

November and December, 2010 PSC Hearings on Factual Basis and Buildable Lands Analysis

Appendix D: Summary of changes made to 'Base' Capacity Methodology since July, 2010.

Overview

The City of Portland is developing Buildable Lands Inventory as part of the state requirements for Periodic Review of the Comprehensive Plan. This inventory begins with the Bureau of Planning and Sustainability's Development Capacity Analysis (DCA) model to determine potential buildable lands and then addresses possible constraints to full build out.

The specific criteria for determining allowed capacity are described in detail in the bureau's *Development Capacity Analysis GIS Model (2010)* document. This document was updated and published July 8, 2010, and presented at the July, 2010 Planning Commission Hearings on the Factual Basis and Buildable Lands Analysis. The *Development Capacity Analysis GIS Model (2010)* document is in the process of being updated, and will be presented in an updated and revised form in Spring, 2011. To summarize, the major changes made since the July 8, 2010 version of the document in the calculation of our 'base case' capacity are as follows:

- In the original capacity model, single-family residential sites were calculated to be 'underutilized' if they were developed at less than 20% of their capacity for lots (based on lot size and density). This was changed so that single-family residential properties were identified as 'underutilized' if they were developed at 33% or more of their capacity for additional lots. This change was made in response to a review of development activity in the recent past, in which new single-family lots were often created out of sites with only 1 or two additional potential lots, versus only sites where four or more lots can be created.
- After a review of development patterns along commercial corridors over the past ten years, the 'refill' ratios for housing versus commercial space were adjusted to better reflect actual practices seen in these mixed-use zones. Previously the capacity model for these mixed-use zones assumed that, where capacity exists, these sites would all be developed with a ratio of 60% commercial to 40% residential space (60/40). Additional data on the studies leading to these changes is available upon request. Under the revisions, the 'refill' ratios for underutilized or vacant mixed-use properties was revised as follows:
 - In the EX zone, the ratio was adjusted to 25% commercial, 75% residential (25/75);
 - In the CX zone, the ratio was adjusted to 45% commercial, 55% residential (45/55);
 - In the CG zone, the ratio was adjusted to 75% commercial, 25% residential (75/25); and
 - In the CN1 and CN2 zones, the ratio was adjusted to 70% commercial, 30% residential (70/30).