



**Bureau of Planning and Sustainability**

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**DATE:** April 25, 2012

**TO:** Planning and Sustainability Commission

**FROM:** Tom Armstrong, Supervising Planner

**CC:** Susan Anderson, Director; Joe Zehnder, Chief Planner; Eric Engstrom, Principal Planner

**SUBJECT:** Buildable Land Inventory (Proposed Draft, Revised March 2012)  
(Factual Basis - Portland Plan Background Report Update)

**Overview**

As part of Periodic Review, the City of Portland is required to complete a Buildable Lands Inventory (BLI), which is an assessment of the City's capacity to accommodate projected growth in housing and employment for at least the next 20 years

This hearing is the fifth in a series of PSC briefings, work sessions and hearings on the BLI. In early 2010, the first hearings presented an introduction to periodic review, with preliminary information about housing and employment forecasts and assumptions. In July 2010, a briefing and hearing gave a more detailed overview of the BLI and the first draft of our 'constraints' analysis of capacity for housing and jobs. In July 2010 we also requested early feedback on our specific constraint layers, as well as the methods being used to estimate housing and jobs capacity. In late 2010, a briefing and two hearings went into greater detail on a refined 'constraints' and development capacity analysis. In June 2011 the PSC held a hearing to review an updated series of documents reflecting the changes to the BLI on the residential capacity.

The PSC has previously accepted the overall BLI methodology with the understanding that refinements would continue and return to PSC. This hearing will complete the BLI process by finalizing the constraint analysis and employment land inventory.

**Materials for May 2012 Hearing**

In addition to this memo, BPS staff is providing an updated series of documents for the BLI, reflecting the changes we have made since our last visit, which include the following four volumes:

1. Buildable Lands Inventory - Summary of Future Development Capacity
2. Appendix A: Development Capacity Analysis GIS Model
3. Appendix B: 2011 Central City Development Capacity Report
4. Appendix C: Constraint Maps and Analysis



As before, these maps and documents are available online ([www.pdxplan.com/bli](http://www.pdxplan.com/bli)).

## 2012 Revisions

The latest version of the Buildable Land Inventory includes the following changes:

1. Revised 2010-2035 Growth Forecast
2. Minor adjustments to the estimated Residential Capacity
3. Employment Development Capacity Analysis
4. Revisions to the Constraint layers in response to June 2011 PSC hearing.

### 1. Revised 2010-2035 Growth Forecast

Previous versions of the BLI used Metro's range forecasts, which had Portland projected to gain 105,000 to 136,000 new households by 2035. In October 2011 the Metro Council adopted the latest growth forecast that settled on a single point forecast for the region - nearly 1 million new residents and 540,000 new jobs in the greater Portland region.

Using this regional forecast, Metro has started the process to distribute households and jobs to individual cities. Based on the November 2011 Metro allocation, Portland is expected to grow by 132,000 households and 147,000 jobs by 2035.

### 2. Revised Residential Development Capacity

The changes to the employment development capacity analysis (below) result in some additional residential capacity in mixed use areas which have increased Portland's residential capacity by nearly 18,000 units. With the wrap-up of the Portland Plan, there were minor adjustments to the 24 neighborhood analysis zone boundaries, which impacts the distribution of the capacity in Table 8.

#### Estimated Residential Capacity (dwelling units)

BLI	SFR Capacity	MFR Capacity	Total Capacity
May 2011	33,253	180,454	213,700
March 2012	34,784	196,771	231,555
Difference	1,531	16,317	17,855

### 3. Employment Development Capacity Analysis

The major changes to this BLI report incorporate the changes to the employment lands methodology that have come out of the Economic Opportunities Analysis. The changes include:

- Inventory refinements to better fit specific employment geographies;
- Inventory refinements to incorporate the Airport Futures/PDX Master Plan;
- Detailed analysis of development constraints, including past development trends; and
- Coordinated residential and employment allocation of capacity in mixed-use areas.



