



Buildable Land Inventory and Economic Opportunities Analysis



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Buildable Land Inventory

1. New DEQ Brownfield database
2. Adjusted Willamette Greenway coverage
3. Added underutilized EX and EG sites in industrial areas
4. Revised maps
5. Added Housing Type Capacity table



Economic Opportunities Analysis

1. 2010 Employment distribution correction –
Goose Hollow shifted to Central City
2. Non-conforming commercial uses shifted
from Residential to Neighborhood
Commercial



Employment Land Demand

	Added Jobs	Total Acres
Central City	46,450	160
Industrial	32,900	1,990
Commercial	36,550	720
Institutions	23,350	380
Residential	7,800	-
Total	147,000	3,250



Reconciliation

	Demand	Supply	Surplus/ Deficit
Central City	160 ac	189 ac	29 ac
Industrial	1,990 ac	1,361 ac	(629 ac)
Commercial	720 ac	1,342 ac	622 ac
Institutions	380 ac	306 ac	(74 ac)



Selected Comments

- Constraint Sensitivity Analysis

Central City Incubator 56% constrained

Columbia Harbor 44% constrained

- Brownfield Redevelopment Analysis

Overall Brownfields 10% of capacity

Columbia Harbor 17% of capacity



Selected Comments

Risk Assessment: High Industrial Growth

- Higher Industrial/Manufacturing Jobs
- High Growth Cargo Forecast

Increase land demand by 430 acres



Selected Comments

Redevelopment of Industrial Land

- EOA Study:
36% of development activity on higher intensity sites not included in BLI
- Metro Industrial Refill Rate: 36%

36% Redevelopment of Columbia Harbor
Industrial:
245 acres added to supply



Selected Comments

Columbia Harbor Land Need Sensitivity

EOA+Refill	390 acres
EOA	635 acres
EOA+Refill+High	820 acres
EOA+High Growth	1,065 acres

