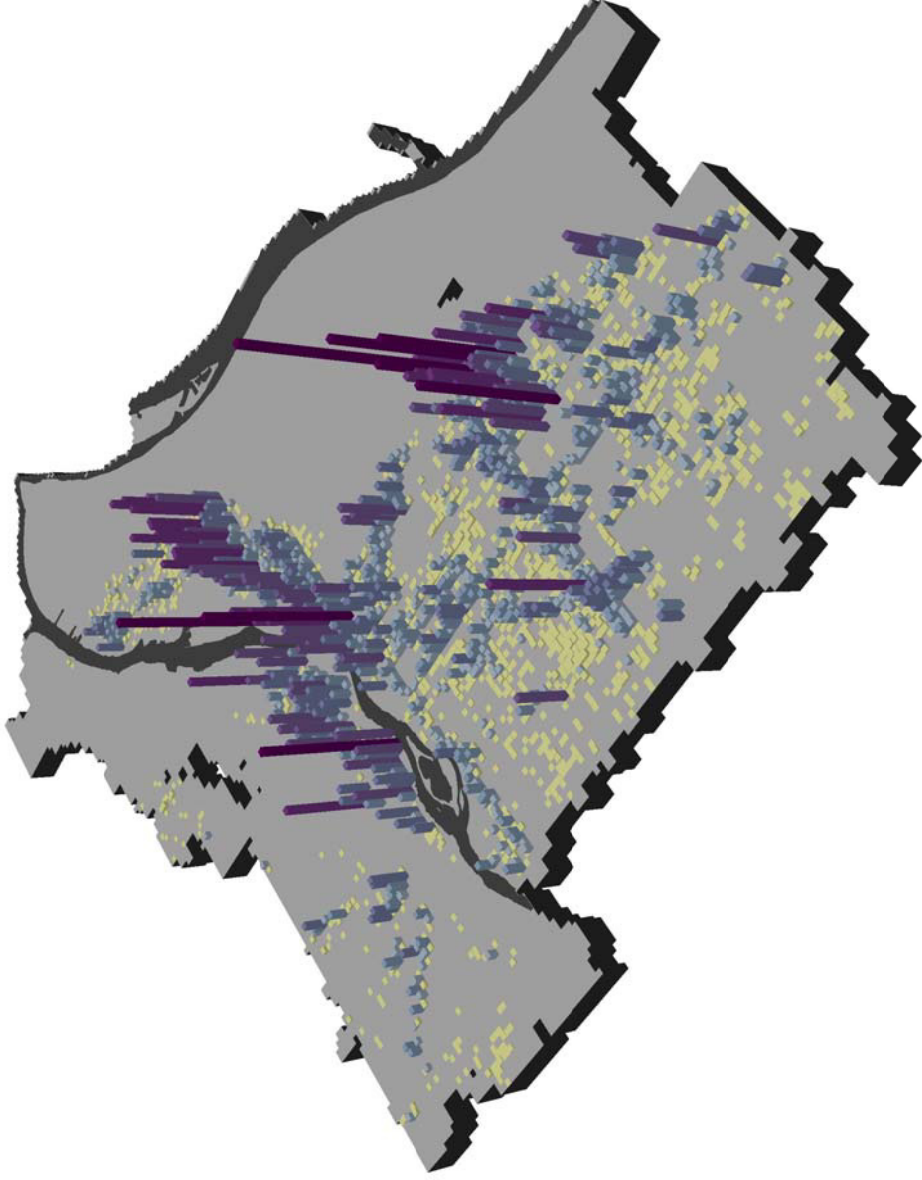
# Factoring in Constraints...