#### 4. *Revisions to Constraint Layers*

- A: Transportation: Re-title A3 Map “Improved, Unimproved and Substandard Streets.”
- E: Stormwater: Replace E1 Map “Infrastructure Constrained Areas: Stormwater.”
- E: Stormwater: Re-title E4 Map “Well Field Protection Areas.” Also remove “proposed” language in map legend for Powell Valley WF protection area.
- G: Natural Resource Features: Revise G1 Map “Natural Resource Features.” Also add new legend category for “Streams, lakes, rivers and other water bodies.”
- I: Scenic Areas: Re-title I1 Map “Scenic Areas.” Also change legend category to “scenic overlay height limits.”
- M: Significant Cultural Resources: Revise M1 Map: Change Irvington from Conservation District to Historic District on atlas map.
- N: Hazards: Revise N8 Map: Add the FEMA Floodway to the Natural Hazards Map.

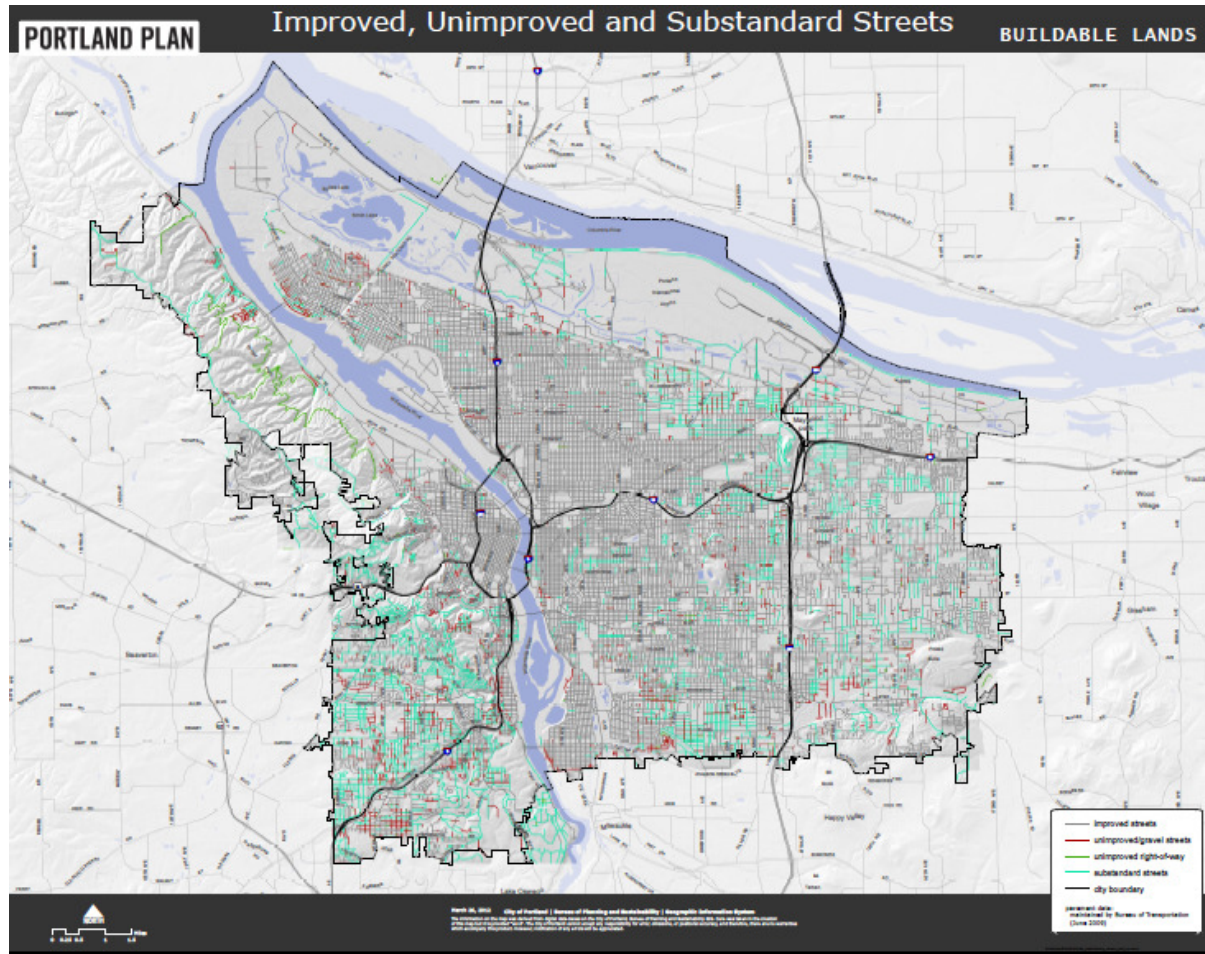
Note: These maps were inadvertently left out of the printed version of Appendix C and are attached as an addendum to this memo.

