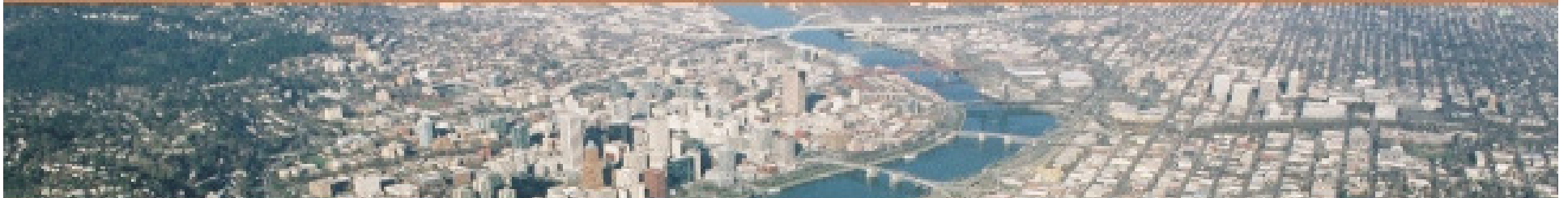


PORTLAND PLAN @ PLANNING & SUSTAINABILITY COMMISSION



November 23, 2010

6:00 p.m.

1900 SW 4th Ave., Room 2500A



THE PORTLAND PLAN

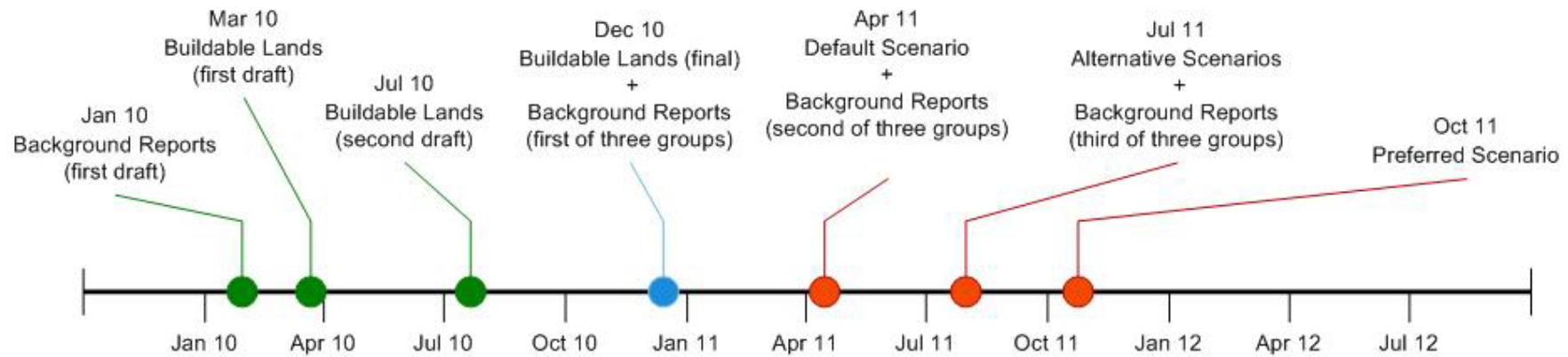
Periodic Review: Buildable Lands Analysis

DRAFT

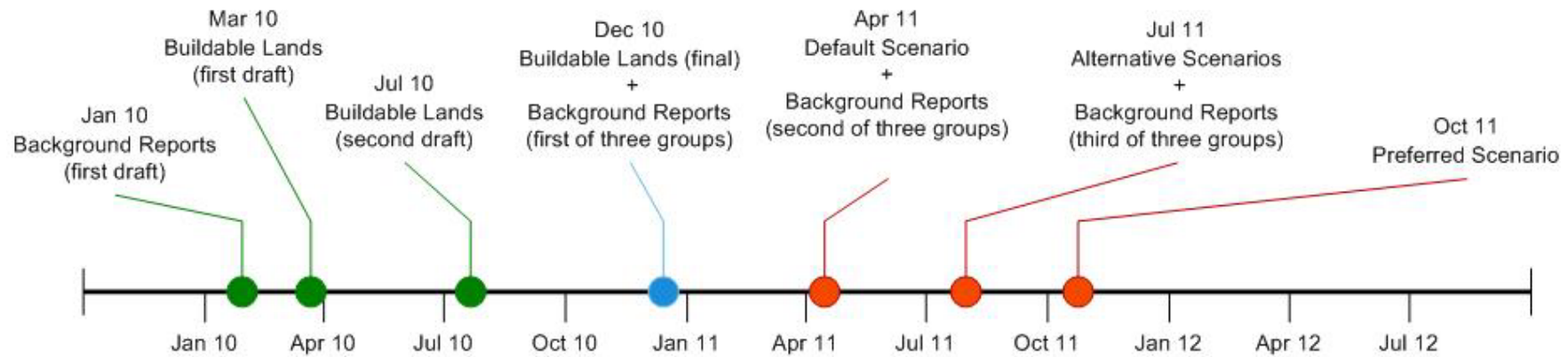


Periodic Review: Factual Basis (Background Reports)





- **Multiple hearings**
- **Earlier in 2010 – background reports and early Buildable Lands Inventory**
- **First recommendations now**
- **2011 – More Background Reports + Default, Alternative and Preferred Scenarios**



November 23

Buildable Lands Inventory (BLI)
Preliminary Results, and Background
Reports

December 14

BLI Next Steps, including Draft Scenario
Reporting and Evaluation



What's in the Portland Plan?

9 Action Areas with Targets for 2035



6 “Strategies” that work together to meet our goals

Strategic Actions

- 3-Year Plans
- Prioritization
- Partnerships
- Projects
- Programs

Report Cards

- City
- Businesses
- Households

Comprehensive Plan Framework

- 25 Year vision and goals
- Policies
- Long-term investments
- Urban Development Plan



THE PORTLAND PLAN



Making Portland prosperous, healthy, and rich in opportunity

4 PRINCIPLES

1. **Equity**
2. **Safety and Opportunity**
3. **Health**
4. **Resiliency**

6 DRIVERS OF CHANGE ("STRATEGIES")

1. **Economic Opportunity**
2. **Invest in Students**
3. **20-Minute Neighborhoods**
4. **City Green**
5. **Future Technology and Practices**
6. **Equitable Decision-Making**

9 POLICY AREAS (COMPREHENSIVE PLAN CHAPTERS)

1. **Prosperity and Business Success**
2. **Equity, Civic Engagement and Quality of Life**
3. **Transportation, Technology and Access**
4. **Education and Skill Development**
5. **Sustainability and the Natural Environment**
6. **Design, Planning and Public Spaces**
7. **Neighborhoods and Housing**
8. **Human Health, Food and Public Safety**
9. **Arts, Culture and Innovation**

