

Portland Plan Planning Commission Hearing

February 9, 2010

1:15 p.m.

1900 SW 4th Ave., Room 2500A



**Periodic Review:
What is it, and what information
will inform it?**

February 9, 2010

1:15 p.m.

1900 SW 4th Ave., Room 2500A



The Portland Plan



The Portland Plan: Spring 2010 Hearings

January 26

Overview of Background Reports

February 9

Periodic Review: What is it?

How does it relate to the Background Reports?

March 9

Land Supply Assumptions and Maps

future hearings tbd...



NINE ACTION AREAS



Prosperity, Business Success & Equity

Education & Skill Development

Arts, Culture & Innovation

Sustainability & the Natural Environment

Human Health, Food & Public Safety

Quality of Life & Civic Engagement

Design, Planning & Public Spaces

Neighborhoods & Housing

Transportation, Technology & Access



THE PORTLAND PLAN WILL BE OUR STRATEGIC PLAN FOR THE NEXT 25 YEARS

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



Background Reports

- Snapshots
- Overviews
- Full Reports



[Food Systems \(PDF\)](#)
[Food Systems - Overview \(PDF\)](#)

[Food Systems Maps \(PDF\)](#)

What do you think of the Food Systems background report? [Submit your feedback.](#)



[Human Health and Safety \(PDF\)](#)
[Human Health and Safety - Overview \(PDF\)](#)

What do you think of the Human Health and Safety background report? [Submit your feedback.](#)



[Historic Resources \(PDF\)](#)-
 Report 1: Key Findings and Recommendations

[Historic Resources \(PDF\)](#)-
 Report 2: Data and Maps

[Historic Resources \(PDF\)](#)-
 Report 3: Understanding Historic Resources in Portland

[Historic Resources - Overview \(PDF\)](#)

What do you think of the Historic Resources background reports? [Submit your feedback.](#)

What is Periodic Review?

- **1981 – Legislature requires periodic review of all Comprehensive Plans**
- **2005 – Legislature narrows scope of periodic review to include only:**
 - Economic Development;
 - Needed Housing;
 - Public Facilities;
 - Transportation; and
 - Urbanization



What is Periodic Review?

- Two main stages: an evaluation and updates
- September, 2009: DLCD agreed to 3-year work plan
 - (1) Establish adequate factual basis for analysis & decision-making ([we are here – through Fall, 2010](#));
 - (2) Consider alternative courses of action; and
 - (3) Select preferred alternative and adopt implementation policies, zoning code and map updates (2011-2012)
- End of Periodic Review is ‘Final Order’ issued by DLCD



Elements of Periodic Review Work Plan

- Land Use Inventory and Analysis (underway)
- Alternative Patterns of Development (Fall/Winter 2010/2011)
- Policy (2011-2012)
- Implementation Measures (2012 +)



Portland Plan + Periodic Review

- Portland Plan is broad, strategic plan with objectives, policy directions, and ‘quick starts’
- Portland plan sets high-level criteria for later Comprehensive Plan work in 2011-2012
- Periodic Review establishes ‘factual basis’ in several topic areas per State Law (a subset of the Portland Plan)
- The relevant topic areas are land supply & development potential, employment & housing needs (including things that constrain those elements)

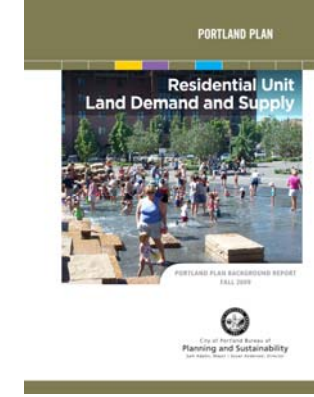
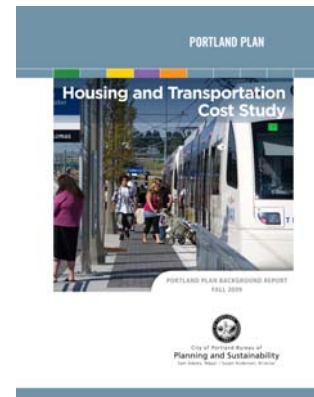
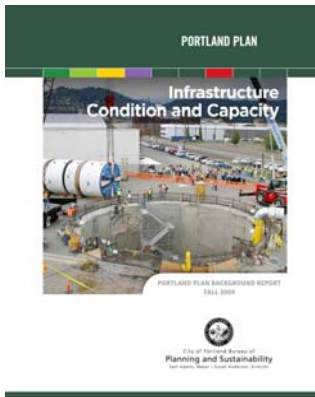
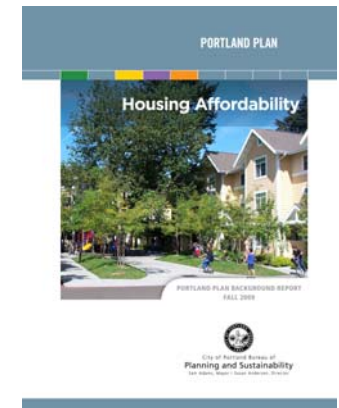
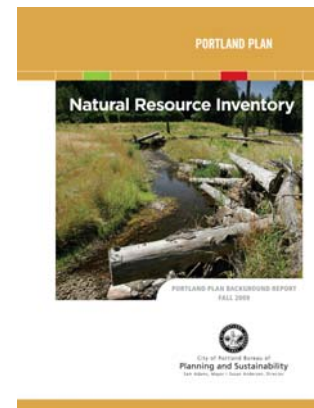
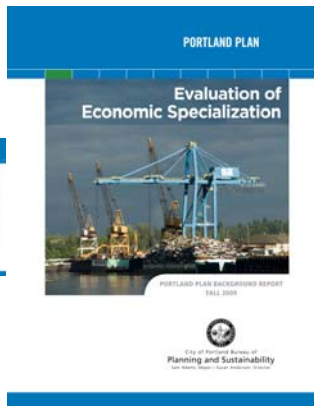
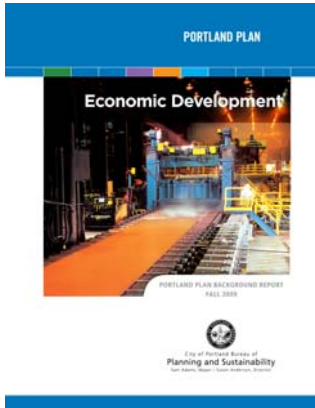


Background Reports for Periodic Review

- Economic Opportunities Analysis (3 docs)
- Evaluation of Economic Specialization
- Historic Resources (3 docs)
- Housing Affordability
- Housing Supply
- Housing Demand and Supply Projections
- Housing and Transportation Cost Study
- Infrastructure Condition and Capacity (2 docs)
- Natural Resource Inventory
- Urban Form



Background Reports for Periodic Review



Metro Housing Forecasts

- 464,438 to 619,628 new households in the region by 2035



Housing Forecasts: Implications for Portland

- Forecast 105,000 to 136,000 new households by 2035 (1.2 to 1.6% annual growth).
- 3,500-4,500 units needed per year
- For reference - 29,300 units built between 1997 and 2007



Housing Forecasts: Implications for Portland

- **Central Portland = 33,920 to 40,263**
- **West = 26,946 to 34,096**
(includes South Waterfront and part of Northwest)
- **East = 17,608 to 24,948**
- **Northeast = 7,642 to 11,333**
- **Southeast = 10,270 to 13,312**

(new households anticipated)

Metro's analysis areas do not exactly match City's district planning boundaries!