#### **Decisions and Actions Requested**

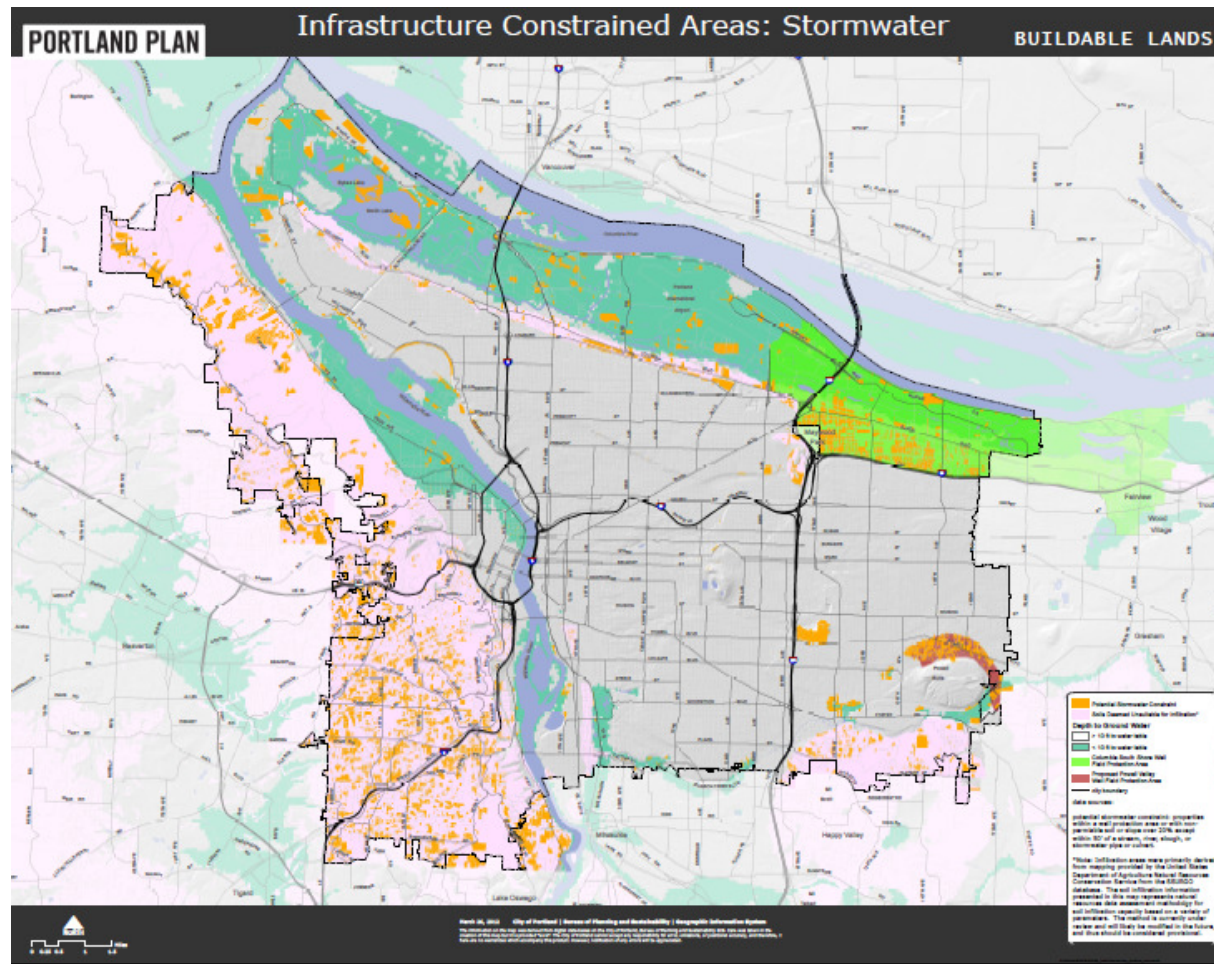
For the May 8 public hearing we are asking the Planning and Sustainability Commission to listen to BPS staff presentation and public testimony, and then provide direction to BPS staff on any additional information or clarification that is needed. At your June 12 meeting, we are asking the Planning and Sustainability Commission to make an affirmative recommendation to City Council on the revised Buildable Lands Inventory. With that recommendation, BPS will bring this material to City Council in late 2011. City Council will be asked to adopt these reports by ordinance. They will then be delivered to DLCDC for acknowledgement, to satisfy a portion of Task 2 of Periodic Review.



