



Comprehensive Plan Update Factual Basis Portland City Council September 5, 2012



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- Carries out the Portland Plan
- Completes Task 2 of State-mandated Periodic Review Work Program



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- Task 1 - Citizen Involvement
- Task 2 - Research and Analysis
- Task 3 - Scenarios/Alternatives Analysis
- Task 4 - New Policy
- Task 5 - Implementation



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Research and Analysis

- Buildable lands Inventory
- Economic Opportunities Analysis
- Natural Resources Inventory
- Housing Needs Analysis
- Infrastructure Conditions and Capacity



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2010-2035 Demand Forecast

- Residential 132,000 new housing units
- Employment 147,000 new jobs

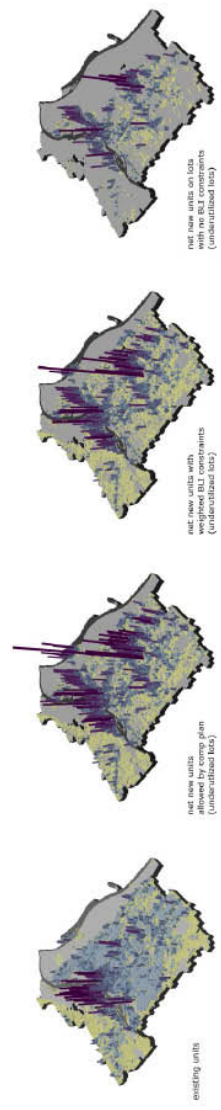


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Buildable Lands Inventory - Summary of Future Development Capacity



Planning and Sustainability Commission Recommended Draft June 2012



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Inventory Method

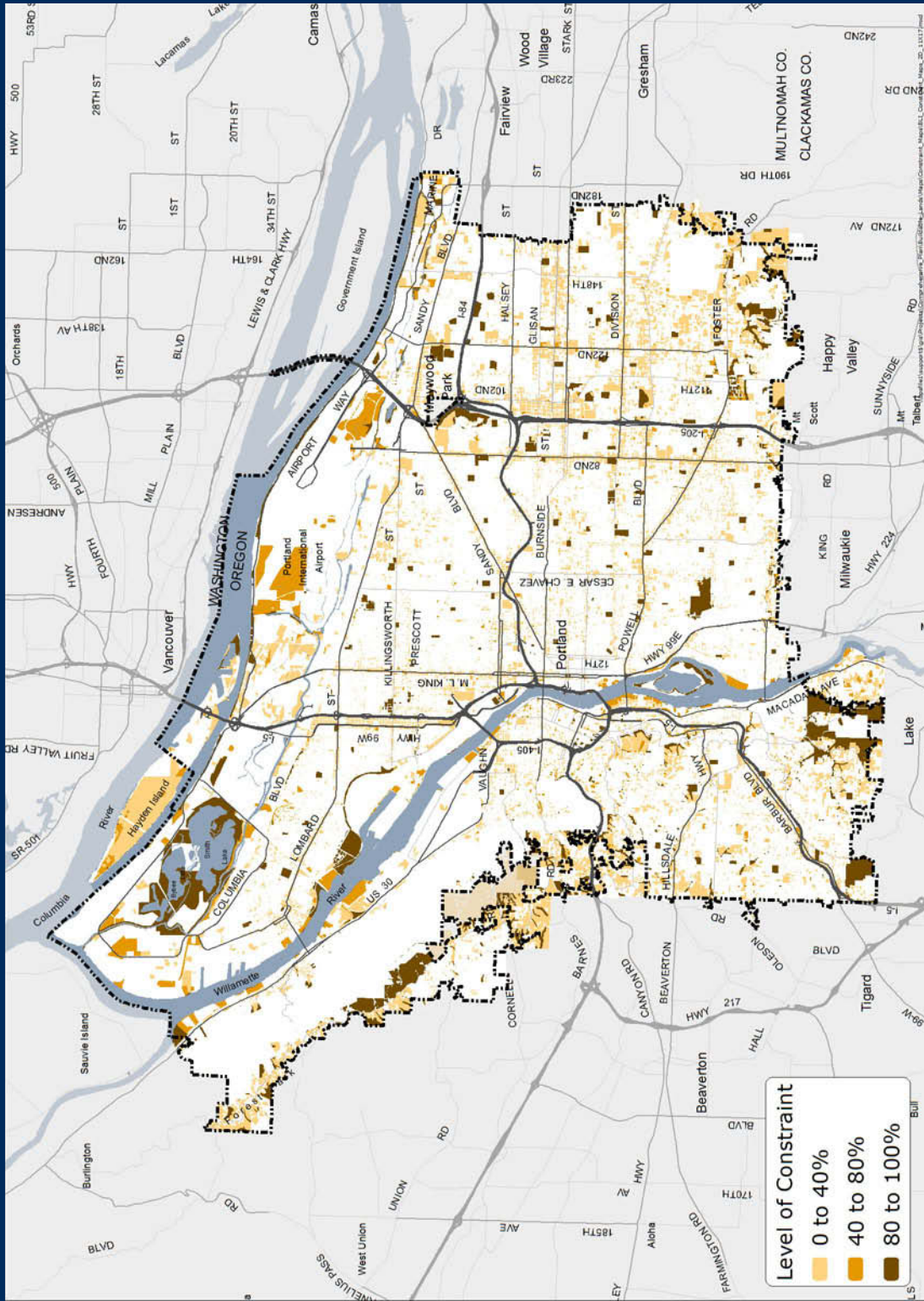
1. Identify vacant land
2. Identify land likely to redevelop
3. Discount capacity based on physical and regulatory constraints
4. Adjust capacity for mixed use development and market factors



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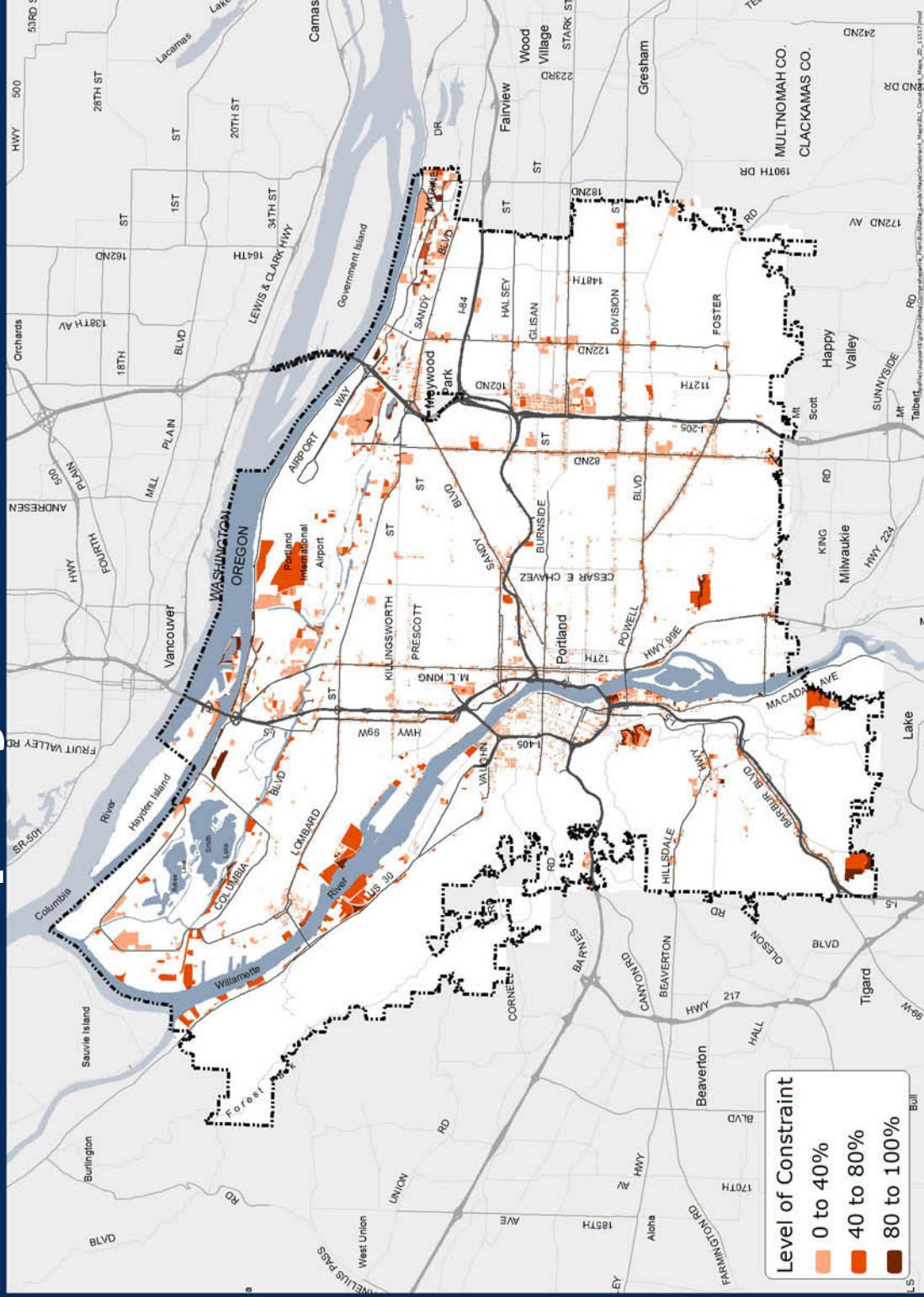
Residential Land



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Employment Land



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CITY OF PORTLAND ECONOMIC OPPORTUNITIES ANALYSIS:

Section 1. Trends, Opportunities & Market Factors



Prepared for:

City of Portland Bureau of Planning & Sustainability

PSC Recommended Draft

June 2012

E. D. Hovee & Company, LLC
Economic & Development Services



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Analytical Method

1. Recent Trends and Market Factors
 2. Employment Growth Forecast (Demand)
 3. Land Development Capacity (Supply)
 4. Reconciliation – Surpluses and Shortfalls
-
4. Policy Alternatives



2035 Employment Forecast

- Metro Nov 2011 regional forecast
- Portland allocation: 147,000 new jobs
- 1.3% average annual growth rate
- 27% capture rate

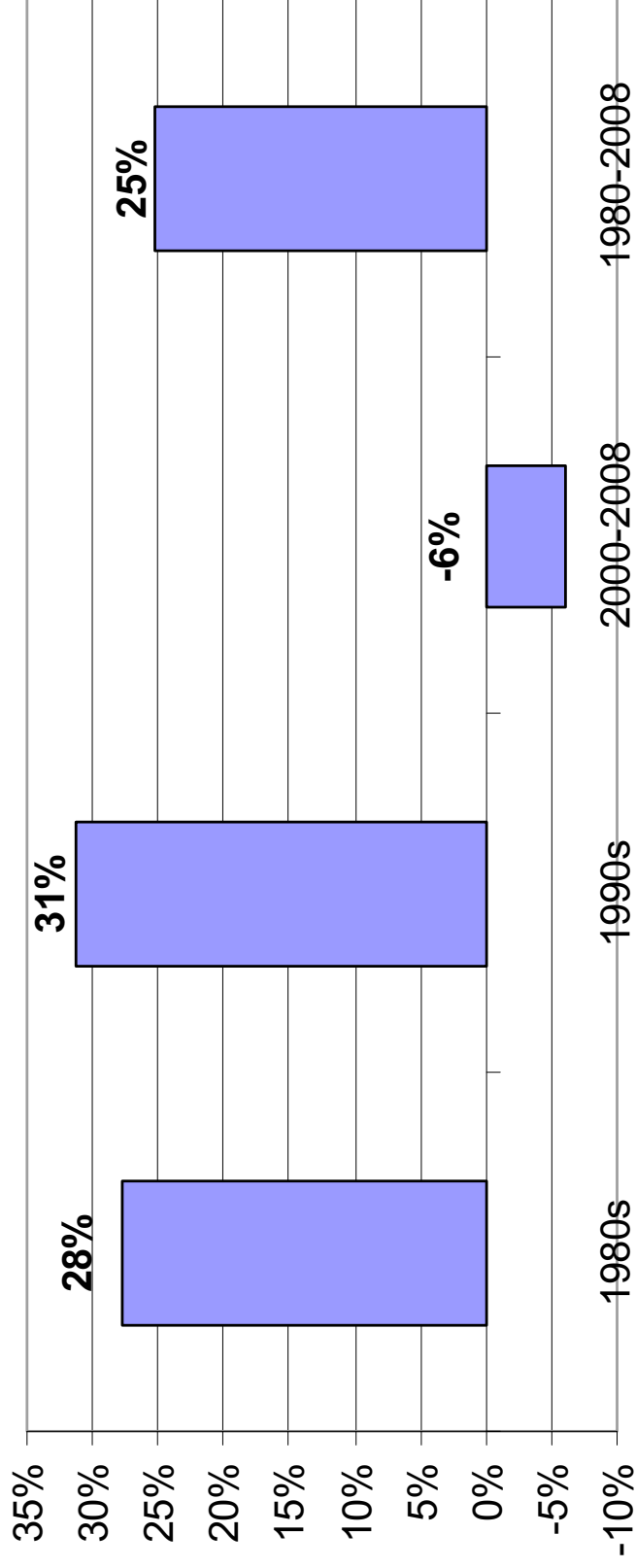


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Job Capture Trends

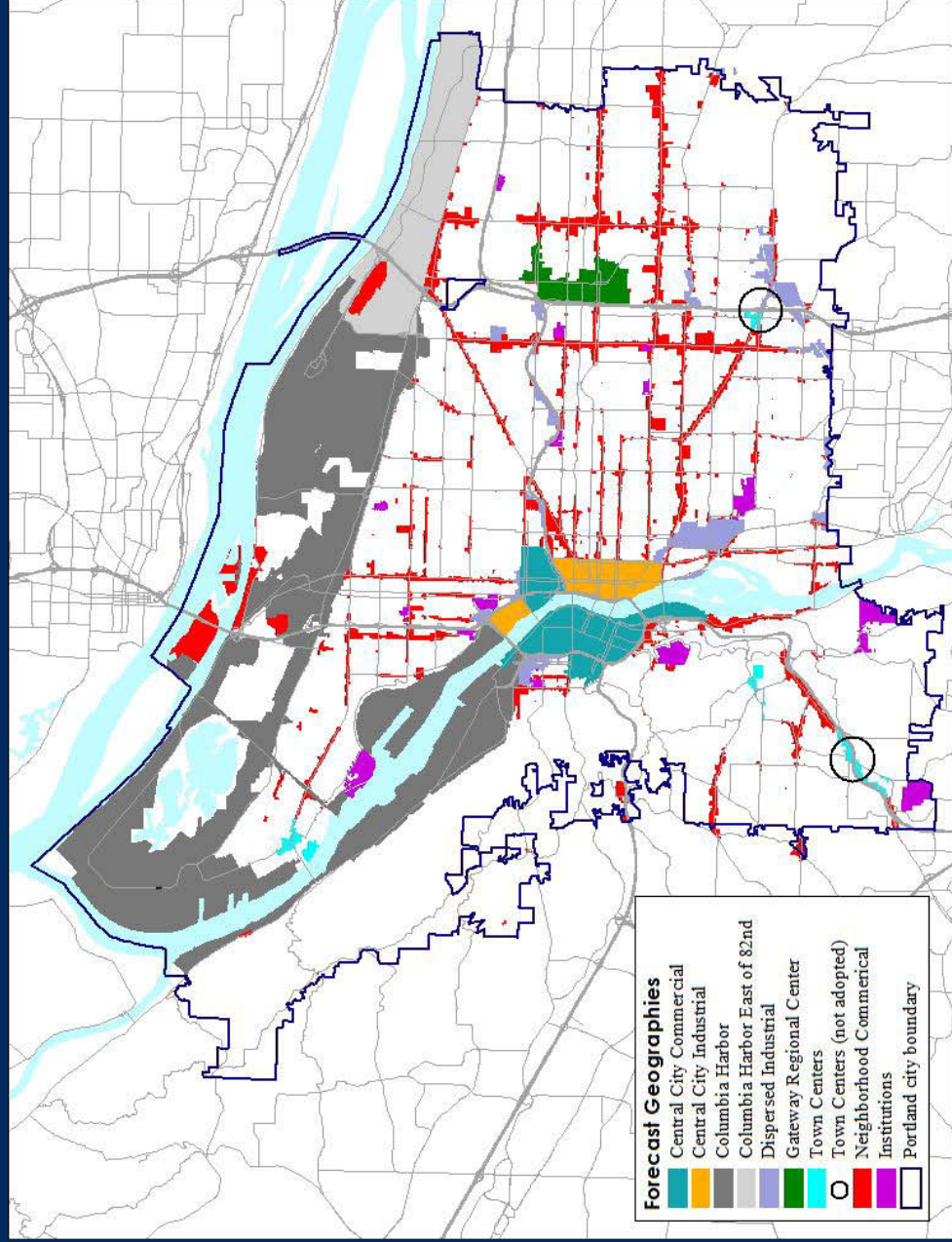
Multnomah County Capture Rate of Regional Job Growth



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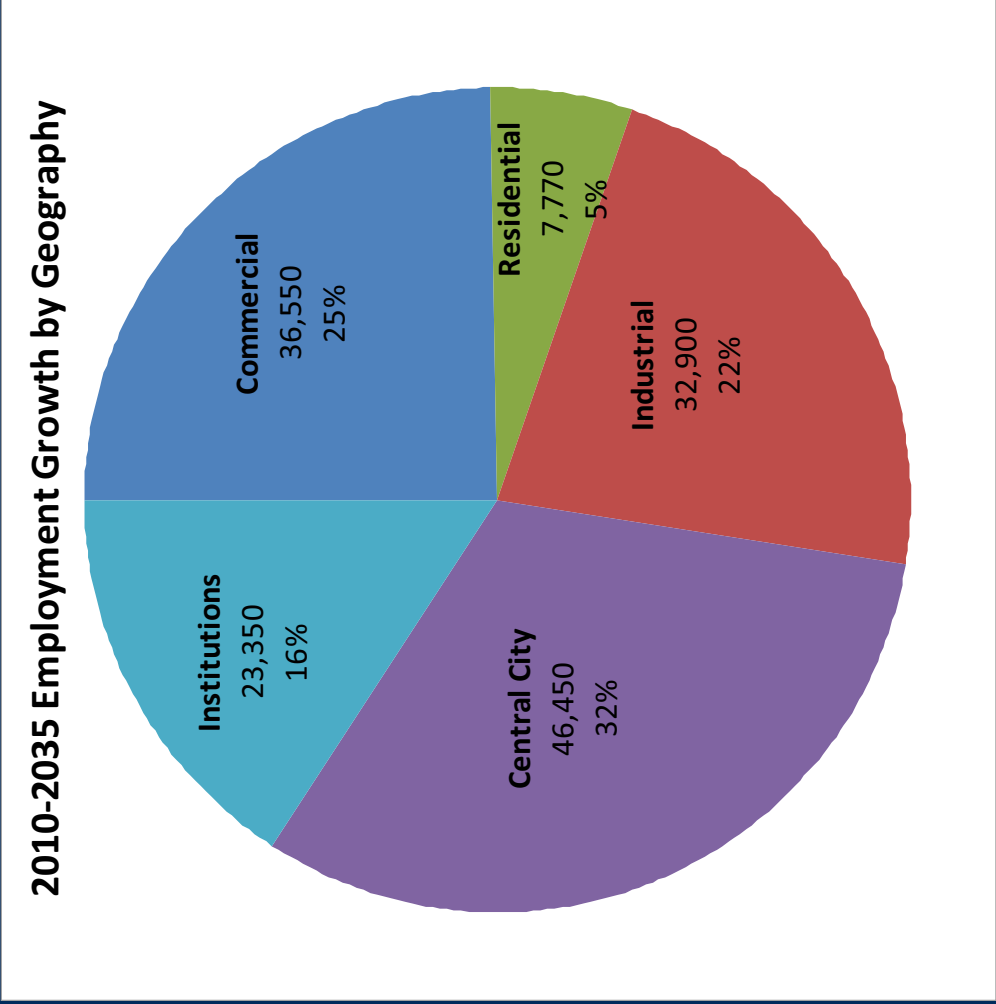
Employment Geographies



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2035 Employment Forecast



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Demand for Traded Sector Facilities Determined by Freight Forecasts

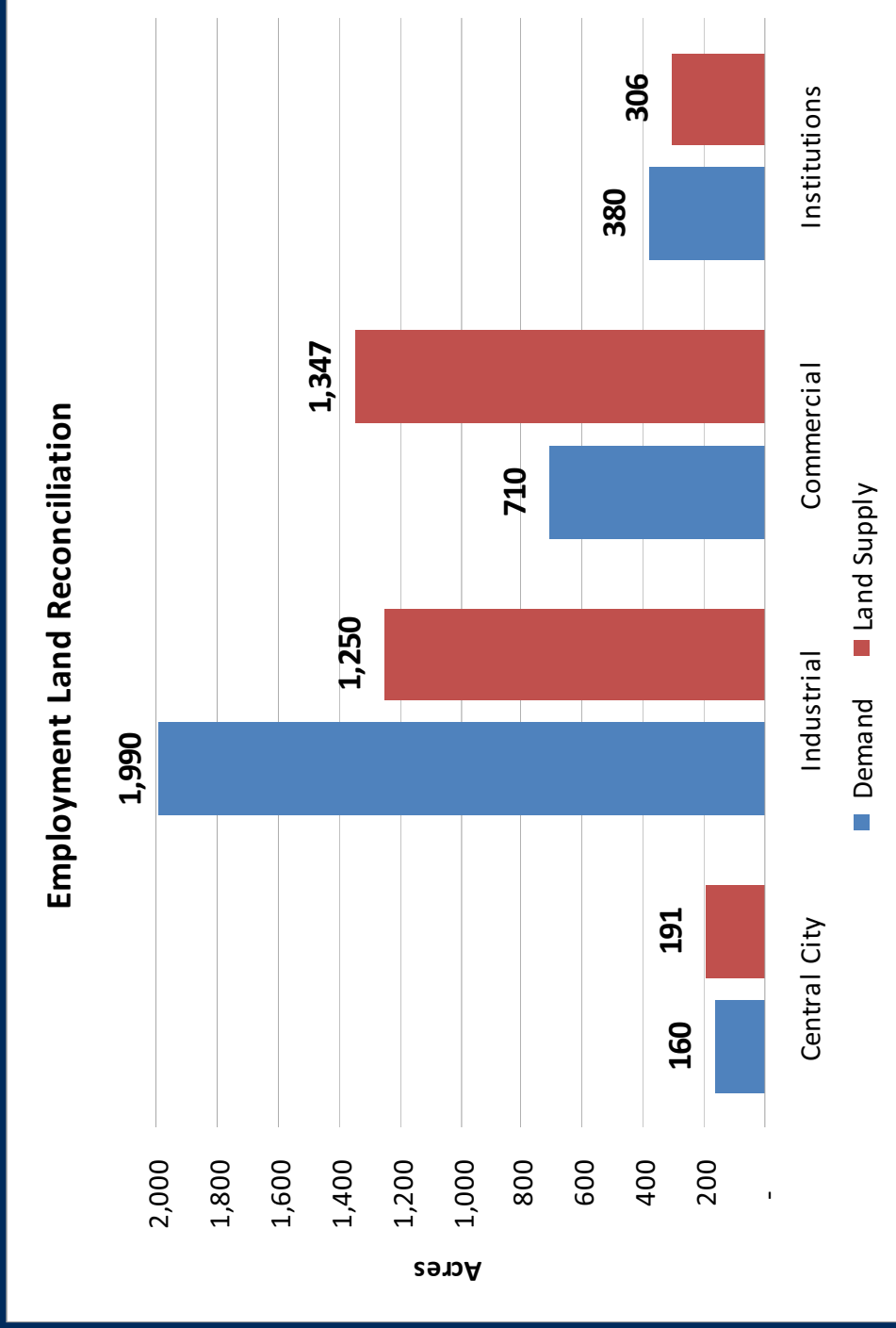
PDX Aviation Support	30 acres
Railyard Expansion	200 acres
<u>Marine Terminal</u>	<u>350 acres</u>
Total	580 acres



