



Portland Plan

Item 1: Buildable Lands Inventory
Item 2: Background Reports

June 28, 2011 and July 12, 2011



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



What is the Portland Plan?

A long-term strategic plan
with a five year action plan
(2012-2017)

A plan to ensure that Portland
is a thriving city—prosperous,
healthy, equitable.



Seeking alignment of actions around shared priorities

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 | Port of Portland
East Multnomah Soil & Water Conservation District
West Multnomah Soil & Water Conservation District
Multnomah County Drainage District No. 1

The Portland Plan

Conditions and Trends

Action Areas Objectives

Strategic Plan

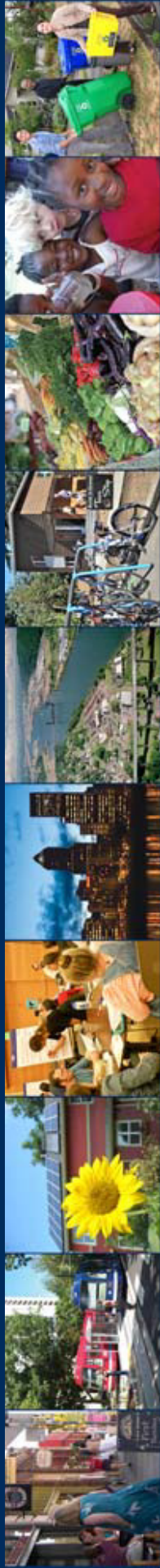
5 Year
Action Plan

25 Year
Objectives

Comprehensive Plan

- Policies
- Map
- Citywide Systems Plan
- CC2035 Plan





Portland Plan

Item 1: Buildable Lands Inventory

June 28, 2011

July 12, 2011

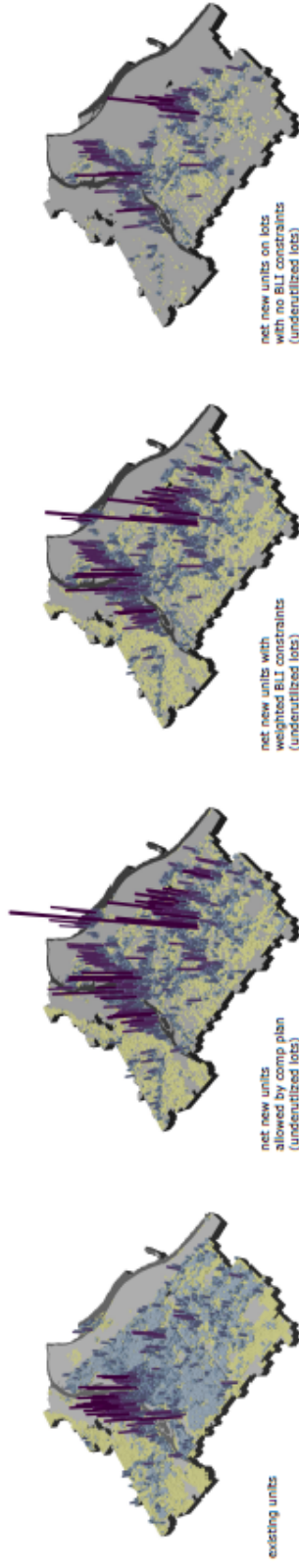


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July 12th Action:

Finalize consideration of Residential BLI,
recommend Council adoption for delivery to
State as part of Periodic Review
(Task 2, Factual Basis)



Buildable Lands Inventory: Background

Three rounds of prior hearings

- Jan. - Mar. 2010: introduction to project
- July 2010: refinements, constraints
- Nov. - Dec. 2010: First PSC recommendations on approach and methods, draft scenario evaluation criteria

