

EOA CWG Meeting #8

August 9, 2024

Agenda

1. Introductions
2. Work to Date
3. Refined Scenarios Analysis
4. Specific Site Analysis
5. Citywide Economic Development Strategy
6. Next Steps

Collaborative Working Group

Key Role

- Sounding board to BPS
- Guidance, not decision-making
- Identify issues and concerns
- Identify potential win-win policy options

BPS Shared Ground Rules

- Listen to understand, not to respond.
- W.A.I.T. "Why am I talking?"
- Assume good intentions, but attend to impact.
- Be willing to make mistakes, and be forgiving of those who do.
- Allow for and appreciate disagreement of opinion, ideas, methods – respectfully.
- Personal stories stay, lessons can be learned.

EOA Phases

- **Phase 1 – Orientation sessions:** outreach to stakeholders and community organizations
- **Phase 2 – Collaborative Working Group (CWG):** learn and discuss economic forecast, policy options and scenario development to gain a deeper understanding of the issues and provide feedback on the initial analysis.
- **Phase 3 – Discussion Draft** - community workshops and presentations to review and comment on draft forecasts, evaluation and preferred scenario. Comments are directed to BPS staff and will be incorporated into Proposed Draft.
- **Phase 4 – Legislative Process:** Proposed Draft submitted to Planning Commission with public hearings and testimony. Planning Commission makes recommendation to City Council with additional hearings and testimony.

Work to Date

- September 2023 Mtg #1 Context
- October 2023 Mtg #2 Employment forecast/BLI
- November 2023 Mtg #3 Columbia Corridor Ezones
- December 2023 Mtg #4 North Reach floodplains
- January 2024 Mtg #5 Expanding Industrial Capacity
- February 2024 Mtg #6 Harbor Superfund + Tree Preservation
- April 2024 Mtg #7 Outstanding Issues
- July 2024 Mtg #8 Scenarios Analysis

Scenarios Framework

How to combine a range of policy choices?

Natural Resource Protections and Industrial Capacity Investment

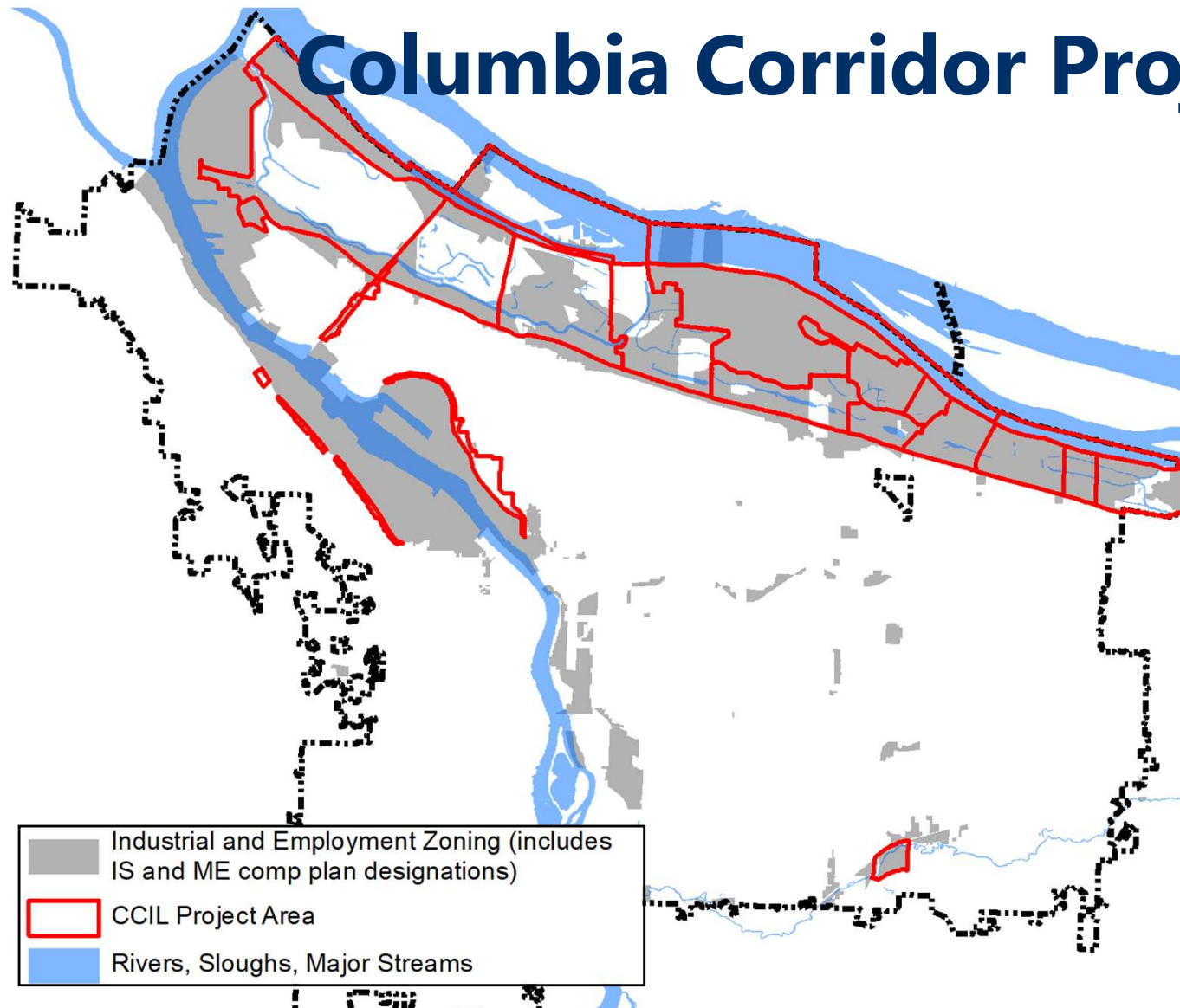
Natural Resource Protections:

- Columbia Corridor Ezones – Minimum Compliance, Climate Resilience, Maximum Resource Protection
- North Reach – River setback (25' or 50') and River Environmental Overlay (River e)
- Tree Protection – Preservation and planting requirements in Heavy Industrial (IH) zone

Columbia Corridor Project Area

Total CCIL Project Area =
~**16,000 Acres**

Area of Taxlots that are Zoned
Industrial/Employment in CCIL Project
Area = ~**7,000 Acres**



Columbia Corridor Ezone Scenarios

	Conservation Zone	Protection Zone
Minimum Compliance Scenario	High Value Riparian Resources. 30ft buffers around water features.	Streams, sloughs, and most wetlands. No Buffers.
Climate Resilient Scenario	High/Medium Value Riparian Resources. Wetlands >50ft from streams.	All streams, sloughs. Wetlands within 50ft of streams. 50ft p zone buffers.
Maximum Resource Protection Scenario	High/Medium and some Low Value Riparian Resources.	All streams, sloughs, and wetlands. 50ft p zone buffers.

Refinements to CCIL Mapping Policies

Don't apply 'c' zone to herbaceous vegetation >50' away from water features.