OUR STRATEGIC PLAN

LOCAL PARTNERS

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



FEDERAL AND STATE PARTNERS

Federal

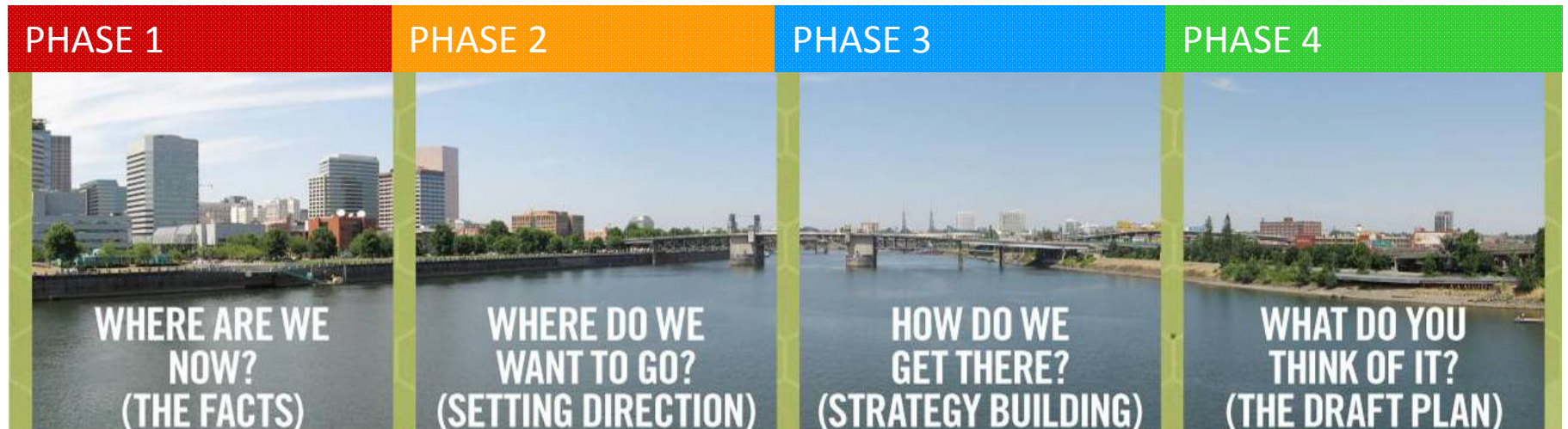
- Housing and Urban Development (HUD)
- Environmental Protection Agency (EPA)
- US Fish and Wildlife Service
- General Services Administration (GSA)
- Centers for Disease Control (CDC)*

State

- Dept. of Business Development
- Dept. of Environmental Quality (DEQ)
- Dept. of Human Services (DHS)
- Dept. of Transportation (ODOT)
- Dept. of Land Conservation and Development (DLCD)*



HOW DO WE BUILD THE PLAN?



We are here.



Periodic Review and Portland Plan

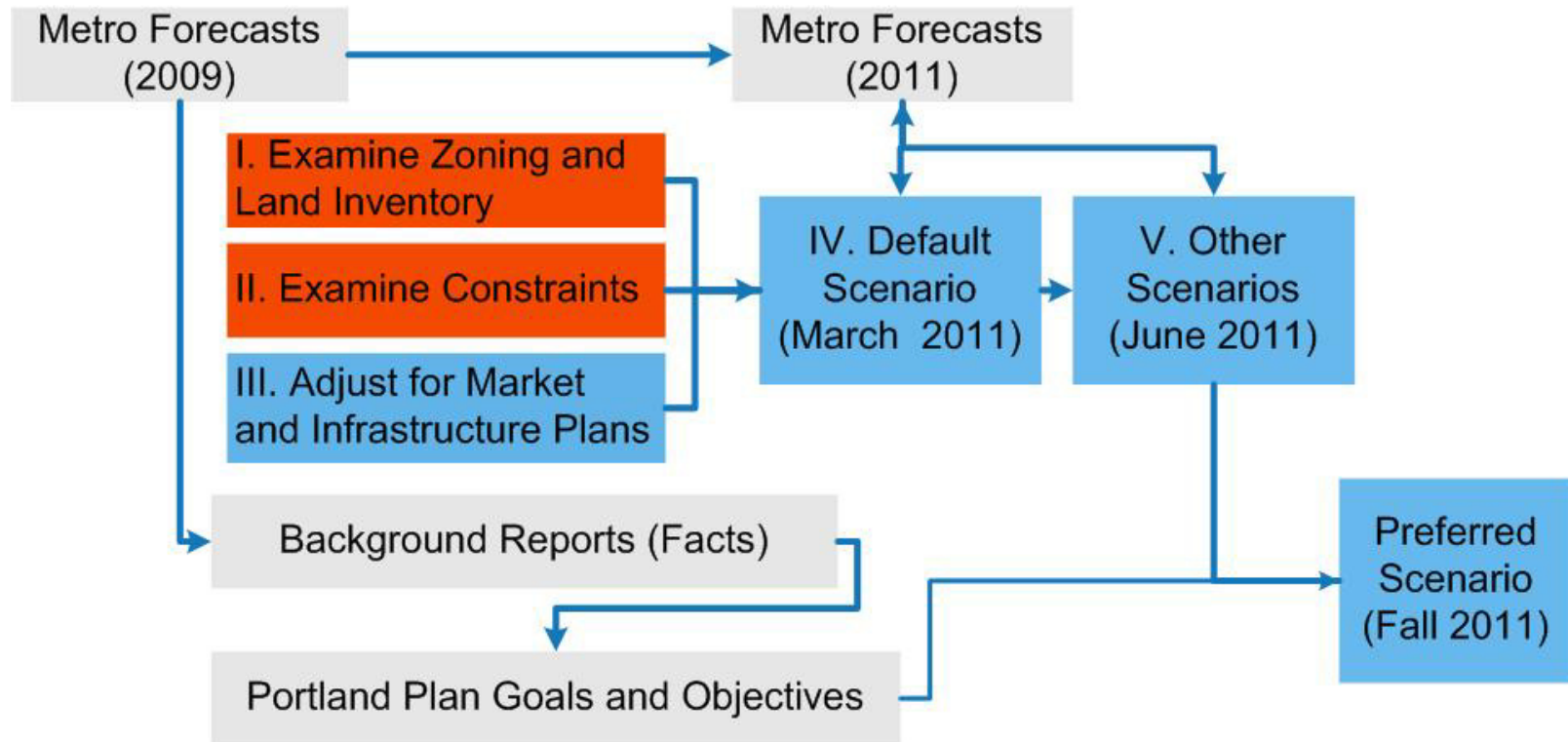
- State of Oregon requires periodic update to Comprehensive Plans
- Portland periodic review work plan due by late 2012.
- To thrive in the future, we need a plan to manage change, direct investments, and work smarter within the city limits.
- How many people will live here? Where will they live? What kinds of jobs will be available?