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Employment Land Need Reconciliation



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NATURAL RESOURCE INVENTORY UPDATE

RIPARIAN CORRIDORS AND WILDLIFE HABITAT | CITY OF PORTLAND, OREGON



PROJECT REPORT
RECOMMENDED DRAFT, JUNE 2012



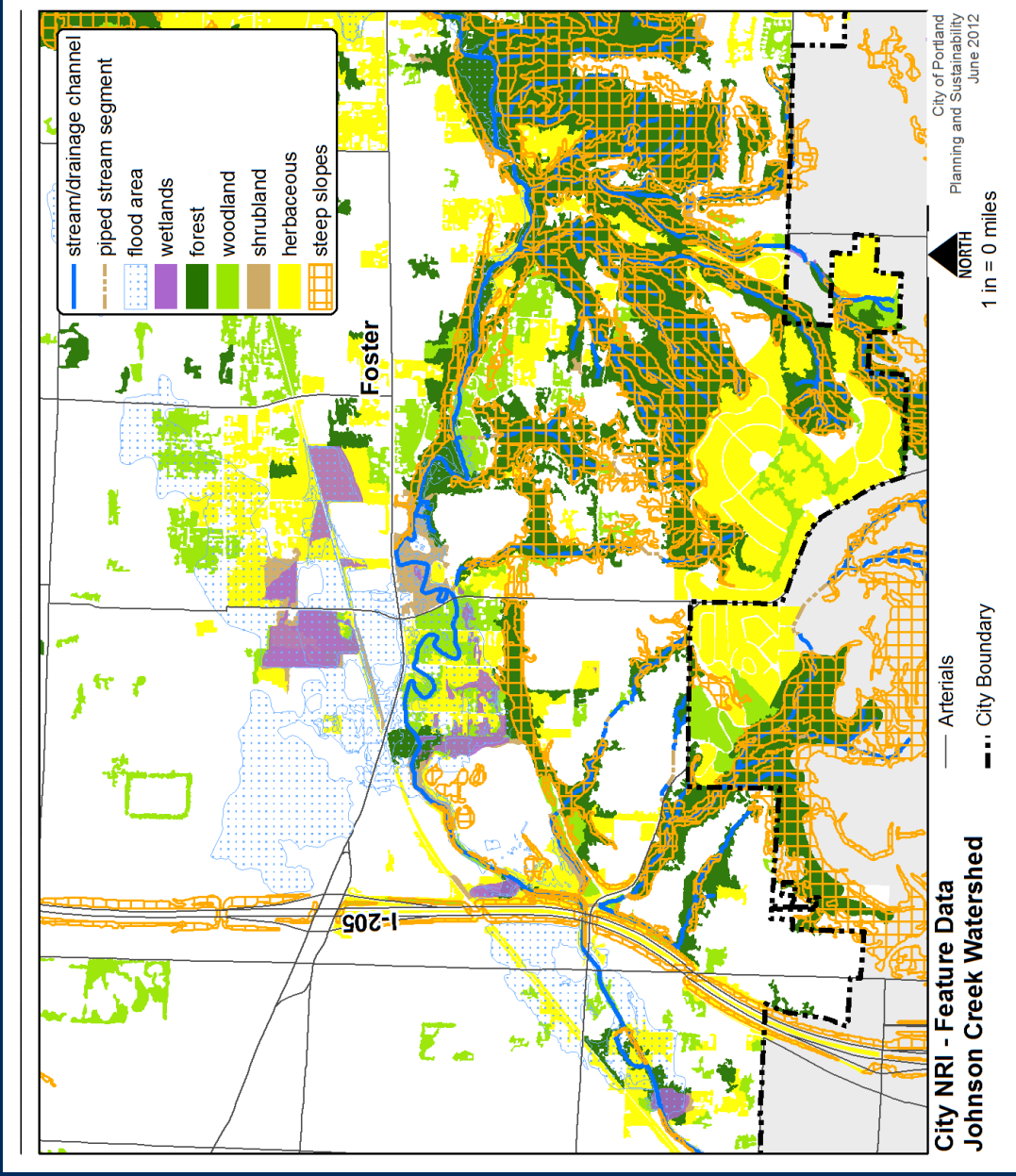
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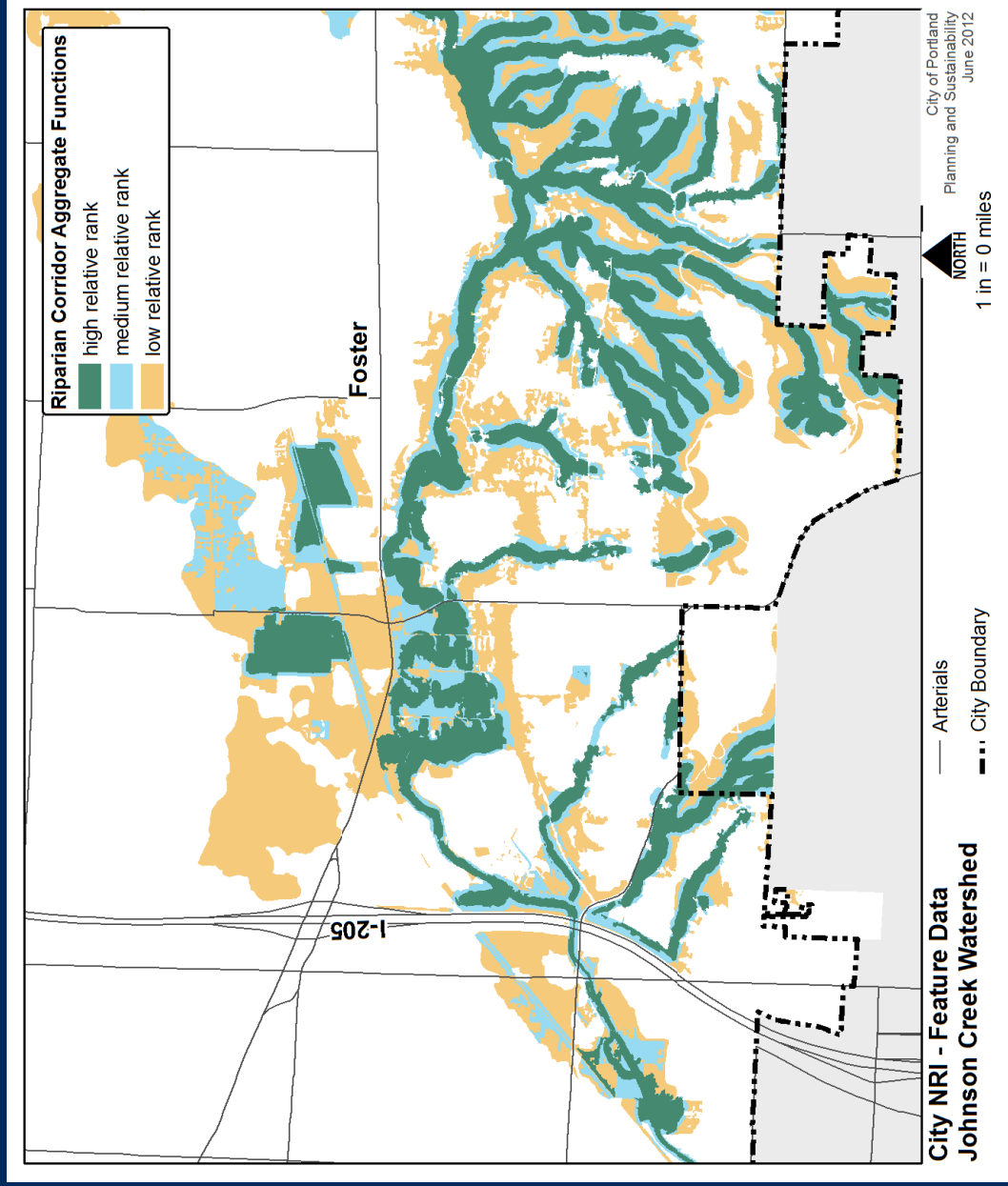
Natural Resources Features



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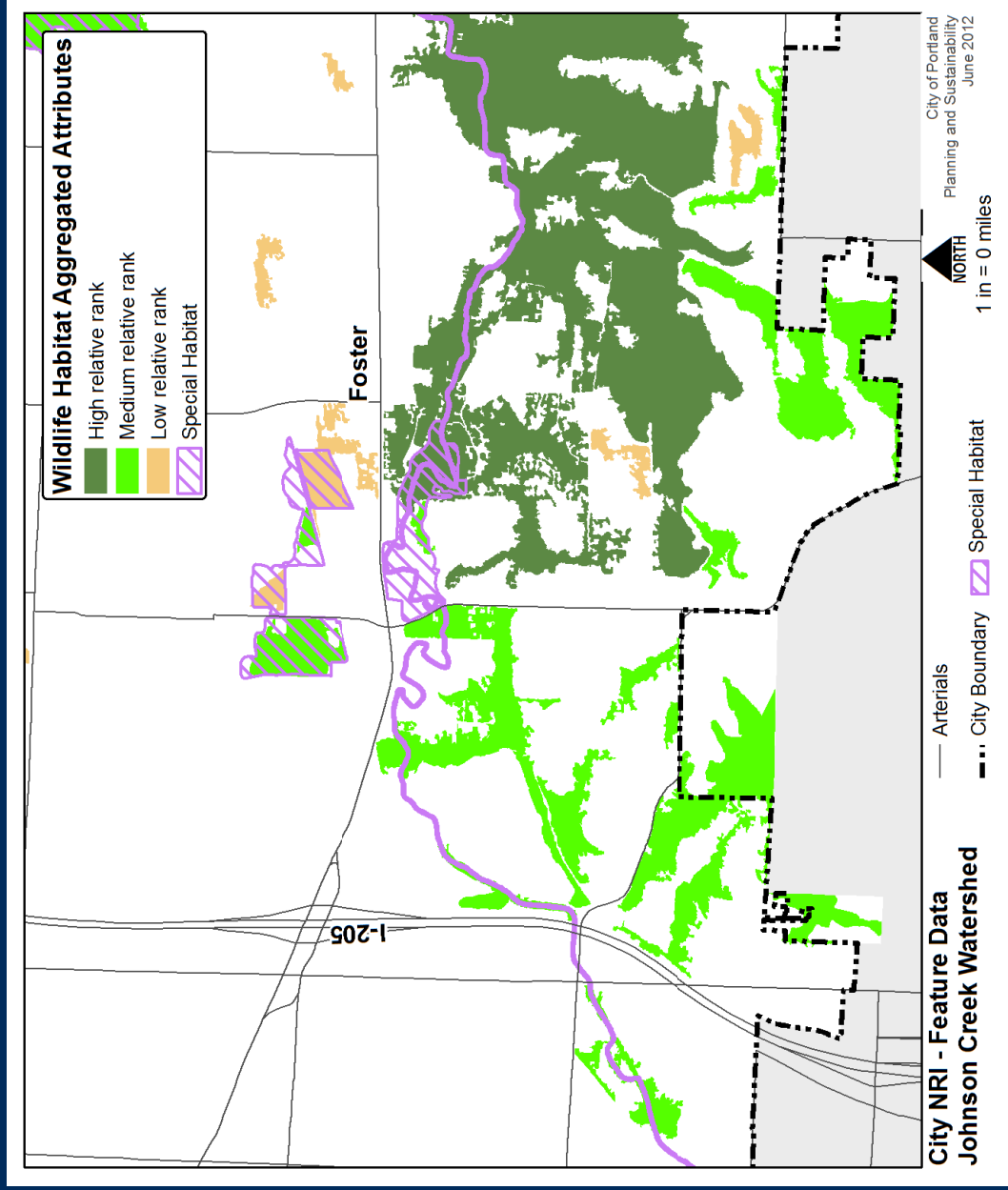
Riparian Functions



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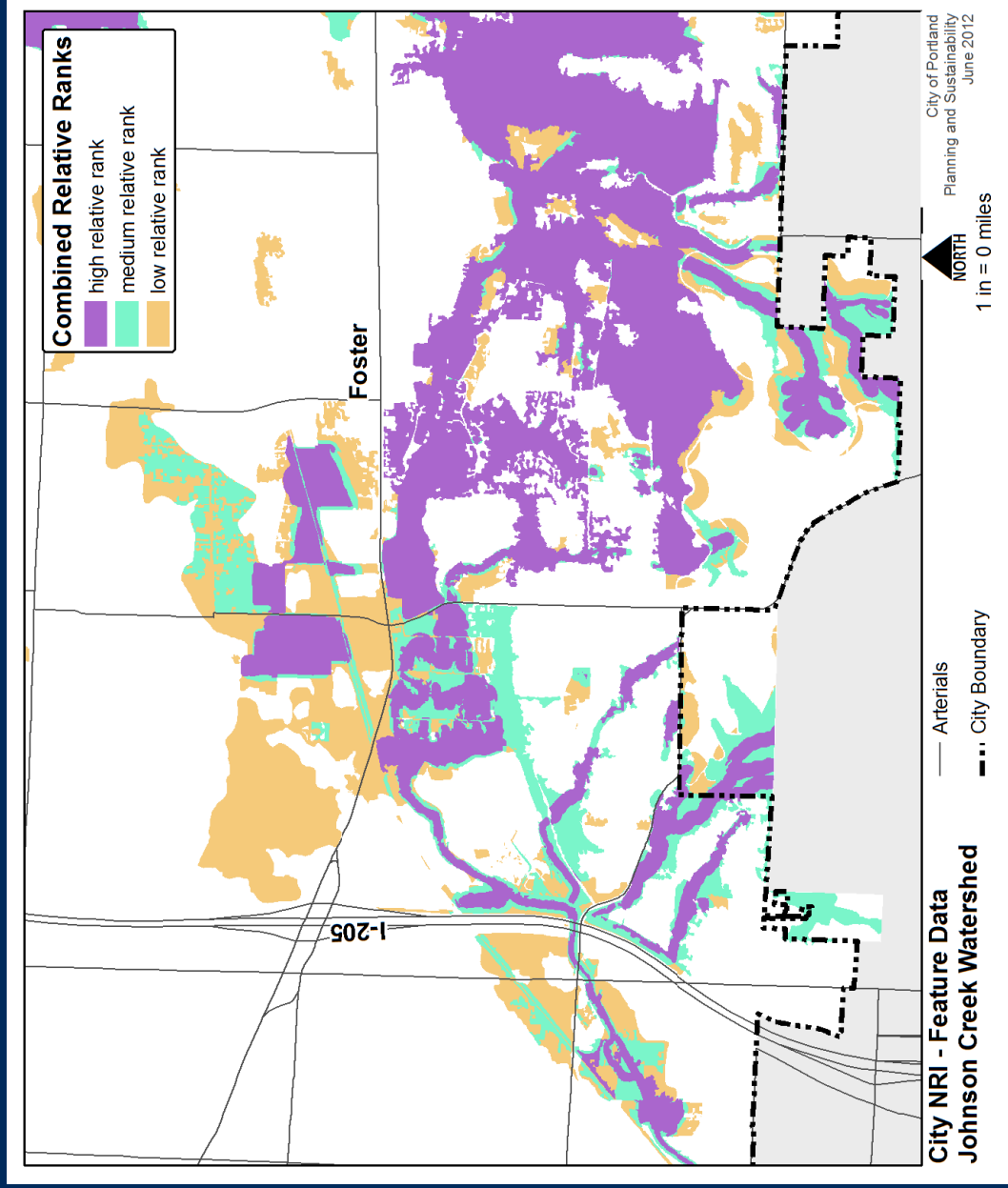
Wildlife Habitat



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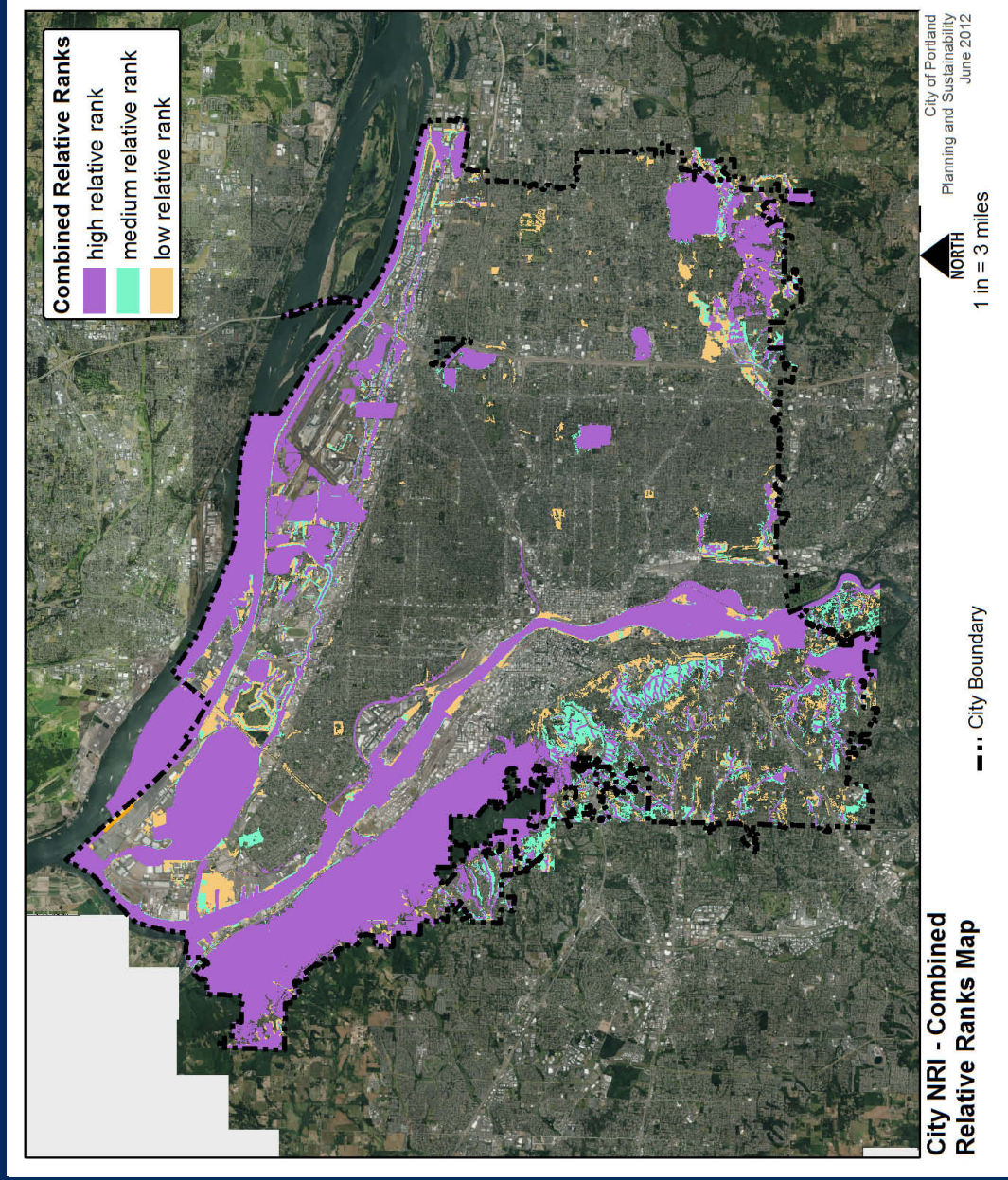
Natural Resources Combined Ranks



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Significant Natural Resources



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Housing: Updates on Key Housing Supply and Affordability Trends



PORTLAND PLAN BACKGROUND REPORT
MAY 2011

Planning and Sustainability Commission
Recommended Draft
JULY 12, 2011



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Housing Supply

- Overall, the currently zoned development “capacity” in Portland is expected to be more than sufficient to meet future housing demands.
- Currently zoned capacity for growth is approximately 230,000 dwelling units compared to a future growth forecast of 130,00 new households by 2035.
- About 60 percent of the housing units in Portland are single-dwelling homes, and 40 percent are multi-dwelling units.
- Eighty-five percent of the city’s future housing capacity is zoned for multi-dwelling development.



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Housing Affordability

- The most notable trend affecting the Portland housing market in the last decade has been the decline in affordability.
- Affordability is a function of both housing costs and household incomes.
- Low and moderate income households will continue to be challenged in terms of finding “affordable housing units” due to a combination of high housing costs, rising energy prices and stagnant household income.
- Since 2000, both housing prices and rents in Portland have increased more than incomes.





PORTLAND PLAN



Infrastructure Condition and Capacity

PORTLAND PLAN BACKGROUND REPORT
FALL 2009

PLANNING AND SUSTAINABILITY COMMISSION
RECOMMENDED DRAFT
DECEMBER 14, 2010



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Planning and Sustainability
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Infrastructure Condition and Capacity Analysis

- The City of Portland provides and maintains infrastructure systems that supply water, sewer, transportation, parks and civic services.
- Portland also partners with a wide variety of agencies and organizations to provide infrastructure services.
- The City's infrastructure systems vary in service area, capacity to accommodate growth, replacement value and condition.



Key Recommendations

- Update the City's long-range infrastructure plan
- Set appropriate and equitable service levels
- Develop geographically sensitive infrastructure approaches
- Develop both financially constrained and priority capital improvement programs
- Continue to improve and integrate asset management practice





Portland Plan Public Participation Phase 4 Progress Report

July 10, 2012



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In addition to the *Factual Basis*, the Planning and Sustainability Commission has forwarding for your consideration the *Public Participation Phase IV Report*.

This report was prepared by the Community Involvement Committee (CIC) and documents the extensive and impressive amount of public comments and involvement that helped shape Task 2 of the Comprehensive Plan Update and the Portland Plan.

The Planning and Sustainability Commission recommends adoption of this report, in addition to earlier Public participation reports you have already received.