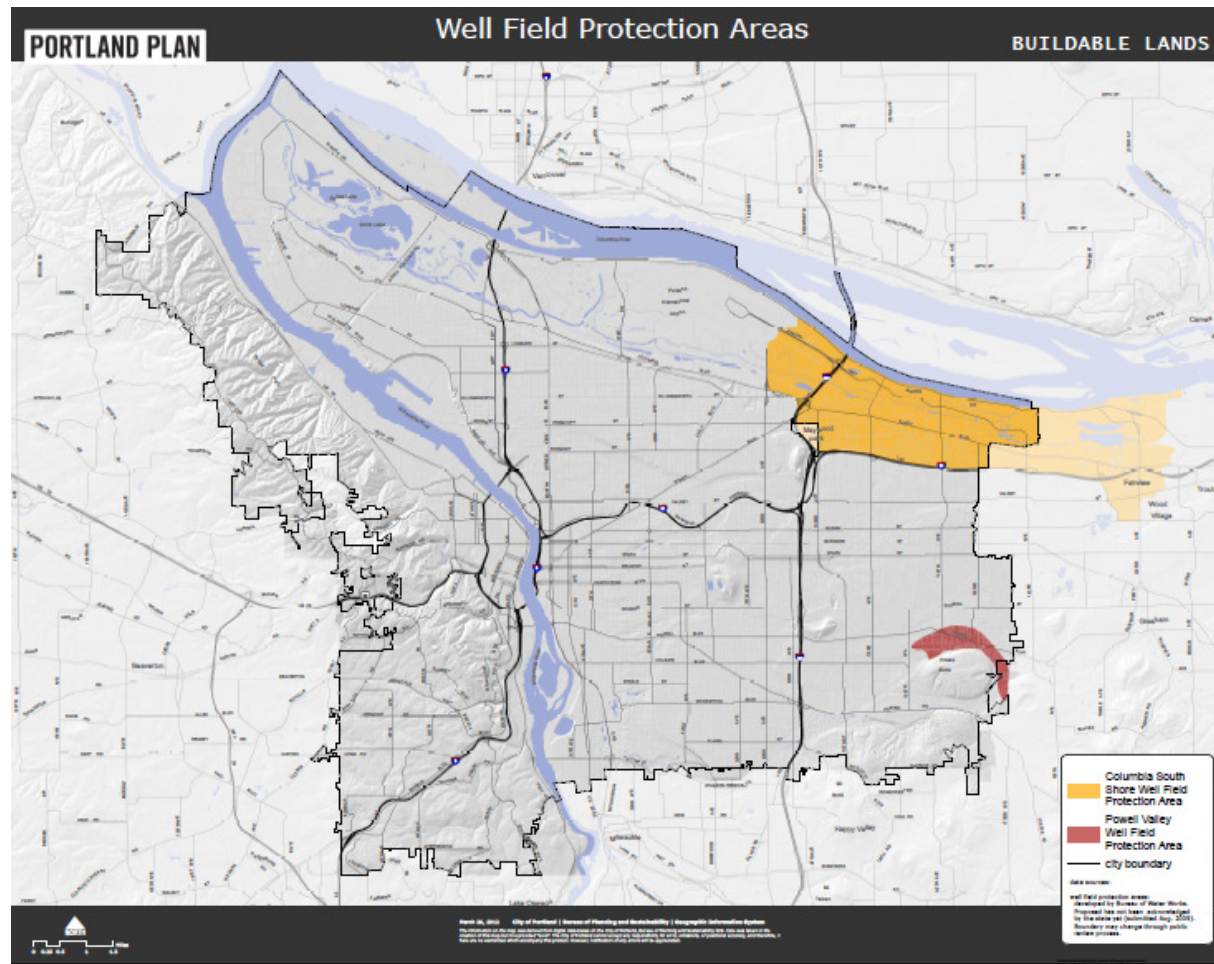
## Appendix C – Constraint Maps and Model Assumptions