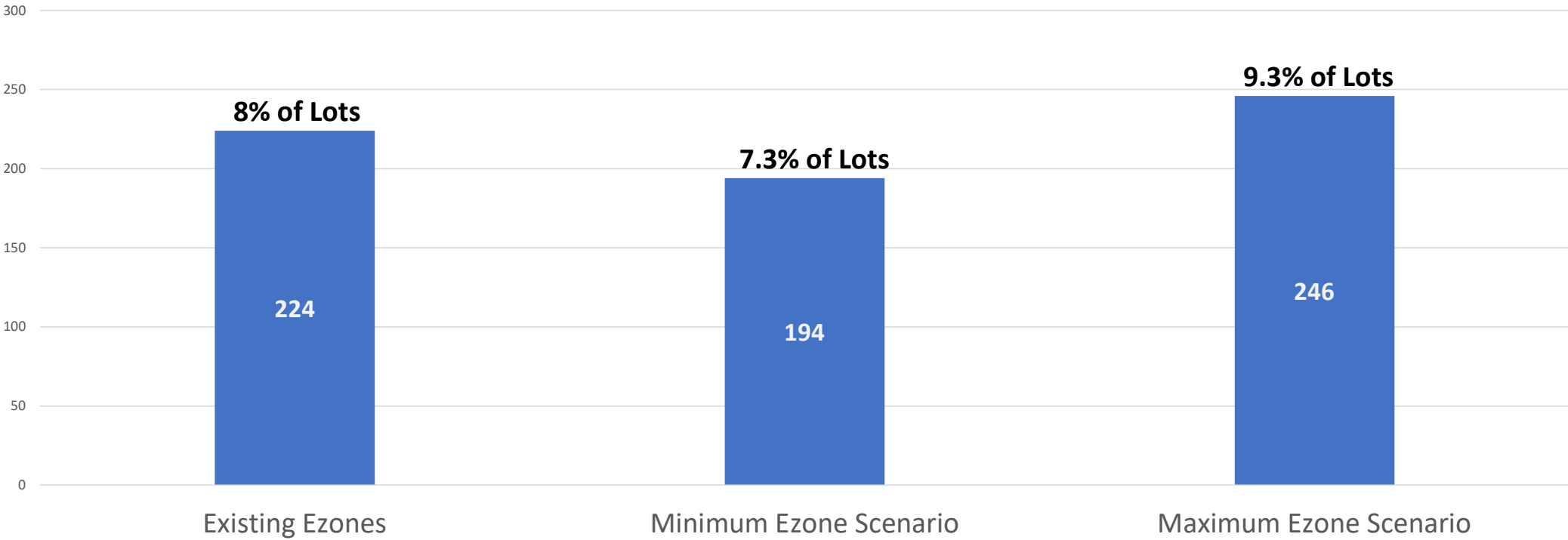
- Shrink buffers around water features on large, undeveloped sites.
- Reduces the area covered by 'c' zone by around 90 acres
- 5.2% decrease in combined ezone coverage.

Don't apply 'p' zone to isolated wetlands in Climate Resilient Scenario

- Apply 'c' zone to wetlands >50' from streams (isolated wetlands) instead of 'p' zone.
- Reduces area covered by 'p' zone by more than 60 acres.
- 7% decrease in 'p' zone coverage in Medium Scenario.

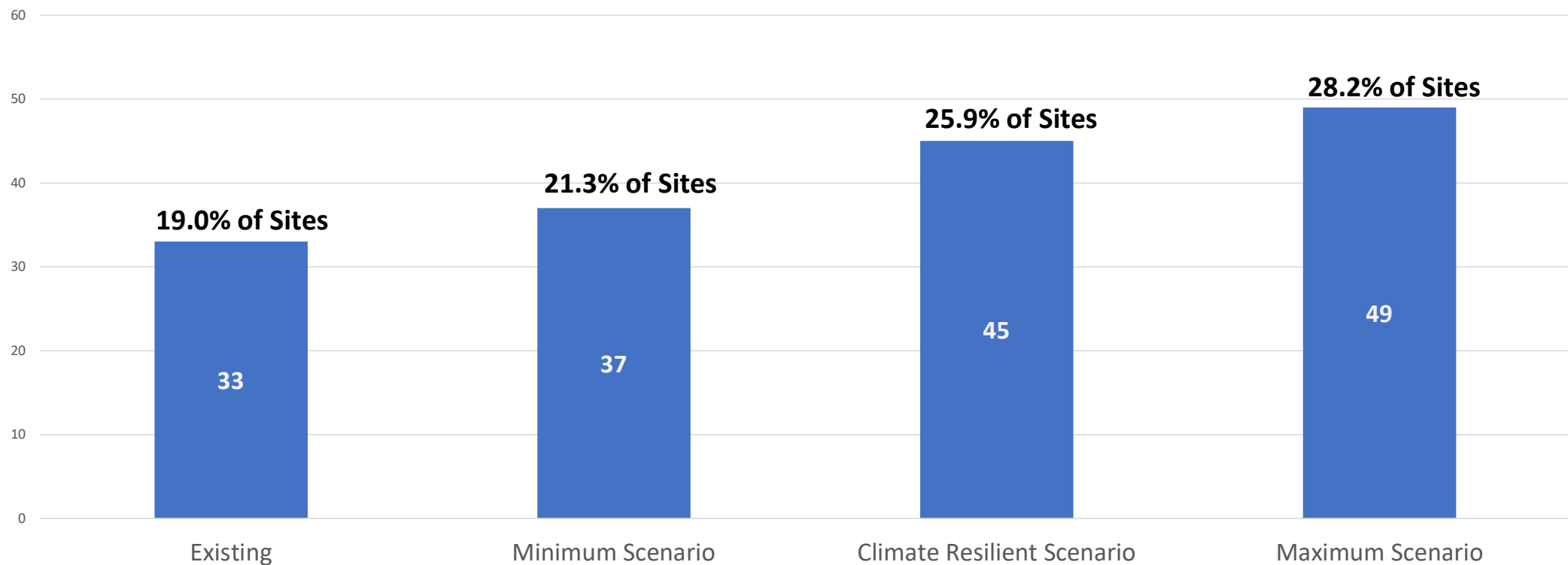
Impacts to Developed Lots

Number of developed industrial/employment lots that have ezone coverage (c+p zone) that exceeds 33%. Excludes all vacant/underutilized BLI lots.



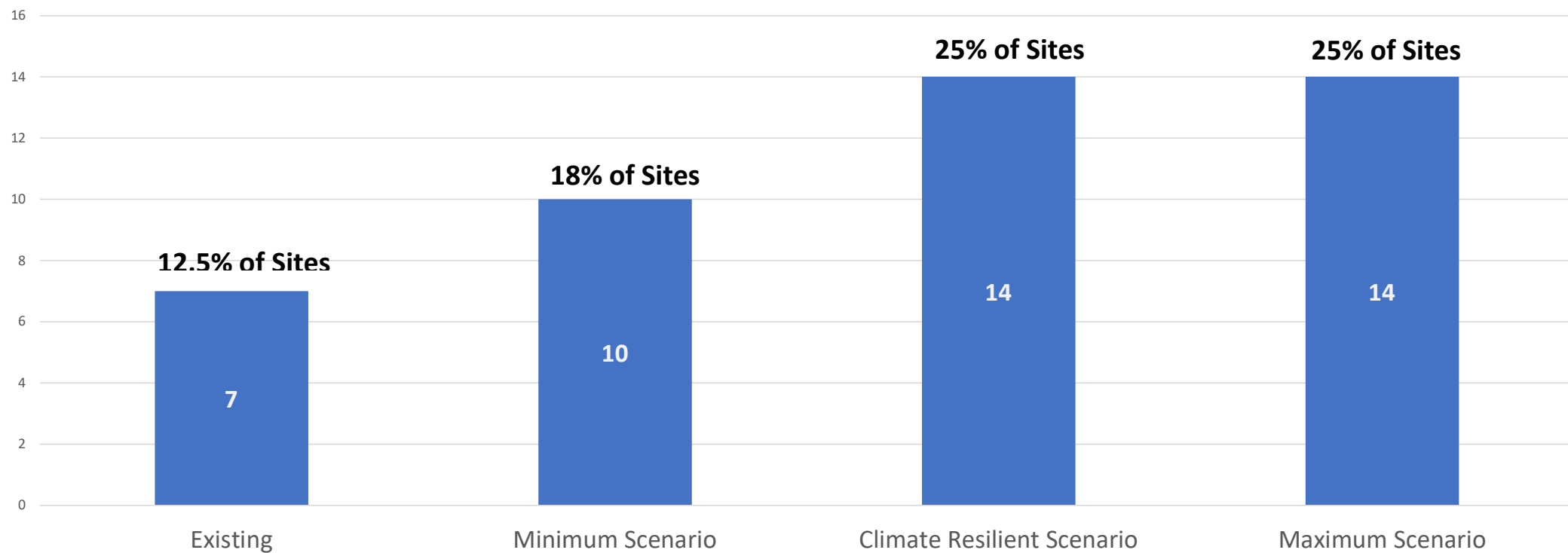
Impacts to BLI Sites

Underutilized Sites Constrained by Combination of C + P Zone ($\geq 33\%$ Site Coverage). Excludes Port of Portland and City Owned Sites