July 2011: Housing results, methodology refinements



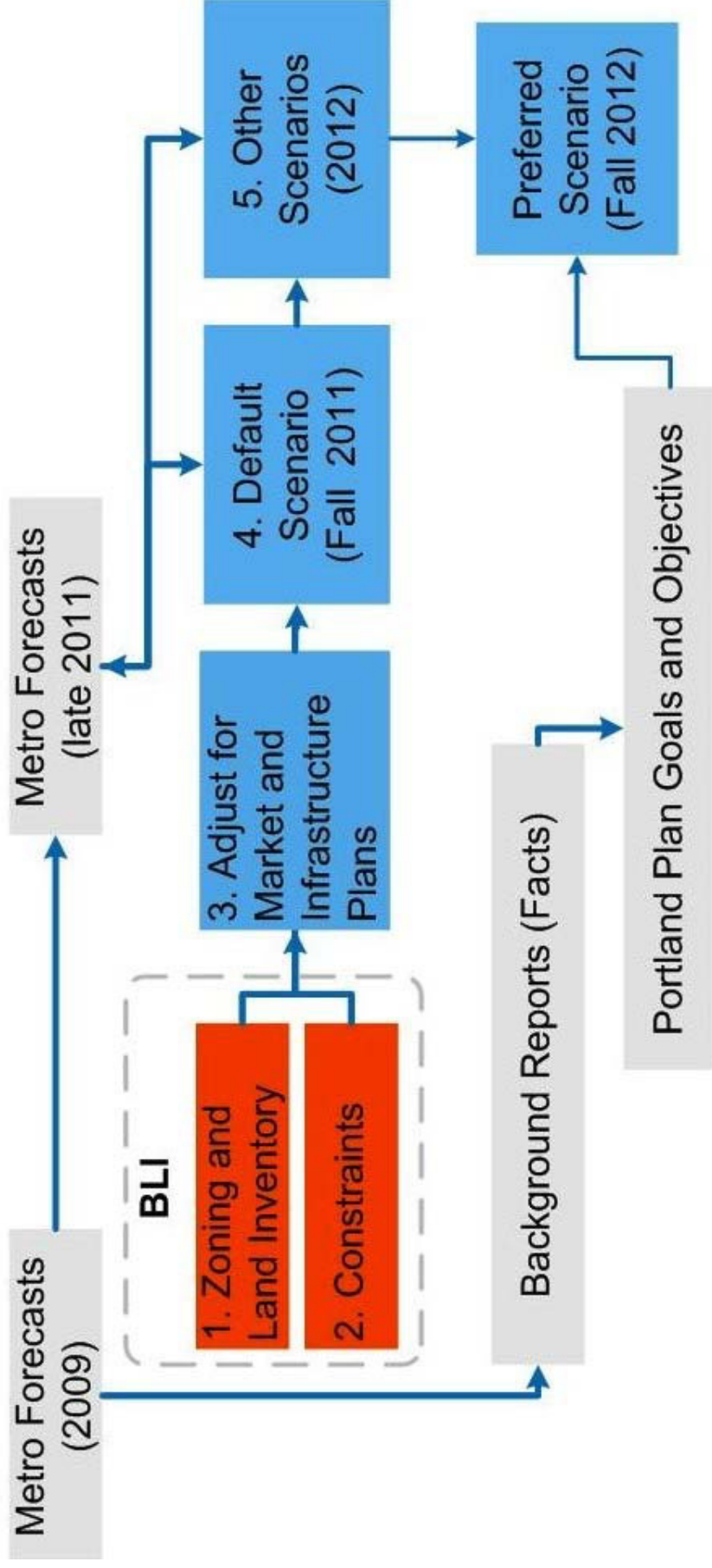
Periodic Review and the BLI

- Oregon requires periodic update to Comprehensive Plans
- Portland's adopted periodic review work plan extends through late 2012
- The BLI is a modeling exercise to determine capacity for jobs and housing under current regulations, recent market trends, 'constraints' and planned infrastructure
- Must use Metro forecasts for jobs and housing

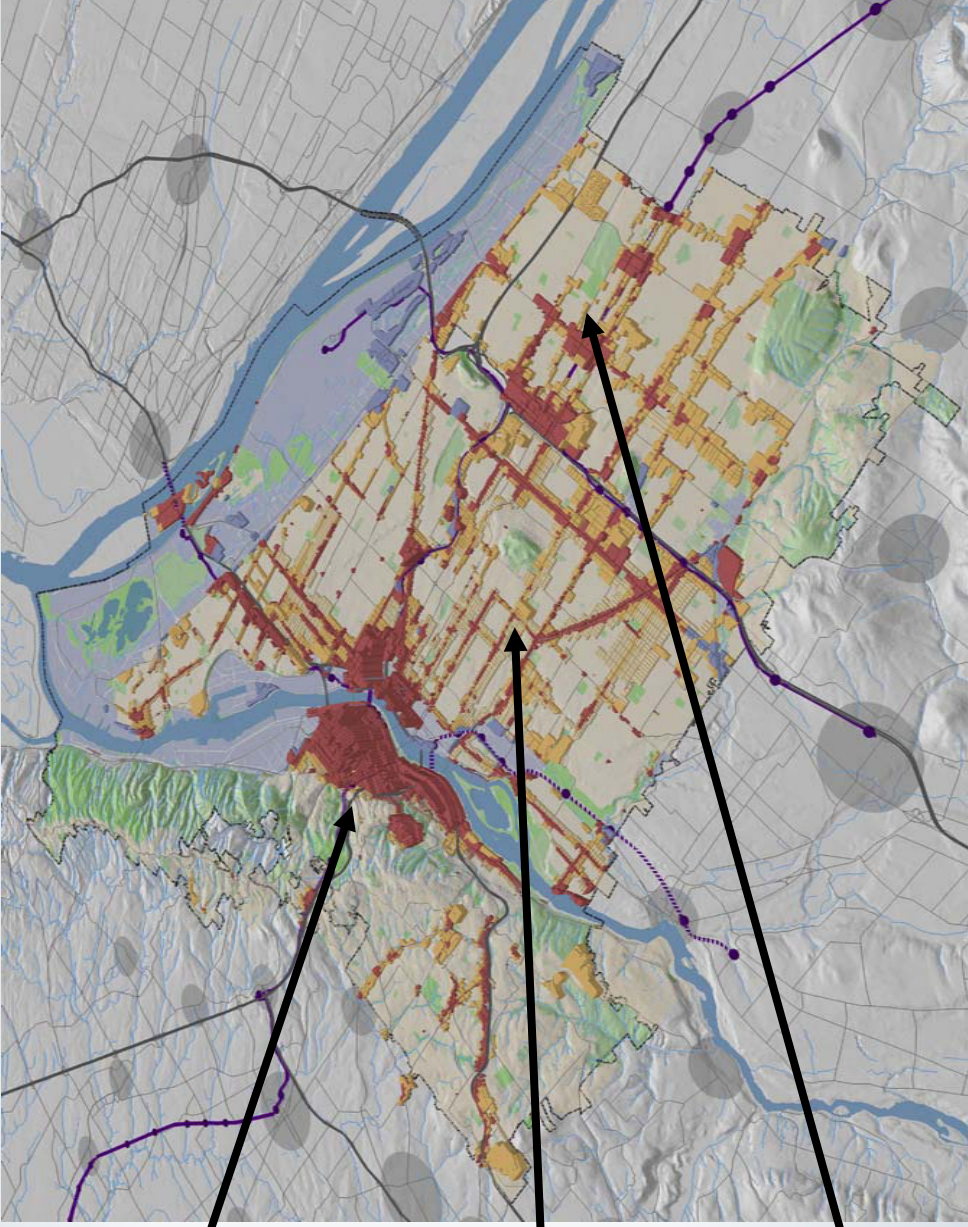
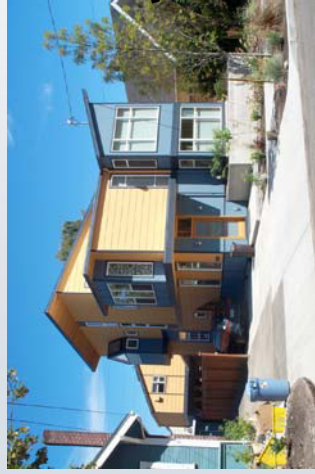
Forecasts Are Not Targets!