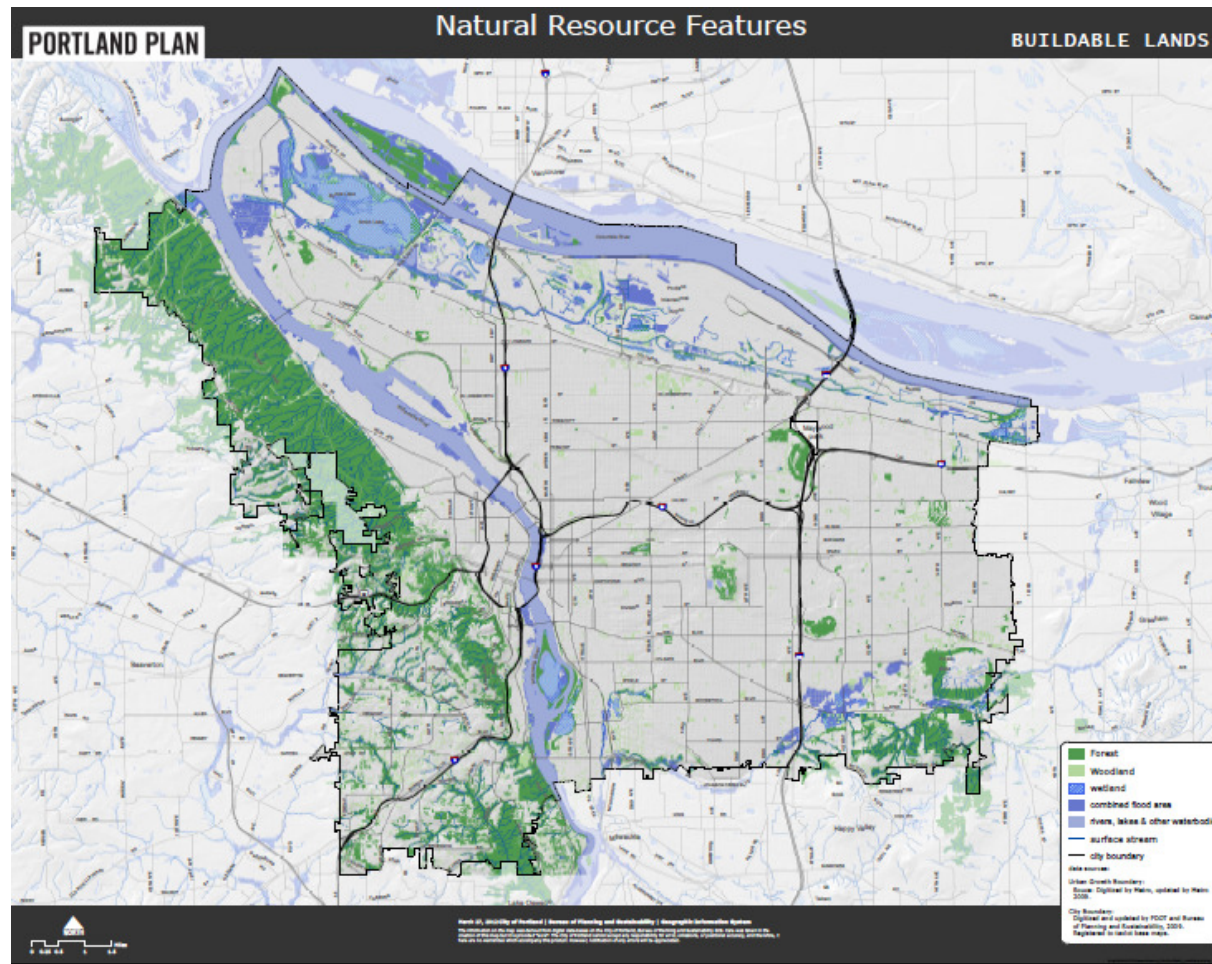
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