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Portland Planning and Sustainability Commission

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August 21, 2012

Mayor Sam Adams and Portland City Council
Portland City Hall
1121 SW 4th Avenue
Portland, OR 97204

Subject: Factual Basis for the Comprehensive Plan Update

Dear Mayor Adams and City Commissioners,

The Planning and Sustainability Commission is pleased to recommend to the City Council adoption of the Factual Basis for the Comprehensive Plan Update. In a series of meetings over the past two years, the Commission held hearings on these reports, which informed the development of the *Portland Plan* and will inform the update to the City's *Comprehensive Plan*. We have provided early and continual feedback to staff on the methodologies used in the analysis and find the reports to provide a complete set of facts to use in setting future policy direction for the City.

The adoption of these reports, and subsequent acknowledgement of them by Oregon's Department of Land Conservation and Development, completes the second of five tasks under the State's approved Periodic Review work program. The inventories and analysis form the 'factual basis' for our long-range planning and identify some important shortfalls that need to be addressed.

Predictably, we received the greatest interest surrounding the two reports that identify those shortfalls - the *Economic Opportunities Analysis (EOA)* and the *Building Lands Inventory (BLI)*. Metro's modeling indicates that Portland can expect 132,000 new households and 147,000 new jobs by the year 2035. These reports predict adequate land capacity to meet our housing needs, but a shortfall in the future capacity of employment land. The shortage is specifically in industrial and institutional land capacity.

As part of our deliberations, we asked staff to investigate, through the next steps of the Comprehensive Plan Update process, the amount of employment growth that can be expected through redevelopment and expansion on already developed industrial land. These reports highlight that since 1999 a significant amount of new industrial development occurred on non-vacant industrial sites. In other words, 30% of the industrial development is refill, rather than new development on vacant sites. The Commission feels strongly that the City will need to promote aggressive brownfield remediation and greater intensity of use on existing industrial land to meet the shortfall of industrial land capacity.

We look forward to helping resolve this and other issues in the coming year through the next steps of the Comprehensive Plan Update.

In addition to the *Factual Basis*, we are forwarding for your consideration the *Public Participation Phase IV Report*, which documents the extensive and impressive amount of public comments and



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involvement that helped shape these reports and the Portland Plan. As part of our commitment to continually improve public participation in the city, we recommend its adoption.

Thank you for considering our recommendations.

Sincerely,



Andre' Baugh, Chair
Portland Planning and Sustainability Commission



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