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Buildable Lands Inventory Maps



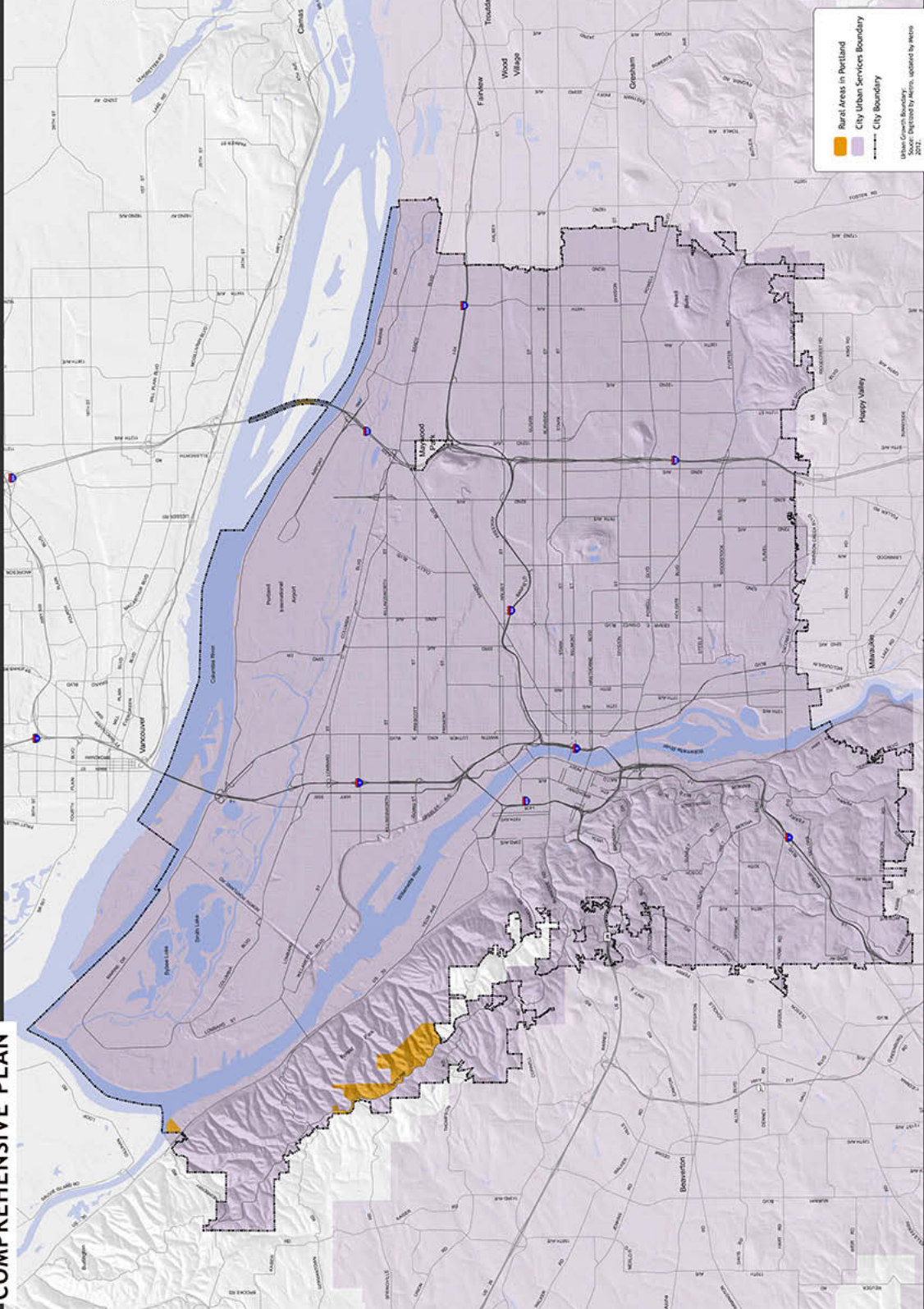
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Rural Lands - CON-01

COMPREHENSIVE PLAN

BUILDABLE LANDS



Buildable Areas in Portland

- Rural Areas in Portland
- City Urban Services Boundary
- City Boundary

Urban Growth Boundary:
 City of Portland, Oregon, 2022.
 City of Troutdale, Oregon, 2022.
 City of Happy Valley, Oregon, 2022.

June 3, 2023 | City of Portland | Bureau of Planning and Sustainability | Geographic Information System
 Digitized and updated by RDT and Bureau of Planning and Sustainability, City of Portland, Oregon, 2023.
 Prepared to track land use.

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 Dan Adams, Mayor | Susan Phillips, Director



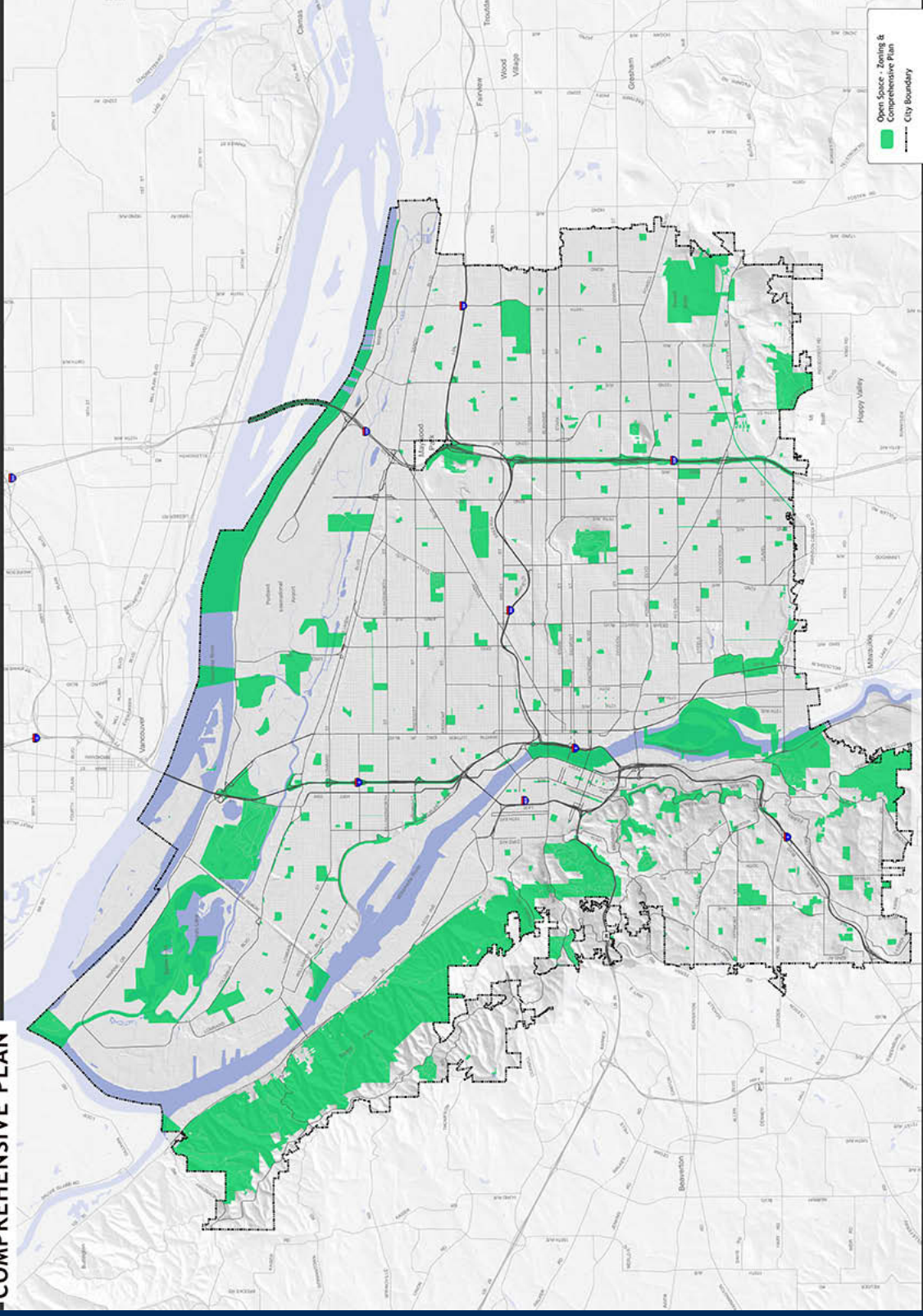
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Open Space Zones - CON-02

COMPREHENSIVE PLAN

BUILDABLE LANDS



Open Space - Zoning & Comprehensive Plan
 City Boundary

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 For More Information, Contact: Director

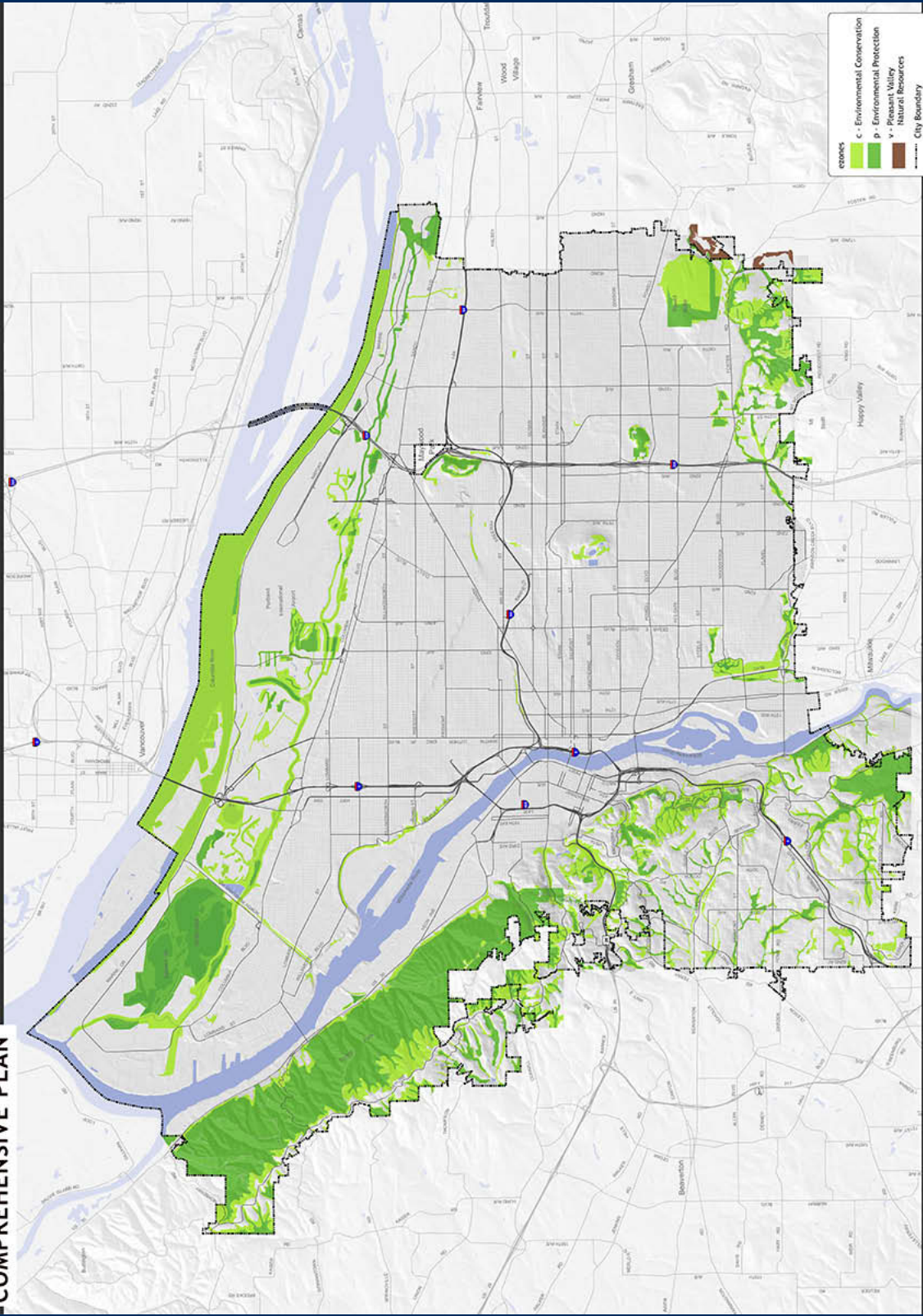


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Environmental Overlay Zones - CON-03

COMPREHENSIVE PLAN

BUILDABLE LANDS



Legend

- c - Environmental Conservation
- p - Environmental Protection
- v - Pleasant Valley Natural Resources
- City Boundary

Comprehensive Plan Deviations: measured by Bureau of Planning and Sustainability June 2012.

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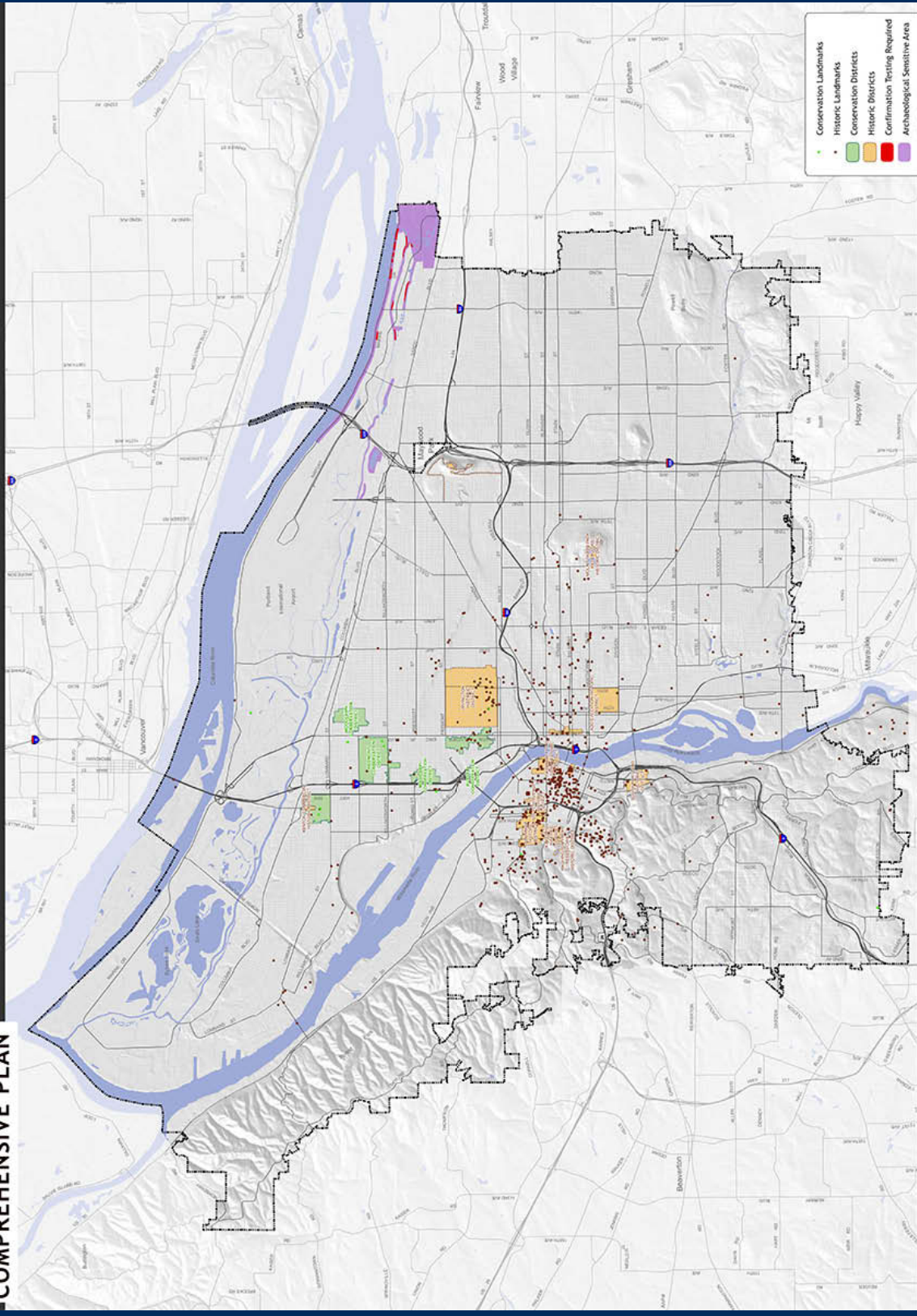
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Historic and Cultural Resources - CON-04

COMPREHENSIVE PLAN

BUILDABLE LANDS



Conservation Landmarks
 Historic Landmarks
 Conservation Districts
 Historic Districts
 Confirmation Testing Required
 Archaeological Sensitive Area
 City Boundary

Cultural Resources developed and maintained
 by Bureau of Planning & Sustainability (June 2012)

June 3, 2012 City of Portland | Bureau of Planning and Sustainability | Geographic Information System
 1000 NE Oregon Street, Portland, OR 97232
 This map was developed by Portland from the Oregon Department of Cultural Heritage and Heritage.



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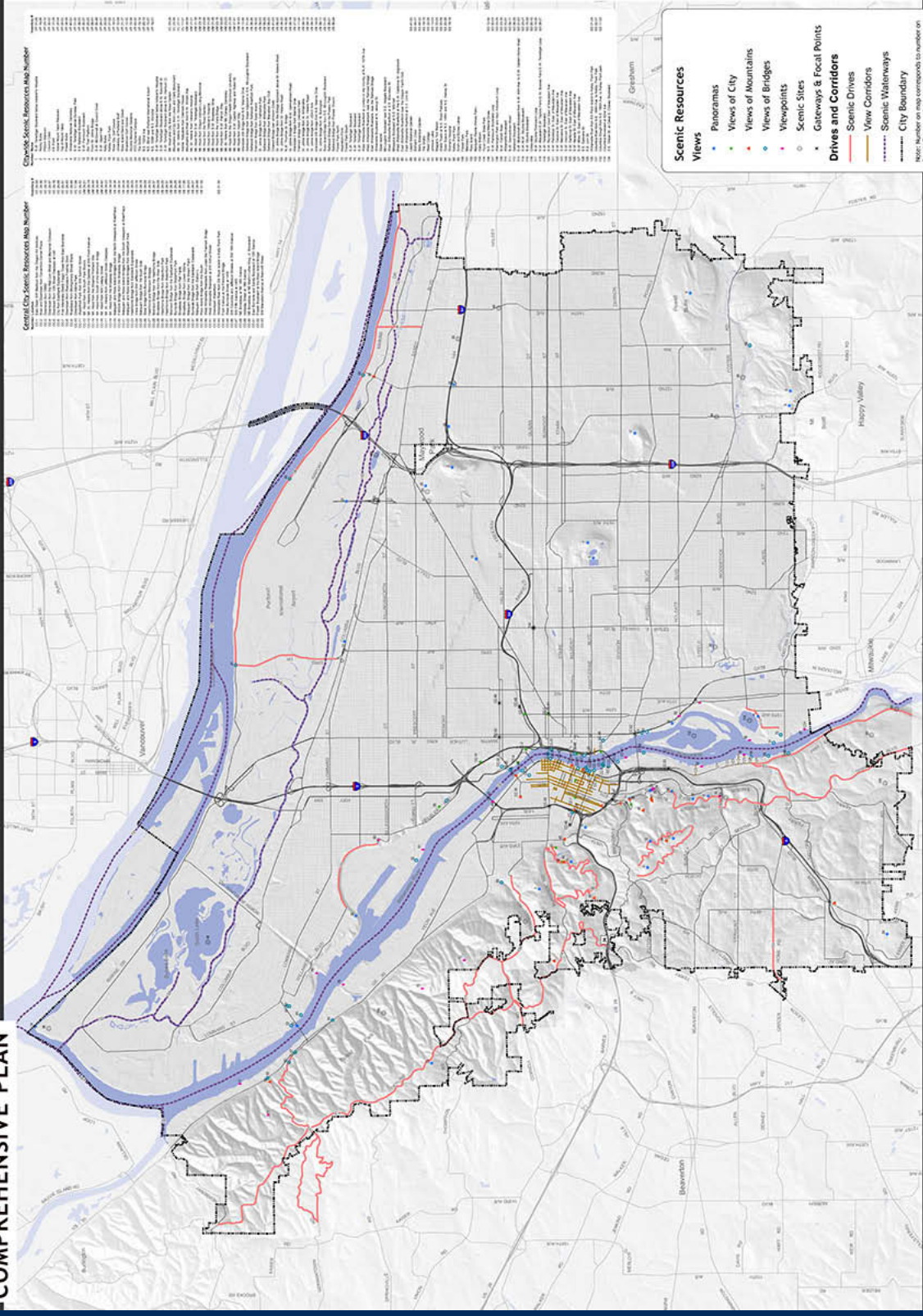
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Significant Scenic Resources - CON-05

COMPREHENSIVE PLAN

BUILDABLE LANDS



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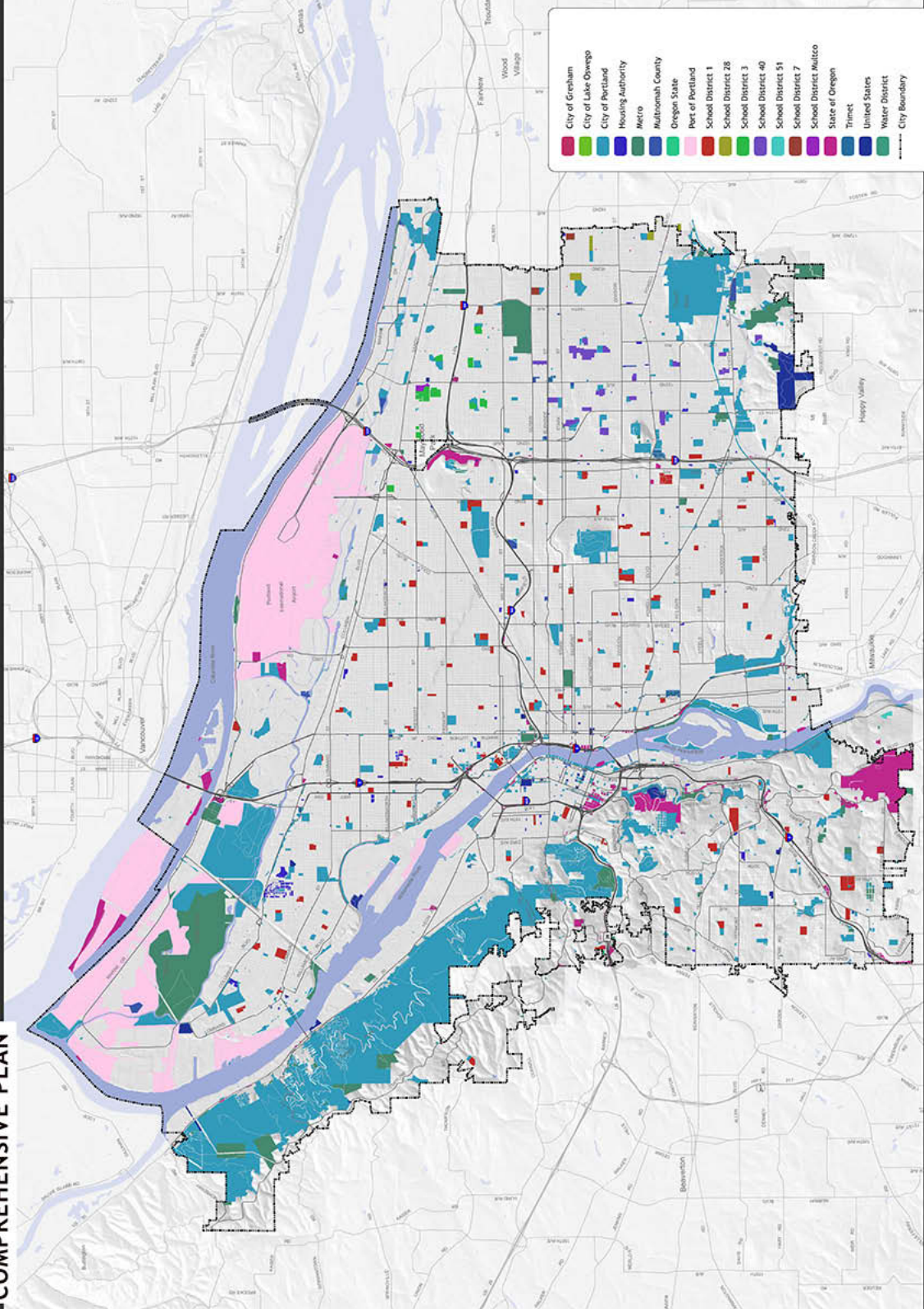
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Publicly Owned Land - CON-06

COMPREHENSIVE PLAN

BUILDABLE LANDS



- City of Gresham
- City of Lake Oswego
- City of Portland
- Housing Authority
- Metro
- Multnomah County
- Oregon State
- Port of Portland
- School District 1
- School District 26
- School District 3
- School District 40
- School District 51
- School District 7
- School District, Multco
- State of Oregon
- Trinnet
- United States
- Water District
- City Boundary

Publicly Owned Land taken from Assessor and Taxation, June 2012.