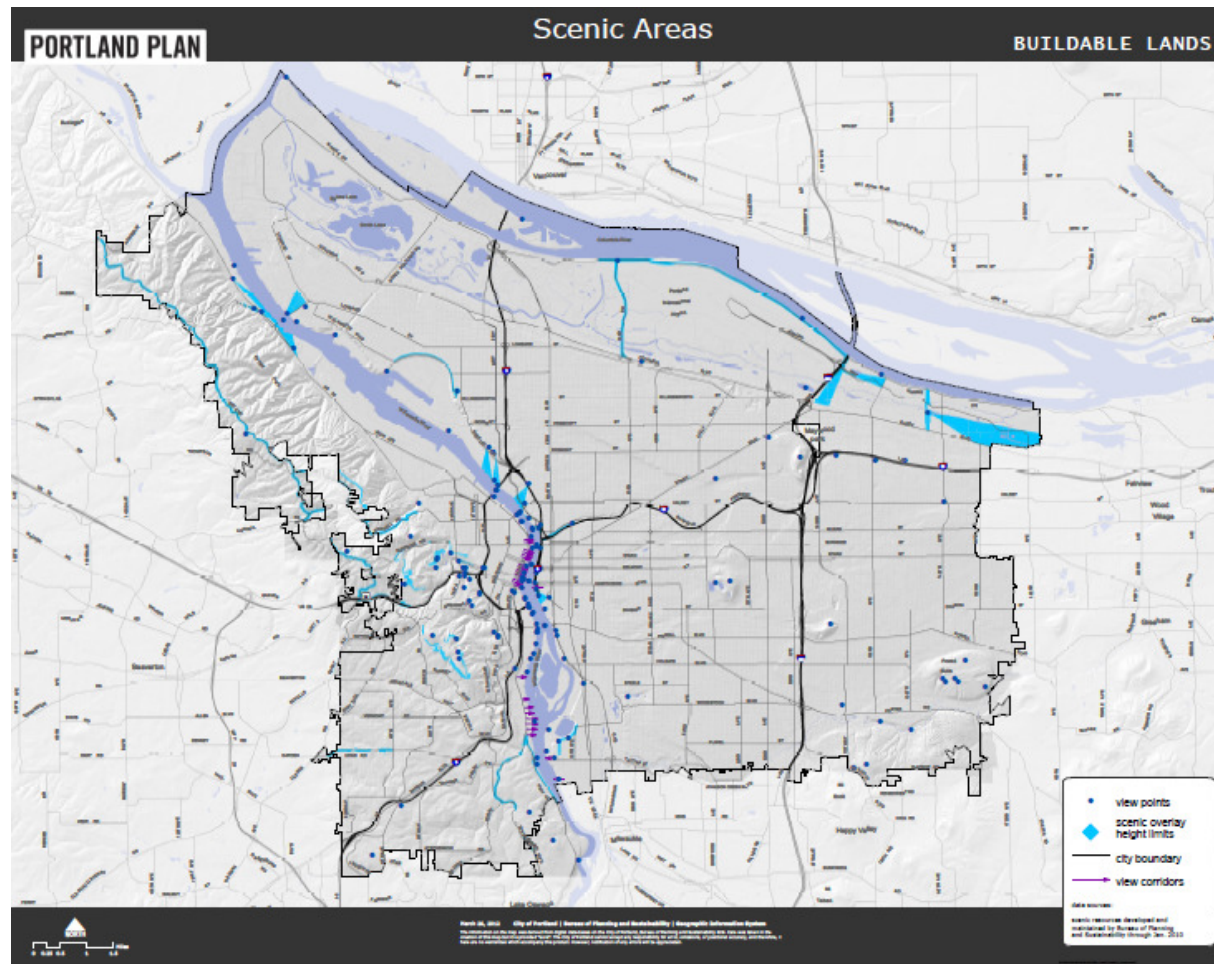