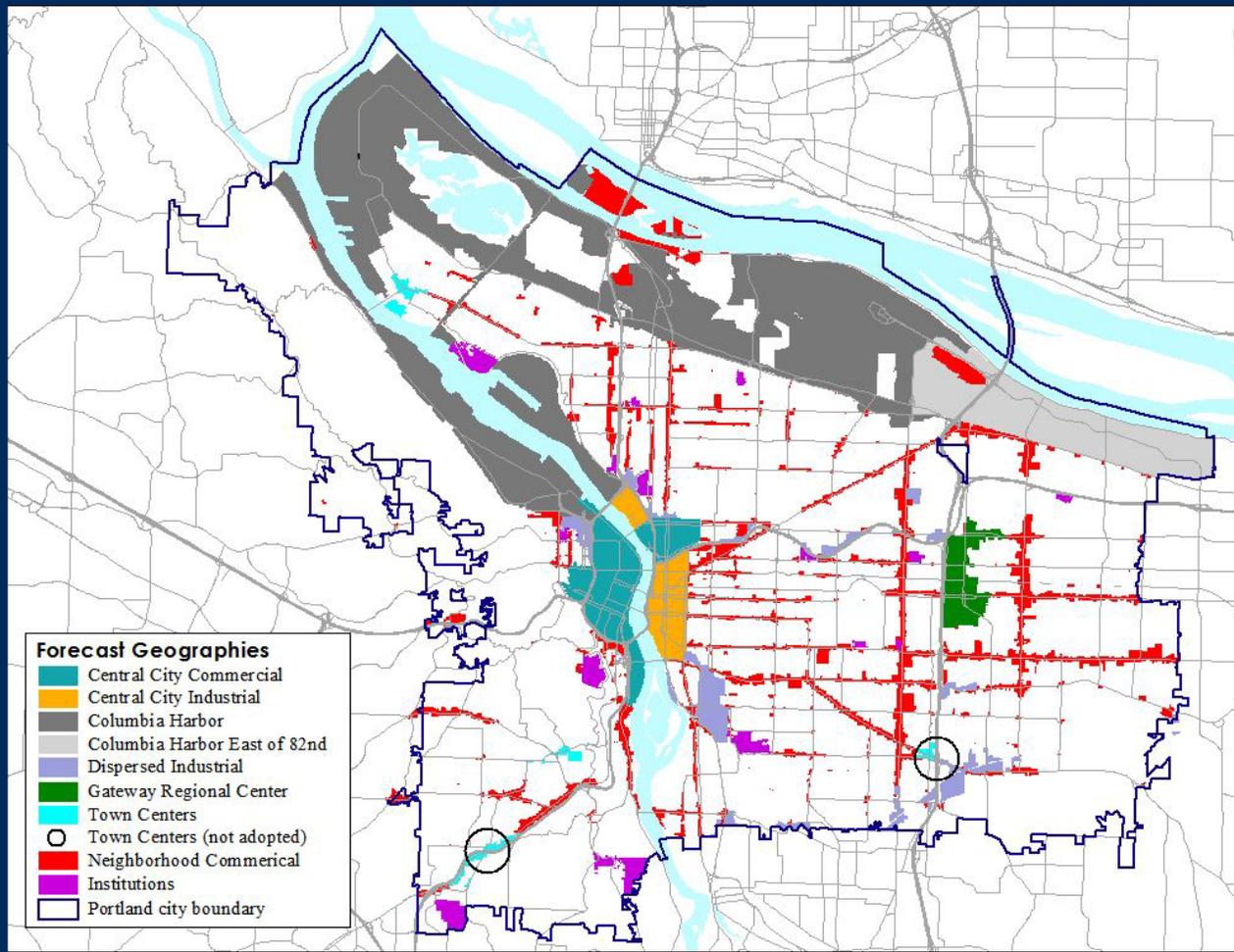


Proposed Action

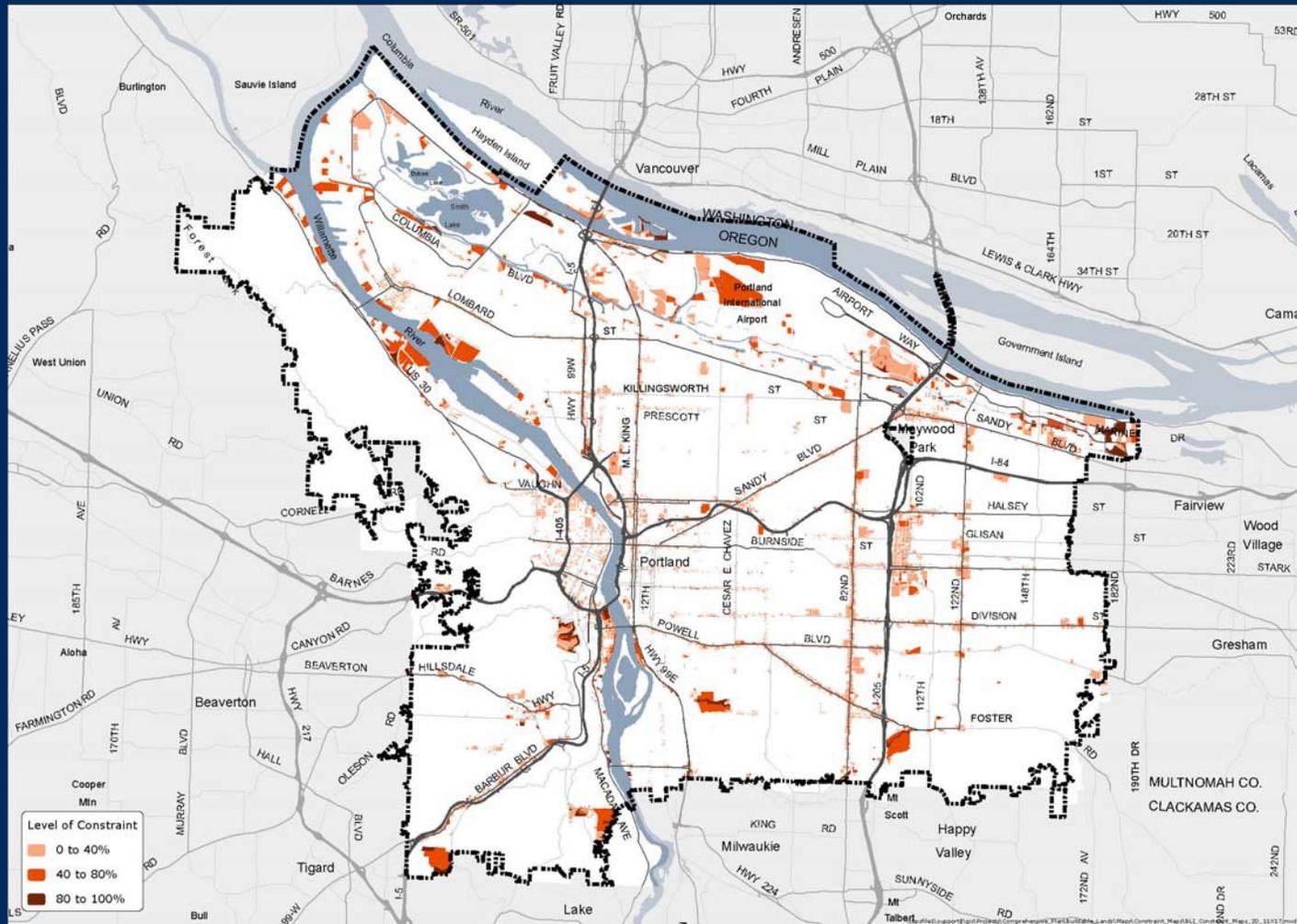
The PSC recommends the City Council adopts the revised Buildable Land Inventory and Economic Opportunity Analysis with the updated maps and data tables.



Employment Geographies



BLI – Employment Capacity



BLI – Residential Capacity