Periodic Review: Buildable Lands Analysis

DRAFT

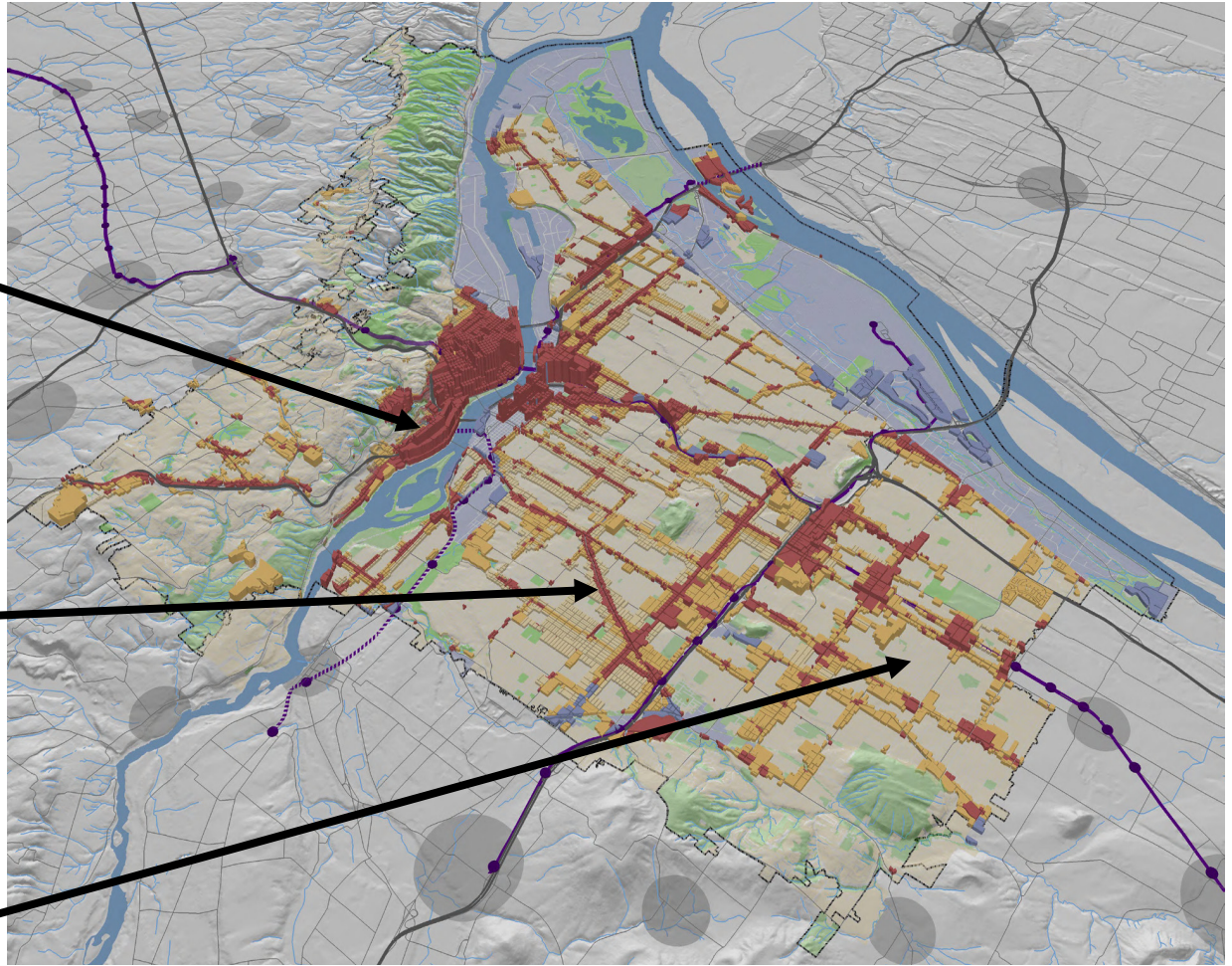




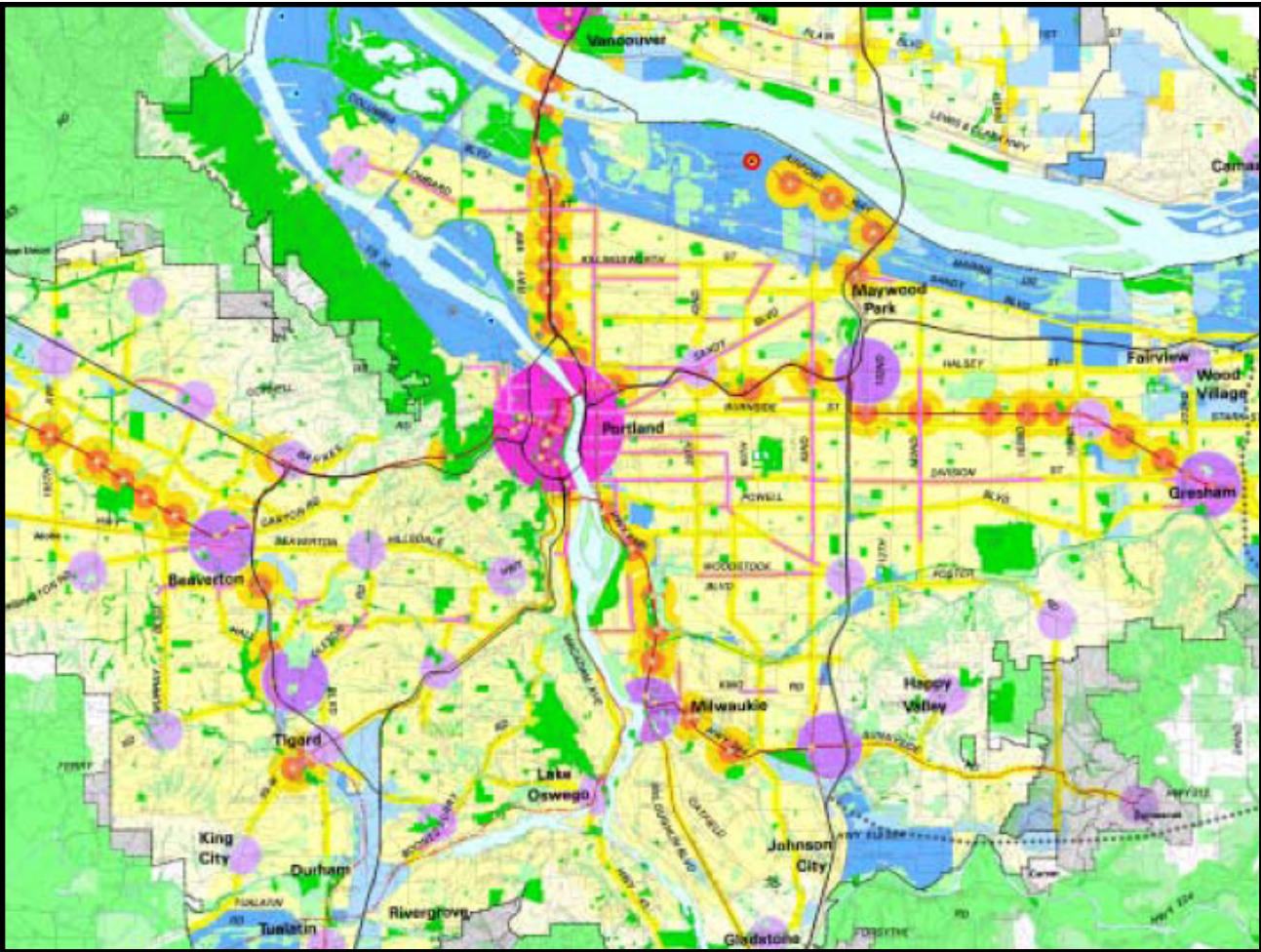
- I. **Acreage available for development or redevelopment, including vacant or underutilized lands**
- II. **Subtract ‘constraints’ from available acreage (we are here – draft results today from stage II)**