Metro Employment Forecasts

- Under baseline Metro forecast, regional employment would increase from just under 1 million jobs in 2005 to:
 - 1.36 million (LOW: 360,000 new jobs by 2035);
 - 1.6 million (MEDIUM: 600,000 new jobs by 2035); and
 - 1.85 million (HIGH: 850,000 new jobs by 2035).



Employment Forecasts : Implications for Portland

A range of job growth scenarios:

- 113,000 added jobs (low)
- 149,000 (mid)
- 202,000 (high)

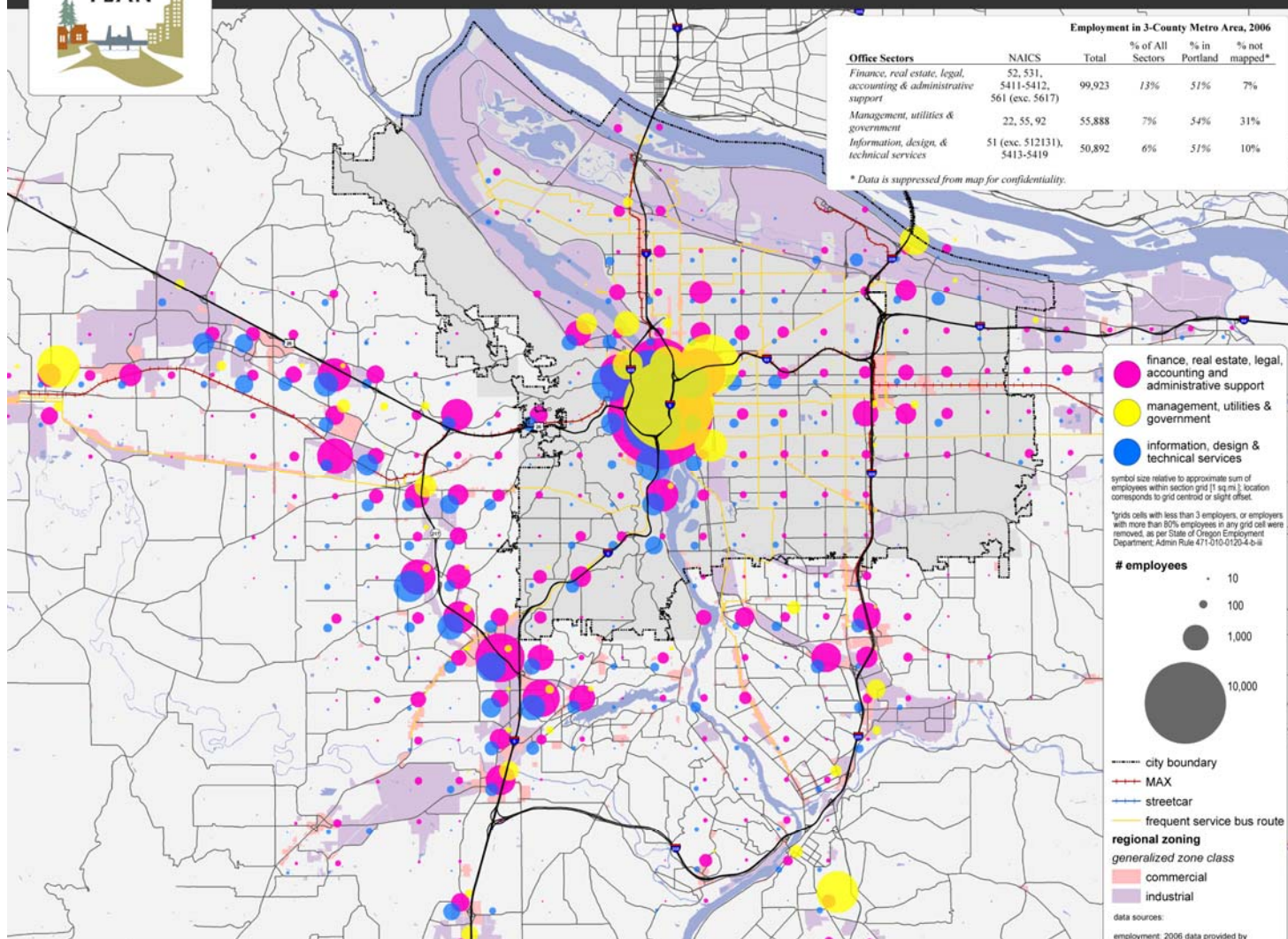


**PORTLAND
PLAN**



Office Sectors Employment

employment
INVENTORY



Office Sectors	NAICS	Employment in 3-County Metro Area, 2006			
		Total	% of All Sectors	% in Portland	% not mapped*
Finance, real estate, legal, accounting & administrative support	52, 531, 5411-5412, 561 (exc. 5617)	99,923	13%	51%	7%
Management, utilities & government	22, 55, 92	55,888	7%	54%	31%
Information, design, & technical services	51 (exc. 512131), 5413-5419	50,892	6%	51%	10%

* Data is suppressed from map for confidentiality.

- finance, real estate, legal, accounting and administrative support
- management, utilities & government
- information, design & technical services

symbol size relative to approximate sum of employees within section grid (1 sq. mi.); location corresponds to grid centroid or slight offset.

