



Bureau of Planning and Sustainability

Innovation. Collaboration. Practical Solutions.

DATE: June 7, 2012

TO: Planning and Sustainability Commission

FROM: Tom Armstrong, Supervising Planner

CC: Susan Anderson, Director
Joe Zehnder, Chief Planner
Eric Engstrom, Principal Planner

SUBJECT: Buildable Land Inventory (Proposed Draft, Revised March 2012)
Economic Opportunities Analysis (Proposed Draft, Revised March 2012)
(Factual Basis - Portland Plan Background Report Update)

Overview

As part of Periodic Review, the City of Portland is required to complete a Buildable Land Inventory (BLI) and an Economic Opportunities Analysis (EOA). The BLI assesses the City's development capacity to accommodate projected housing and employment growth. The EOA evaluates the types and amounts of employment land needed to accommodate expected growth to 2035.

Changes to the BLI Report

The May 30 briefing memo described changes to the BLI methodology for brownfields (new DEQ database) and Willamette River Greenway and the inclusion of EX and EG redevelopment sites in the industrial geographies that result in minor changes to the BLI. The net result of these changes to the BLI is an increase of 105 acres for a total land supply of 3,198 acres (see table below). The attached maps show the resulting changes to the Employment and Residential Capacity Maps.

Also, the Oregon Department of Land Conservation and Development requested that we provide additional detail on the residential supply beyond the single-family and multi-family split. Based on past development trends we are able to allocate residential capacity by comprehensive plan designation by housing type. The attached table with detailed housing type capacity will be included in the BLI report.

Proposed PSC Action

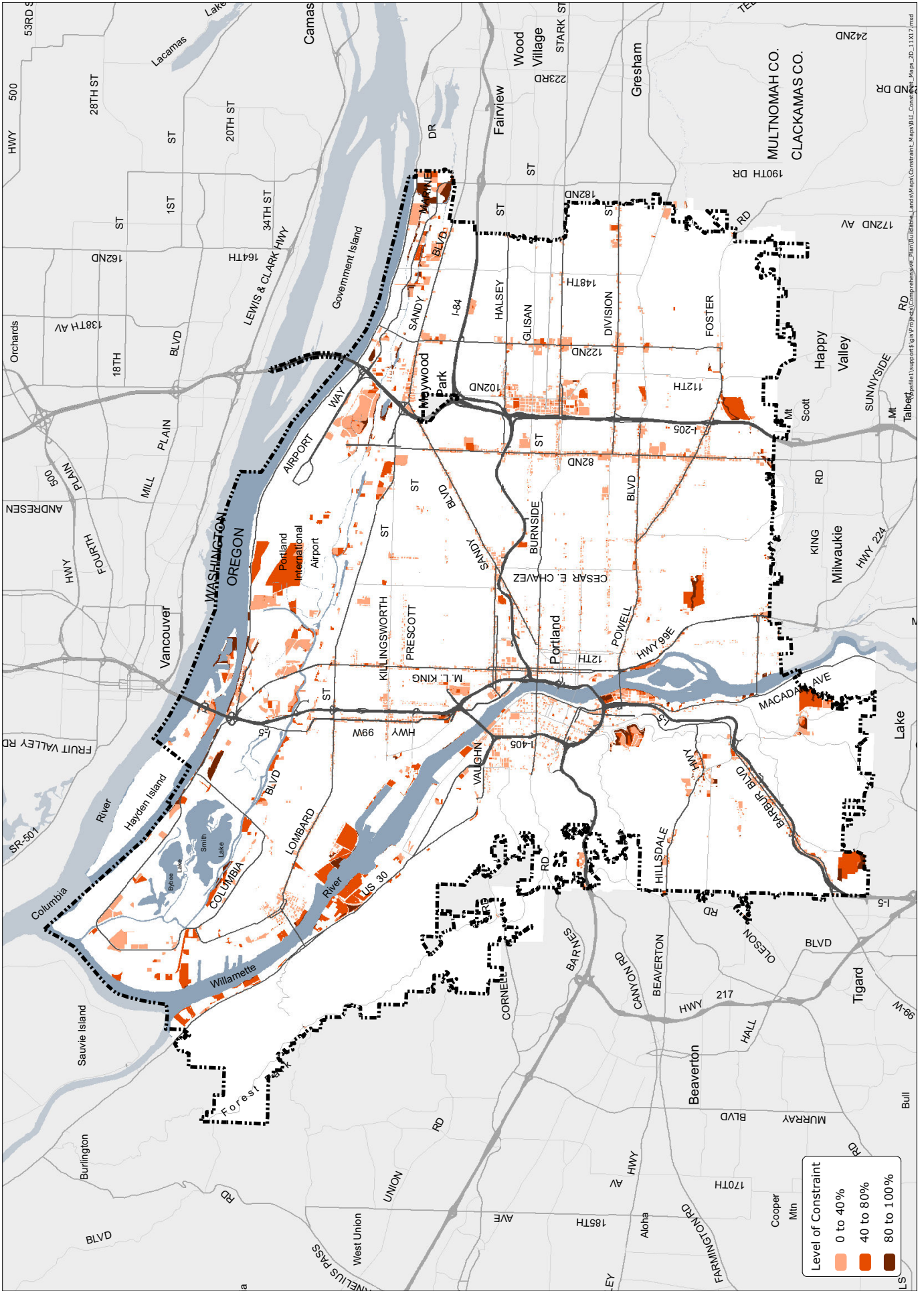
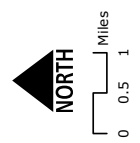
We are asking the Planning and Sustainability Commission to recommend that the City Council adopt the revised Buildable Land Inventory and Economic Opportunity Analysis with the revisions described above (updated maps and data tables).