- 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

Analysis Steps



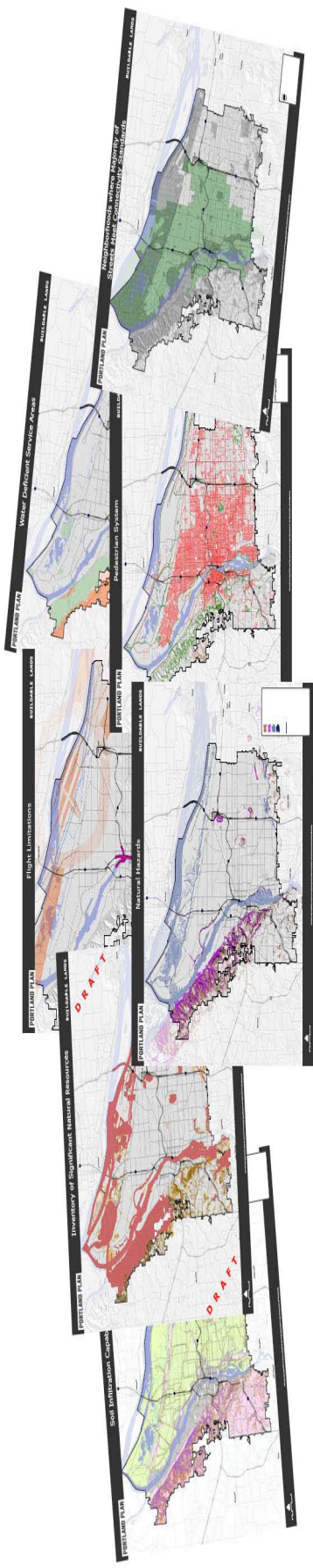
Analysis Based on Current Comprehensive Plan



Vacant or Underutilized Land

- Jobs and housing capacity is calculated only for properties considered vacant or underutilized
- Rules were applied based on 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.) ; 10% in areas not served by frequent transit
- Central City: 20% of allowed floor area AND 2:1 or less improvement to land value ratio

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/atlas)
- Does not imply factors are undesirable or negative (e.g. rivers, natural areas).



Constraints

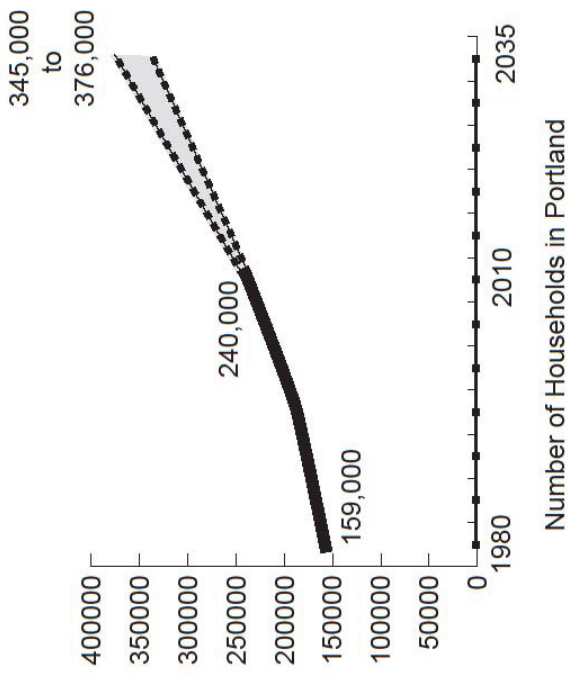
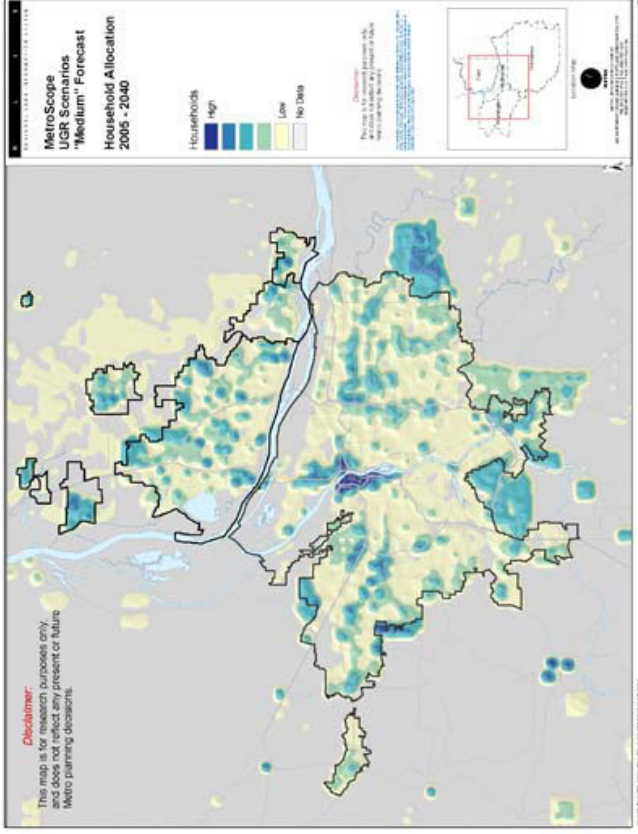
Transportation (Vehicular Level of Service)
Transportation (Substandard and Under-Improved Streets)
Water Service
Sewer
Stormwater
Airport/Heliport Flight Limitations
Natural Resource Features
Inventory of Significant Natural Resources
Inventory of Scenic Areas
Open space
Delineated Wellhead Protection Areas
Environmental Overlay Zones
Significant Cultural Resources
Hazards
Potentially Contaminated Sites (Brownfields)
Publicly Owned Land
Rural lands
**Air Quality, Relative Earthquake Hazards, Private Common Open Space,
Potential Landslide Hazards, Institutions (New for June 2011)**