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 Sanjiv Kumar, Director



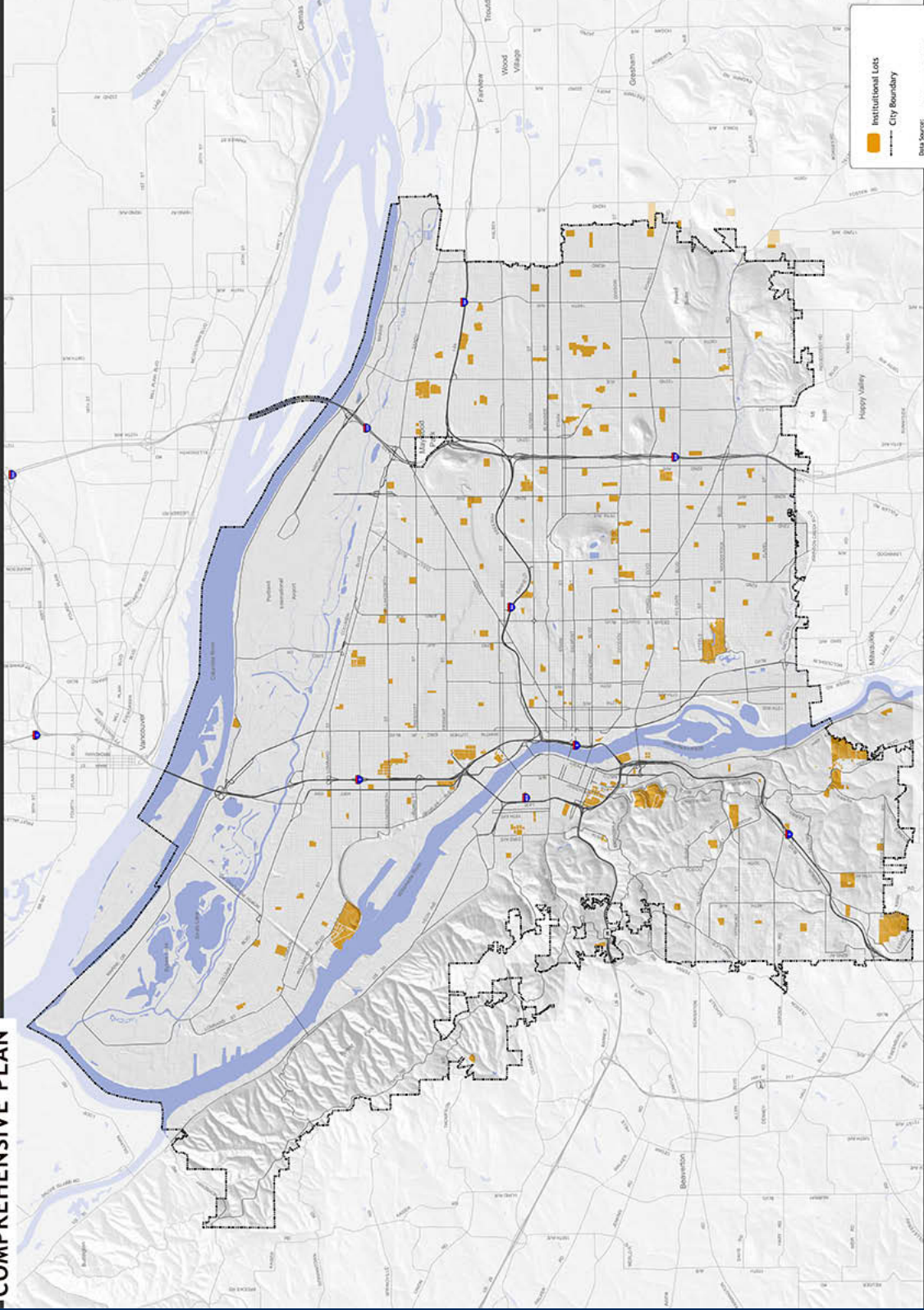
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Institutional Properties - CON-07

COMPREHENSIVE PLAN

BUILDABLE LANDS



Institutional Lots
City Boundary

Data Source:
 Multnomah County Assessor's Office
 Multnomah County Assessor, May 2012

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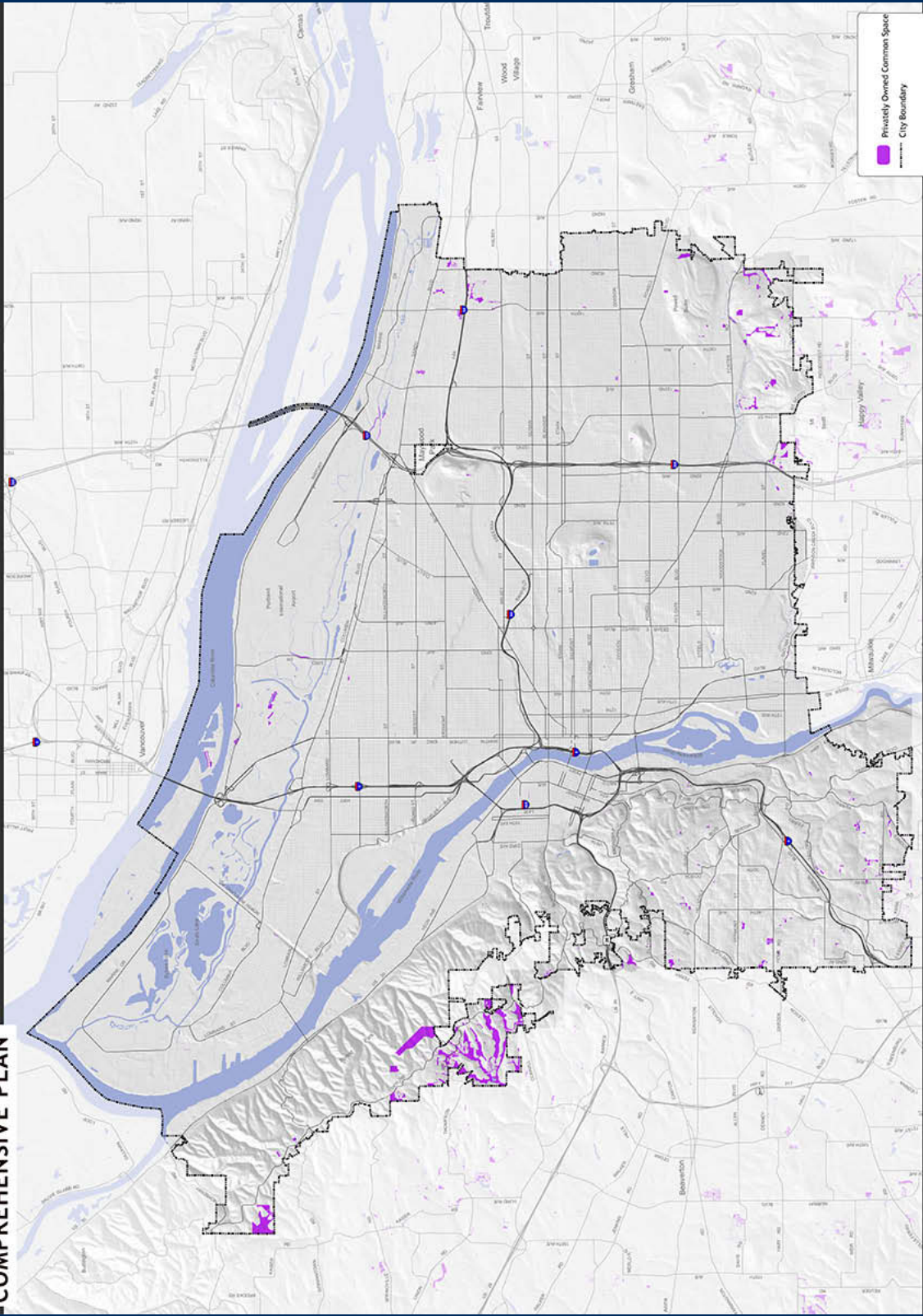


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Privately Owned Common Space - CON-08

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BUILDABLE LANDS



Privately Owned Common Space
City Boundary

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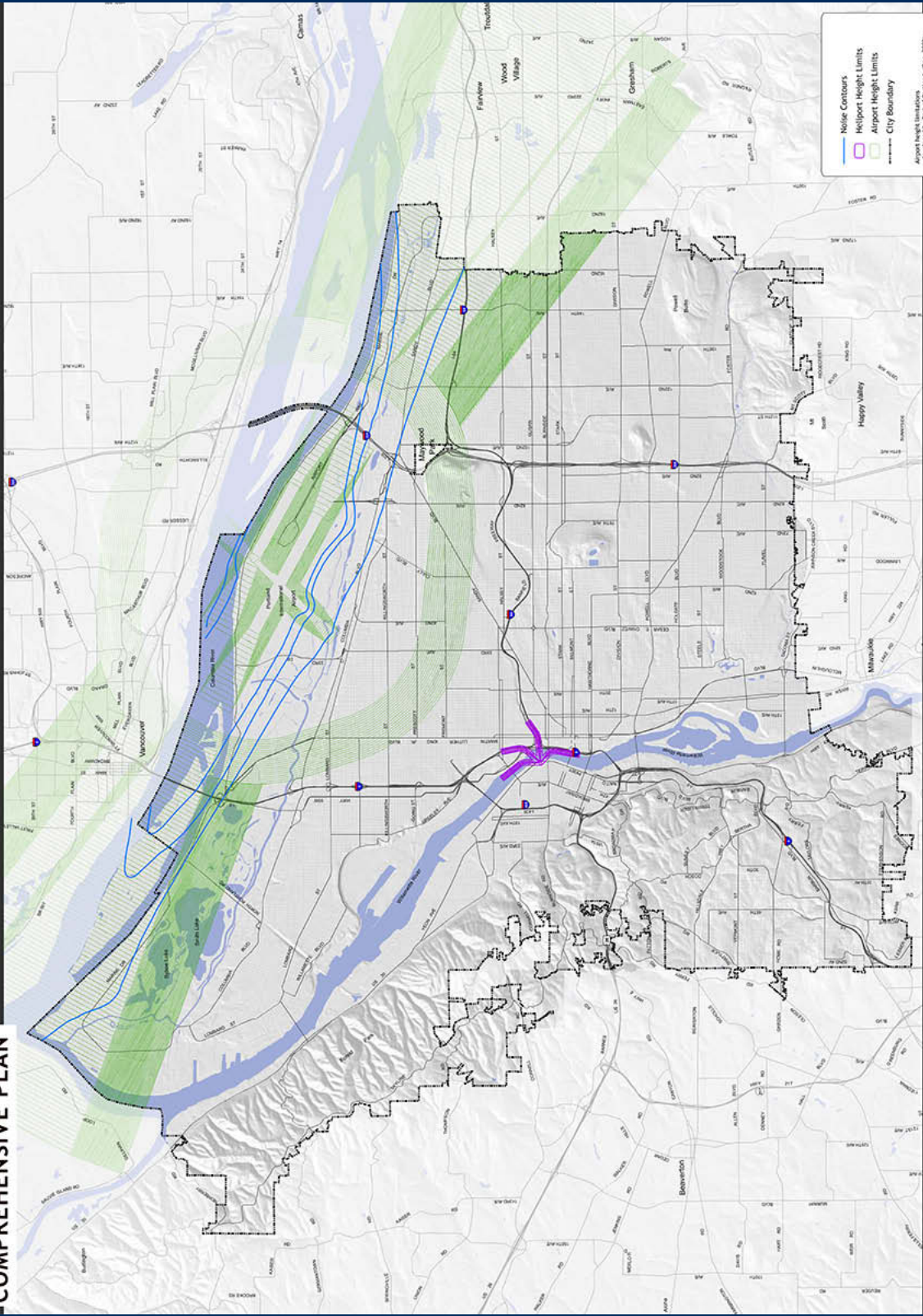
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Flight Limitations - CON-09

COMPREHENSIVE PLAN

BUILDABLE LANDS



Noise Contours
 Airport Height Limits
 Airport Height Limits
 City Boundary

Airport Height Limitations
 developed by Port of Portland (Dec. 2002).
 Noise contours and Airport Height Limits
 developed by the City of Portland (2011).
 Sustainability from paper map (2011).

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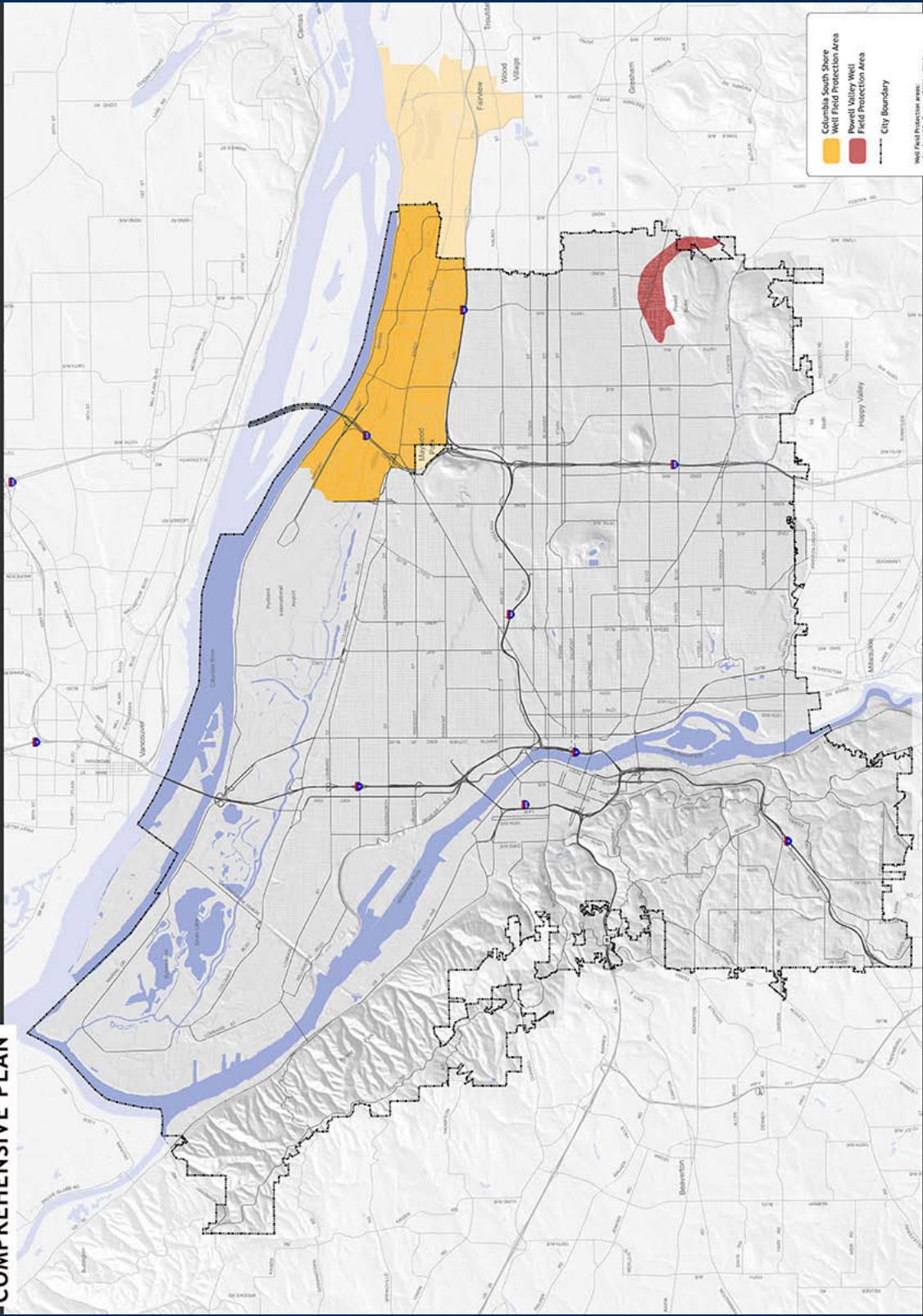
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Delimited Well Head Protection Areas- CON-10

COMPREHENSIVE PLAN

BUILDABLE LANDS



Legend

- Columbia South Shore Well Field Protection Area
- Powell Valley Well Field Protection Area
- City Boundary

Well Field Protection areas:
 developed by the Bureau of Water Resources, City of Portland, Oregon, and approved by the state per Subchapter 800, 2009. The map was updated by the Portland Bureau of Planning and Sustainability in 2011.

June 3, 2011 | City of Portland | Bureau of Planning and Sustainability | Geographic Information System
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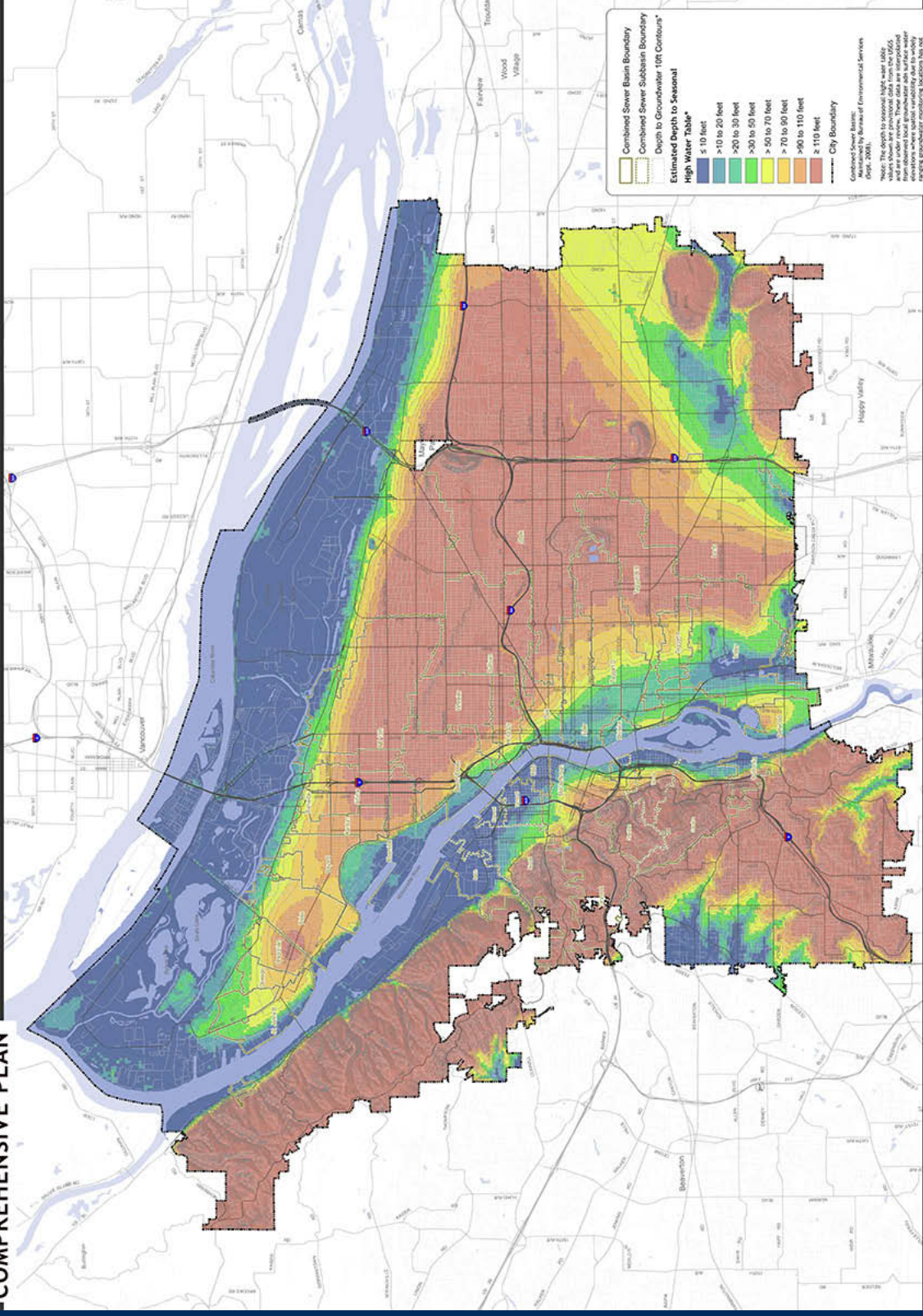
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Depth to Seasonal High Water - CON-11