Buildable Lands Inventory Underutilized Capacity and Employment Constraints

June 7, 2012 City of Portland | Bureau of Planning and Sustainability | Geographic Information System
 This work was supported, in part, by a grant from the Oregon Department of Land Conservation and Development.

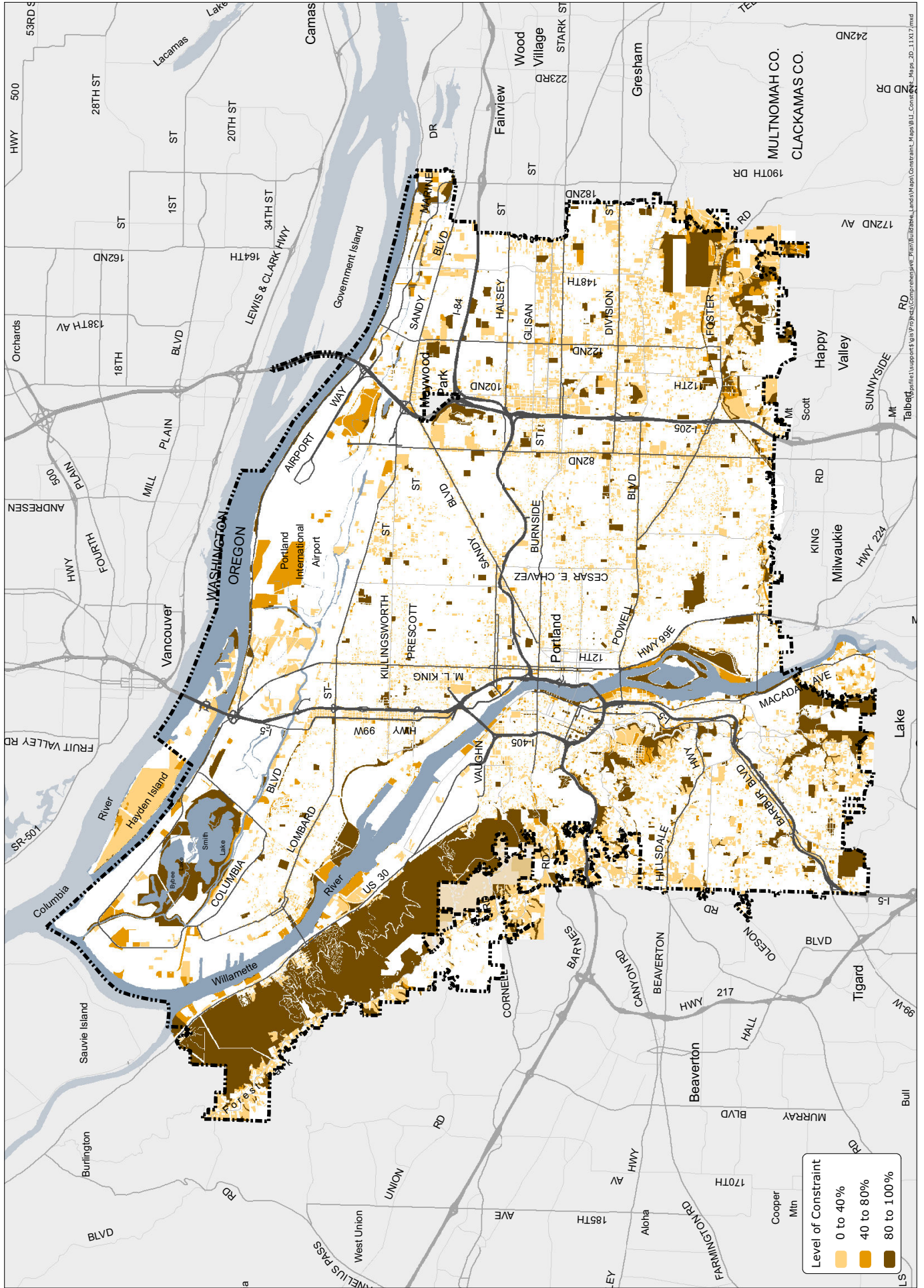
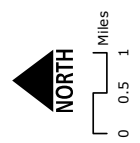
The information on the map was derived from digital data-bases on the City of Portland, Bureau of Planning and Sustainability GIS. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. However, notification of any errors will be appreciated.