Today's Comprehensive Plan



Regional Context



Forecasts are not Targets!

- Metro forecasts expected population and employment growth
- Metro makes projections or estimates, based on trends, previous experience and existing policies
- They are neither goals nor descriptions of desired outcomes
- They help us make informed decisions when planning for infrastructure, services, and managing land to support jobs and housing



Key Term: Constraints

- ‘Constrained land’ = term to identify physical, regulatory, and/or market factors that limit future housing and jobs
- See Portland Plan Atlas online (www.pdxplan.com)
- Does not imply factors are undesirable or negative (e.g. rivers, natural areas)

Details in Appendices B and C in Nov. 2010 Packet



Buildable Lands Inventory Constraint Maps

Transportation (Vehicular Level of Service)

Transportation (Substandard and Under-Improved Streets)

Water Service

Sewer

Stormwater

Airport/Heliport Flight Limitations

Natural Resource Features

Inventory of Significant Natural Resources

Inventory of Scenic Areas

Open space

Delineated Wellhead Protection Areas

Environmental Overlay Zones

Significant Cultural Resources

Hazards

Potentially Contaminated Sites (Brownfields)

Publicly Owned Land

Rural lands



NRI (Natural Resource Inventory)



DRAFT



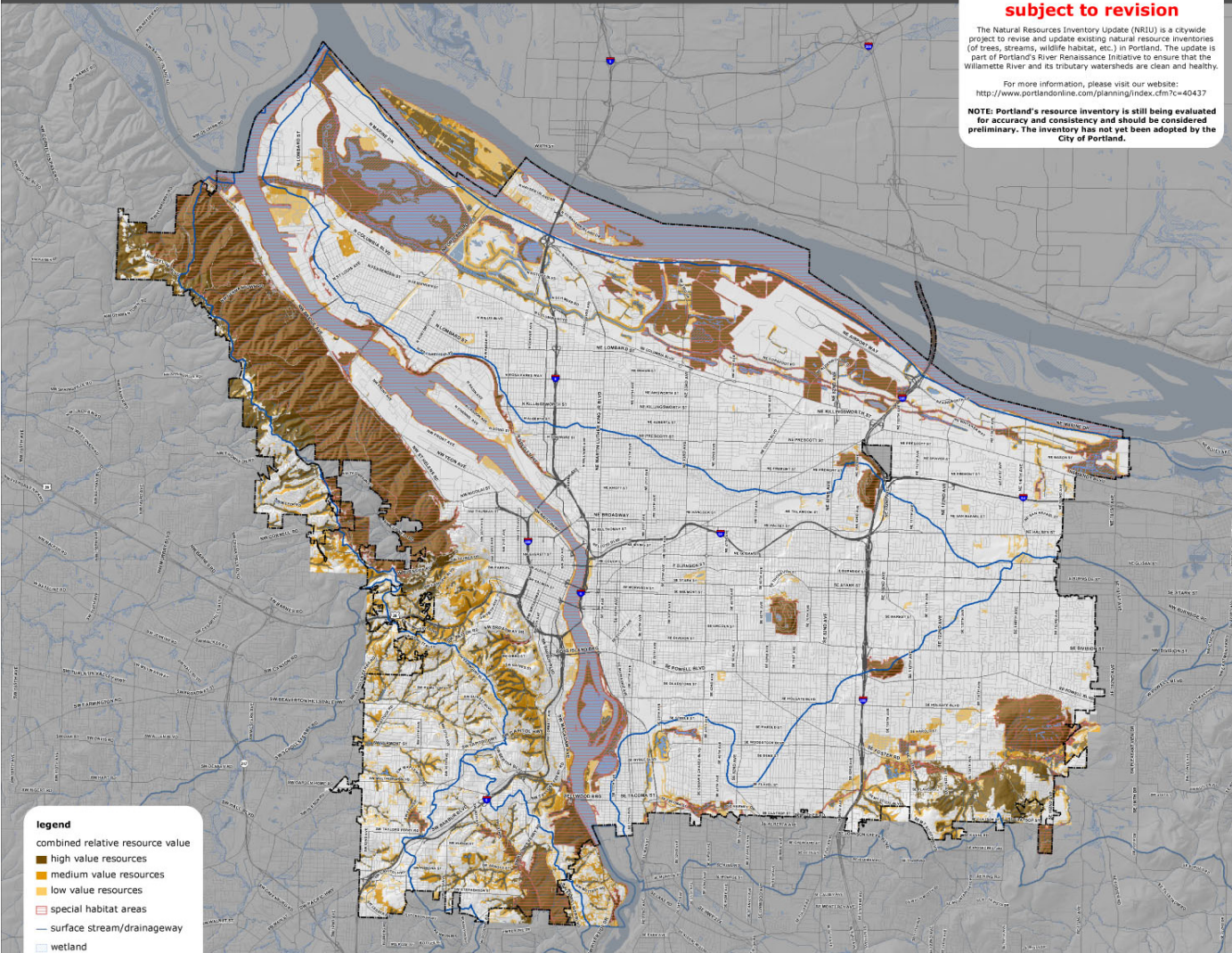
Natural Resource Inventory Update Project
Combined riparian and wildlife habitat relative resource value

DRAFT
subject to revision

The Natural Resources Inventory Update (NRIU) is a citywide project to revise and update existing natural resource inventories (of trees, streams, wildlife habitat, etc.) in Portland. The update is part of Portland's River Renaissance Initiative to ensure that the Willamette River and its tributary watersheds are clean and healthy.