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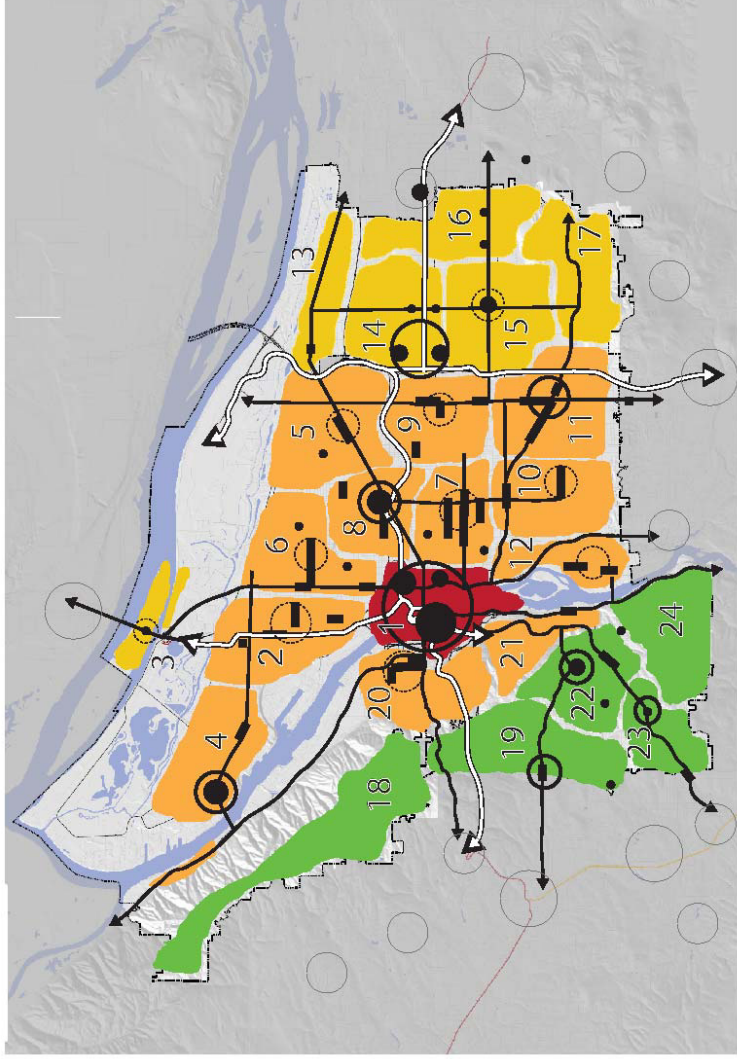


# If All Constraints are Avoided...



# Conclusions

- We have sufficient planned/zoned capacity to meet Metro’s high growth forecast
- Only 16% of capacity is single-dwelling
- 19% of capacity in Central City
- Some local capacity shortfalls may exist for some housing types, in some neighborhoods



# Local Area Analysis

Analysis Area	Estimated Residential Capacity with Existing Comprehensive Plan				Growth Factor by 2035
	actual number of households TODAY	additional housing unit capacity (factoring in constraints) new SFR	MFR	TOTAL new	
1	20,152	88	45,625	45,613	3.9
2	15,391	829	22,226	23,055	2.5
3	2,172	71	14,338	14,407	7.6
4	12,715	868	6,753	7,648	1.6
5	14,974	604	3,710	4,314	1.3
6	16,860	325	5,887	6,212	1.4
7	18,112	537	6,443	6,980	1.4
8	15,235	622	8,541	9,163	1.6
9	14,078	1,718	12,512	14,228	2.0
10	14,140	634	3,481	4,115	1.3
11	18,030	1,265	18,919	20,184	2.1
12	7,960	297	6,016	6,313	1.8
13	5,758	464	3,598	4,060	1.7
14	11,642	2,192	32,471	34,663	4.0
15	14,456	2,815	11,923	14,738	2.0
16	12,014	1,035	12,834	13,869	2.1
17	3,358	288	988	1,284	1.4
18	3,275	46	150	196	1.1
19	7,055	224	1,509	1,733	1.2
20	14,248	308	5,735	6,043	1.4
21	5,358	463	8,269	8,762	2.6
22	9,835	457	3,895	4,352	1.4
23	4,880	102	1,642	1,744	1.4
24	3,455	0	163	163	1.0