*grid cells with less than 3 employees, or employees with more than 80% employees in any grid cell were removed, as per State of Oregon Employment Department, Admin Rule 471-010-0120-4-b-ii

employees

- 10
- 100
- 1,000
- 10,000

- city boundary
- MAX
- streetcar
- frequent service bus route

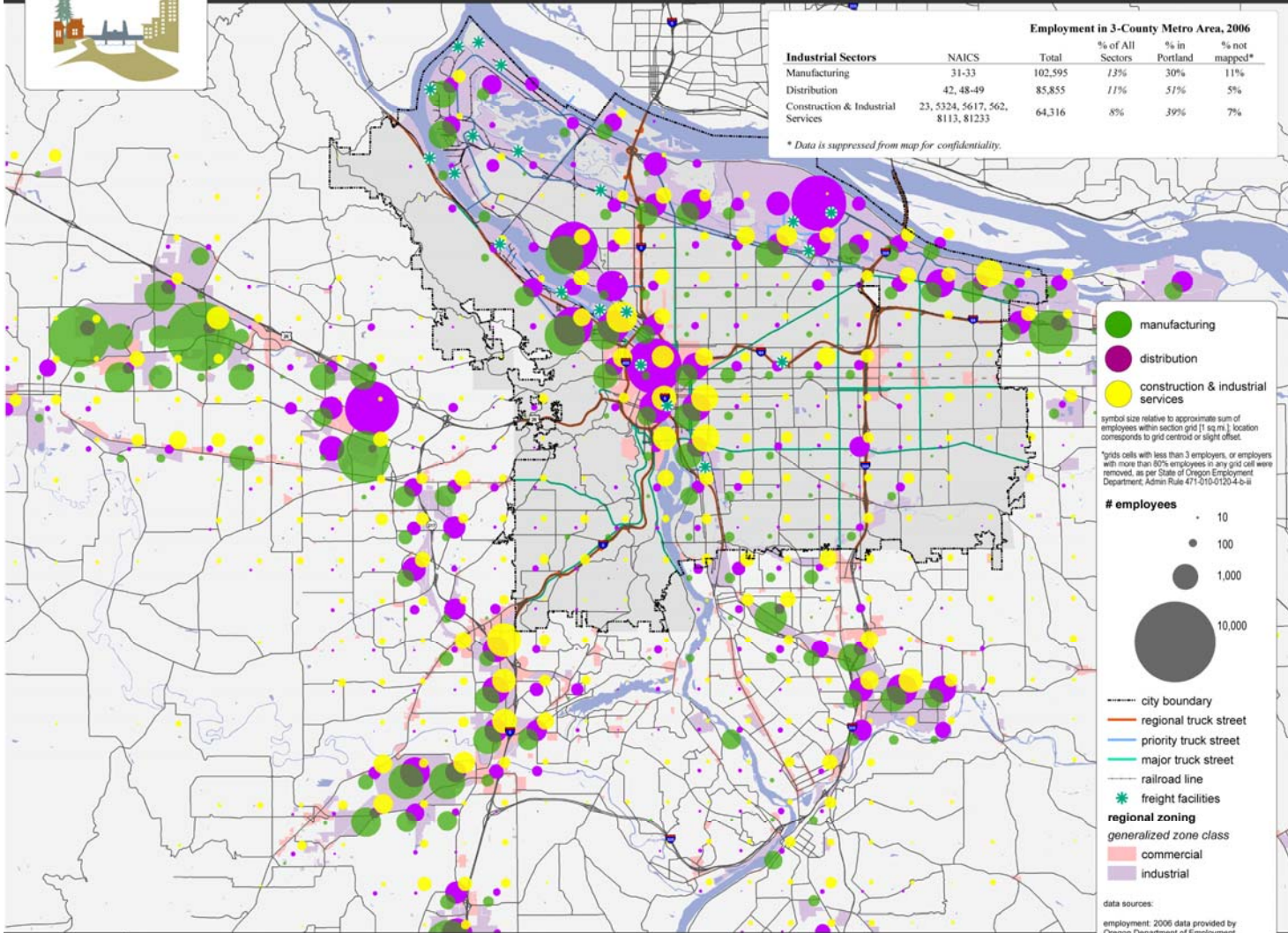
regional zoning

generalized zone class

- commercial
- industrial

data sources:
employment: 2006 data provided by Oregon Department of Employment.
data generalized to a grid by City of Portland, Bureau of Planning & Sustainability.





Industrial Sectors	NAICS	Employment in 3-County Metro Area, 2006			
		Total	% of All Sectors	% in Portland	% not mapped*
Manufacturing	31-33	102,595	13%	30%	11%
Distribution	42, 48-49	85,855	11%	51%	5%
Construction & Industrial Services	23, 5324, 5617, 562, 8113, 81233	64,316	8%	39%	7%

* Data is suppressed from map for confidentiality.

- manufacturing
- distribution
- construction & industrial services

symbol size relative to approximate sum of employees within section grid (1 sq mi); location corresponds to grid centroid or slight offset.

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employees

- 10
- 100
- 1,000
- 10,000

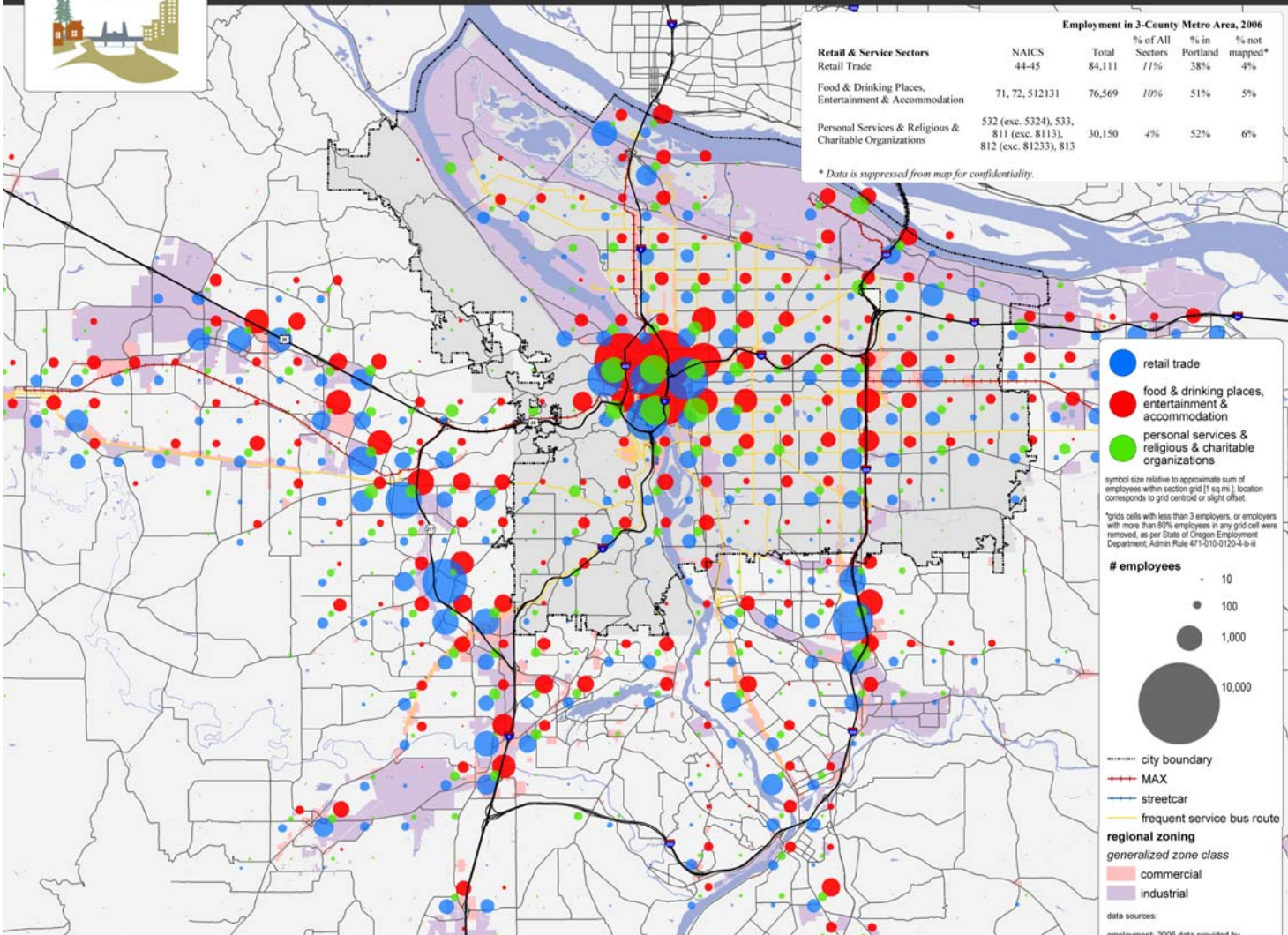
- city boundary
- regional truck street
- priority truck street
- major truck street
- railroad line
- * freight facilities