For more information, please visit our website:
<http://www.portlandonline.com/planning/index.cfm?c=40437>

NOTE: Portland's resource inventory is still being evaluated for accuracy and consistency and should be considered preliminary. The inventory has not yet been adopted by the City of Portland.



- legend**
- combined relative resource value
 - high value resources
 - medium value resources
 - low value resources
 - special habitat areas
 - surface stream/drainageway
 - wetland
 - watershed boundary
 - city boundary

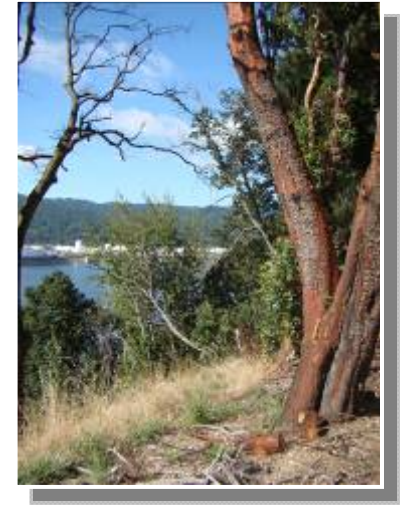
City of Portland Bureau of Planning & Sustainability
 Planning and Sustainability
 Sam Adams, Mayor Susan Anderson, Director

November 4, 2010
 City of Portland Bureau of Planning & Sustainability
 Geographic Information System
 The information on this map was derived from a copy of data based on the City of Portland, Bureau of Planning GIS. Data was taken to the precision of the data but it is possible that there are errors. The City of Portland cannot accept any responsibility for errors, omissions, or outdated accuracy, and therefore, there are no warranties which accompany this product. However, verification of any errors will be appreciated.



THE PORTLAND PLAN

NRI (Natural Resource Inventory)



- 1. Includes maps; evaluates functions and relative resource quality**
- 1. Based on Metro Title 13 science and methodology**
- 3. Metro work reviewed by independent scientists and vetted at public hearings**
- 3. City inventory uses current data, e.g., LiDAR; refinements reviewed by technical experts**
- 4. New maps more accurate and informative than current City NRIs (10-20 years old)**



NRI (Natural Resource Inventory)



Uses of the Natural Resources Inventory

1. State rules require consideration of Goal 5 NRIs along with other "constraints" in BLI
2. City needs to adopt the updated NRI to use for BLI, Portland Plan, and Comprehensive Plan update (i.e., planning purposes only)
3. Any future regulatory changes would occur through separate legislative projects, e.g., River Plan, PDX Futures. (Project NRIs and regs subject to public review and hearings)

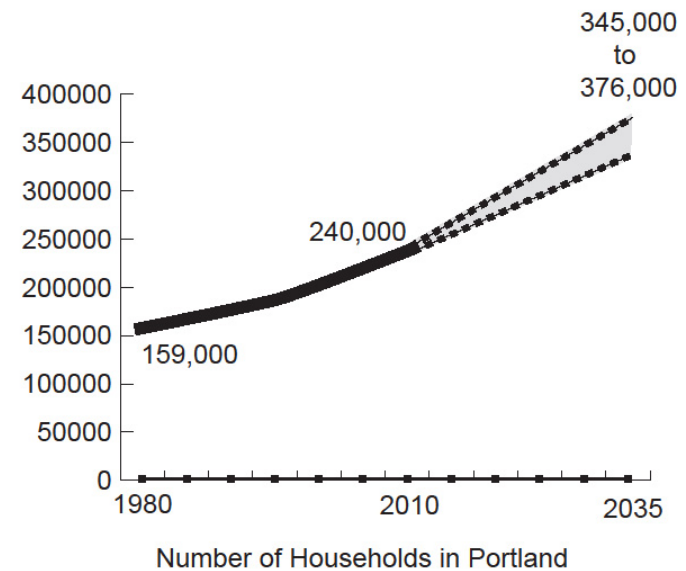
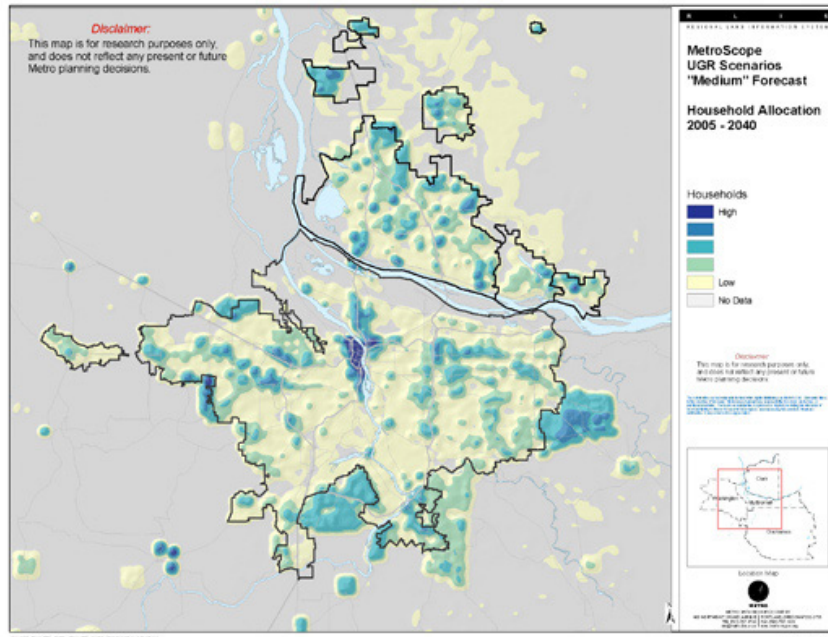