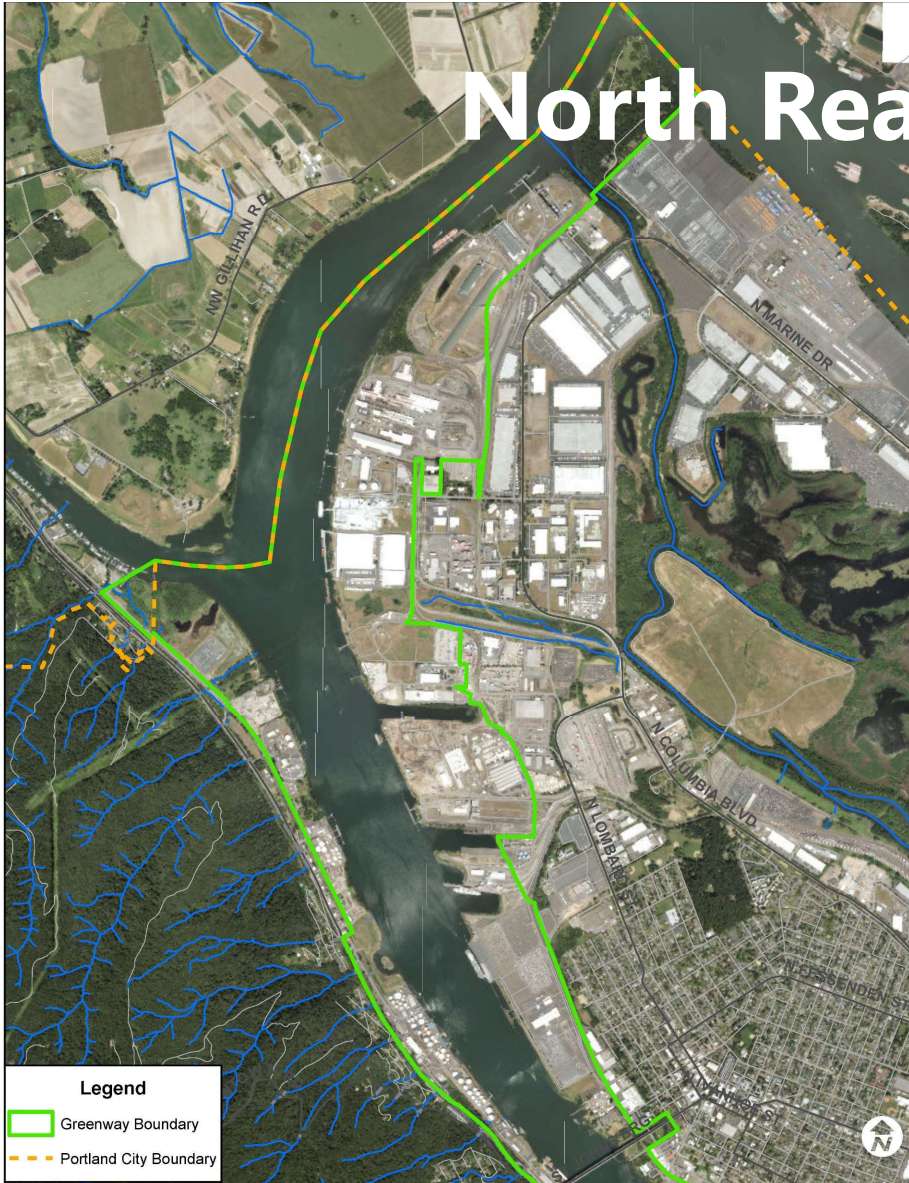


Impacts to Large BLI Sites (10+ Acres)

Underutilized Sites Constrained by Combination of C + P Zone ($\geq 33\%$ Site Coverage). Excludes Port of Portland and City Owned Sites. 10+ Acres

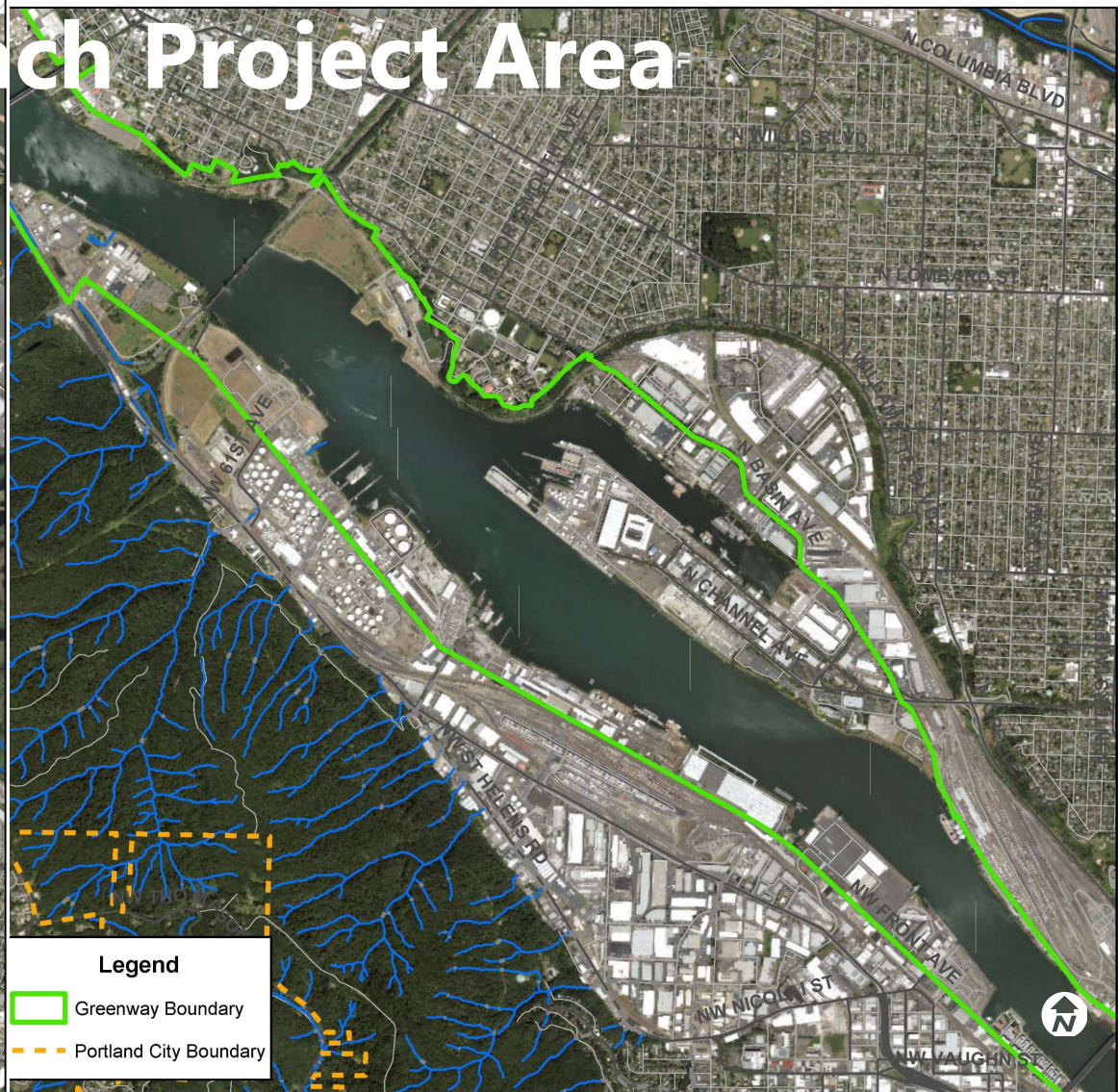


North Reach Project Area



Legend

- Greenway Boundary
- Portland City Boundary



Legend

- Greenway Boundary
- Portland City Boundary



North Reach Environmental Scenarios (River e)

Two scenarios for development that is not river-dependent or related:

- 50-foot (proposed) or 25-foot (existing) setback

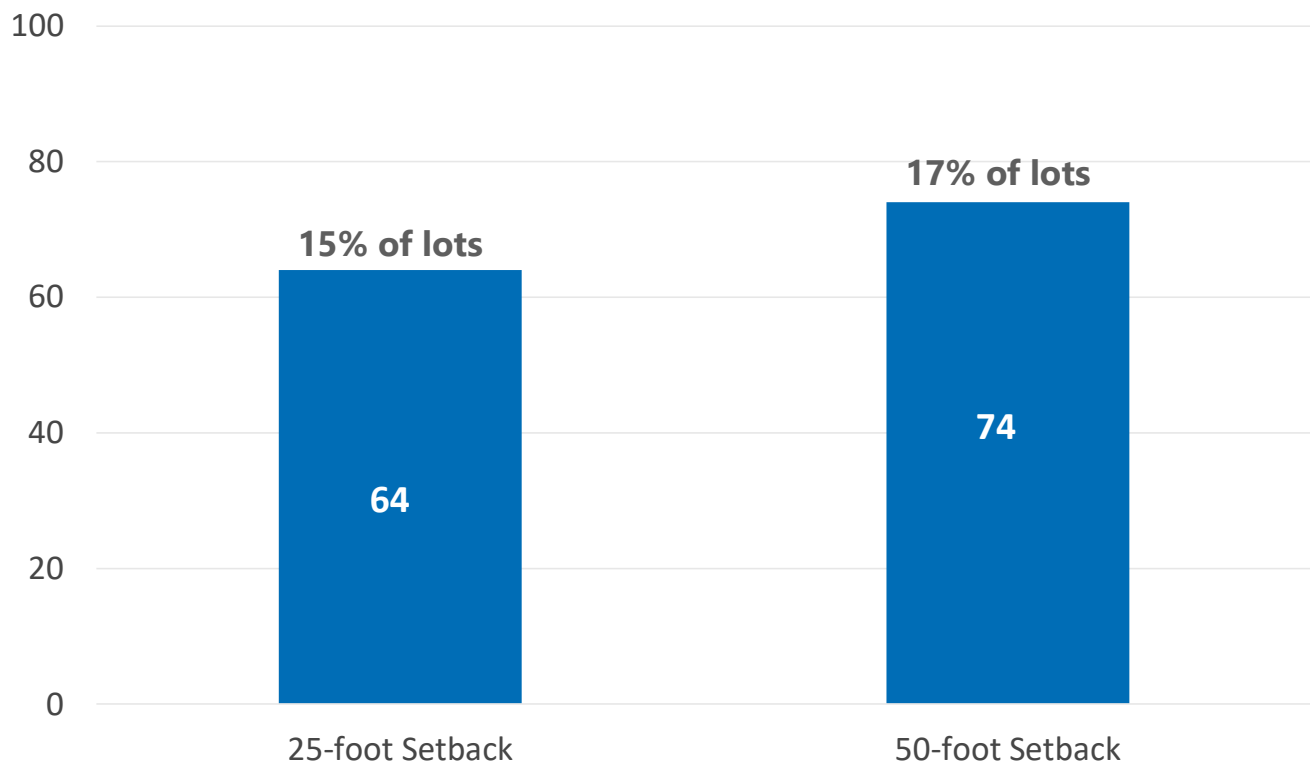
AND

River Environmental (River e) applied to:

- FEMA-defined riparian buffer area (floodplains within 170 feet of ordinary high water)
- High- and medium-ranked resources
- Special Habitat Areas