Changes Since December

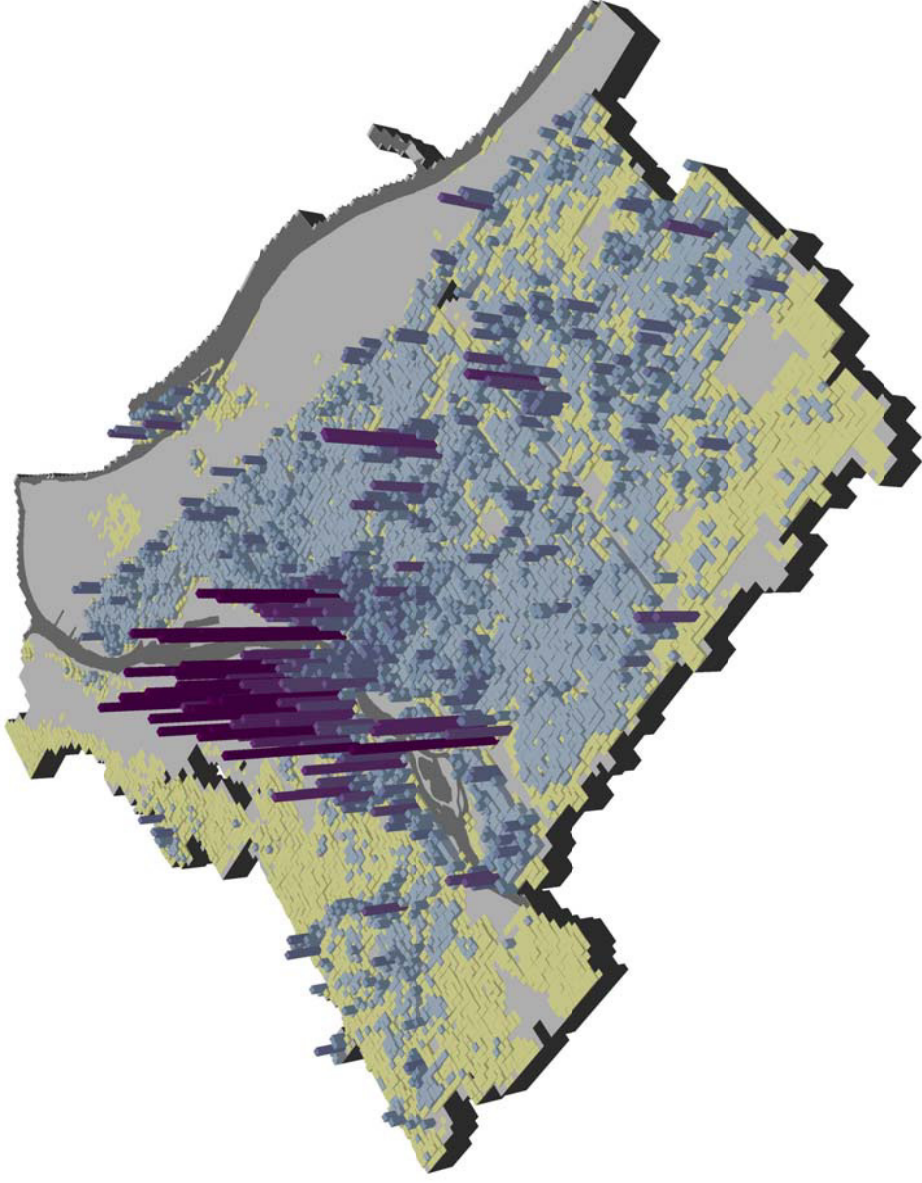
- Added Air Quality, Earthquake Hazard, and Potential Landslide Hazard Maps (no impact on capacity)
- Added Private Common Open Space, Institutions (full impact)
- Adjusted some capacity (Hayden Island) and constraint (landmarks low to medium) factors
- Added “Tipping Point” for Constraint Model (4 or more infrastructure, environmental or brownfield ‘lows’ = medium)
- Refined Explanations/Report
- Completed Technical Methodology Report