Key Term: Vacant or Underutilized Land

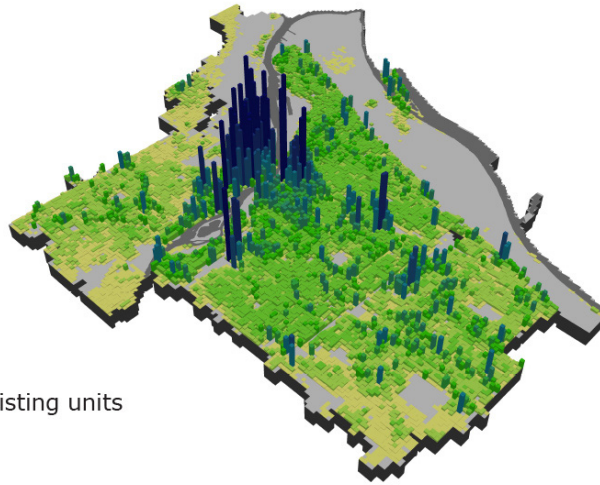
- Jobs and housing capacity is calculated only for properties considered vacant or underutilized
- Rules were applied to these sites based on their zoning
 - IS zones: vacant property with no floor area
 - R2.5 to RF: 33% or less of allowed density (lots)
 - R1 to R3 & IR: 20% or less of allowed density (units)
 - RH & RX: 20% or less of allowed floor area (F.A.R.)
 - Commercial/Mixed-Use zones: 20% or less of allowed floor area (F.A.R.)
 - Central City: 20% of allowed floor area AND 2:1 or less improvement to land value ratio



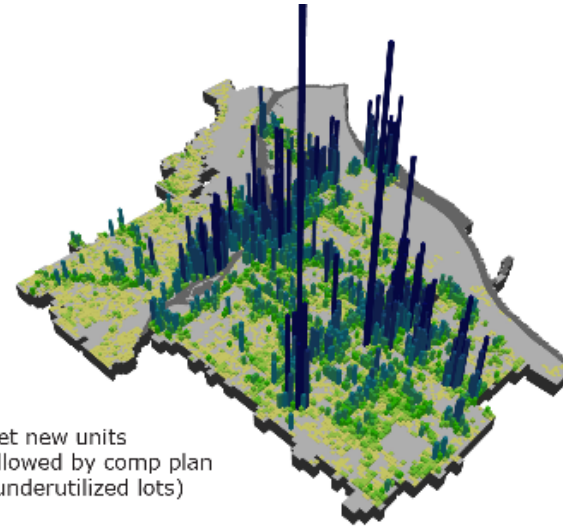
Household Forecast Snapshot



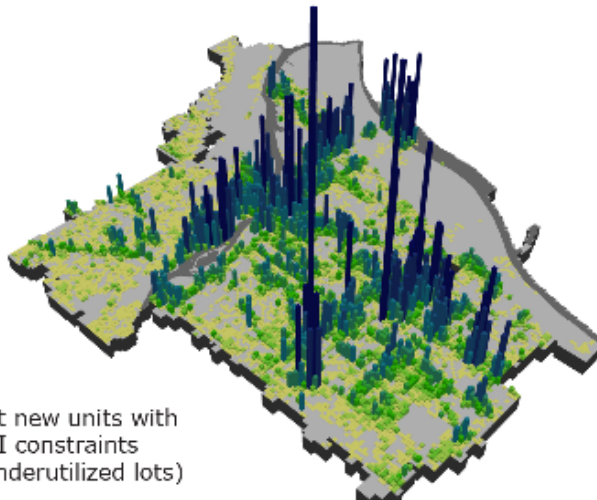
- By 2035, forecast is for 105K to 136K new households
- Equals a need for 3,500 – 4,500 units per year
- Metro forecast numbers will be updated in 2011



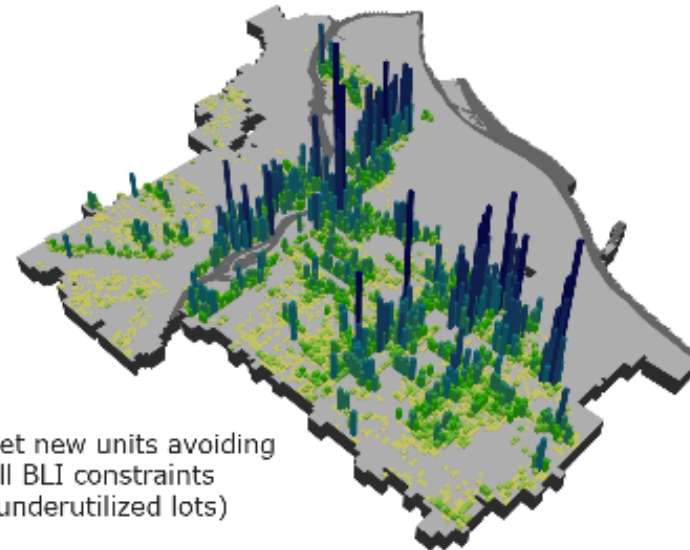
existing units



net new units allowed by comp plan (underutilized lots)



net new units with BLI constraints (underutilized lots)



net new units avoiding all BLI constraints (underutilized lots)

buildable lands inventory existing and allowed residential units

November 10, 2010 City of Portland | Bureau of Planning & Sustainability | Geographic Information System
 The information on the map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is".
 The City of Portland cannot accept any responsibility for error, omission, or positional accuracy, and therefore, there are no warranties which accompany this product. However, notification of any errors will be appreciated.

* 1 unit represented as 25' of vertical height

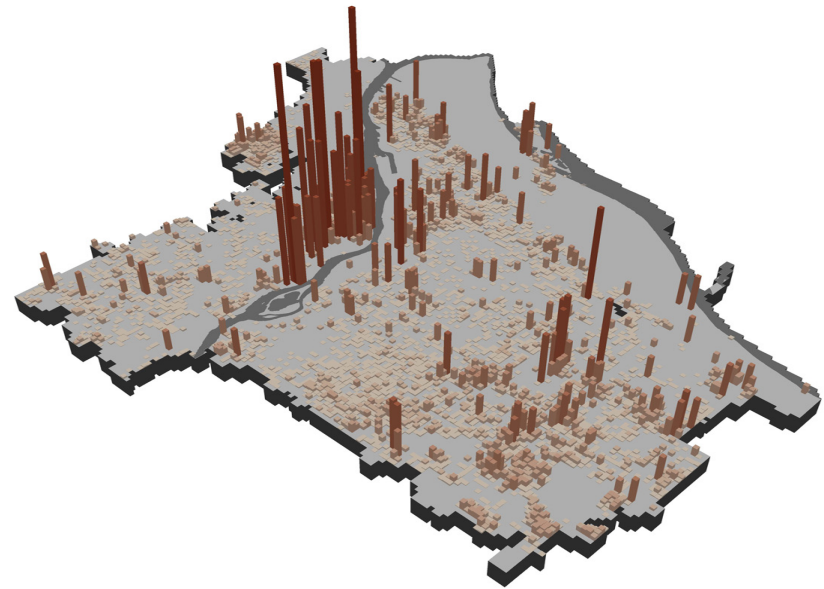
number of housing units

- less than 10 units
- 10 to 24 units
- 25 to 49 units
- 50 to 74 units
- 75 to 99 units
- 100 to 149 units
- 150 to 249 units
- 250 to 399 units
- 400 to 600 units
- more than 600 units