COMPREHENSIVE PLAN

BUILDABLE LANDS



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 Prepared by: Bureau of Planning and Sustainability
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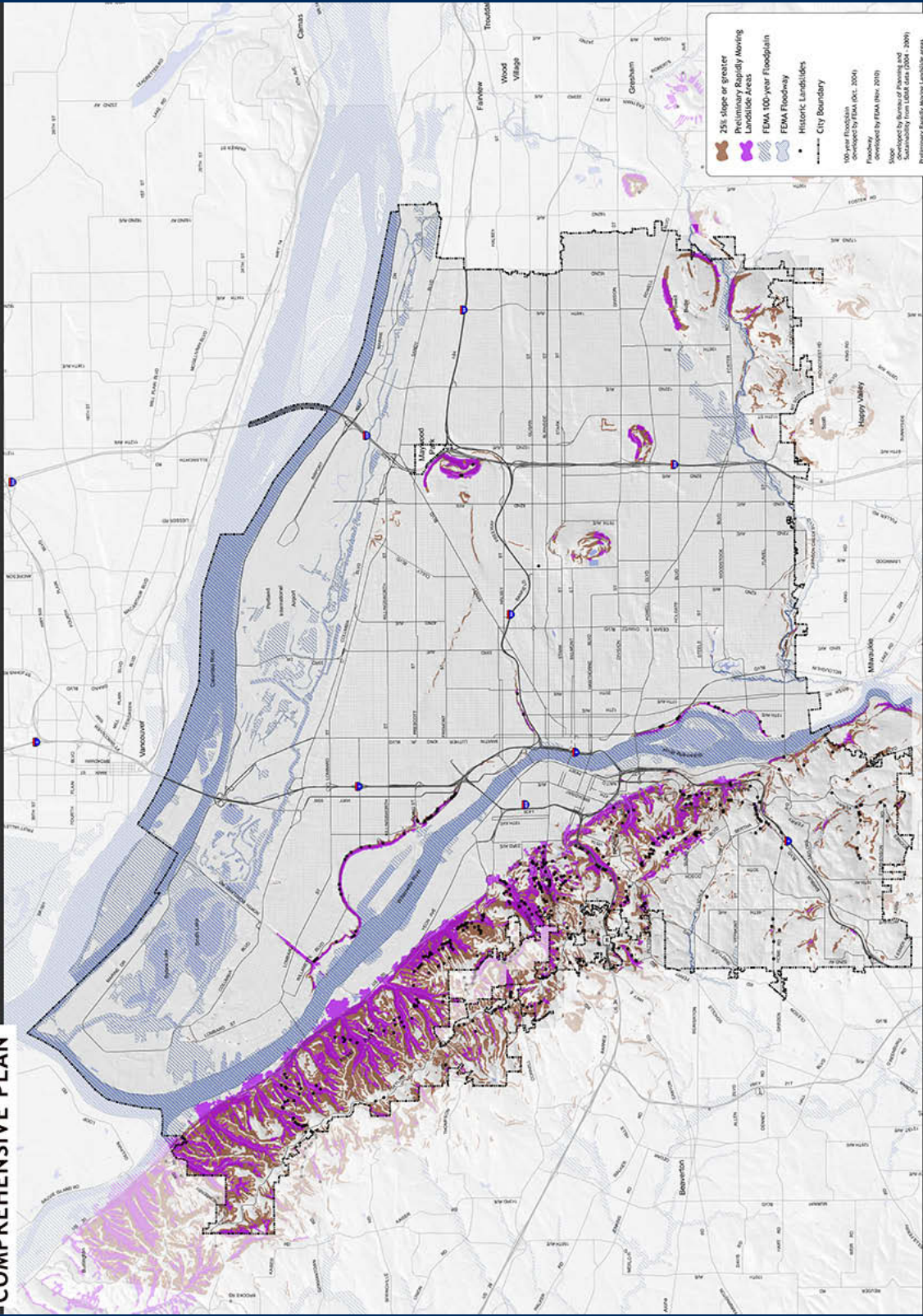
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Flood, Slope, and Slide Hazards- HAZ-01

COMPREHENSIVE PLAN

BUILDABLE LANDS



10-year floodplain
 Prepared by FEMA, Oct. 2004
 100-year floodplain
 Prepared by FEMA, Nov. 2010
 500-year floodplain
 Prepared by Bureau of Planning and Sustainability, June 2011

25% slope or greater
 Preliminary Priority Mining Landslide Areas
 FEMA 100-year Floodplain
 FEMA Floodway
 Historic Landslides
 City Boundary

Scale
 Prepared by Bureau of Planning and Sustainability, June 2011
 Prepared by Oregon Dept. of Geology and Mineral Industries (revised Sept. 2003).
 Historic Landslides
 Prepared by Oregon Dept. of Geology and Mineral Industries (revised Sept. 2003).
 City Boundary
 Prepared by Bureau of Planning and Sustainability, June 2011

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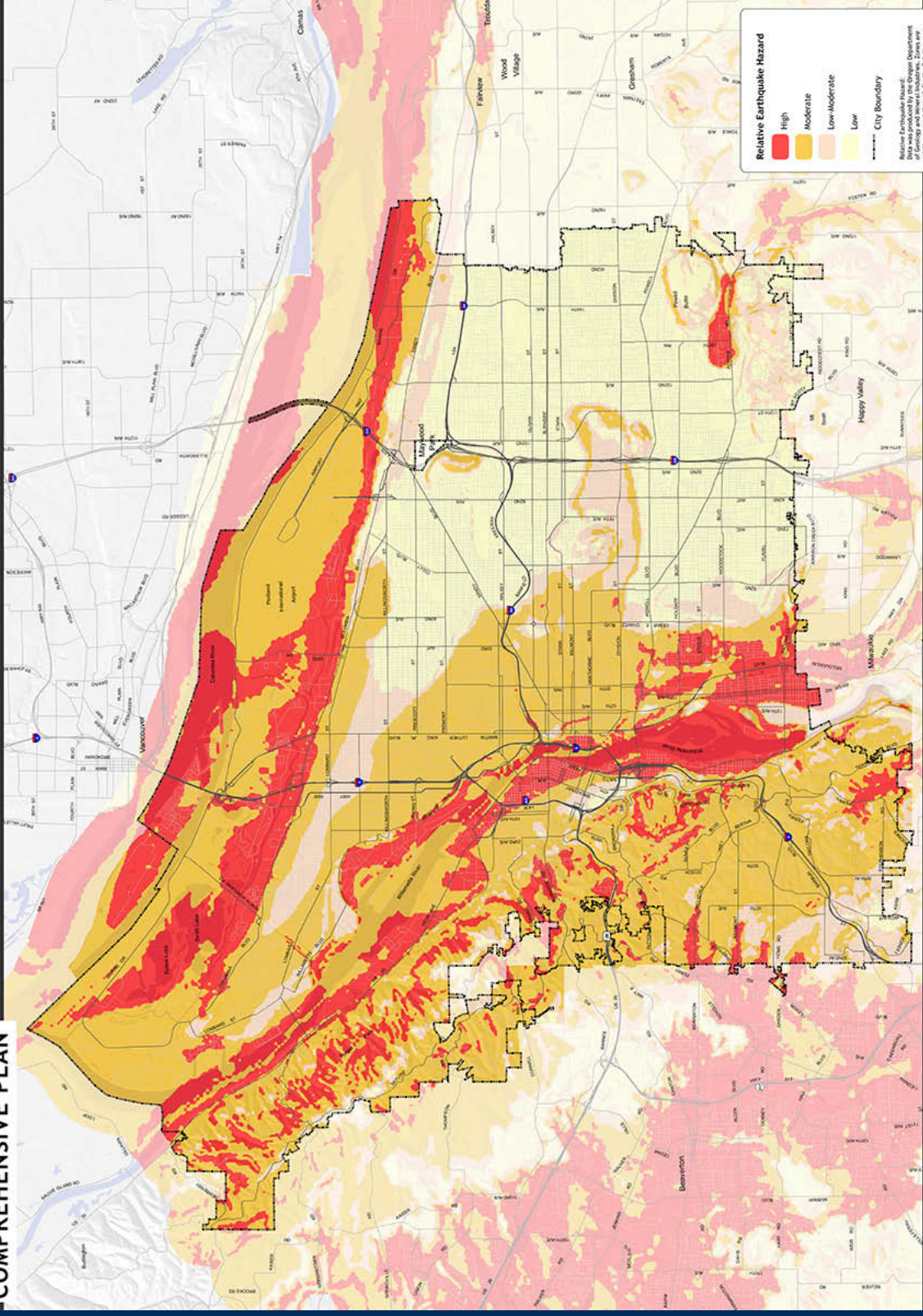
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Relative Earthquake Hazard Areas - HAZ-02

COMPREHENSIVE PLAN

BUILDABLE LANDS



Relative Earthquake Hazard: This map was prepared by the Bureau of Planning and Sustainability, City of Wood County, Wisconsin, in cooperation with the Wisconsin Department of Natural Resources, Division of Geology and Natural Resources. Zones are based on data provided by the Wisconsin Department of Natural Resources, Division of Geology and Natural Resources. For a complete explanation refer to the map's title block.

Map prepared by the Bureau of Planning and Sustainability, City of Wood County, Wisconsin, in cooperation with the Wisconsin Department of Natural Resources, Division of Geology and Natural Resources.

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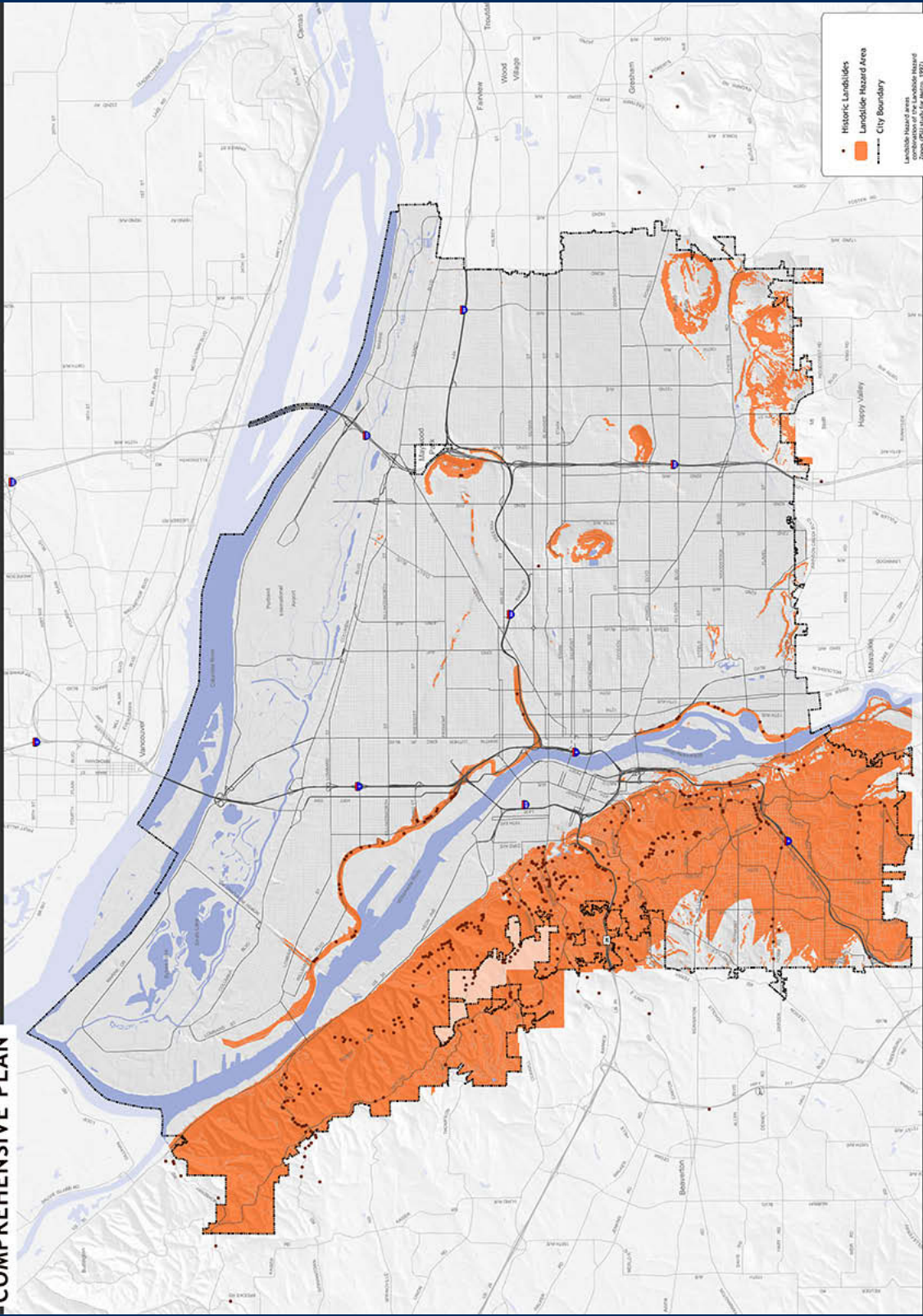
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Potential Landslide Hazard Areas - HAZ-03

COMPREHENSIVE PLAN

BUILDABLE LANDS



• Historic Landslides
 ■ Landslide Hazard Area
 - - - City Boundary

Landslide Hazard areas
 combination of the Landslide Hazard
 Inventory (LHI) and the National
 Flood Insurance Program (NFIP)
 and slopes greater than 15%
 (NCEM public report date, 1996).

Historic Landslides:
 based on the National
 Historic Landmark Inventory
 (NHLI) for March 1996.

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 City of Portland
 June 3, 2013



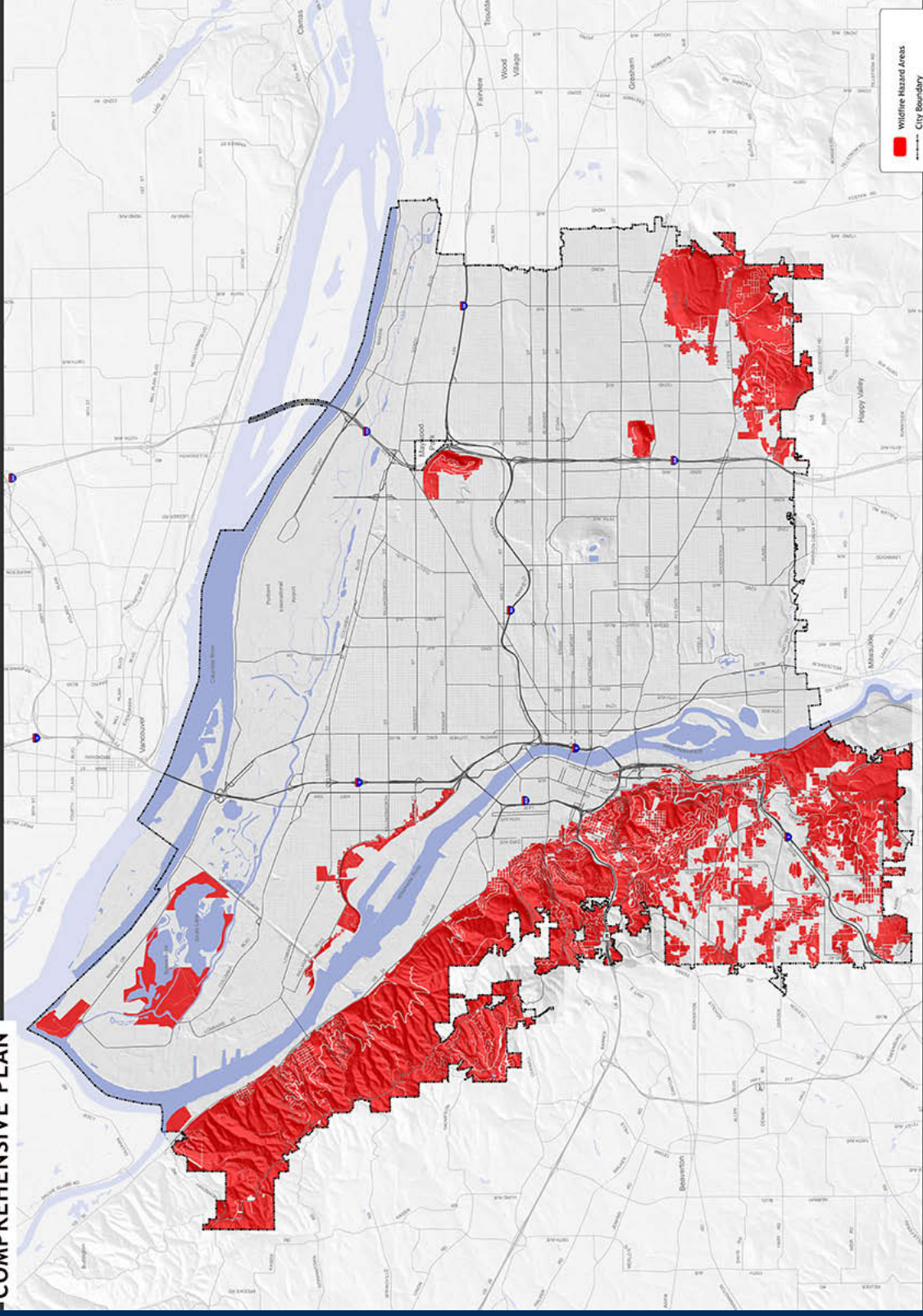
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Wildfire Hazard - HAZ-04

COMPREHENSIVE PLAN

BUILDABLE LANDS



Wildfire Hazard Areas
 City Boundary

Wildfire Hazard Areas developed by Metro for Portland Fire & Rescue (1990).

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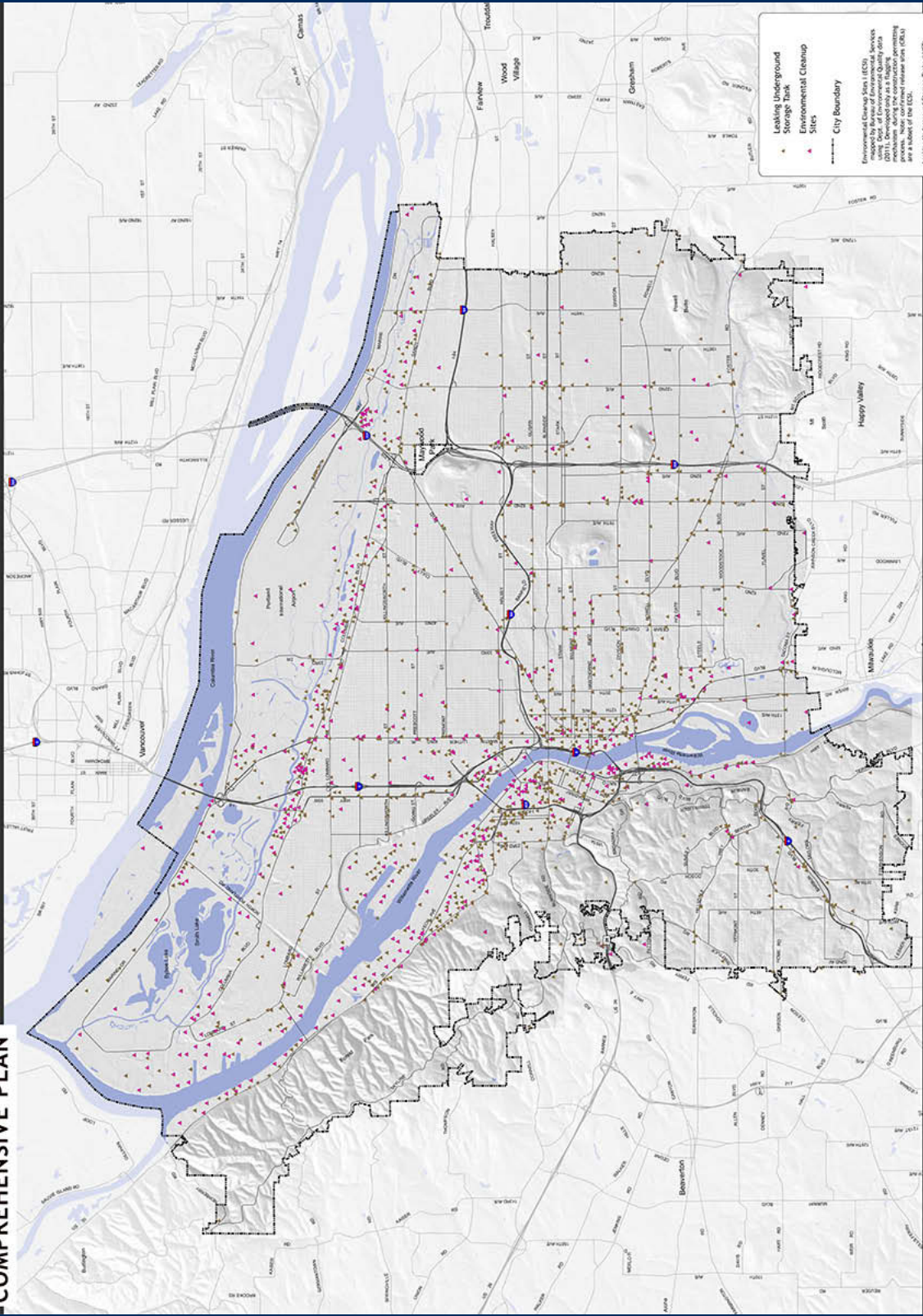
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Potentially Contaminated Sites - HAZ-05

COMPREHENSIVE PLAN

BUILDABLE LANDS



Leaking Underground Storage Tank Environmental Cleanup Sites
 Environmental Cleanup Sites
 City Boundary

Environmental Cleanup Sites (ECS) are sites that have been identified as having potential for contamination by hazardous substances. They are listed in the City of Portland's Environmental Cleanup Sites Inventory (ECSI) and are subject to the Environmental Cleanup Site Act (ECSA). Sites are developed only as a part of the ECSI process. Sites are not subject to the ECSI process. Sites are not subject to the ECSI process. Sites are not subject to the ECSI process.

Leaking Underground Storage Tanks (LUST) are sites that have been identified as having potential for contamination by hazardous substances. They are listed in the City of Portland's Environmental Cleanup Sites Inventory (ECSI) and are subject to the Environmental Cleanup Site Act (ECSA). Sites are developed only as a part of the ECSI process. Sites are not subject to the ECSI process. Sites are not subject to the ECSI process.