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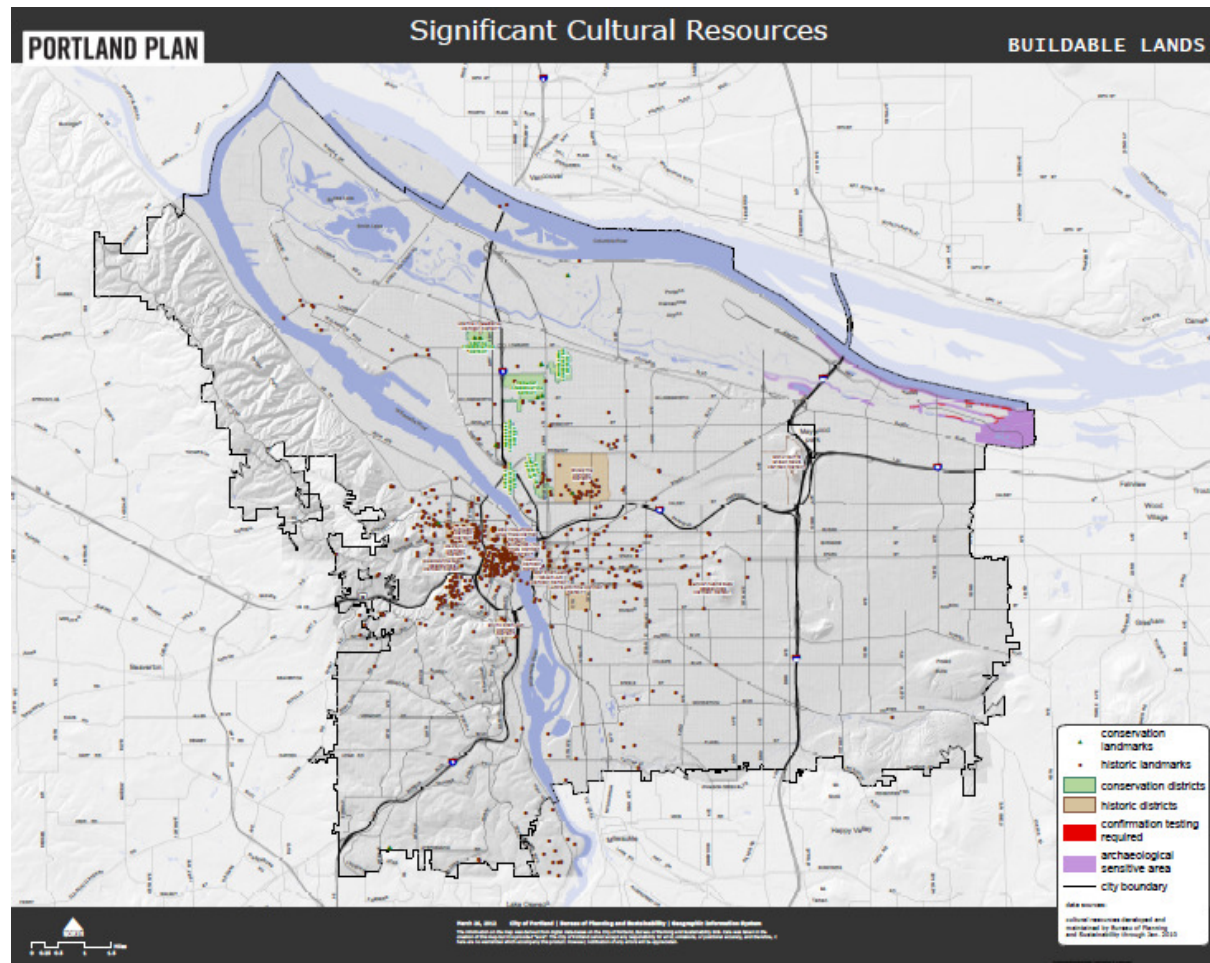