regional zoning

generalized zone class

- commercial
- industrial

data sources:
 employment: 2006 data provided by Oregon Department of Employment.
 data generalized to a grid by City of Portland, Bureau of Planning & Sustainability.



Employment in 3-County Metro Area, 2006					
Retail & Service Sectors	NAICS	Total	% of All Sectors	% in Portland	% not mapped*
Retail Trade	44-45	84,111	71%	38%	4%
Food & Drinking Places, Entertainment & Accommodation	71, 72, 512131	76,569	10%	51%	5%
Personal Services & Religious & Charitable Organizations	532 (exc. 5324), 533, 811 (exc. 8113), 812 (exc. 81233), 813	30,150	4%	52%	6%

* Data is suppressed from map for confidentiality.

- retail trade
- food & drinking places, entertainment & accommodation
- personal services & religious & charitable organizations

symbol size relative to approximate sum of employees within location grid (1 sq. mi.) location corresponds to grid centroid or slight offset.

*grids cells with less than 3 employees, or employees with more than 80% employees in any grid cell were removed, as per State of Oregon Employment Department, Admin Rule 471-010-0120-4-b-ii

employees

- 10
- 100
- 1,000
- 10,000

--- city boundary

- MAX
- streetcar
- frequent service bus route

regional zoning

generalized zone class

- commercial
- industrial

data sources:

employment: 2006 data provided by Oregon Department of Employment.

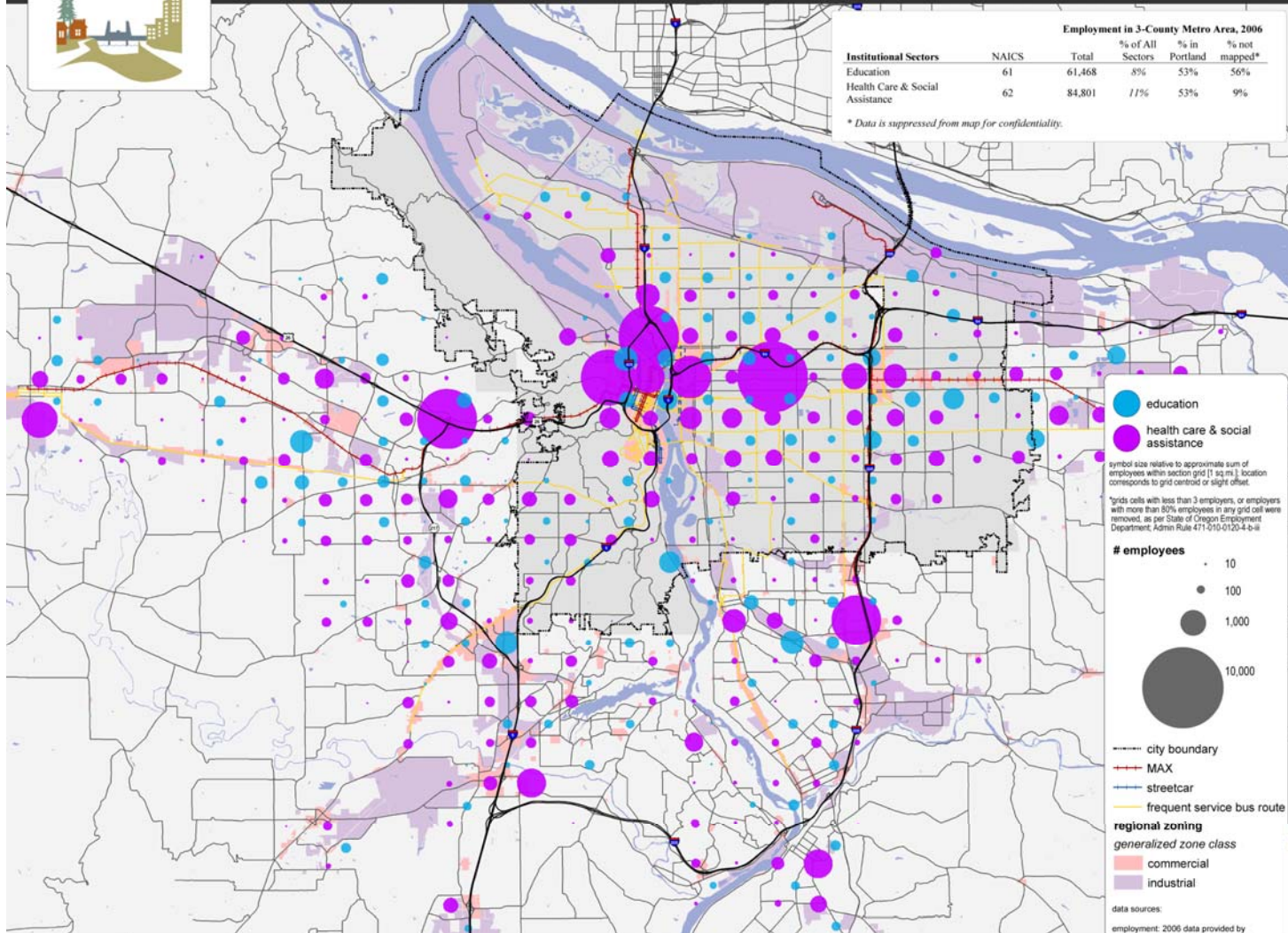
data generalized to a grid by City of Portland, Bureau of Planning & Sustainability.