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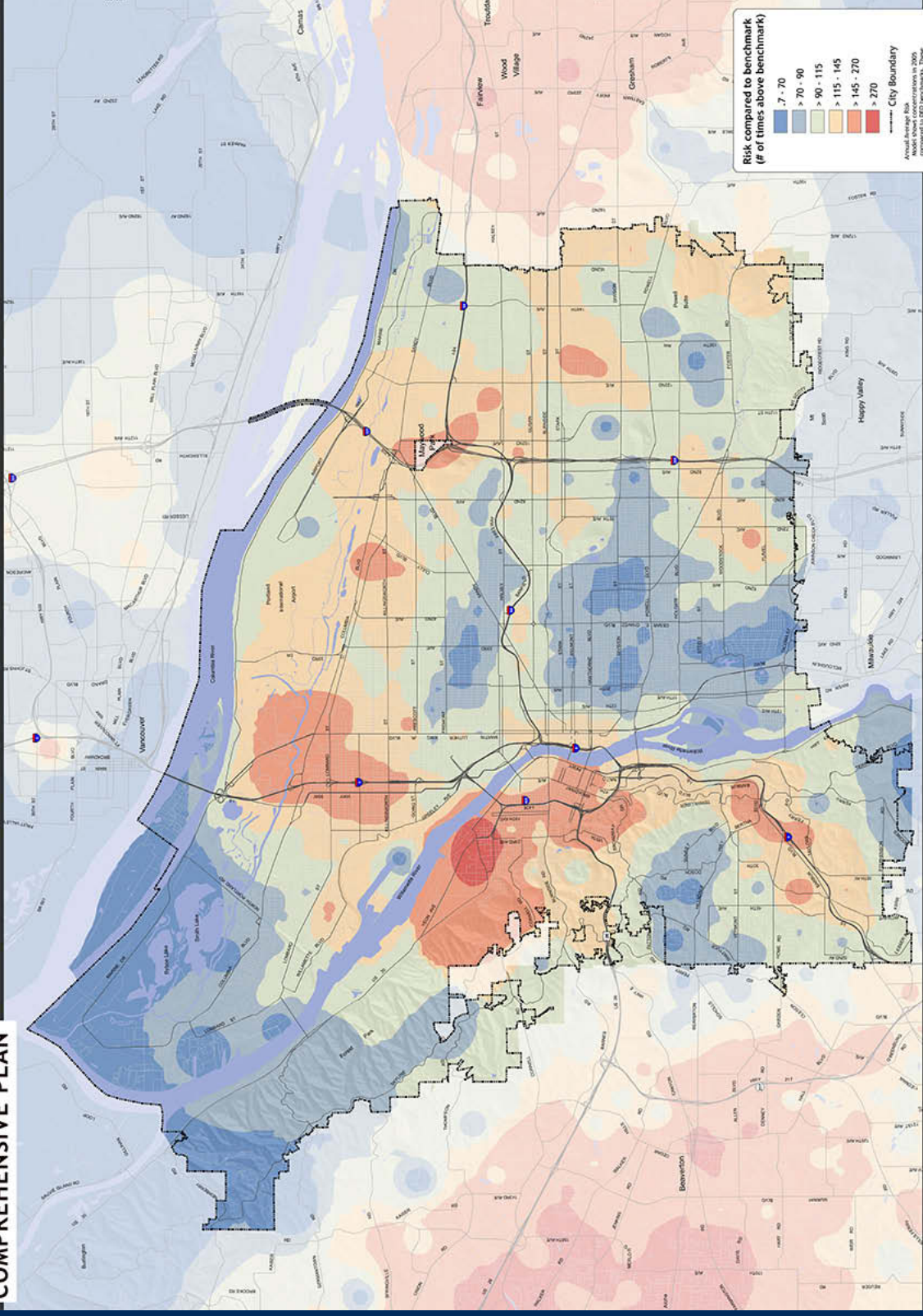
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2005 Risk of Exposure to Outdoor Toxic Air Pollutants - HAZ-06

COMPREHENSIVE PLAN

BUILDABLE LANDS



**Risk compared to benchmark
(# of times above benchmark)**

- 7 - 70
- > 70 - 90
- > 90 - 115
- > 115 - 145
- > 145 - 270
- > 270

----- City Boundary

Avoid Average Risk
 Avoid Areas with concentrations in 2005
 that are higher than the benchmark. The
 data were provided by the Oregon
 Health Division. The data are based on
 data from the Portland Air Toxics Solution
 study program.

June 3, 2011 | City of Portland | Bureau of Planning and Sustainability | Geographic Information System
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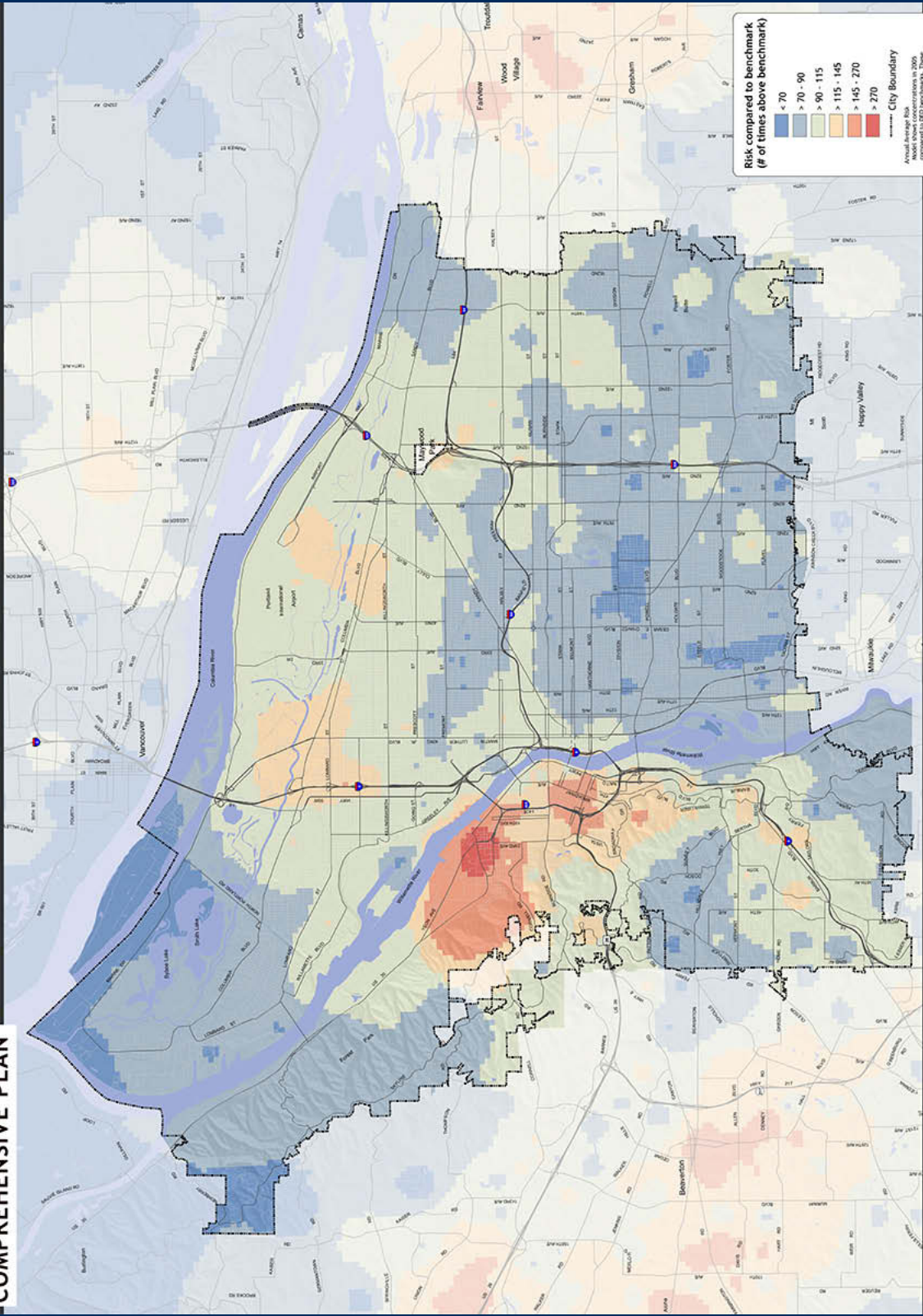
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2017 Risk of Exposure to Outdoor Toxic Air Pollutants - HAZ-07

COMPREHENSIVE PLAN

BUILDABLE LANDS



**Risk compared to benchmark
(# of times above benchmark)**

- < 70
- > 70 - 90
- > 90 - 115
- > 115 - 145
- > 145 - 270
- > 270

----- City Boundary

Around Average Risk
Model based on concentrations in 2005
The model was developed using data from
data were provided by the Oregon
Department of Environmental Quality
and are based on an equity mobility
model from Portland Air Toxics Solutions
study program.

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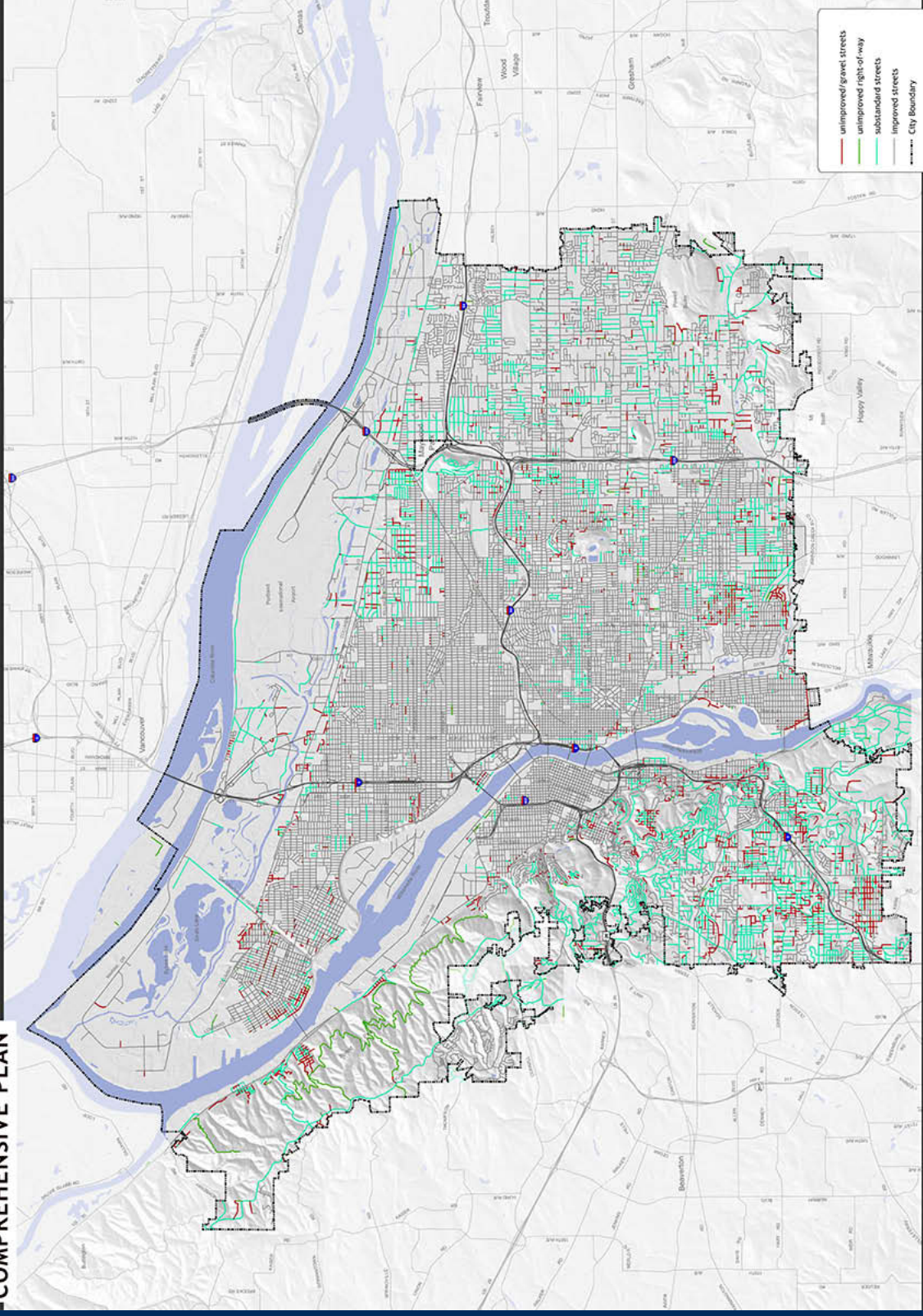
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Improved, Unimproved and Substandard Streets - INF-01

BUILDABLE LANDS

COMPREHENSIVE PLAN



— unimproved/gravel streets
 — unimproved right-of-way
 — substandard streets
 — improved streets
 - - - - City Boundary

Revised date: 06/03/2013
 Prepared by: Bureau of Transportation
 Date: 2009

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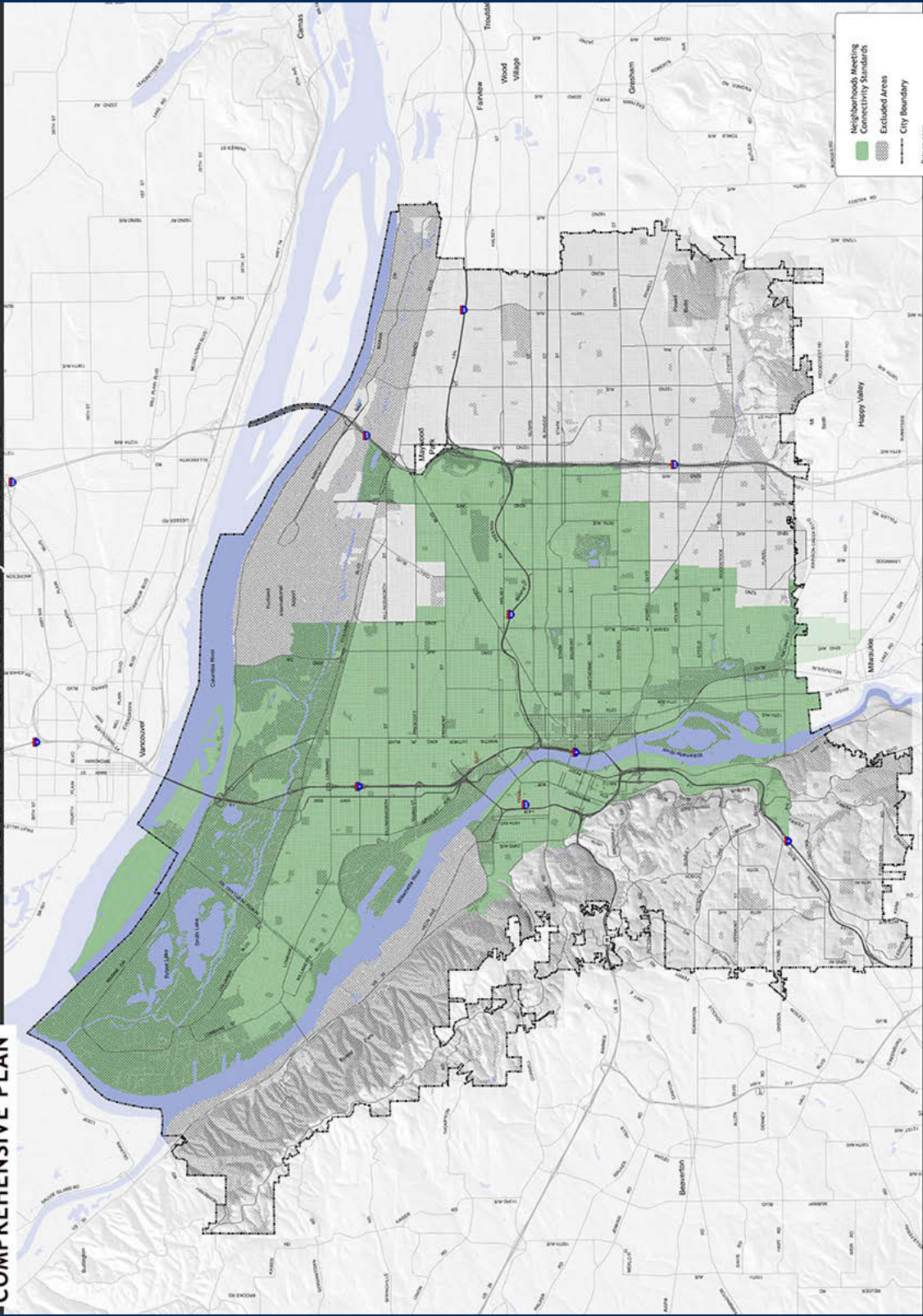


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Neighborhoods where Majority of - INF-02 Streets Meet Connectivity Standards

COMPREHENSIVE PLAN



Neighborhoods Meeting Connectivity Standards

Excluded Areas

City Boundary

Data sources:
Streets maintained by Portland Bureau of Transportation
City of Portland
City of Milwaukie
City of Clatsop
City of Fairview
City of Wood Village
City of Happy Valley
City of Milwaukie

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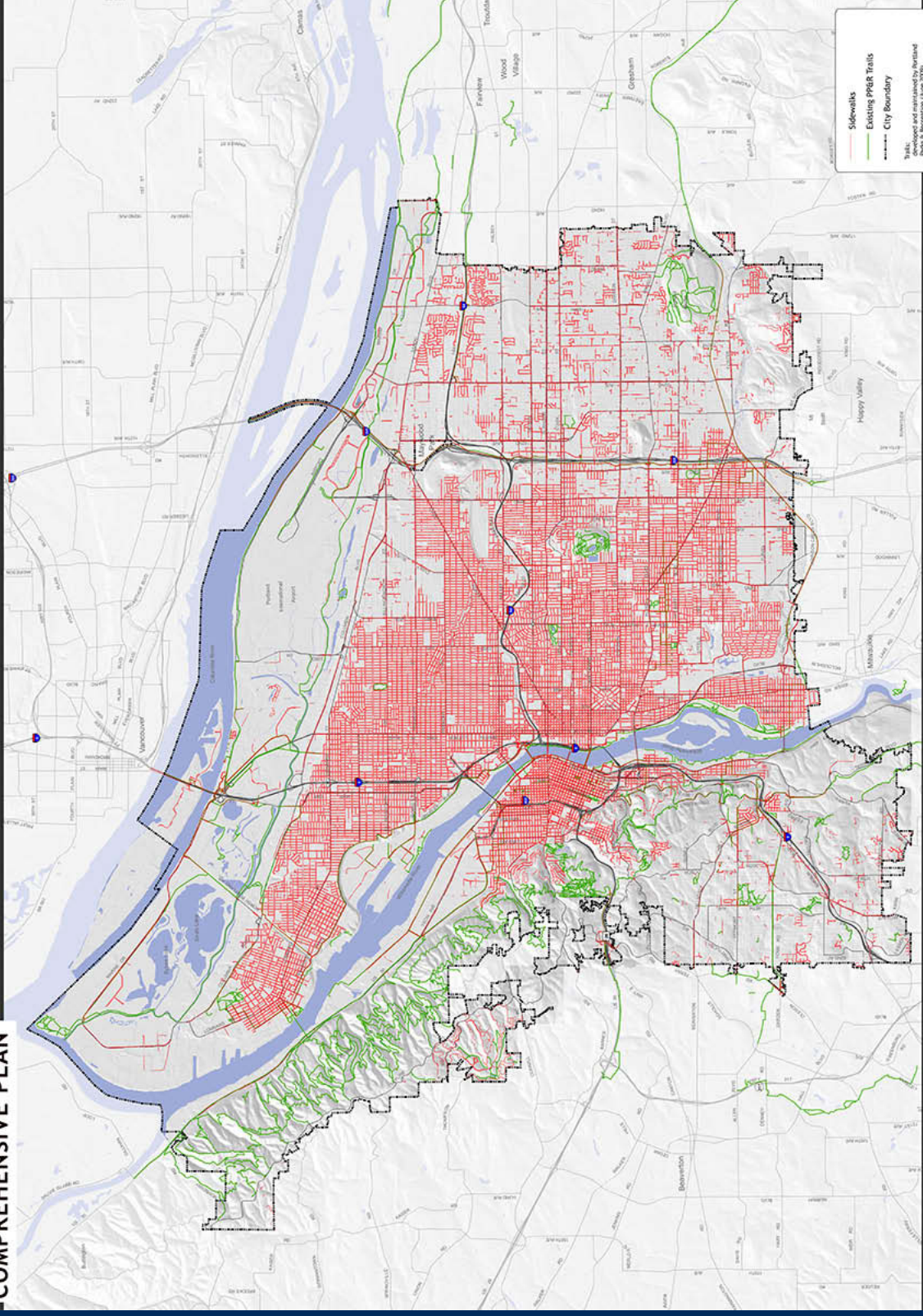
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Pedestrian System - INF-03

COMPREHENSIVE PLAN

BUILDABLE LANDS



Legend

- Sidewalks
- Existing PMR Trails
- City Boundary

Scale:
 Developed and maintained by Portland Parks & Recreation (June 2007)
 Source: City of Portland, Bureau of Transportation (Feb. 2008)

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 Department of Transportation
 City of Portland, Oregon
 Ken Adams, Mayor | Steve Pedersen, Director



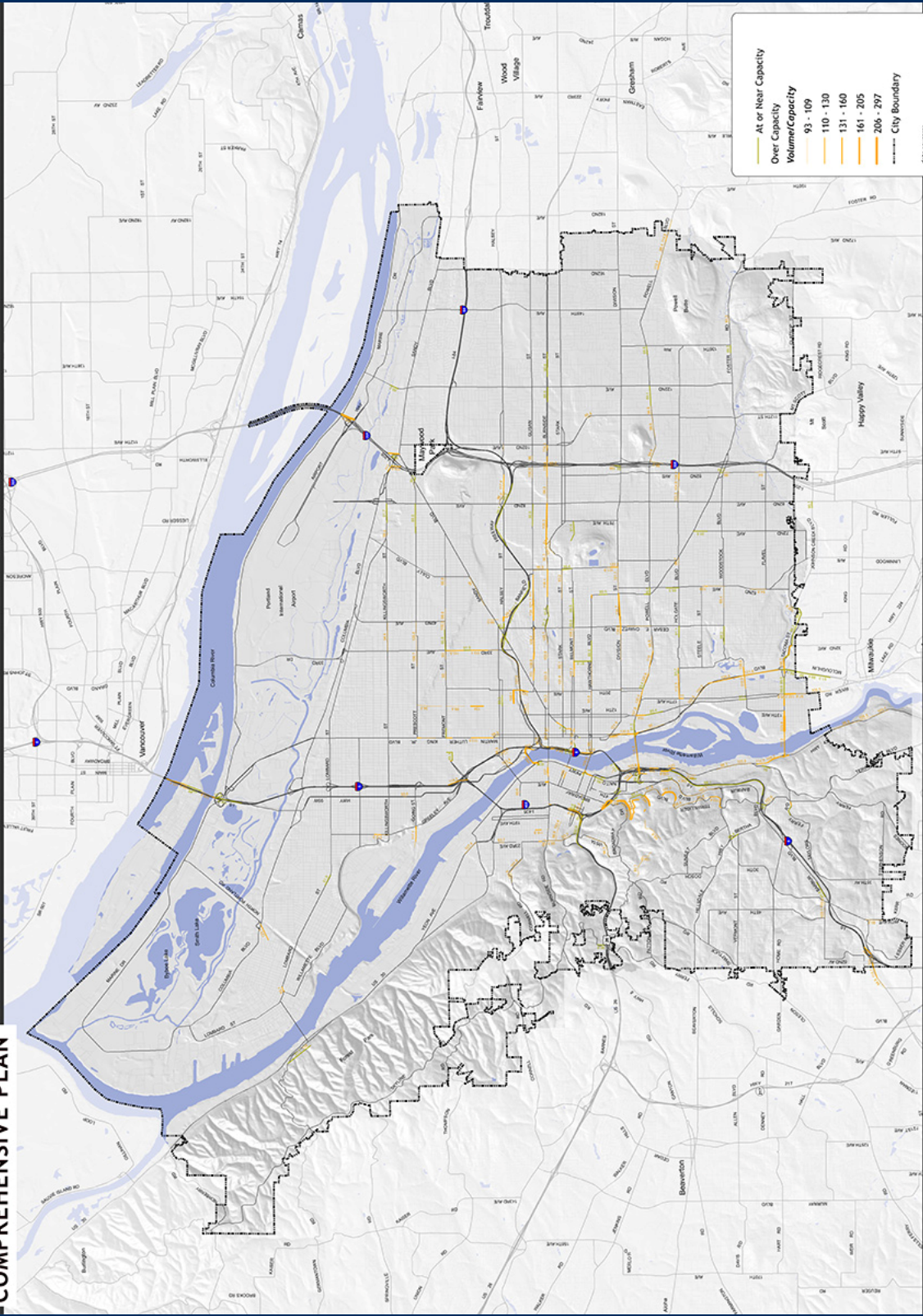
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2008 Transportation Network - INF-04 PM Peak 2-Hours Volume to Capacity Ratio

COMPREHENSIVE PLAN

BUILDABLE LANDS



data source:
traffic volume data: Bureau of
Transportation (February 2010).