Metro Forecast Snapshot

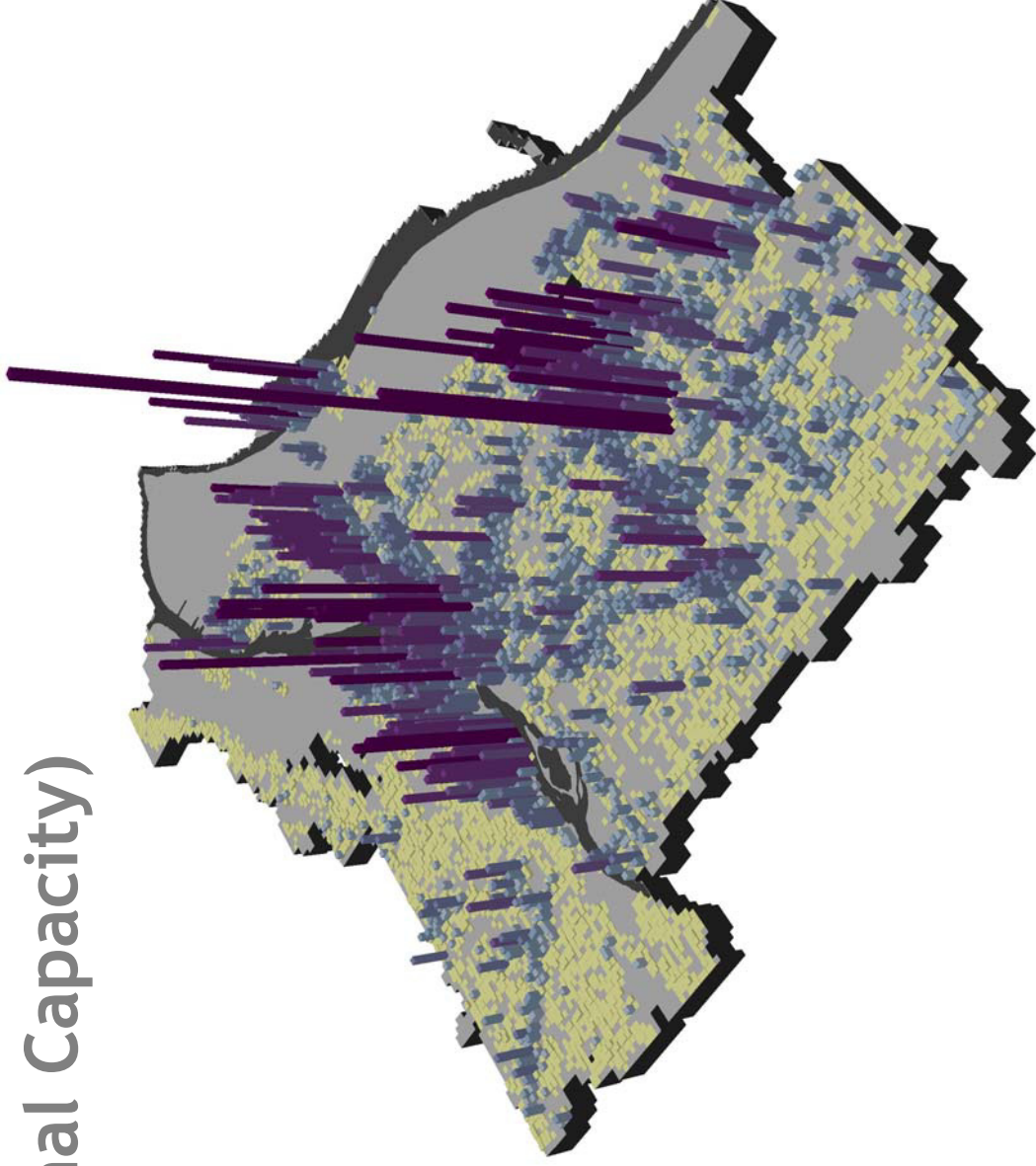


- By 2035, forecast is for 105,000 to 136,000 new households
- Equals a need for 3,500 - 4,500 units per year
- Metro forecast will be updated in late 2011