Institutional Sectors Employment

employment
INVENTORY



Employment in 3-County Metro Area, 2006					
Institutional Sectors	NAICS	Total	% of All Sectors	% in Portland	% not mapped*
Education	61	61,468	8%	53%	56%
Health Care & Social Assistance	62	84,801	11%	53%	9%

* Data is suppressed from map for confidentiality.

● education
● health care & social assistance

symbol size relative to approximate sum of employees within section grid [1 sq mi]. Location corresponds to grid centroid or slight offset.

*grid cells with less than 3 employees, or employers with more than 50% employees in any grid cell were removed, as per State of Oregon Employment Department, Admin Rule 471-010-0120-4-b-ii

employees
 ● 10
 ● 100
 ● 1,000
 ● 10,000

- - - city boundary
 - - - MAX
 - - - streetcar
 - - - frequent service bus route

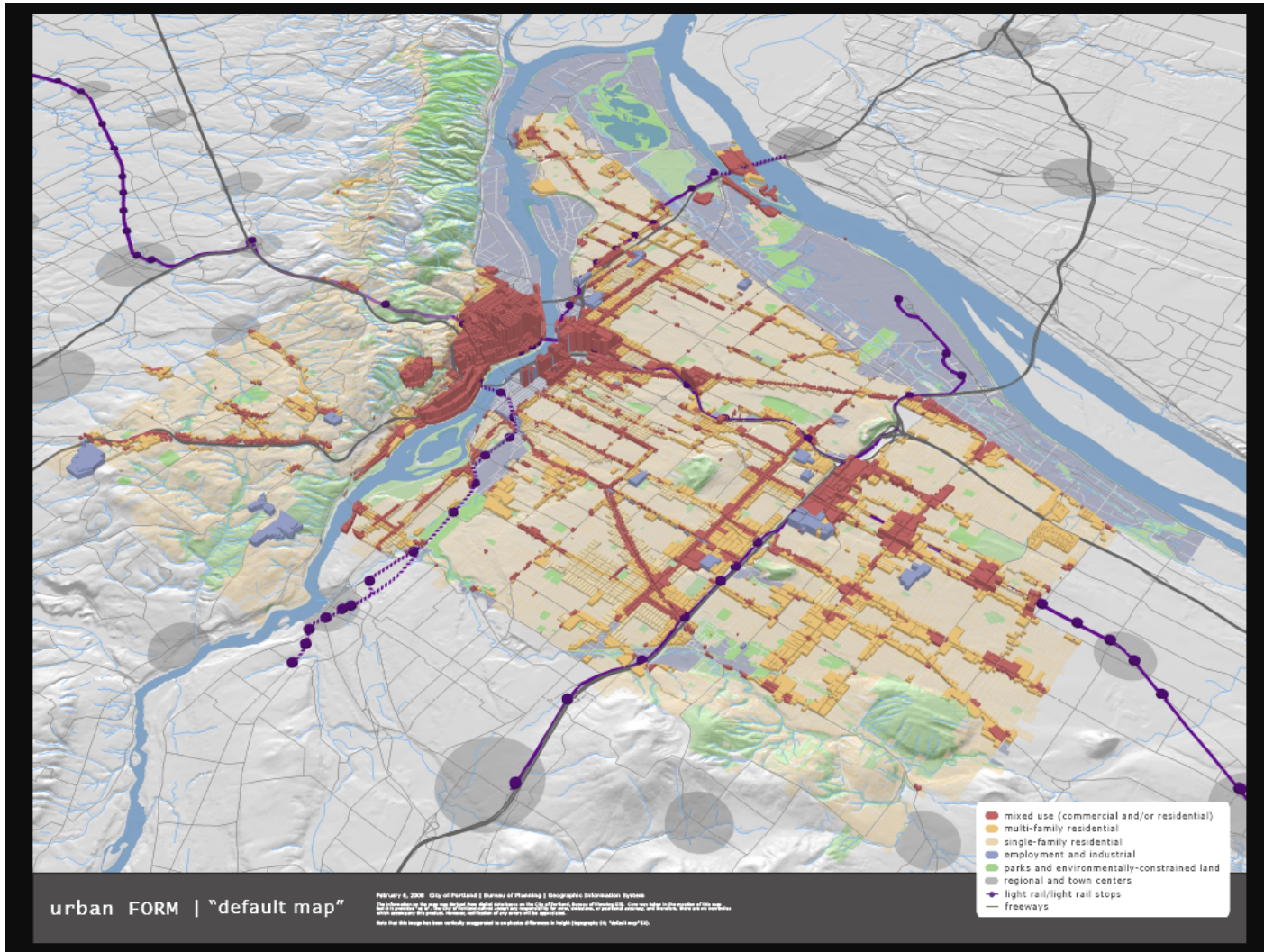
regional zoning
 generalized zone class
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 ■ industrial

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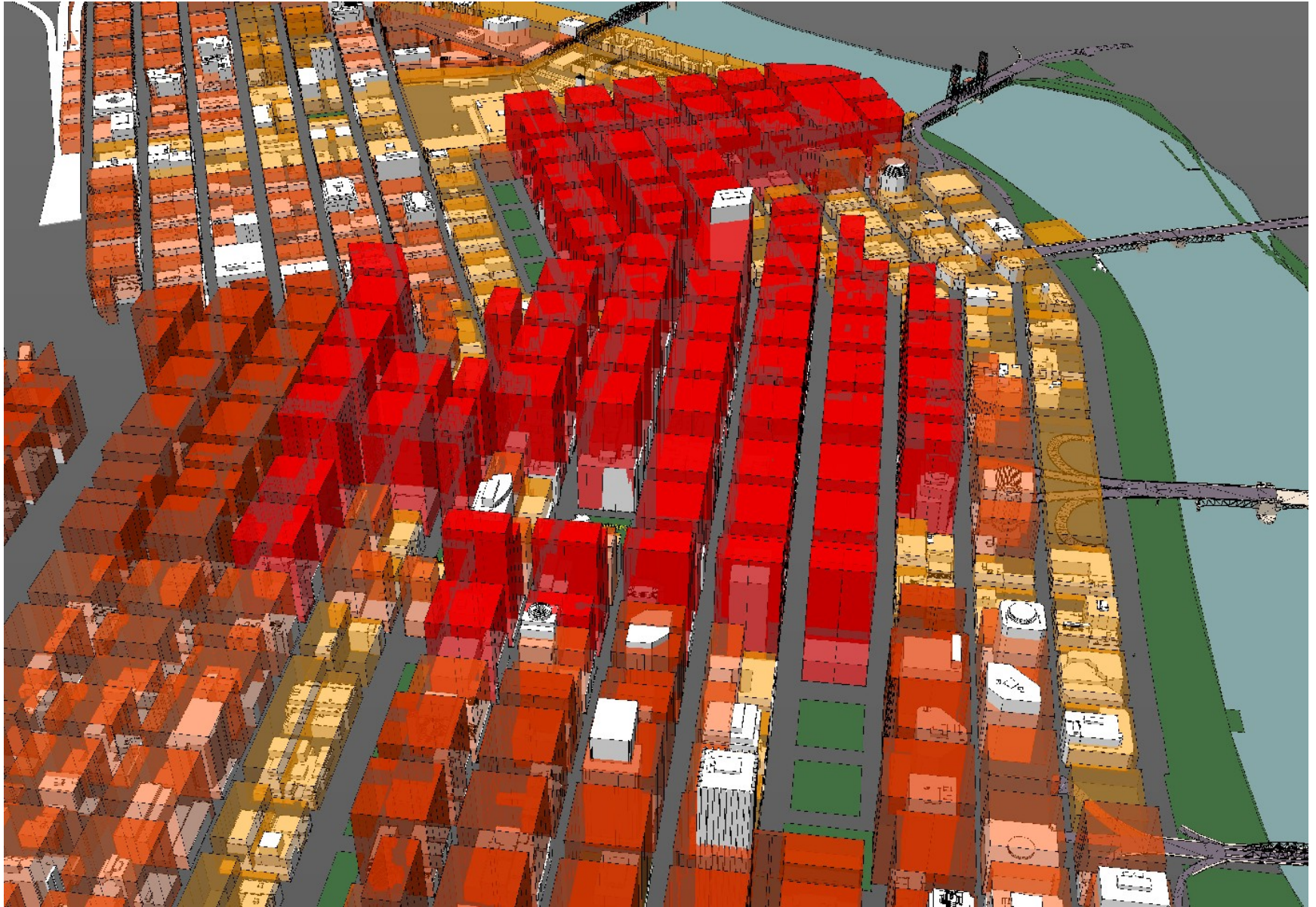