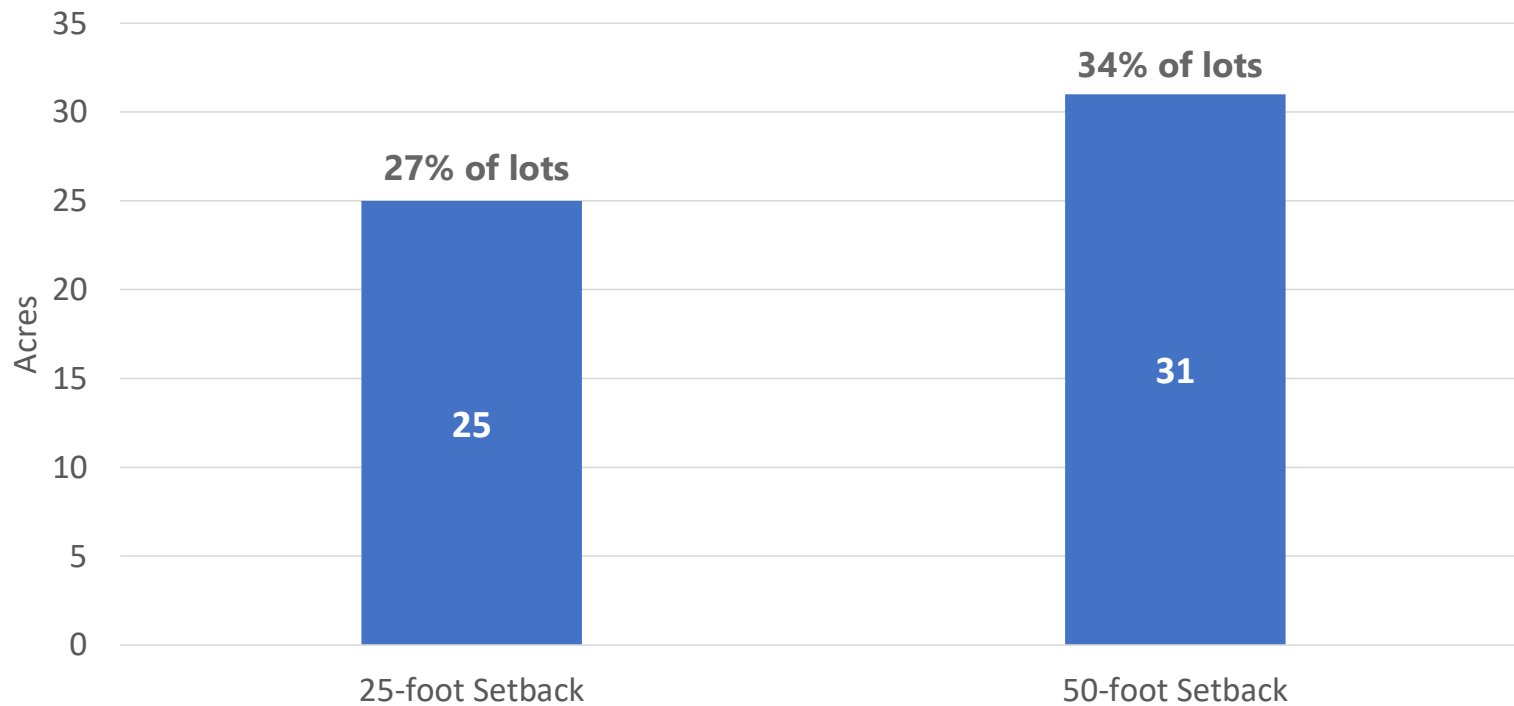
North Reach: Impacted Lots

Industrial/employment lots where draft River Environmental coverage >33%

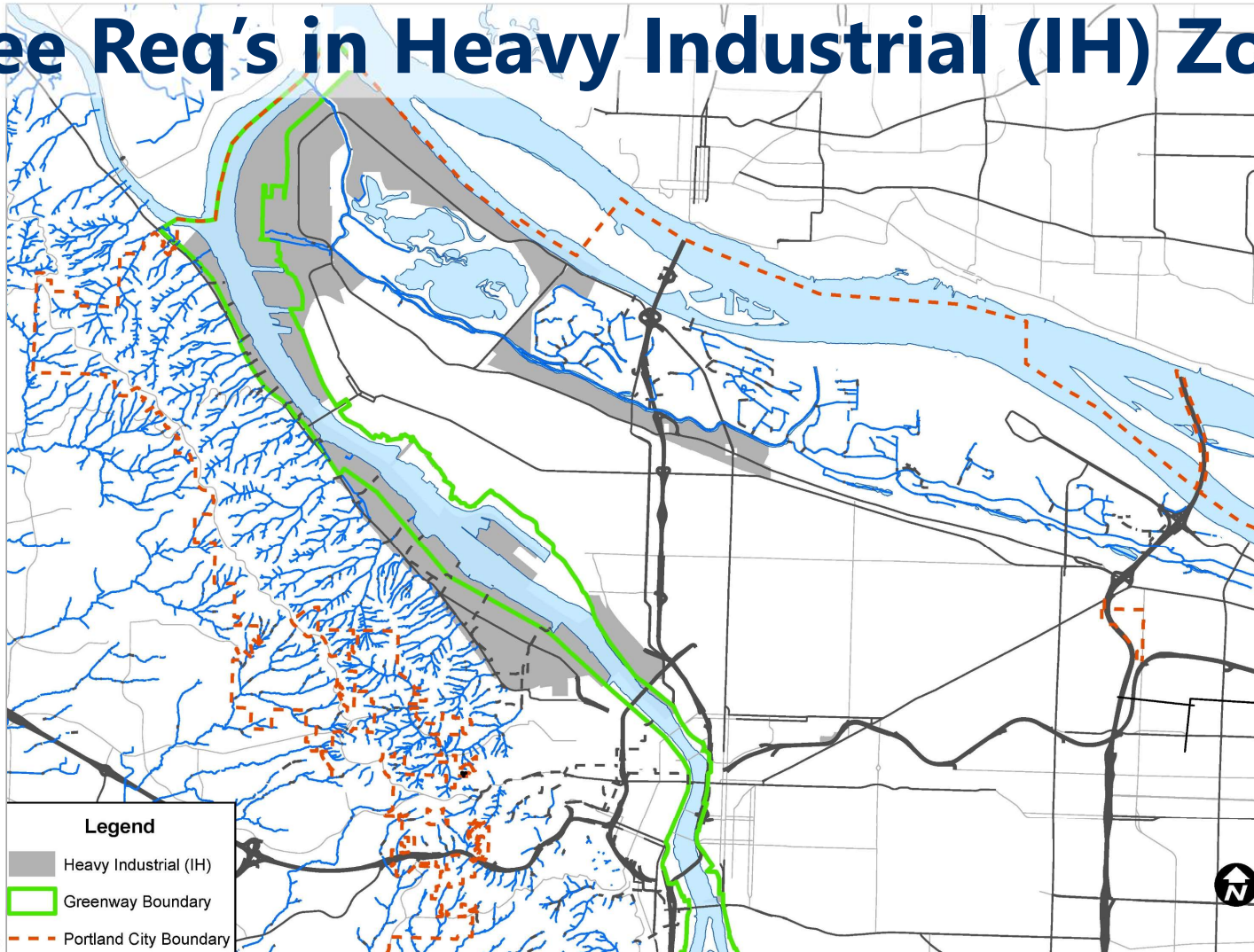


North Reach: Impacted BLI Lots

Industrial/employment BLI lots with draft River Environmental coverage >33%



Tree Req's in Heavy Industrial (IH) Zone



SUSTAINABILITY

Tree Req's in Heavy Industrial (IH) Zone

	Low	Medium/High
Heavy Industrial Tree Requirements	Require preservation	Require preservation and planting

Note: Tree Code requirements apply to areas outside of environmental overlay zones

Tree Req's in Heavy Industrial (IH) Zone

	All IH Lots	BLI IH Lots
Total Lot Acreage	3,926.1	399.9
Acres of Canopy	292.4	50.0
Acres of Canopy in Existing E-Zones or Greenway	146.0	27.3
1. Acres of Canopy in Existing E-Zones	89.6	27.3
2. Acres of Canopy in Greenway Zone	56.4	0.05
Net Acres of Canopy Currently Exempt	146.5	22.6
% of Total Lot Acreage	3.7%	5.7%

Table excludes City-owned lots which are currently subject to Title 11 requirements

Alternatives Framework

How to combine a range of policy choices?




Industrial Capacity Investment:

- Portland Harbor Superfund
- Brownfield Remediation
- Freight Transportation System
- Sewer/Stormwater/Water System
- City Mitigation Banks

Current Constraints

Constraint	Discount Rate	Constraint	Discount Rate
Environmental (c-zone)		Brownfield (ECSI)	
Central City	25%	Central City	5%
Commercial	75%	Commercial	5%
Industrial	50%	Industrial	50%
Greenway		Harbor Access Lands	70%
Central City	35%	Infrastructure	
Commercial	40%	Central City	25%
Industrial	50%	Commercial	25%
100-year Floodplain		Industrial	25%
Central City	50%	Historic landmarks	
Commercial	65%	Central City	45%
Industrial	60%	Commercial	45%
		Industrial	45%

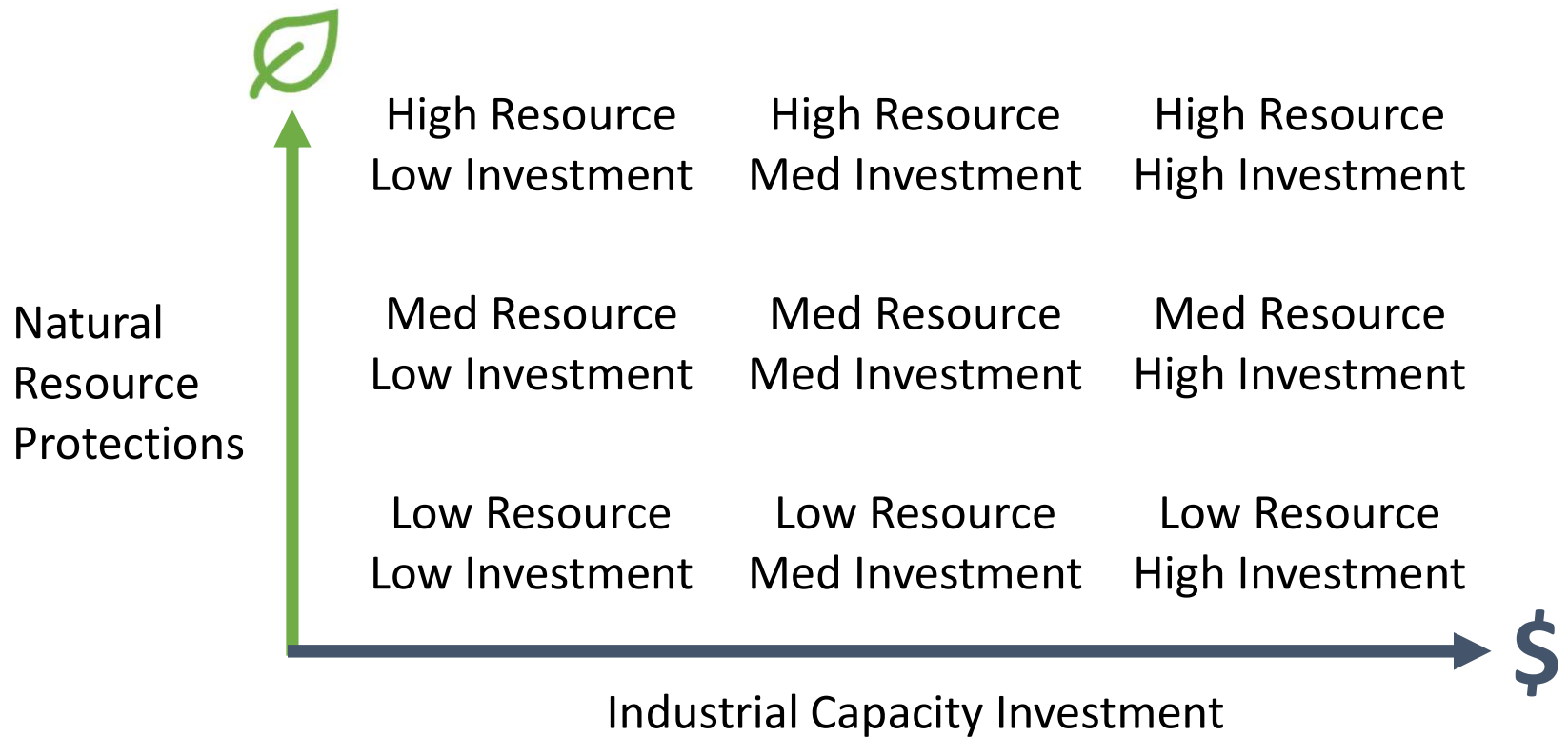
Current Constraints (Alternatives)