Buildable Lands Inventory Underutilized Capacity and Housing Constraints

June 7, 2012 City of Portland | Bureau of Planning and Sustainability | Geographic Information System
 This work was supported, in part, by a grant from the Oregon Department of Land Conservation and Development.

The information on the map was derived from digital data-bases on the City of Portland, Bureau of Planning and Sustainability GIS. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. However, notification of any errors will be appreciated.



Buildable Lands Inventory | Summary of BLI residential capacity by Portland Plan Study Area | 5.15.12
 Estimated Residential Capacity by Housing Type

Analysis Zone	SFR						MFR						Total Units
	SFR Houses		Attached Medium Density		Attached High Density		Corridor Apts	Studio Apts	Mixed Use	Mid-Rise		High-Rise Towers	
	SFR Houses	Small Lots	Medium Density	High Density	Small Units	Large Units							
122nd-Division	1,998	983	1,204	211	1,516	2,014	603	973	1,598	178	0	11,277	
Belmont-Hawthorne-Division	786	387	294	352	788	875	30	4,519	680	76	0	8,787	
Centennial-Glenfair-Wilkes	959	594	875	300	1,446	2,867	506	1,215	2,831	315	0	11,908	
Central City	0	3	25	83	177	575	5,471	1,319	3,776	727	20,313	32,468	
Forest Park-Northwest Hills	897	196	66	0	74	0	0	0	0	0	0	1,233	
Gateway	939	717	1,042	604	1,765	7,335	511	4,367	13,081	2,408	3,224	35,994	
Hayden Island-Bridgeton	181	149	162	207	364	1,008	741	2,551	0	0	0	5,363	
Hillsdale-Multnomah-Barbur	871	320	273	132	429	752	384	1,414	292	32	0	4,900	
Hollywood	369	207	215	271	608	1,423	320	3,177	2,015	351	539	9,496	
Interstate Corridor	296	197	480	596	1,940	6,076	132	2,772	9,192	1,383	759	23,822	
Lents-Foster	1,517	796	693	408	1,326	3,913	1,575	4,327	4,944	1,021	943	21,463	
MLK-Alberta	321	218	260	182	587	1,437	332	1,847	1,967	369	308	7,828	
Montavilla	683	506	600	399	1,139	1,973	710	4,334	1,188	156	0	11,687	
Northwest	357	106	98	149	428	967	88	1,626	1,864	345	629	6,657	
Parkrose-Argay	291	313	480	88	512	959	765	654	68	0	0	4,130	
Pleasant Valley	2,183	467	159	11	161	109	89	79	0	0	0	3,257	
Raleigh Hills	1,484	369	210	70	299	434	165	618	249	28	0	3,925	
Roseway-Cully	707	401	486	103	573	1,053	670	747	325	36	0	5,102	
Sellwood-Moreland-Brooklyn	225	124	115	137	317	683	202	1,516	555	114	0	3,987	
South Portland-Marquam Hill	272	135	178	132	396	569	35	1,414	633	116	0	3,879	
St. Johns	390	219	268	206	611	1,321	252	1,892	1,490	356	0	7,004	
Tryon Creek-Riverdale	710	129	0	0	0	0	0	0	0	0	0	839	
West Portland	335	124	98	40	117	419	346	374	0	0	0	1,854	
Woodstock	973	407	299	109	391	970	524	867	512	0	0	5,054	
Outside Study Area	186	98	110	44	143	376	291	438	33	0	0	1,720	
Grand Total	17,930	8,165	8,690	4,835	16,110	38,108	14,740	43,041	47,291	8,010	26,714	233,635	
	8%	3%	4%	2%	7%	16%	6%	18%	20%	3%	11%		

Note: Housing type distribution based on 1999-2011 development trends.