May 19, 2009 City of Portland | Bureau of Planning & Sustainability | Geographic Information System

Zoned Capacity



Zoned Capacity (Example)



Likely Capacity (Example)



Buildable Lands Capacity Calculations

- Step 1 = Verify zoned capacity
- Step 2 = State assumptions about likely capacity (market factors, ripeness for redevelopment, refill rate)
- Step 3 = Subtract constraint layers (infrastructure, hazards, sensitive lands, etc.)
- Step 4 = Examine default scenario (carry current policy forward to 2035)
- Step 5 = Examine other possible scenarios

Result = find preferred scenario that has capacity to absorb forecast growth

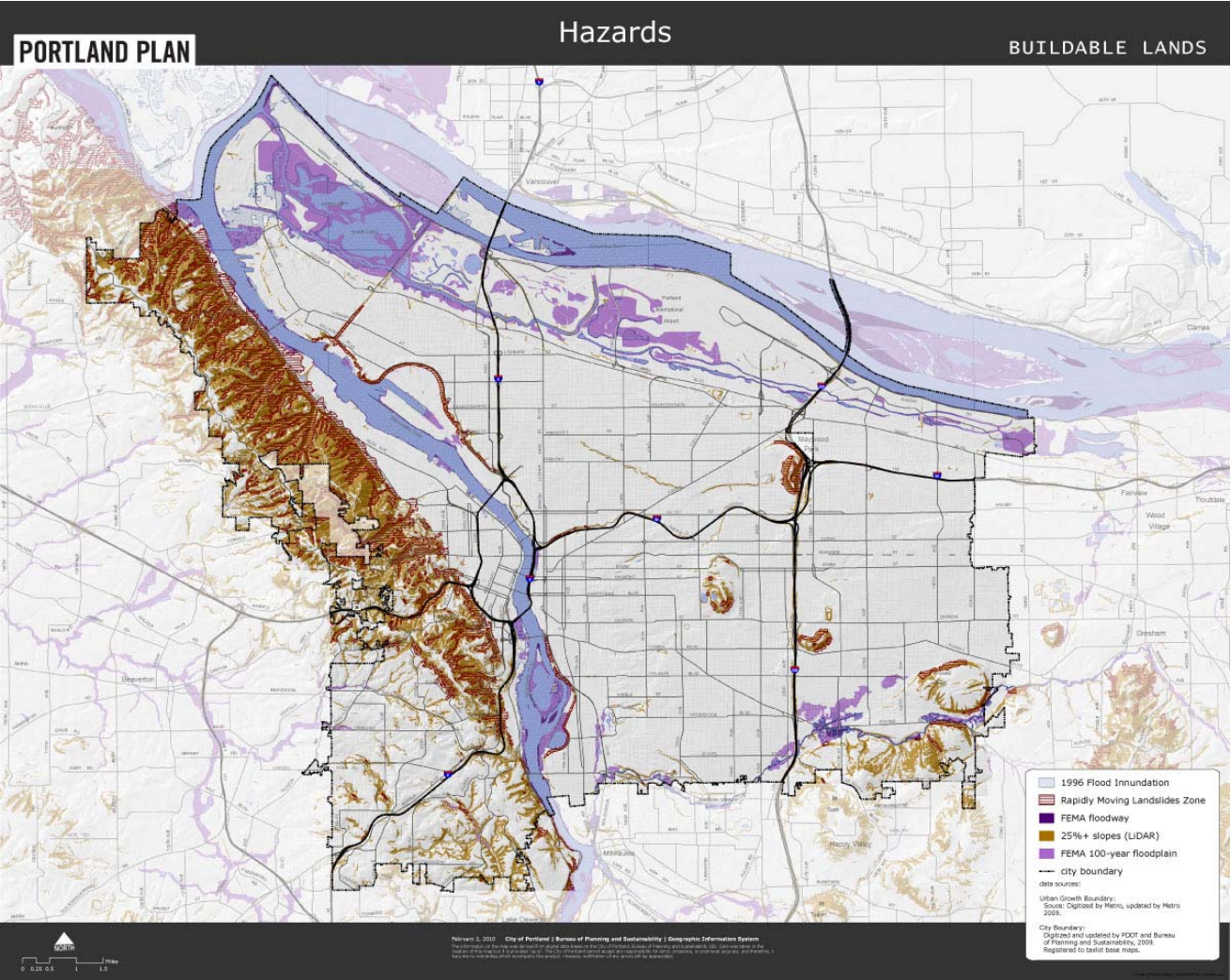


Buildable Lands Inventory (BLI): Maps

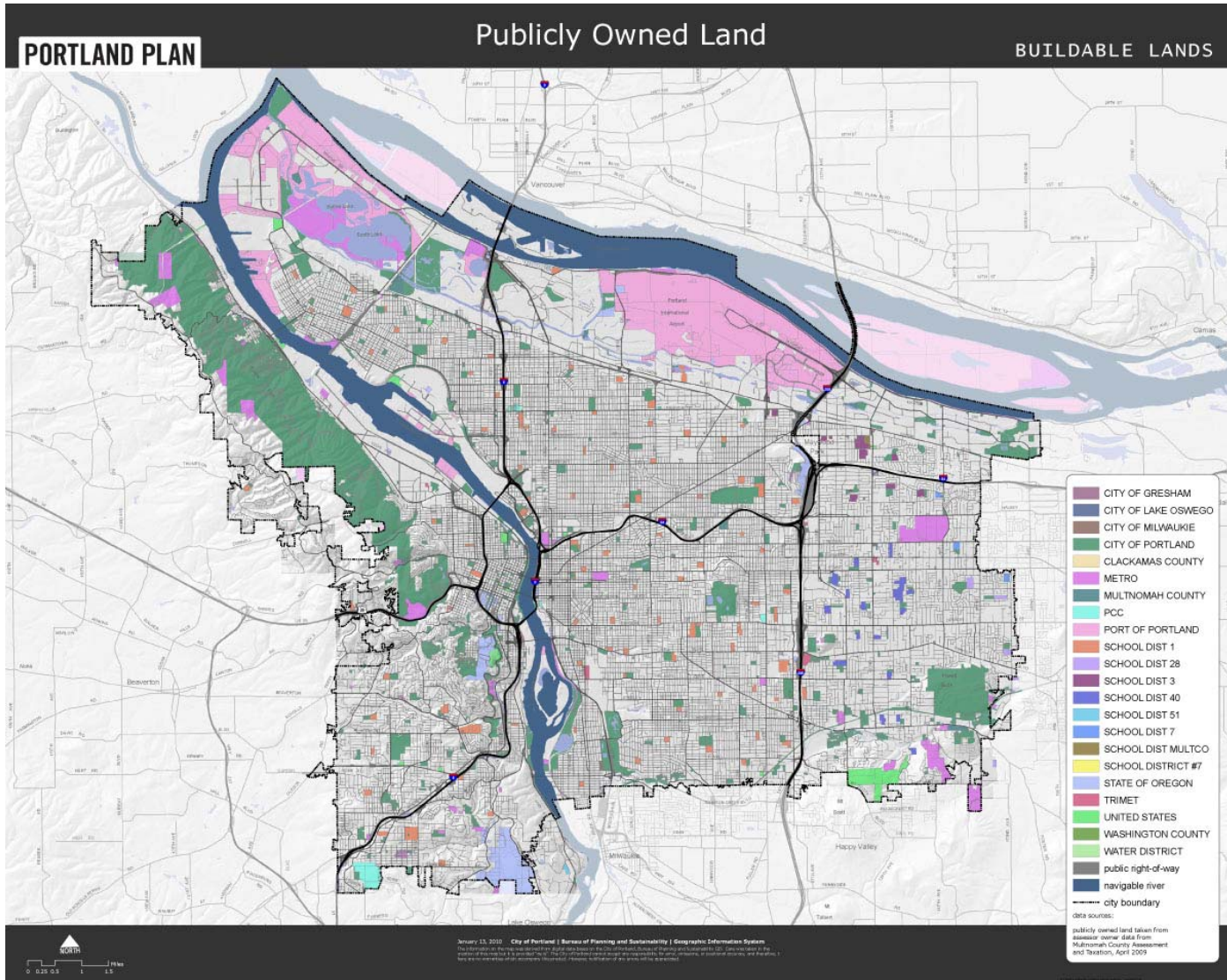
Transportation Services and Capacity (2 maps)	(some)
Water Services and Capacity	(some)
Sewer Services and Capacity (5 maps)	(some)
Drainage Conveyance/Infiltration Capacity	(some)
Building Height/Use Limits near PDX & Heliport	(some)
Natural Resource Features	(some)
Natural Resource Inventory	(some)
Significant Scenic Areas Inventory	(none)
Open Space	(some)
Delineated Wellhead Protection Areas	(none)
Significant Cultural Resources	(some)
Hazards	(some)
Publicly Owned Land	(some)
Rural Lands	(full)
Underserved Parks Areas	(none)