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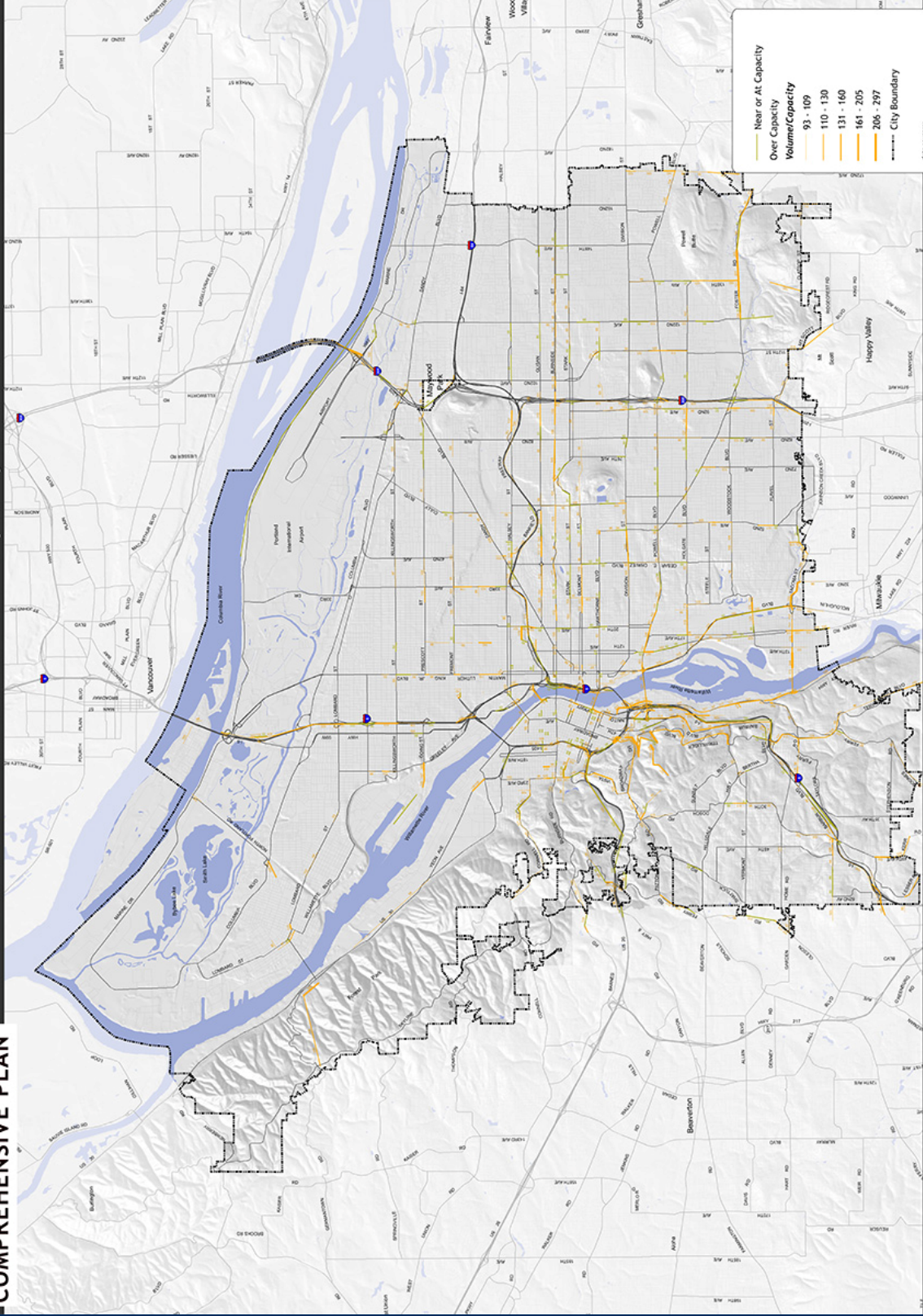
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2035 Transportation Network - INF-05 PM Peak 2-Hours Volume to Capacity Ratio

COMPREHENSIVE PLAN

BUILDABLE LANDS



data source:
 traffic volume data
 provided by Portland Bureau of
 Transportation (February 2016).

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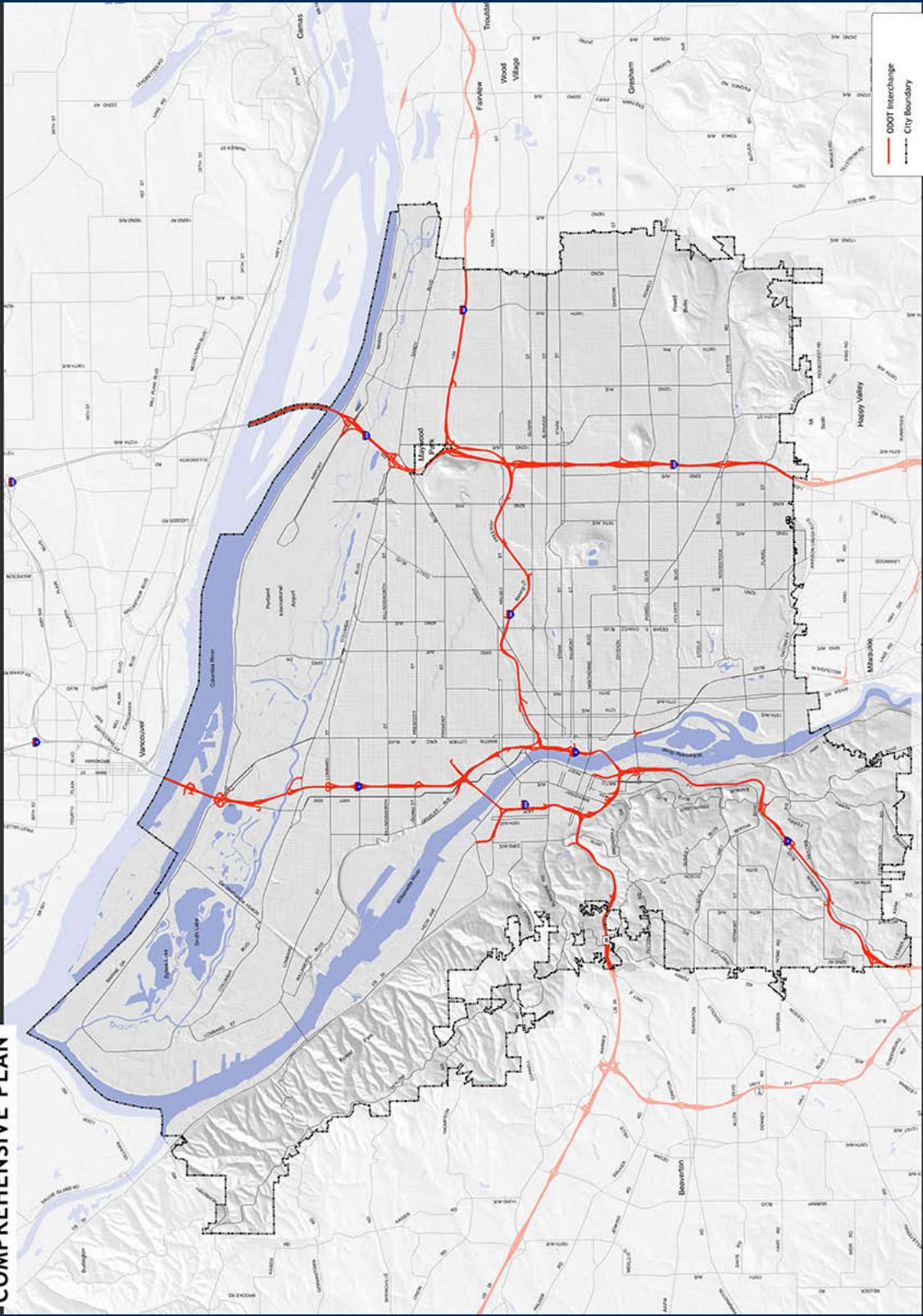
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ODOT Highway Interchanges- INF-06

COMPREHENSIVE PLAN

BUILDABLE LANDS



ODOT Interchange
City Boundary

Data Source:
 Streets measured by National Bureau of Economic Research
 over 132 of road ends are displayed.

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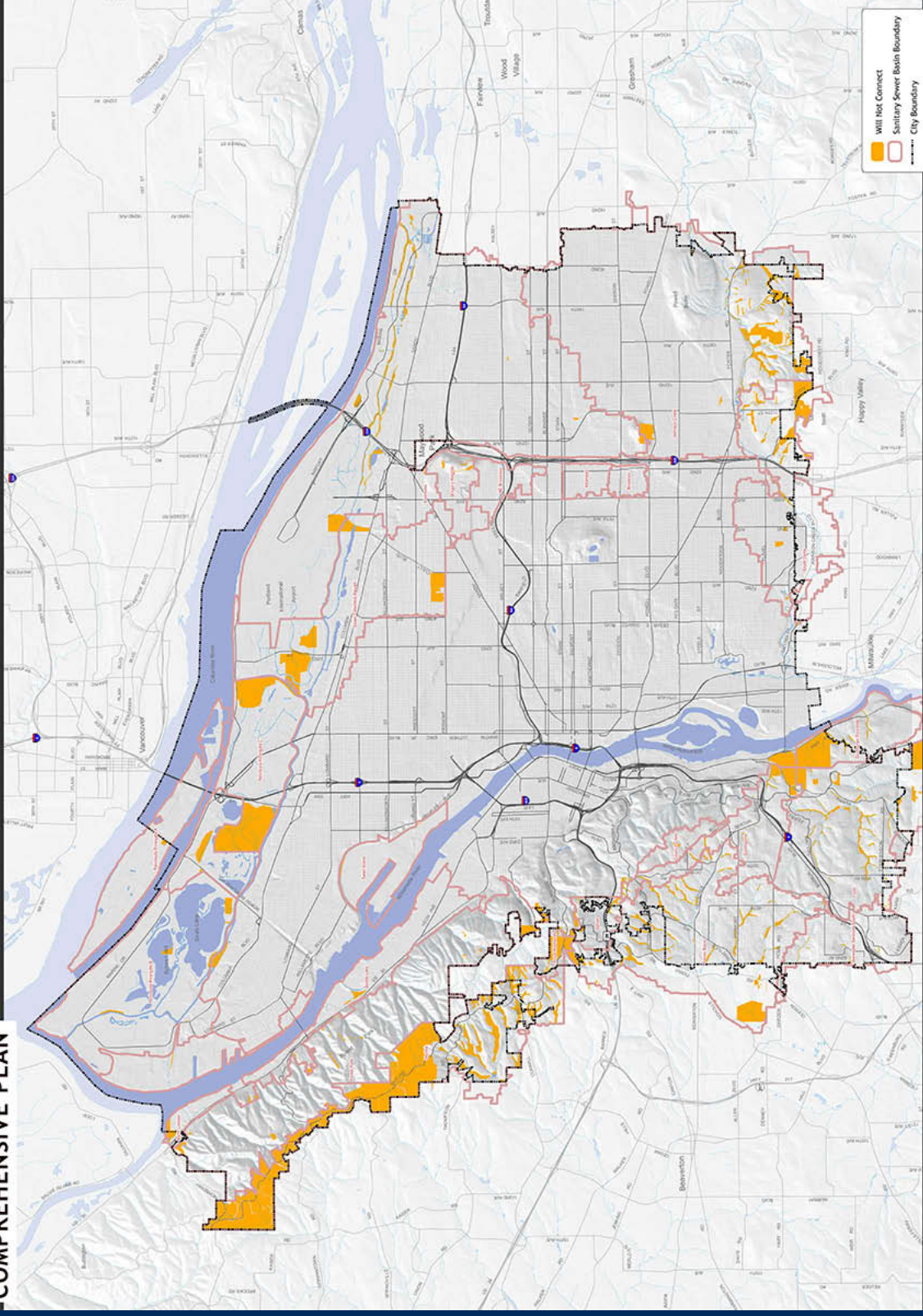
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Sewer System - Connection Limitations - INF-07

COMPREHENSIVE PLAN

BUILDABLE LANDS



Will Not Connect
 Sanitary Sewer Basin Boundary
 City Boundary

Date: June 3, 2013
 City of Portland | Bureau of Planning and Sustainability | Geographic Information System
 Data Source: Bureau of Environmental Services (March 2010)
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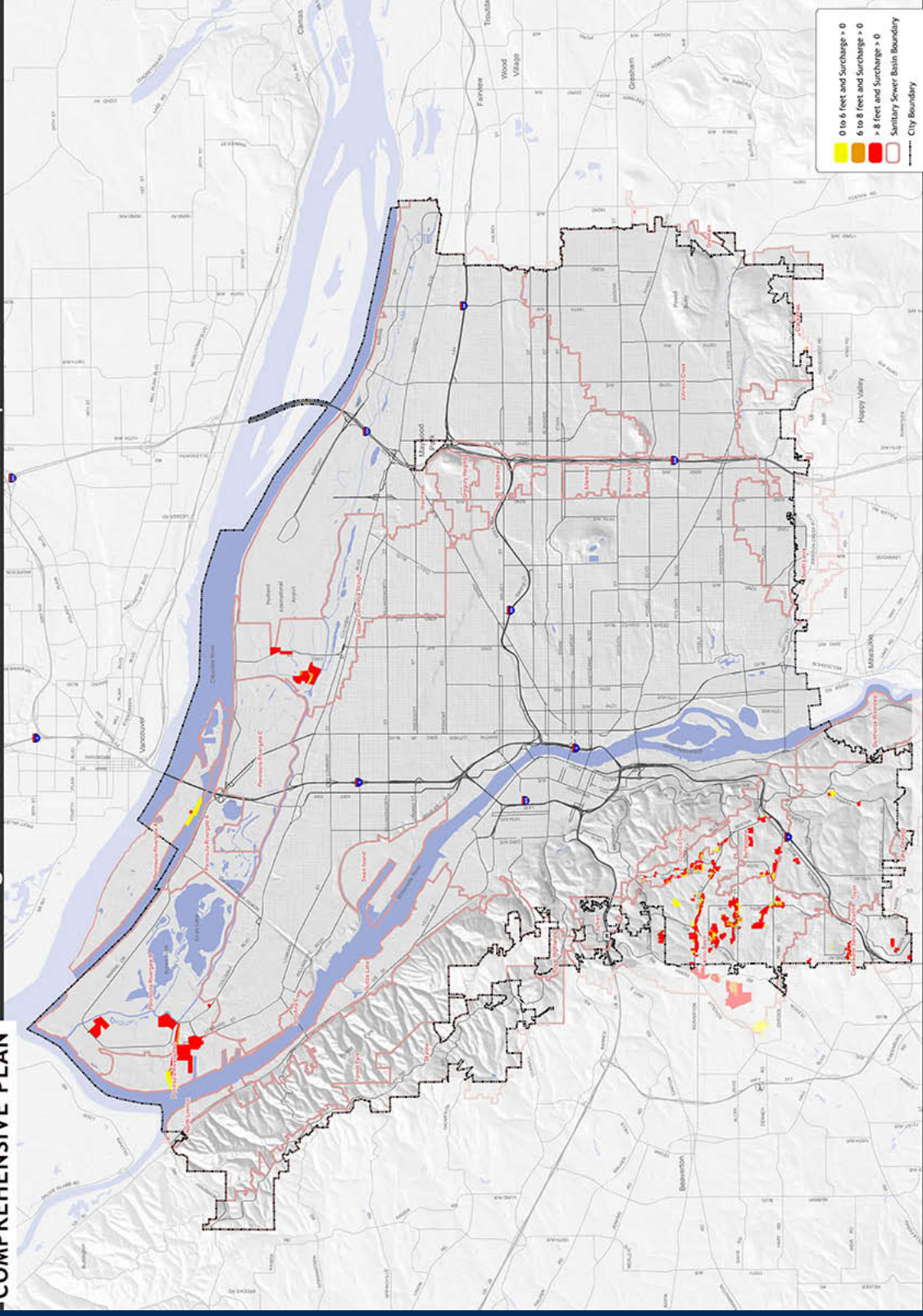
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Sanitary Sewer System - INF-08 Existing and Future Basement Sewer Backup Risk

COMPREHENSIVE PLAN

BUILDABLE LANDS



0 to 6 feet and Surgeage > 0
 6 to 8 feet and Surgeage > 0
 > 8 feet and Surgeage > 0
 Sanitary Sewer Basin Boundary
 City Boundary

Sanitary Sewer System
 City of Portland
 Bureau of Planning and Sustainability
 Department of Environmental Services (Sept. 2008)

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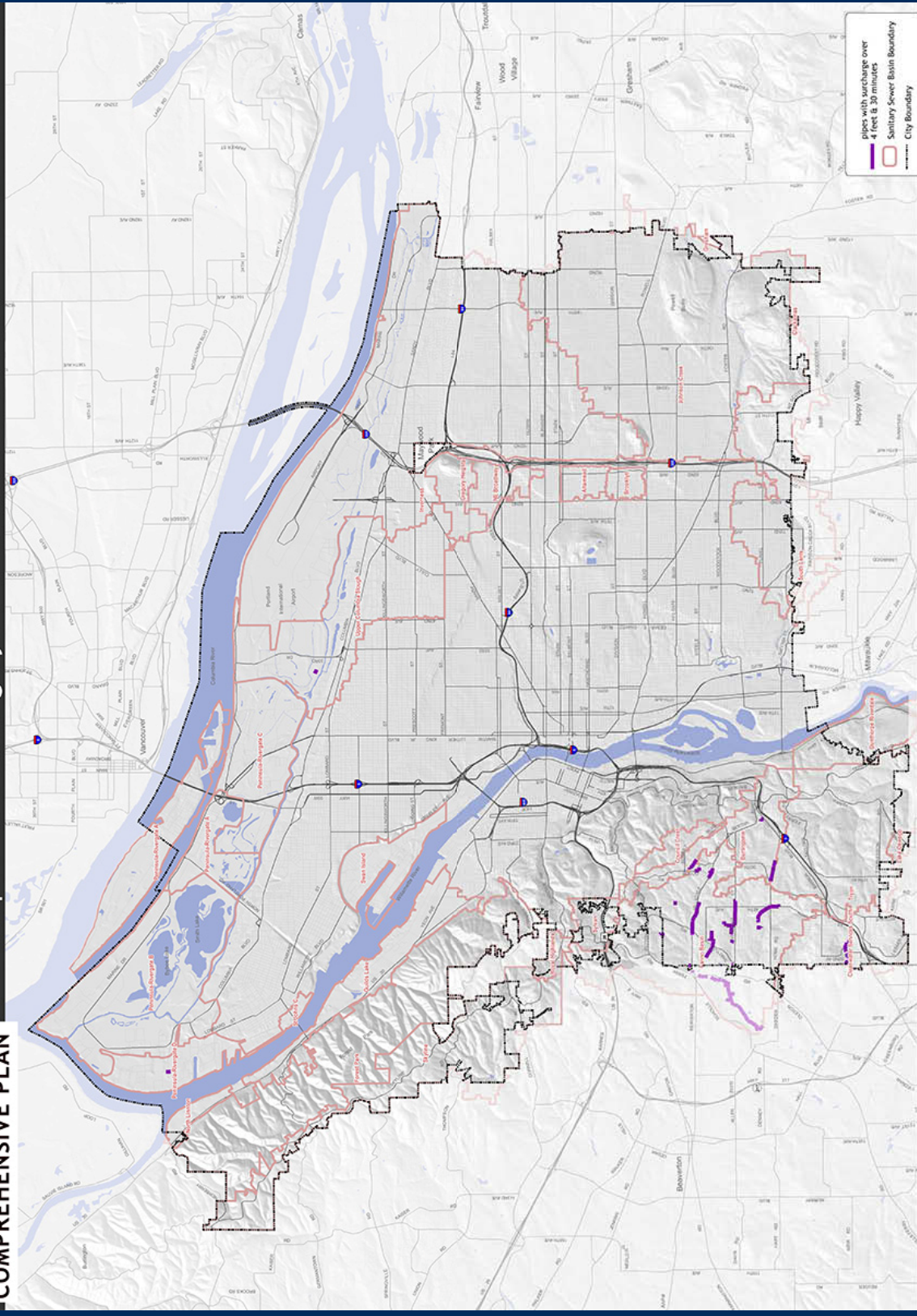
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Sanitary Sewer System - INF-09 Pipes with Existing Hydraulic Deficiencies

BUILDABLE LANDS

COMPREHENSIVE PLAN



pipes with surcharge over
4 feet & 30 minutes
Sanitary Sewer Basin Boundary
City Boundary