Constraint	Discount Rate	Constraint	Discount Rate
Environmental (c-zone)		Brownfield (ECSI)	
Central City	25%	Central City	5%
Commercial	75%	Commercial	5%
Industrial	50%	 Industrial	50%
Greenway		 Harbor Access Lands	70%
Central City	35%	Infrastructure	
Commercial	40%	Central City	25%
Industrial	50%	Commercial	25%
100-year Floodplain		 Industrial	25%
Central City	50%	Historic landmarks	
Commercial	65%	Central City	45%
Industrial	60%	Commercial	45%
		Industrial	45%

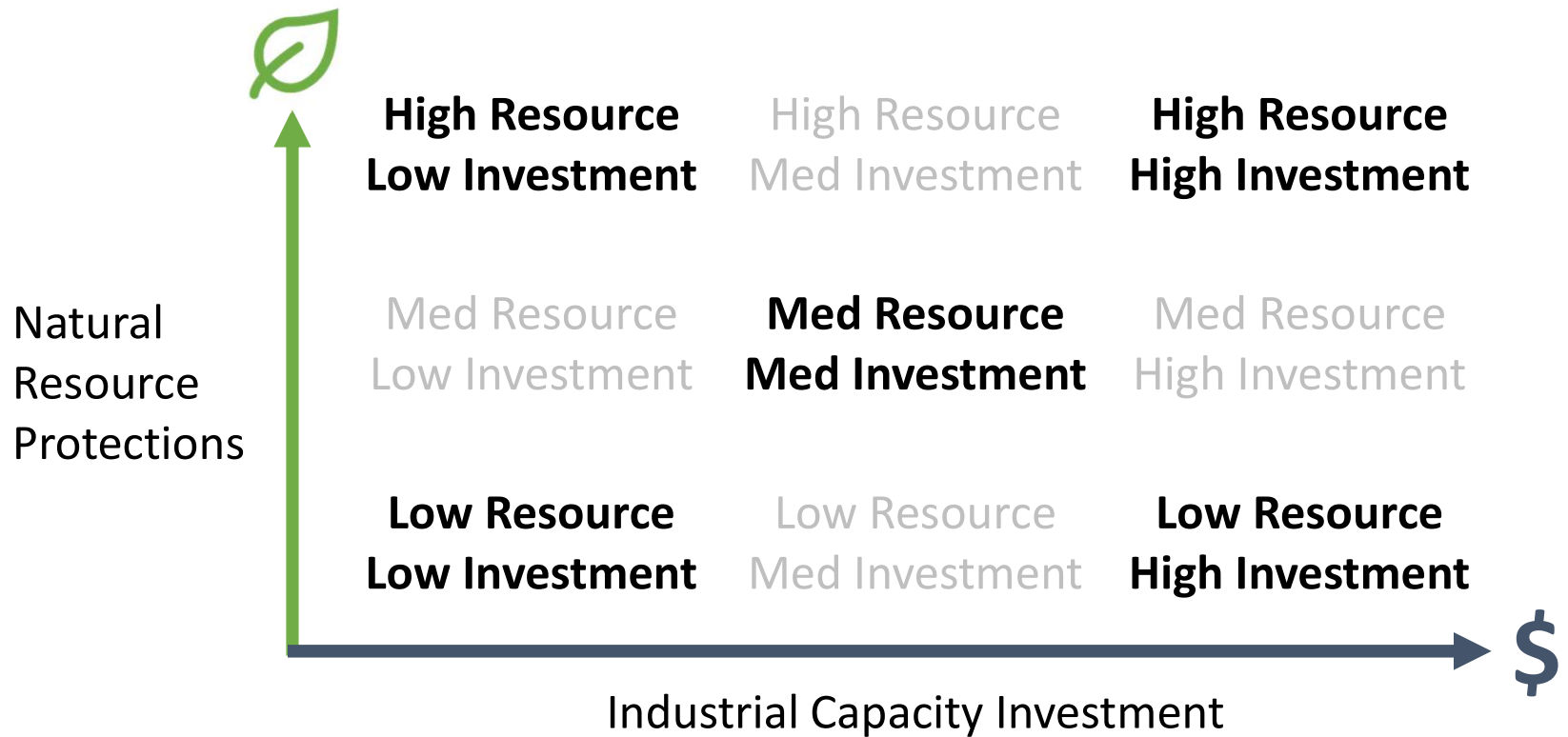
Investment Alternatives Capacity Discount Rates

Investment Programs	Existing	Low	Medium	High
Harbor Superfund	70%	60%	50%	40%
Brownfield Remediation	50%	40%	30%	20%
Freight Transportation	25%	20%	15%	10%
Sewer/Stormwater/Water	25%	20%	15%	10%

Alternatives Framework



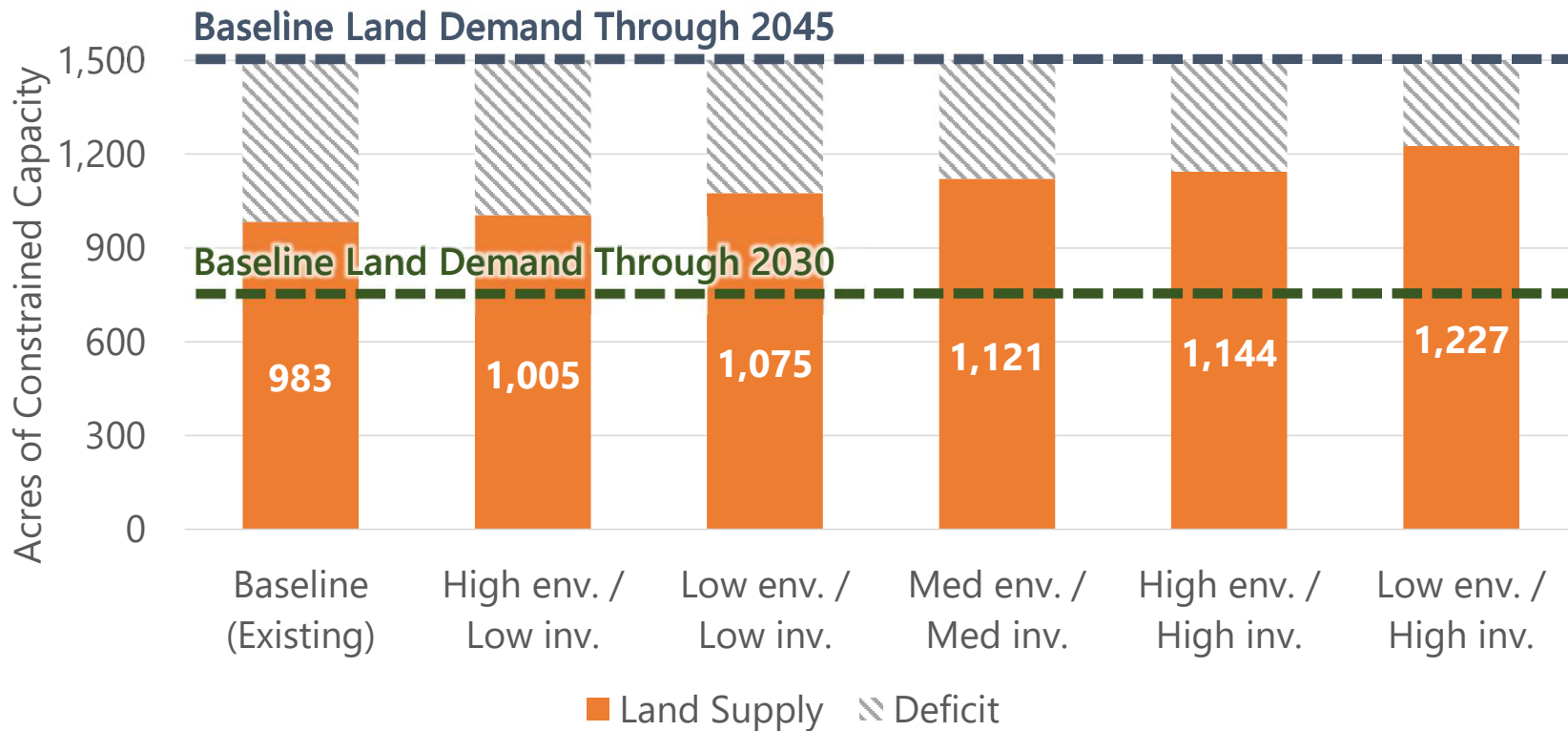
Alternatives Framework



Alternatives Analysis (BLI)