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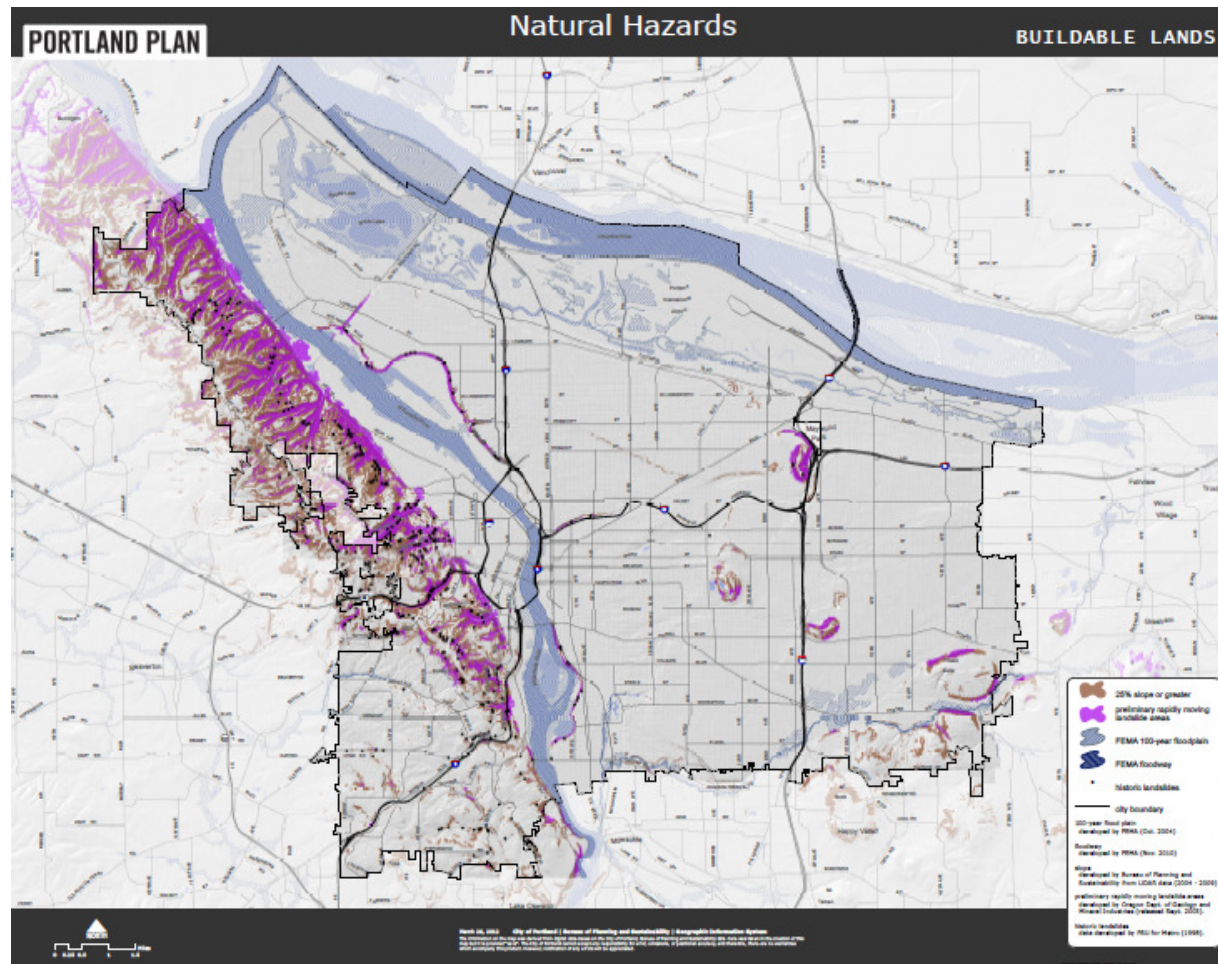




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