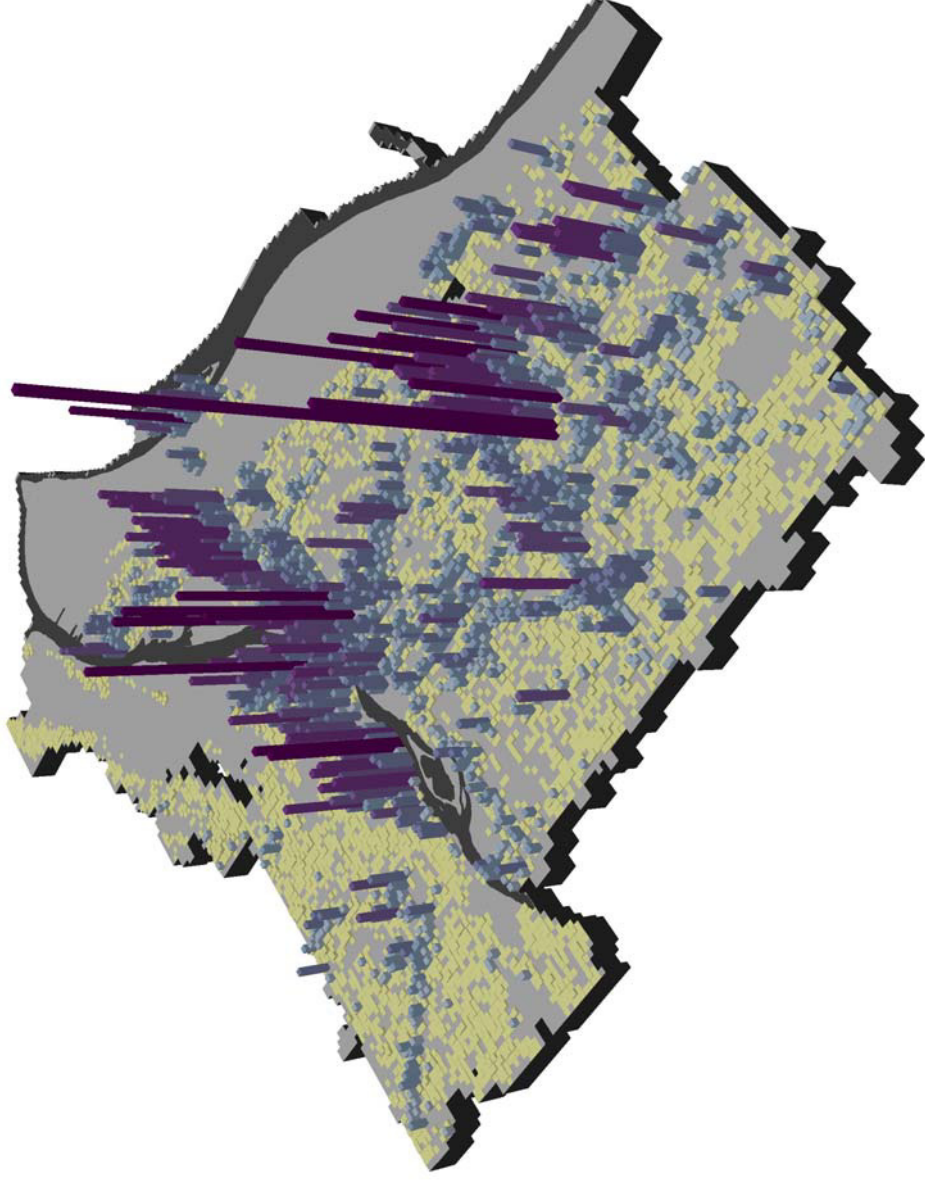
Existing Housing Unit Distribution



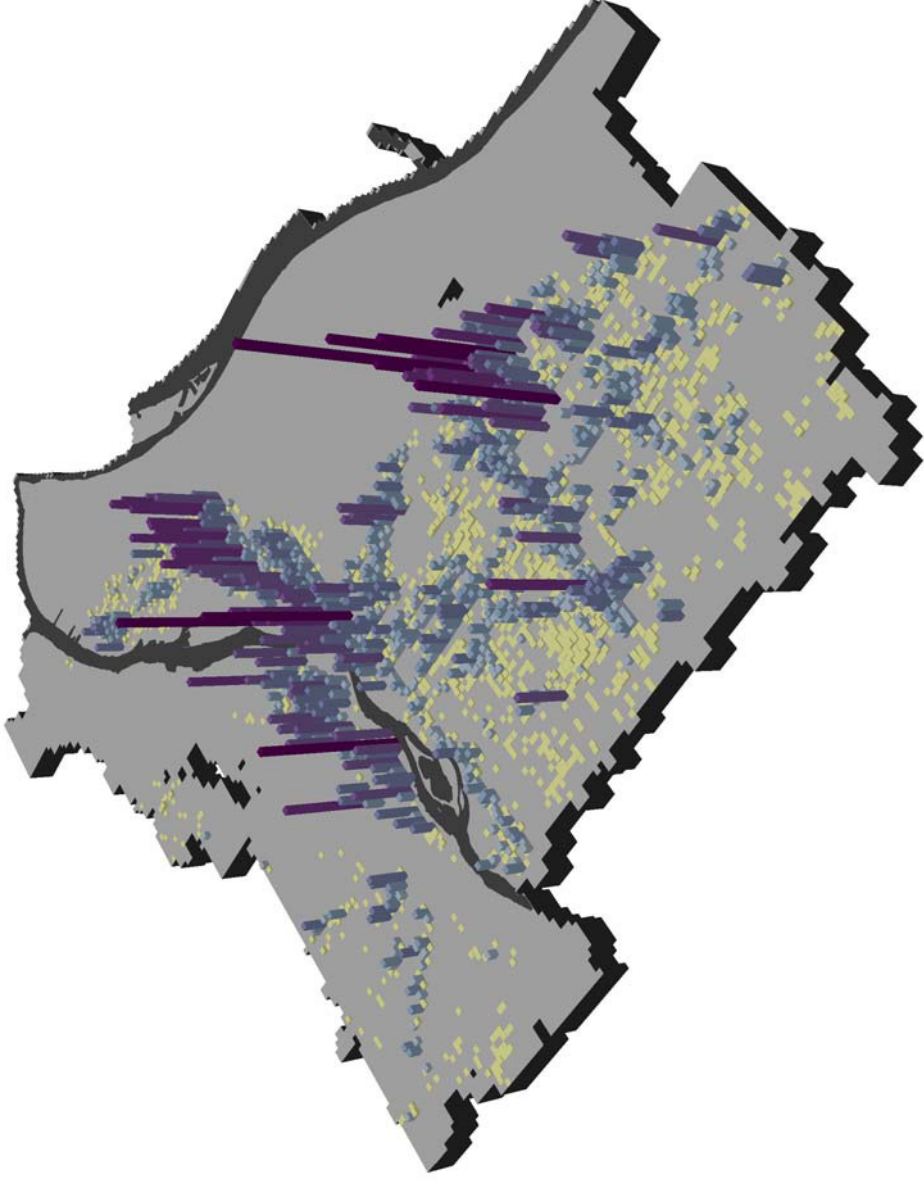
Comprehensive Plan Allowance (Additional Capacity)