Scenarios	Base supply acres (before constraints)		Constrained Capacity	
	Total	Difference (from exist.)	Acres	Difference (from exist.)
Baseline (Existing)	2,423	-	983	-
High env / Low inv	2,391	(32)	1,005	22
Low env / Low inv	2,481	58	1,075	92
Med env / Med inv	2,452	29	1,121	138
High env / High inv	2,391	(32)	1,144	161
Low env / High inv	2,481	58	1,227	244

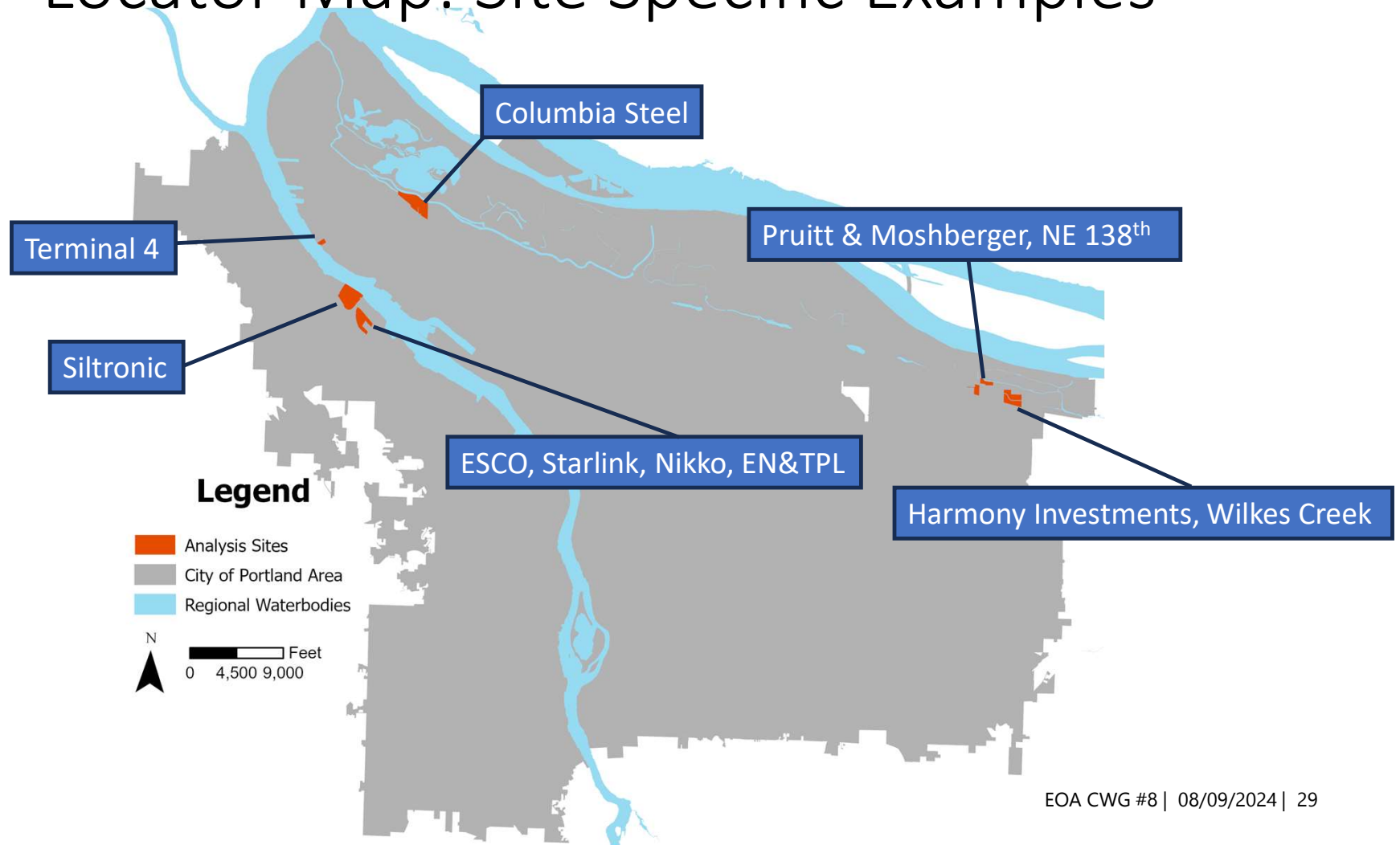
Alternatives Analysis (BLI)



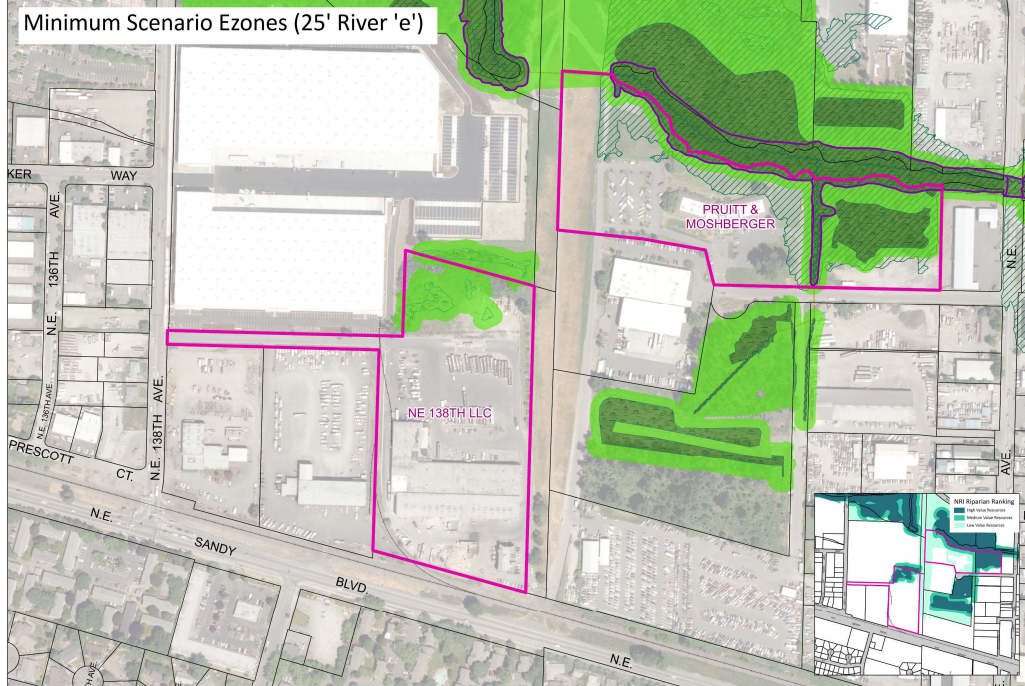
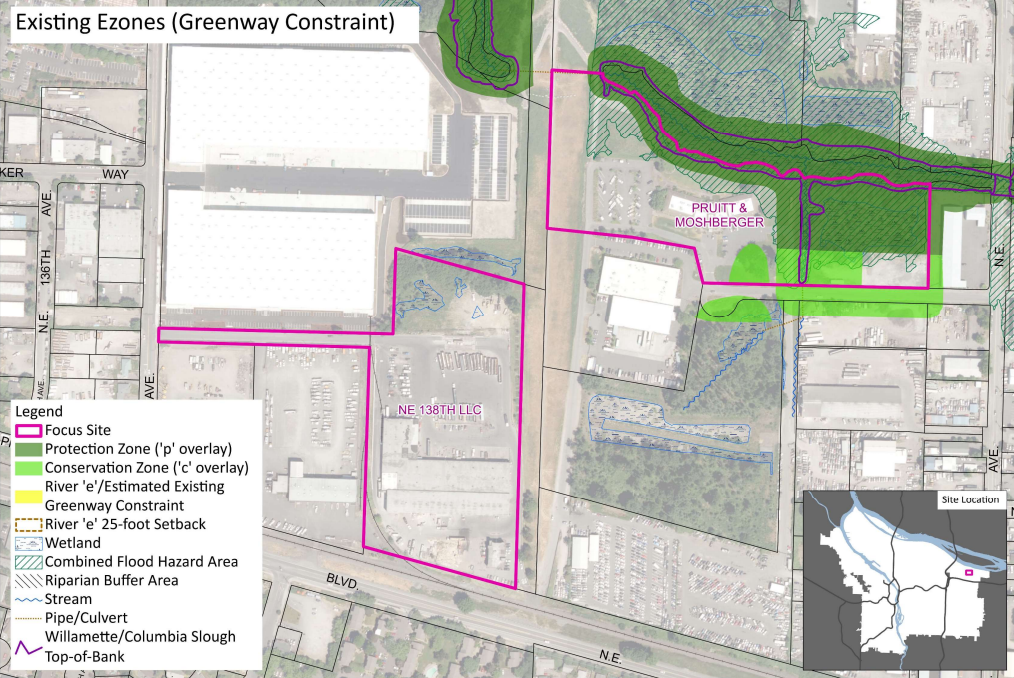
Alternatives Analysis