Local capacity data in  
report



# Next Steps

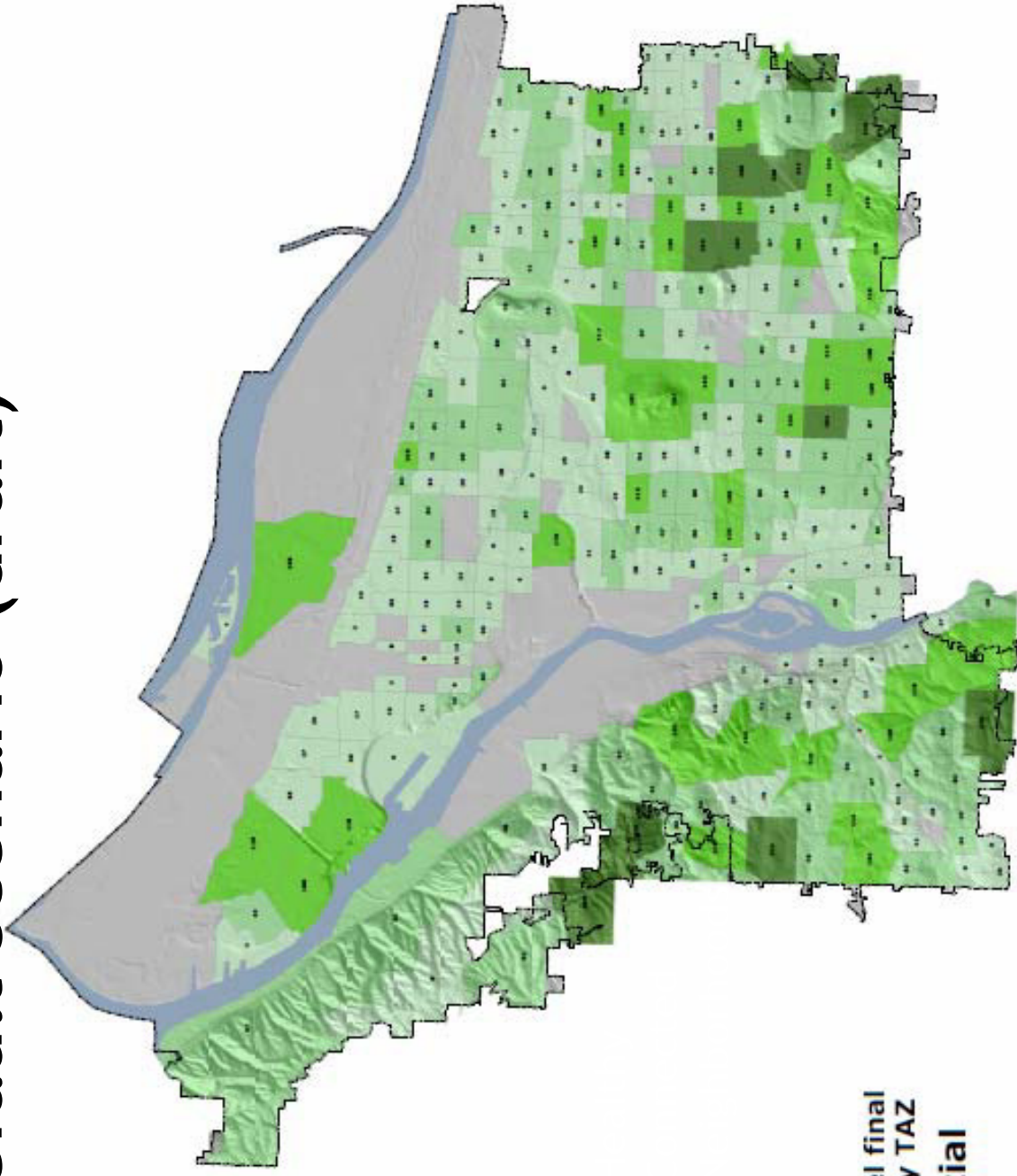
- Updated Metro Allocation
- Updated Employment Opportunities Analysis Report - Fall 2011
- Evaluating Default Scenario
- Scenarios Report

# What is the “Default Scenario”?

- Where could development possibly locate? (capacity)
- Where is it most likely to locate, given existing plans? (“Default Scenario”)
- Where do we want it to locate? (Other scenarios, and eventually new Comprehensive Plan)