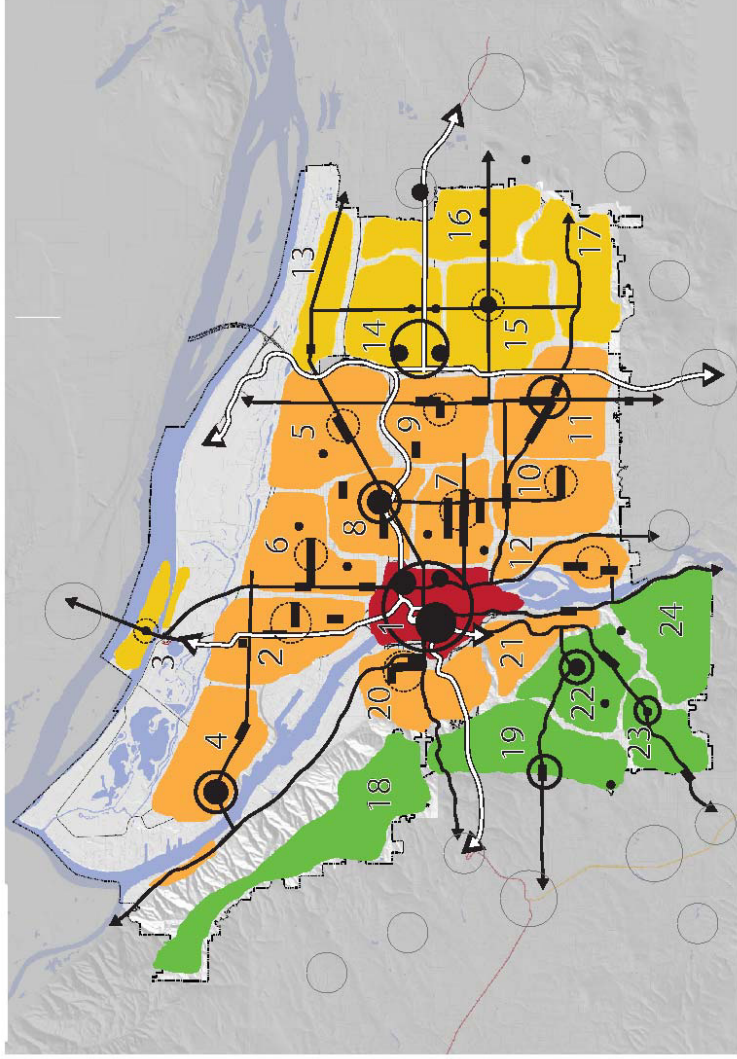


Factoring in Constraints...



If All Constraints are Avoided...





Local Area Analysis

Analysis Area	Estimated Residential Capacity with Existing Comprehensive Plan			Growth Factor by 2035
	actual number of households TODAY	additional housing unit capacity (factoring in constraints) new SFR	TOTAL new MFR	
1	20,152	88	45,613	3.9
2	15,391	829	22,226	2.5
3	2,172	71	14,338	7.6
4	12,715	868	6,753	1.6
5	14,974	604	3,710	1.3
6	16,860	325	5,887	1.4
7	18,112	537	6,443	1.4
8	15,235	622	8,541	1.6
9	14,078	1,718	12,512	2.0
10	14,140	634	3,481	1.3
11	18,030	1,265	18,919	2.1
12	7,960	297	6,016	1.8
13	5,758	464	3,598	1.7
14	11,642	2,192	32,471	4.0
15	14,456	2,815	11,923	2.0
16	12,014	1,035	12,834	2.1
17	3,358	288	988	1.4
18	3,275	46	150	1.1
19	7,055	224	1,509	1.2
20	14,248	308	5,735	1.4
21	5,358	463	8,269	2.6
22	9,835	457	3,895	1.4
23	4,880	102	1,642	1.4
24	3,455	0	163	1.0

Local capacity data in
report



Conclusions

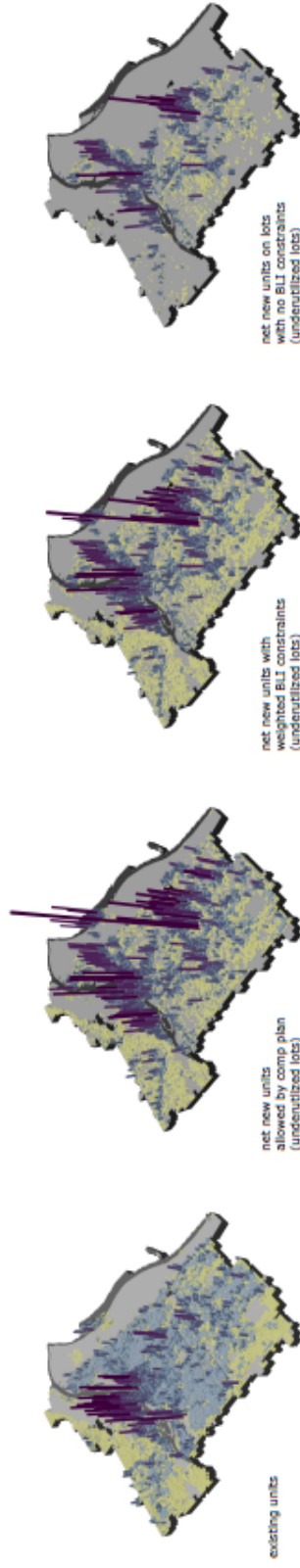
- We have sufficient planned/zoned capacity to meet Metro's high growth forecast
- Only 15% of capacity is single-dwelling
- 19% of capacity in Central City
- Some local capacity shortfalls may exist for some housing types, in some neighborhoods