Discussion

Locator Map: Site Specific Examples

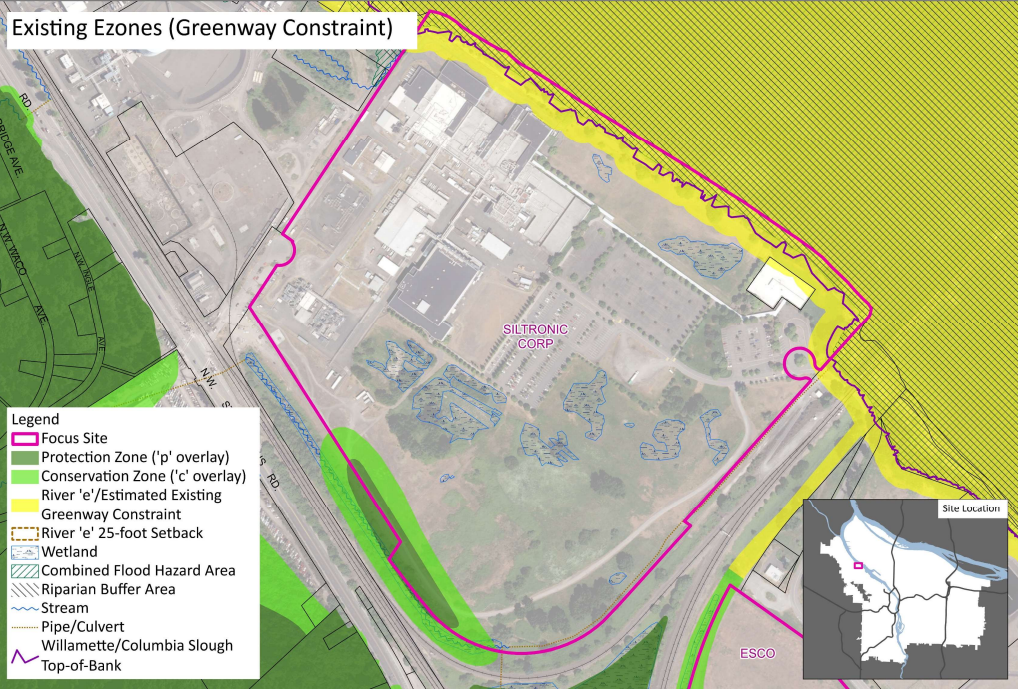


NE 138th/Pruitt & Moshberger

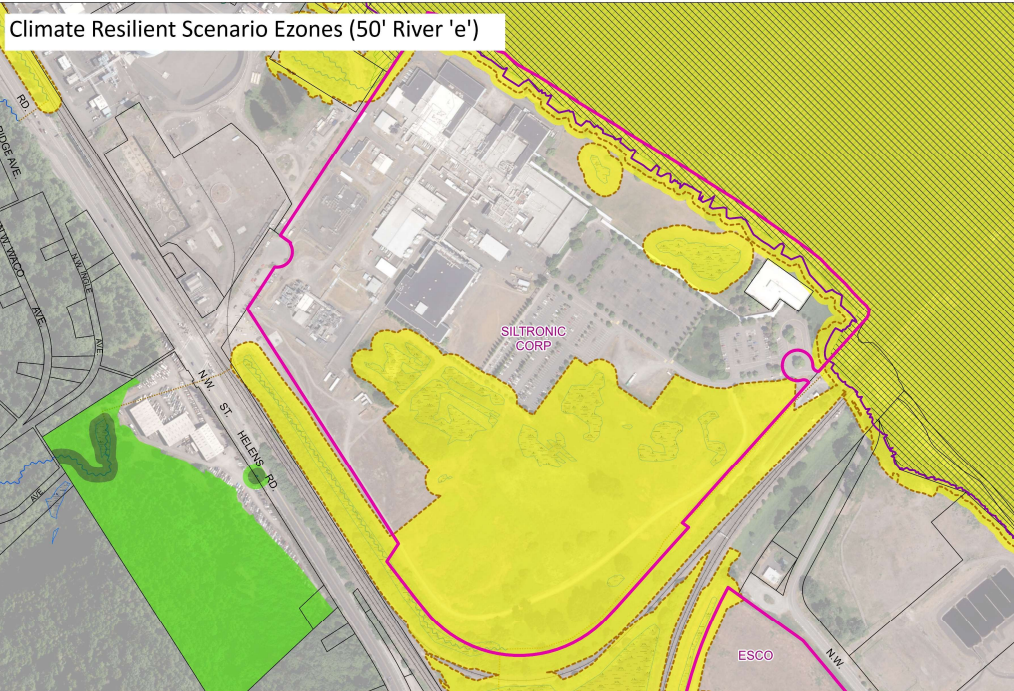


Siltronic Corporation

Existing Ezones (Greenway Constraint)



Climate Resilient Scenario Ezones (50' River 'e')

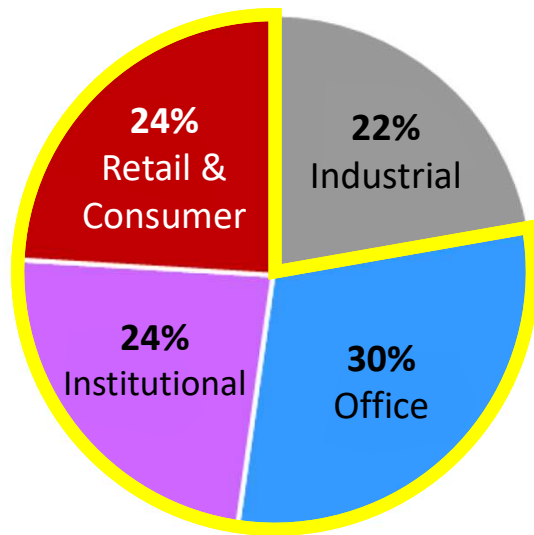


Site Specific Examples

Discussion

Citywide Strategy

What does this mean for the City's economic vision?



The industrial sector is just one part of Portland's economy. The City needs to be proactive in harnessing economic opportunities in other sectors as well.

1. How can the City further support economic growth in other sectors?
2. How can the City ensure more equitable employment opportunities in these other sectors?

Citywide Strategies

Central City Commercial

- Livability improvements
- Activation
- Light manufacturing

Neighborhood Commercial

- Non-conforming upgrades
- Conditional uses
- Light manufacturing

Healthcare/Education

- Workforce training
- Zoning for residential facilities

Home Occupations

- Regulatory changes
- Small business programs

Citywide Strategies

Discussion

Next Steps

- **Continuing Discussion**
- **Industrial Land Readiness Study**
- **Brownfield Inventory Study**
- **Reconvene CWG to review results**