Preliminary Housing Conclusions

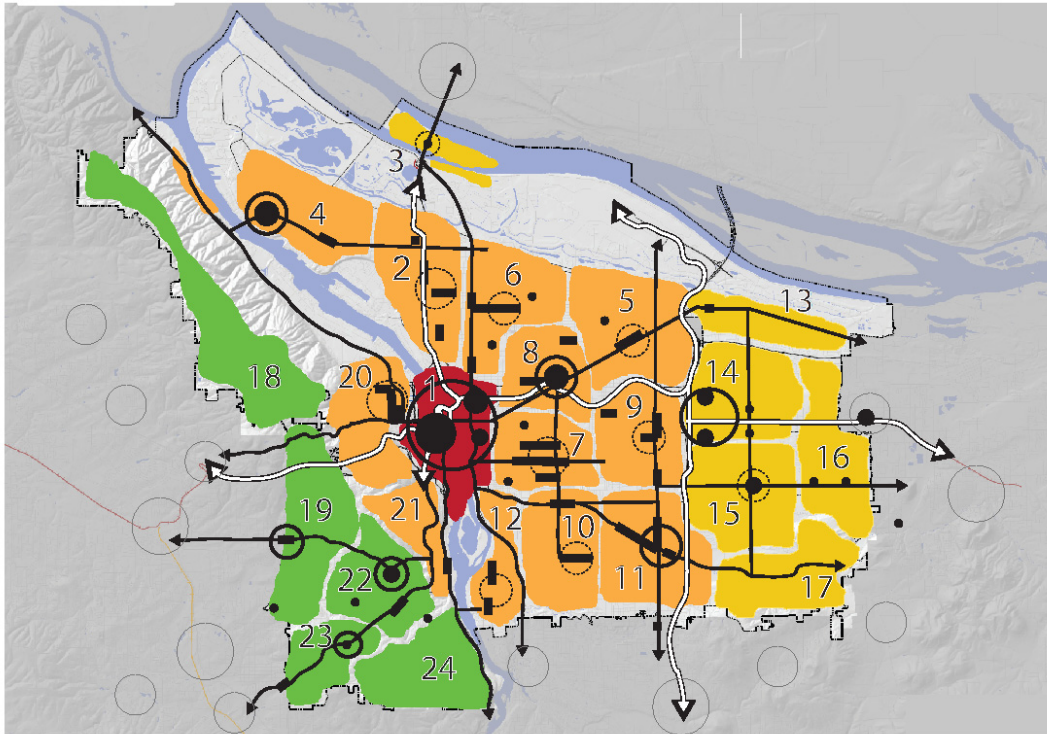
- We have sufficient zoned capacity to meet Metro's high growth forecast
- Only 7-12% of capacity is single-dwelling
- 15-20% of capacity in Central City
- Some local capacity shortfalls may exist (West Portland)



Context:
New dwellings 1996-2009



Preliminary Housing Conclusions



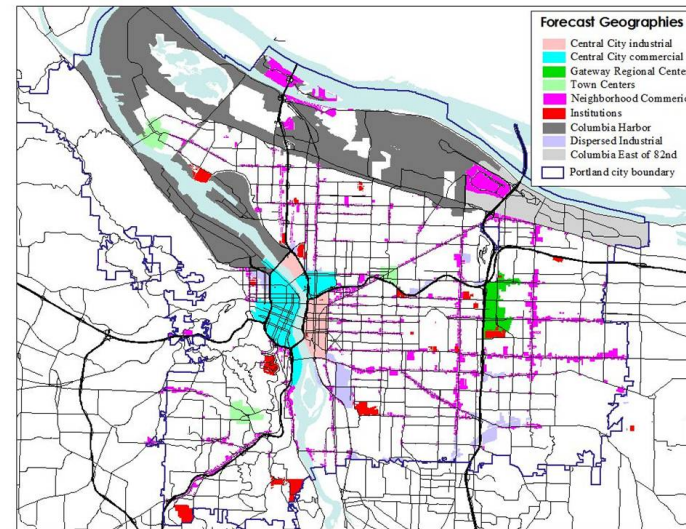
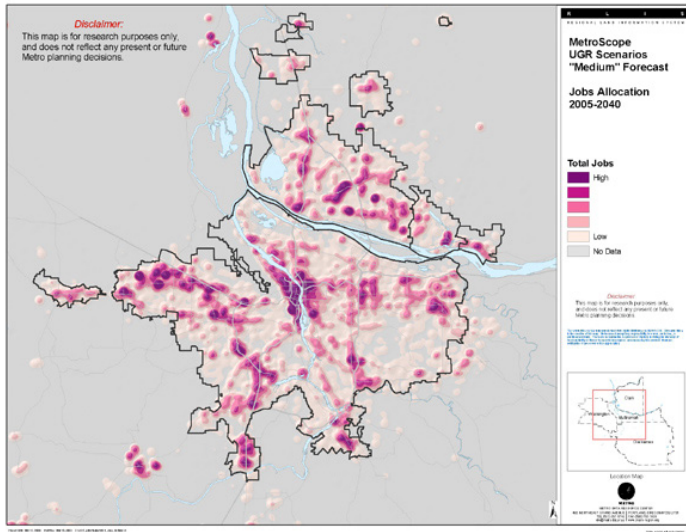
Local
← Neighborhood
Analysis