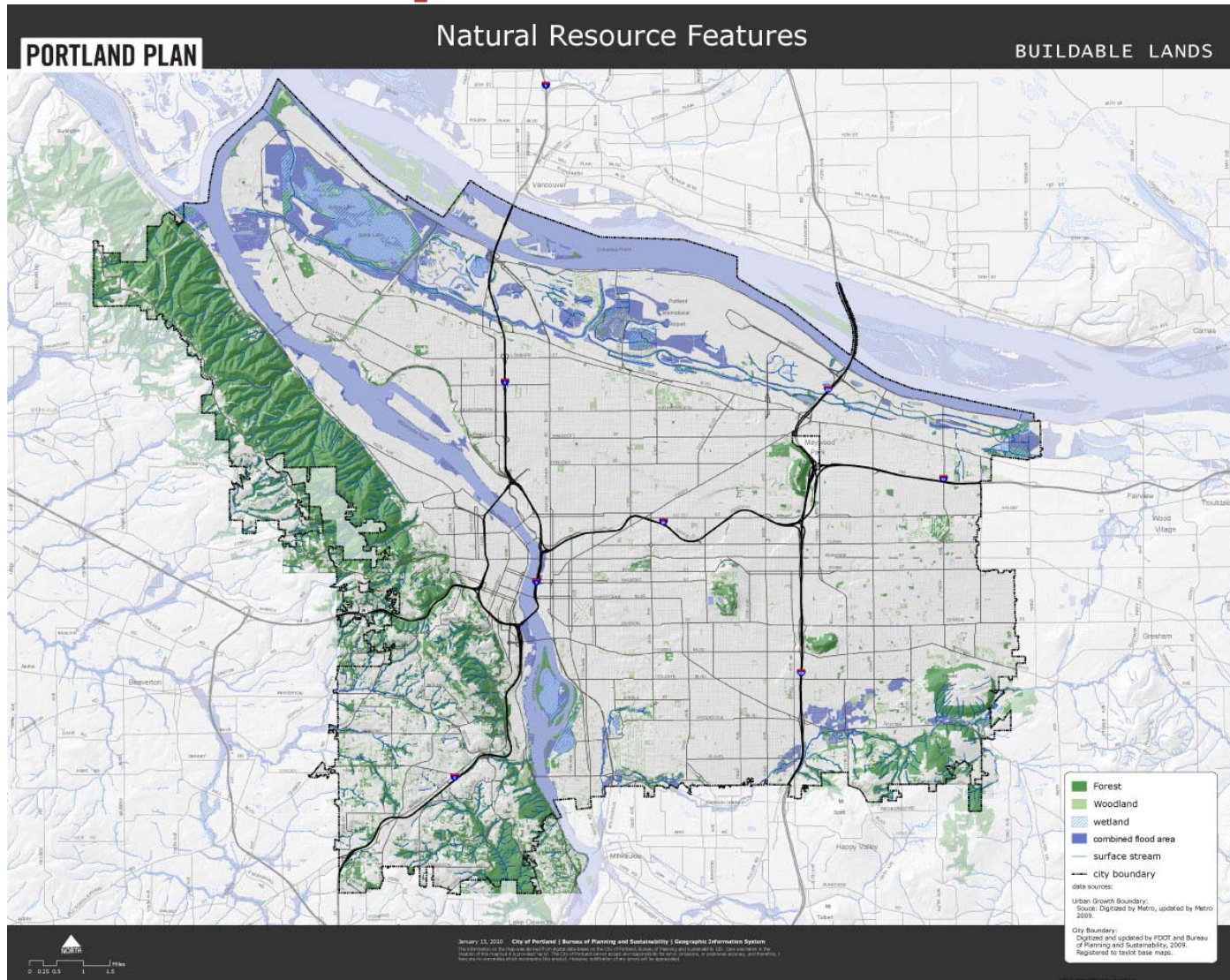
BLI Hazards Map



BLI Publicly Owned Lands Map

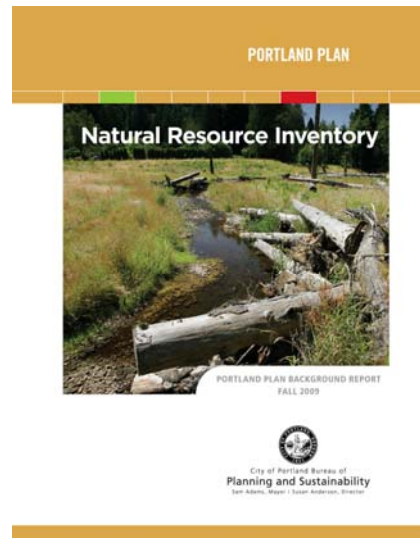


NRI Map: Natural Features

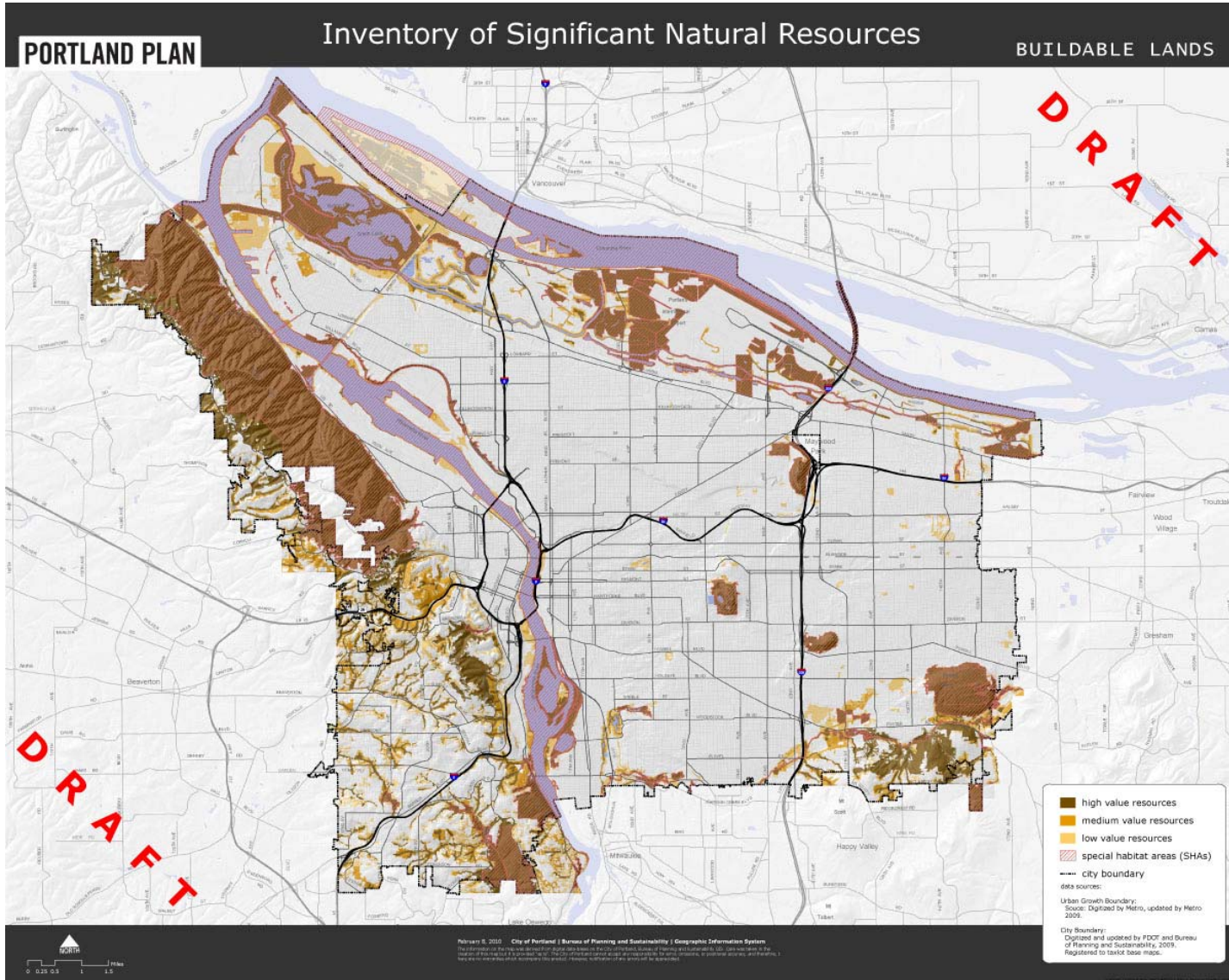


Natural Resources Inventory (NRI)

- 25,500 acres of riparian corridor and upland resources identified in the Natural Resource Inventory (NRI)
- Metro Title 13 requires an update of the City's regulatory programs related to riparian and stream protection
- Existing regulatory programs (e-zones) do not protect some significant natural resources



NRI Map: Natural Resource Inventory





WHAT'S NEXT

Upcoming Planning Commission Meeting

March 9th, 2010 @ 1:15 p.m.

Land Supply Assumptions and Maps

future hearings and recommendations to City Council: dates tbd...



What's Next: Portland Plan

- **Fill out your [Round 1] surveys by March 31!**
- **Planning Commission meetings in February and March**
- **Open staff meetings in March**
- **Setting Direction: Round 2 Workshops in April and May**
- **Monthly PPAG and CIC meetings (ongoing)**
- **Next Planning Commission Hearing, March 9th @ 1:15pm**



KEEP UP WITH THE CONVERSATION

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