# Default Scenario (draft)



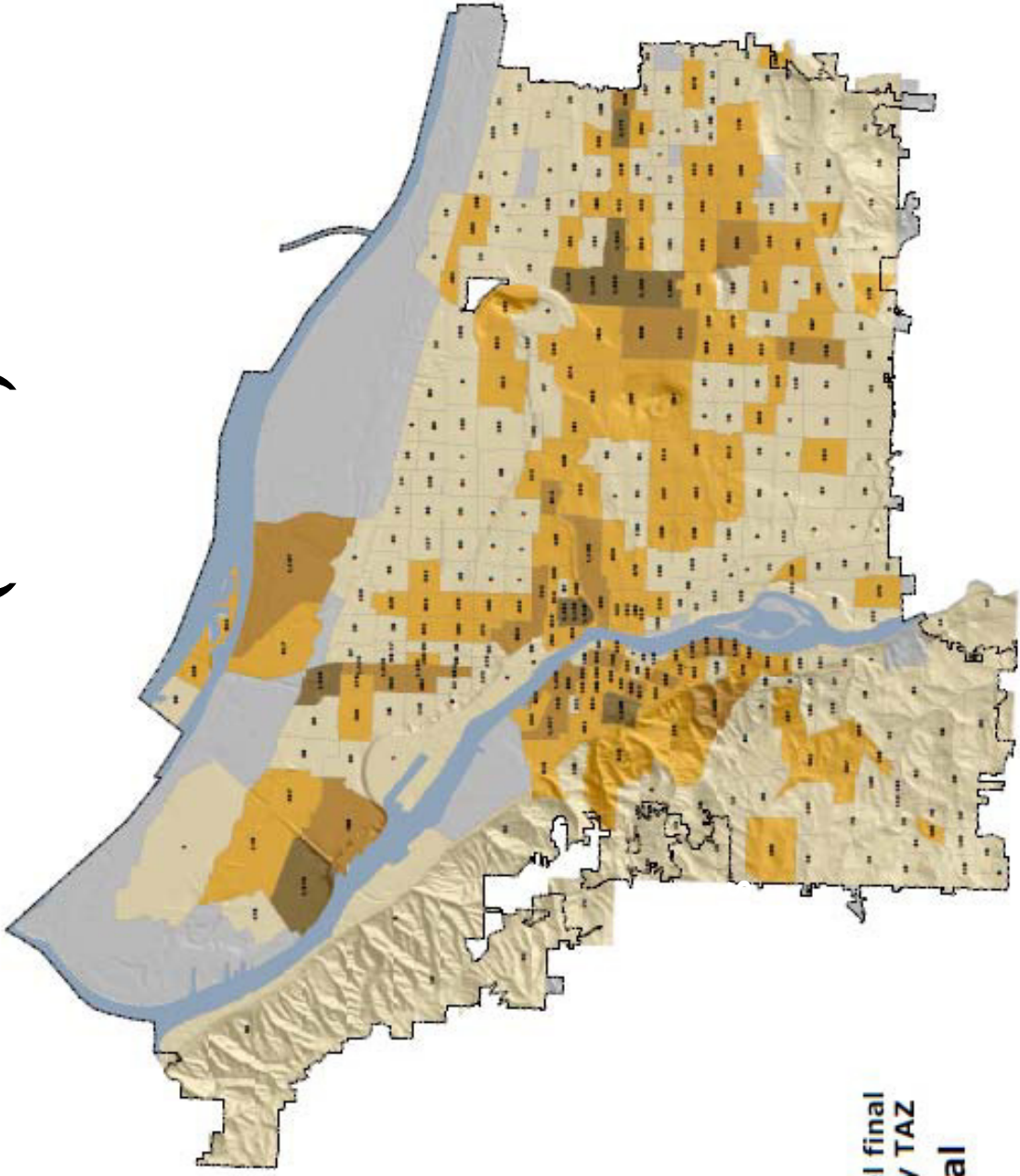
**BPS forecast allocation model final  
allocation of 2035 forecast by TAZ  
single-family residential**



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# Default Scenario (draft)



**BPS forecast allocation model final allocation of 2035 forecast by TAZ multi-family residential**



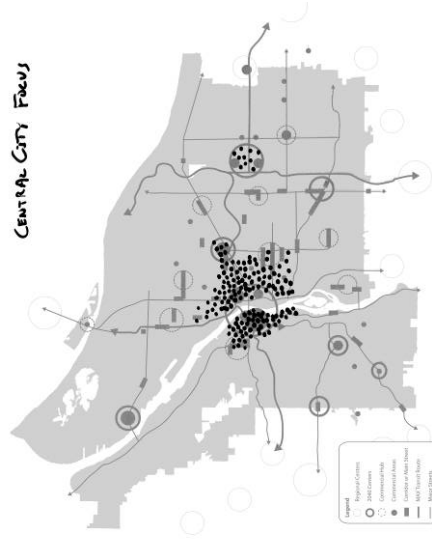
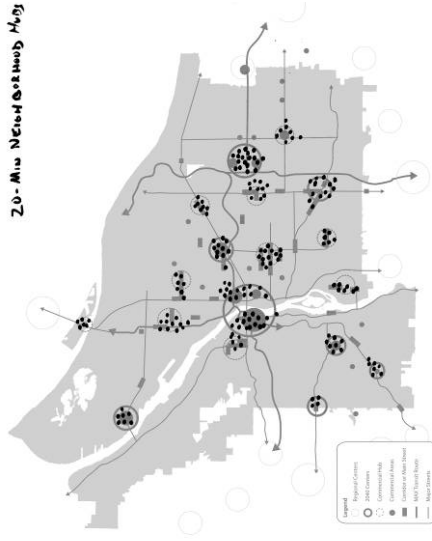
City of Portland, Bureau of Planning and Sustainability  
Sam Adams, Deputy Sustainability Director



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# Other Scenarios



# Q&A





# Thank You



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