Neighborhood capacity →
data in report

Estimated Residential Capacity with Existing Comprehensive Plan

Analysis Area	actual number of households TODAY	additional housing unit capacity (factoring in constraints)			Growth Factor by 2035
		new SFR	new MFR	TOTAL new	
1	20,152	88	45,525	45,613	3.3
2	15,391	829	22,228	23,055	2.5
3	2,172	71	14,338	14,407	7.6
4	12,715	896	6,753	7,649	1.6
5	14,974	804	3,710	4,314	1.3
6	16,860	325	5,887	6,212	1.4
7	19,112	537	6,443	6,980	1.4
8	15,235	622	8,541	9,163	1.6
9	14,078	1,716	12,512	14,228	2.0
10	14,394	18	3	4,115	1.3
11	18,300	185	18	20,184	2.1
12	7,899	9	6,016	6,313	1.8
13	5,759	494	3,596	4,090	1.7
14	11,642	2,192	32,471	34,663	4.0
15	14,456	2,815	11,923	14,738	2.0
16	12,014	1,035	12,634	13,669	2.1
17	3,358	286	998	1,284	1.4
18	3,275	46	150	196	1.1
19	7,055	224	1,509	1,733	1.2
20	14,248	308	5,735	6,043	1.4
21	5,358	463	8,299	8,762	2.6
22	9,835	457	3,895	4,352	1.4
23	4,880	102	1,642	1,744	1.4
24	3,455	0	163	163	1.0

Employment Forecast Snapshot



- In 2006, Portland had 40% of the region's jobs, but only 11% of the job growth
- By 2035, institutional sector projected to grow by 37%, office sector by 28%, industrial 18% and services 17%
- Schools and institutions are the fastest-growing

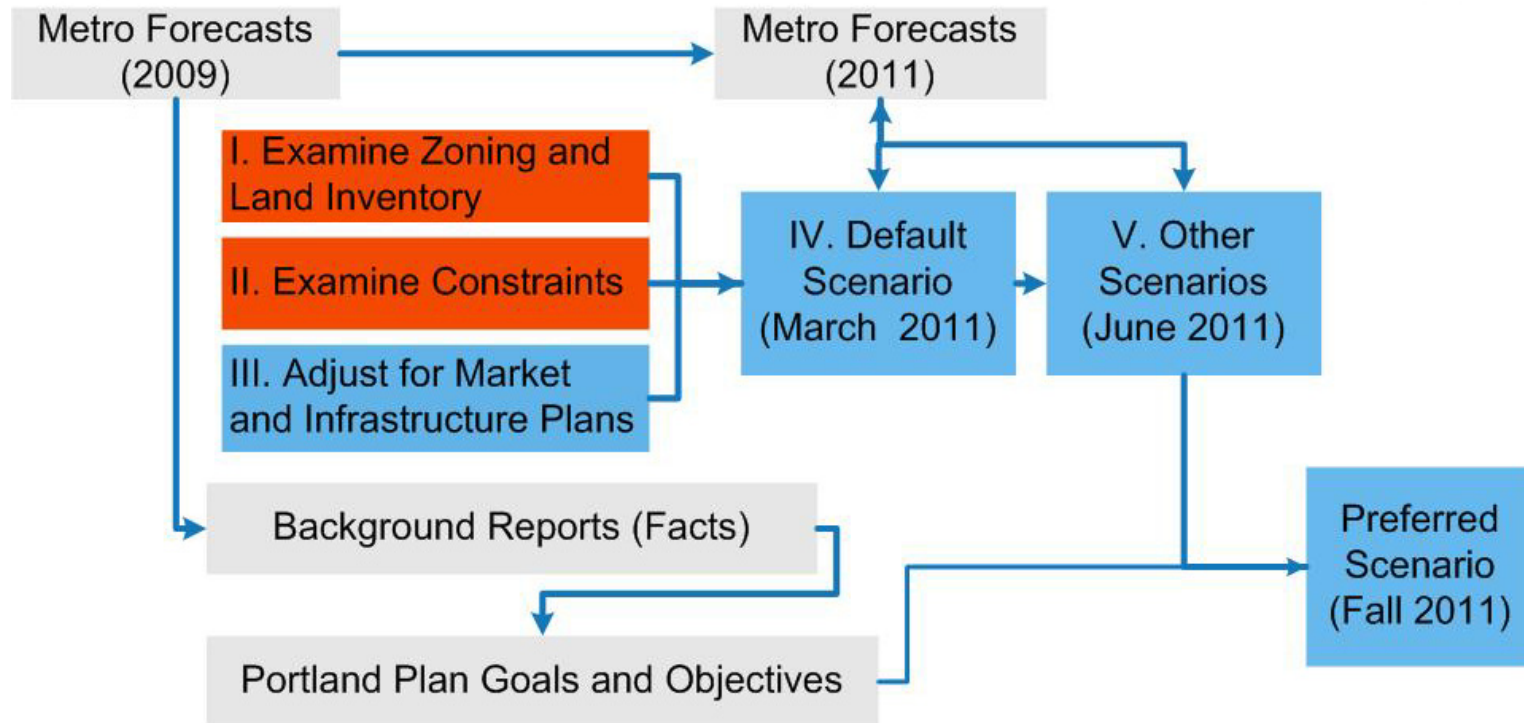


Employment capacity results

- City estimates indicate that Portland will need about 600 more acres of industrial land
- About 360 acres of additional institutional land needed (primarily for college and medical center expansions)
- Marine terminal land needs being examined with West Hayden Island Project



Next Steps: Growth Scenarios



- III. Adjust for market factors, and infrastructure investment
- IV. 'Default' Scenario for housing and jobs
- V. 'Alternative' Scenarios developed for public feedback
- VI. 'Preferred' Scenario embedded into Portland Plan



Periodic Review: Factual Basis (Background Reports)



Background Reports

- Initial drafts published late 2009
- Seeking adoption of 12 original and revised reports today
- Seeking adoption of 8 reports to incorporate by reference
- Revisions to additional reports in spring 2011

See updated Appendix A for details.



Recommendations

TODAY

- Review materials, initial staff questions

DECEMBER 14

- Recommend adoption of 12 Portland Plan Background Reports
- Recommend adoption of reports to be incorporated by reference, and direct staff to finalize or amend the list
- Review list of Spring 2011 Portland Plan Background Report revisions, direct staff to continue with work plan
- Identify concerns with BLI methods, recommend adoption of methodology and further refinements (adopt final methodology report in Spring 2011)
- Feedback on proposed analytical and evaluation tools for Default, Alternative and Preferred Scenarios



Upcoming Activities



GET INSPIRED @

THE PORTLAND PLAN –
INSPIRING COMMUNITIES
SERIES

**Cynthia Girling +
Ronald Kellett**

University of British
Columbia School of
Architecture and
Landscape
Architecture



Dr. Julian Agyeman, Tufts
University, Department of
Urban and Environmental
Policy and Planning



Judith Bell, Policy Link



Rob Weissbourd,
RW Ventures



Dr. Robert Ogilvie,
Public Health Law
and Policy

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