Comments from 6/28 Hearing

- Accuracy of some constraint data
- Questions about growth forecasts
- Questions about single-family capacity vs. historic demand
- Climate change and “Peak Oil” considerations
- Historic districts/properties

July 12th Action:

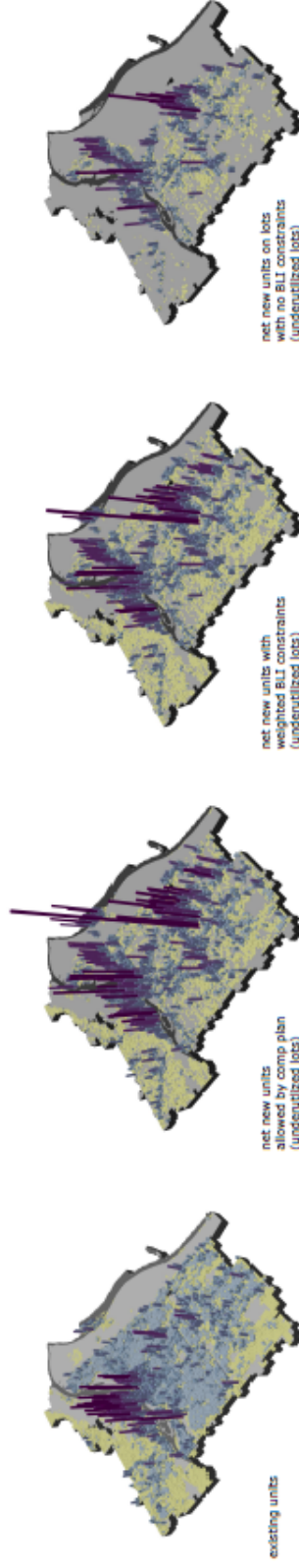
Finalize consideration of Residential BLI, recommend Council adoption for delivery to State as part of Periodic Review (Task 2, Factual Basis)



Next Steps

Fall 2011:

- New Economic Opportunities Analysis (EOA)
- Employment Capacity Results
- Updated Metro Forecast Numbers & Reconciliation (if necessary)





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Item 2: Background Reports

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July 12, 2011



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Background Reports: Purpose

- Provide background for making future policies and identifying future actions
- Provide factual basis for Periodic Review and the Comprehensive Plan

Background Reports: Process 1

1. 20 initial reports produced in fall 2009
2. Information available at more than 75 community meetings and dozens of workshops
3. PSC Hearings: January 26, February 9, March 9, July 27, November 23 and December 14, 2010

Background Reports: Process 2

4. December 14, 2010 PSC recommended the following:
 - Adoption of 12 reports prepared by Portland Plan staff
 - Incorporation of 8 reports by reference (prepared by non-Portland Plan staff)

Background Reports: Process 3

5. In spring 2011 staff developed 4 new reports:

- Updates on Housing Supply and Affordability
- Modern Historic Resources of East Portland
- Historic Resources 4: Additional East Portland Information
- 20 Minute Neighborhoods Analysis

6. Staff also made minor revisions to Watershed Health

Background Reports: Process 4

6. On 6/28/11, the PSC opened the public hearing to consider the following:
 - Recommending approval of 11 Background Reports, including 5 revised or new reports, to the City Council
 - Recommending the City Council adopt the East Portland Historical Overview and Historic Preservation Study and Appendices (March 2009) by reference

Review of June 28, 2011 Hearing

- Opened public hearing
- Received no verbal testimony
- Received written testimony on the Watershed Health background report from the Portland Business Alliance, Working Waterfront Coalition

Watershed Health Comments:

Summary

- Trade-offs between watershed protections and economy not sufficiently addressed
- Differentiate among restoration, rehabilitation and protection
- Address Harbor Superfund Clean-up
- Focus on increasing density and increasing land use efficiency to address watershed goals
- Address river-dependent uses and other industrial business needs

Watershed Health Comments

Response and Next Steps

- Staff would like to revise the report to address issues such as Harbor Superfund Clean-up, to clarify terms and to provide additional information about industrial land issues
- Watershed-Economy tension points will be addressed in the EOA, and during the scenario and policy development phases of the Comprehensive Plan
- Postpone decision on Watershed Health report until fall 2011, when a revised version is available

Today's Actions - Revised

- Recommend approval of 10 Background Reports, including 4 revised or new reports, to the City Council
- Recommend the City Council adopt the East Portland Historical Overview and Historic Preservation Study and Appendices (March 2009) by reference
- Postpone review of Watershed Health to fall 2011.

June 28 and July 12, 2011: Reports Under Consideration

Fall 2009 Reports

- Arts and Culture
- Historic Resources 2: Data and Maps
- Housing Supply
- Housing Affordability
- Housing Demand and Supply Projections
- Urban Form

New Reports

- Updates on Key Housing Supply and Affordability Trends
- Historic Resources 4: Additional East Portland Information
- Modern Historic Resources of East Portland
- 20 Minute Neighborhood Analysis

Incorporate by Reference

- East Portland Historical Overview and Historic Preservation Study and Appendices (March 2009, BPS)