Map Date: 06/15/2012
City of Portland / Bureau of Planning and Sustainability / Geographic Information System
Map Data Provided by: City of Portland / Bureau of Planning and Sustainability / Geographic Information System
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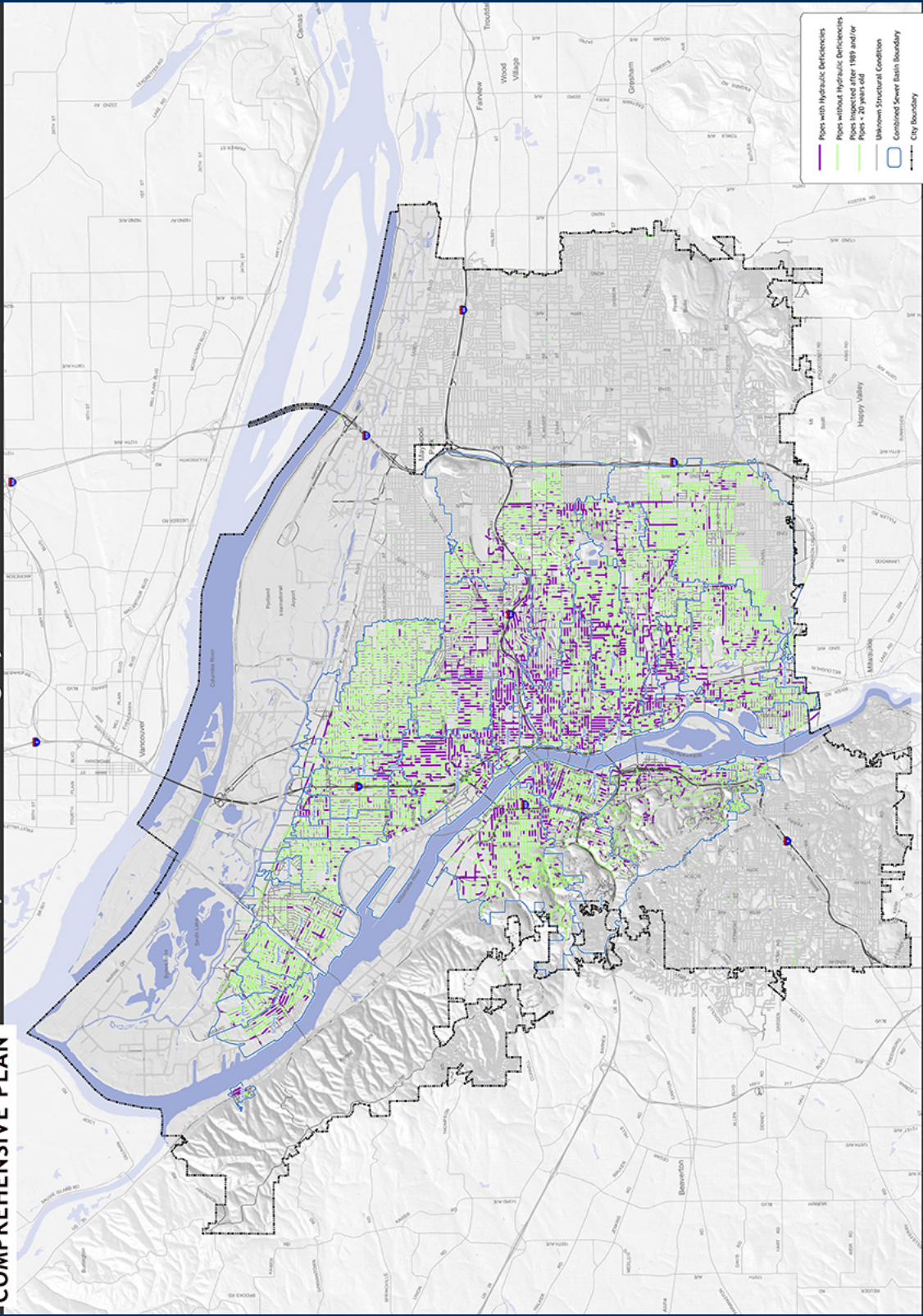


COMPREHENSIVE PLAN

Combined Sewer System - INF-11

Pipes with Existing Hydraulic Deficiencies

BUILDABLE LANDS



- Pipes with Hydraulic Deficiencies
- Pipes inspected after 1989 and/or Pipes < 20 years old
- Unknown Structural Condition
- Combined Sewer Basin Boundary
- City Boundary

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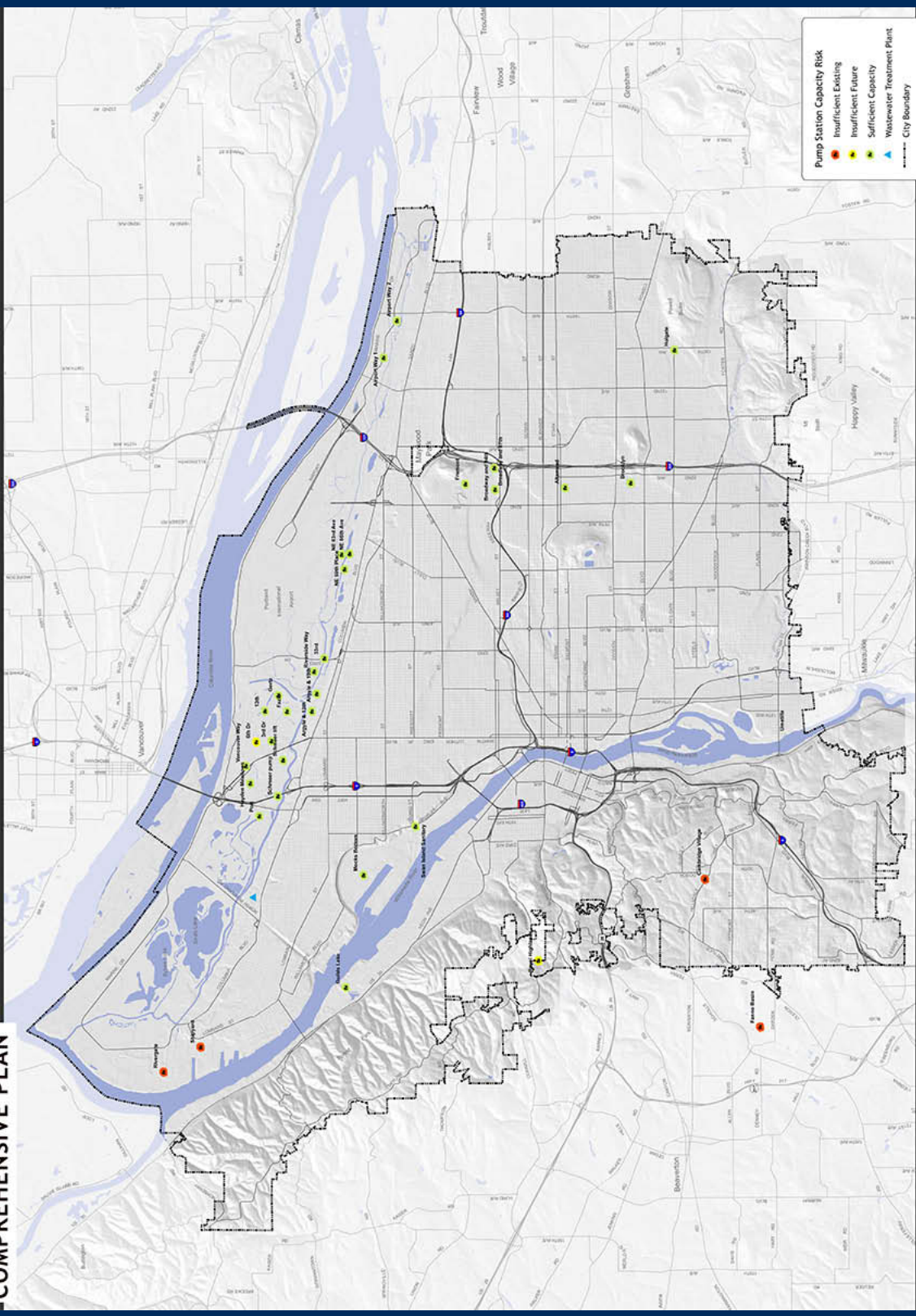
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Wastewater Treatment and Pump Stations - INF-12

COMPREHENSIVE PLAN

BUILDABLE LANDS



June 3, 2013 | City of Portland | Bureau of Planning and Sustainability | Geographic Information System
 Pump Station Capacity: Insufficient Existing, Insufficient Future, Sufficient Capacity
 Wastewater Treatment Plant
 City Boundary

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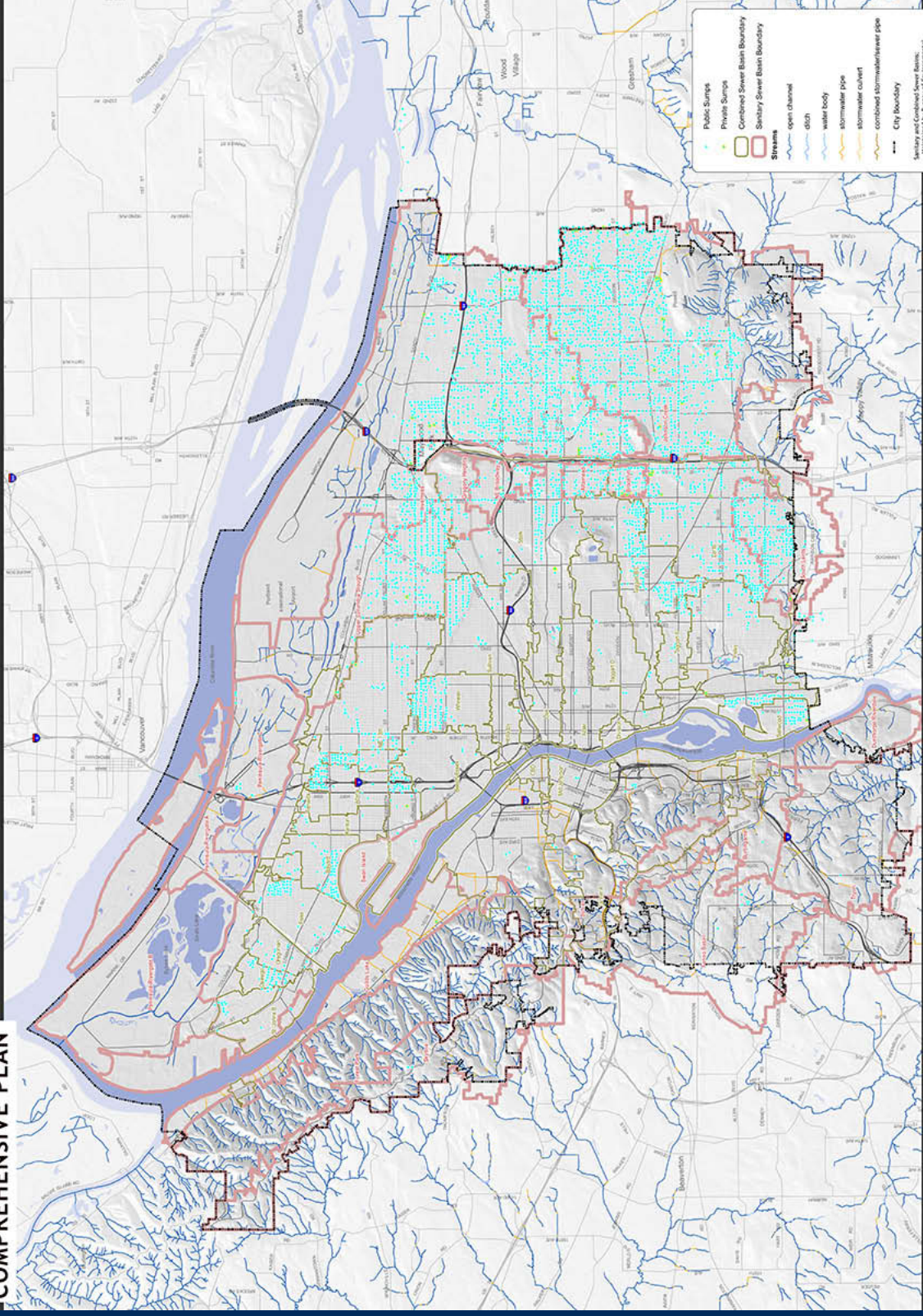
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Stormwater System - INF-13

COMPREHENSIVE PLAN

BUILDABLE LANDS



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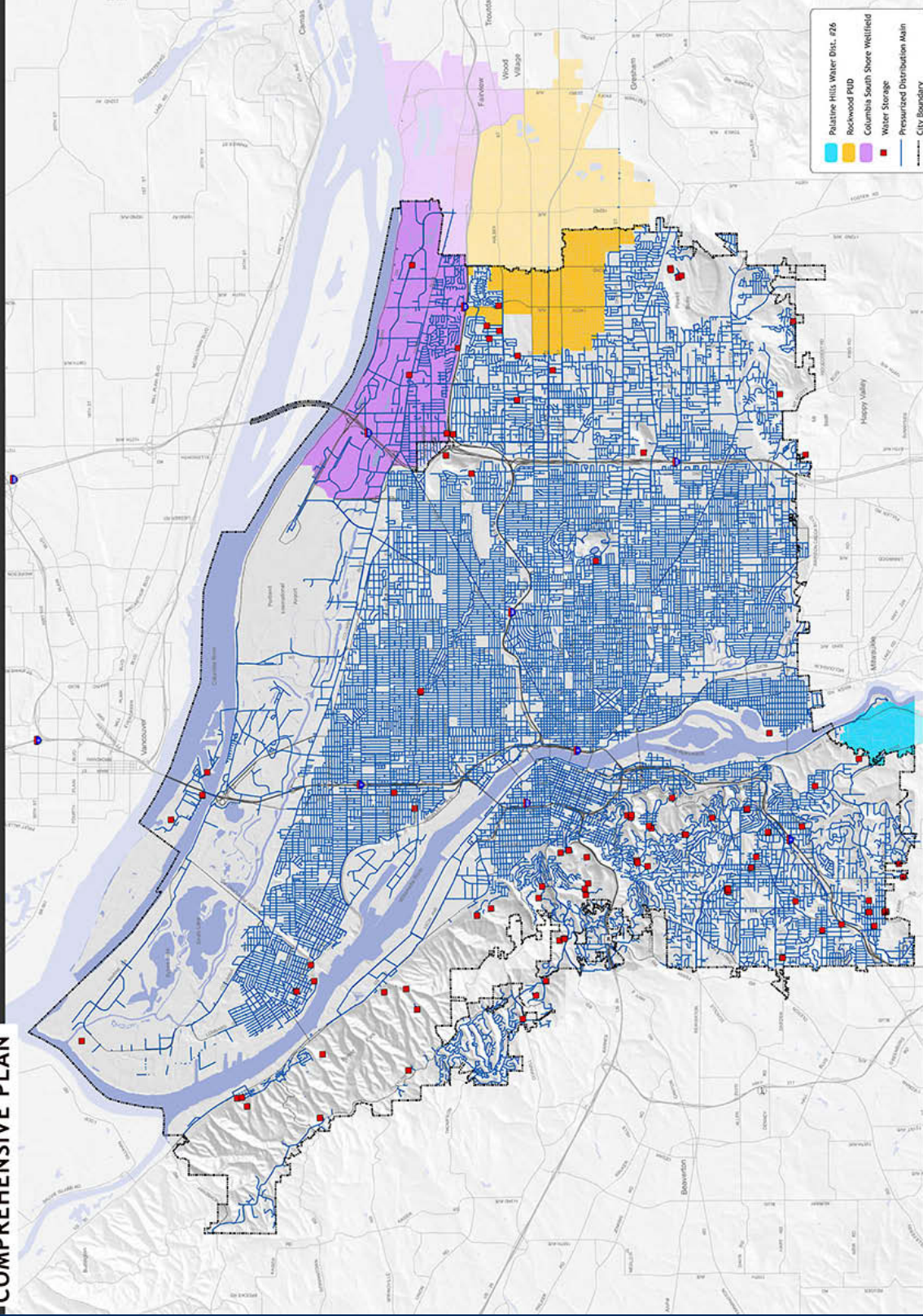
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Water System - INF-14

COMPREHENSIVE PLAN

BUILDABLE LANDS



- Palatine Hills Water Dist. #26
- Rockwood RUD
- Columbia South Shore Wellfield
- Water Storage
- Pressurized Distribution Main
- City Boundary

Water System Developed and maintained by City of Portland, Bureau of Water Works (May 2012).

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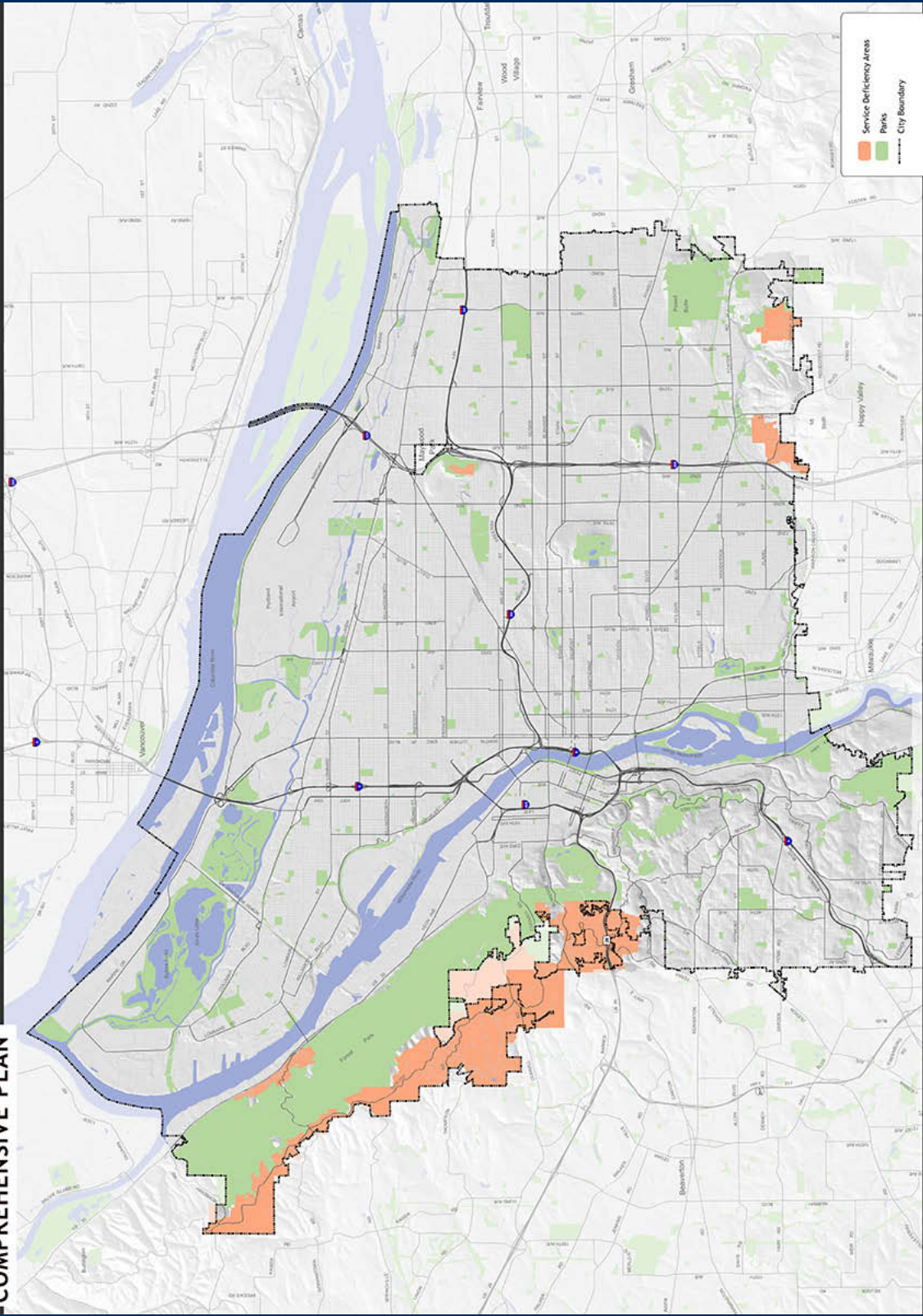
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Water Deficient Service Areas - INF-15

COMPREHENSIVE PLAN

BUILDABLE LANDS



Water service deficiency areas developed by Bureau of Water Works.
 Parks: Portland Parks & Recreation and Metro.

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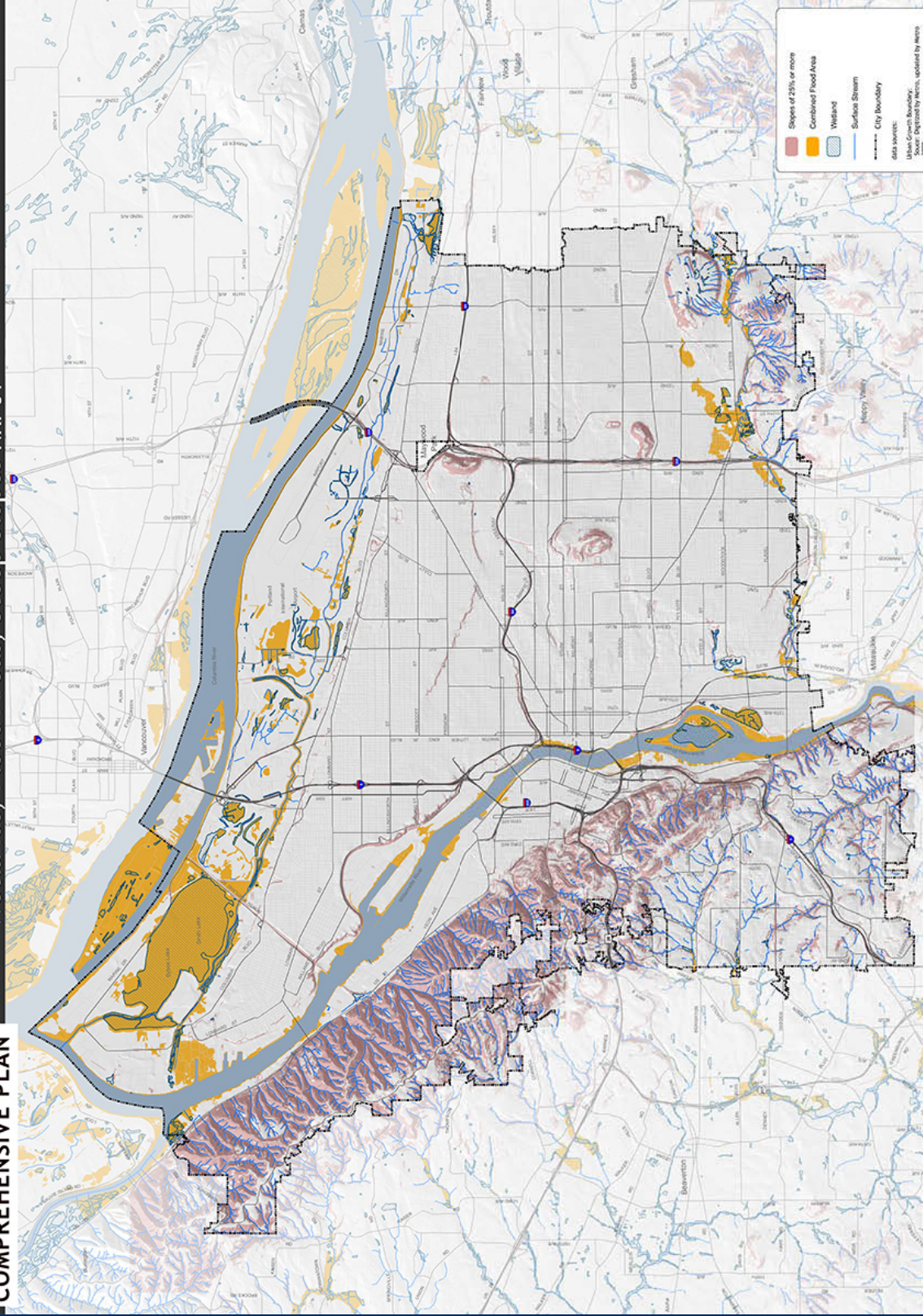
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Natural Resource Features - Streams, Rivers, Wetlands, Flood Areas, Steep Slopes NRI-01

BUILDABLE LANDS

COMPREHENSIVE PLAN



Slopes of 25% or more
 Combined Flood Area
 Wetland
 Surface Stream
 City Boundary
 Urban Growth Boundary
 data source:
 Slope: Digitized by NCRS, updated by NCRS 2009
 City Boundary: Digitized and updated by NCRS and Bureau of Planning and Sustainability, 2009
 Wetland: Digitized by NCRS, updated by NCRS 2009
 Flood: Digitized by NCRS, updated by NCRS 2009

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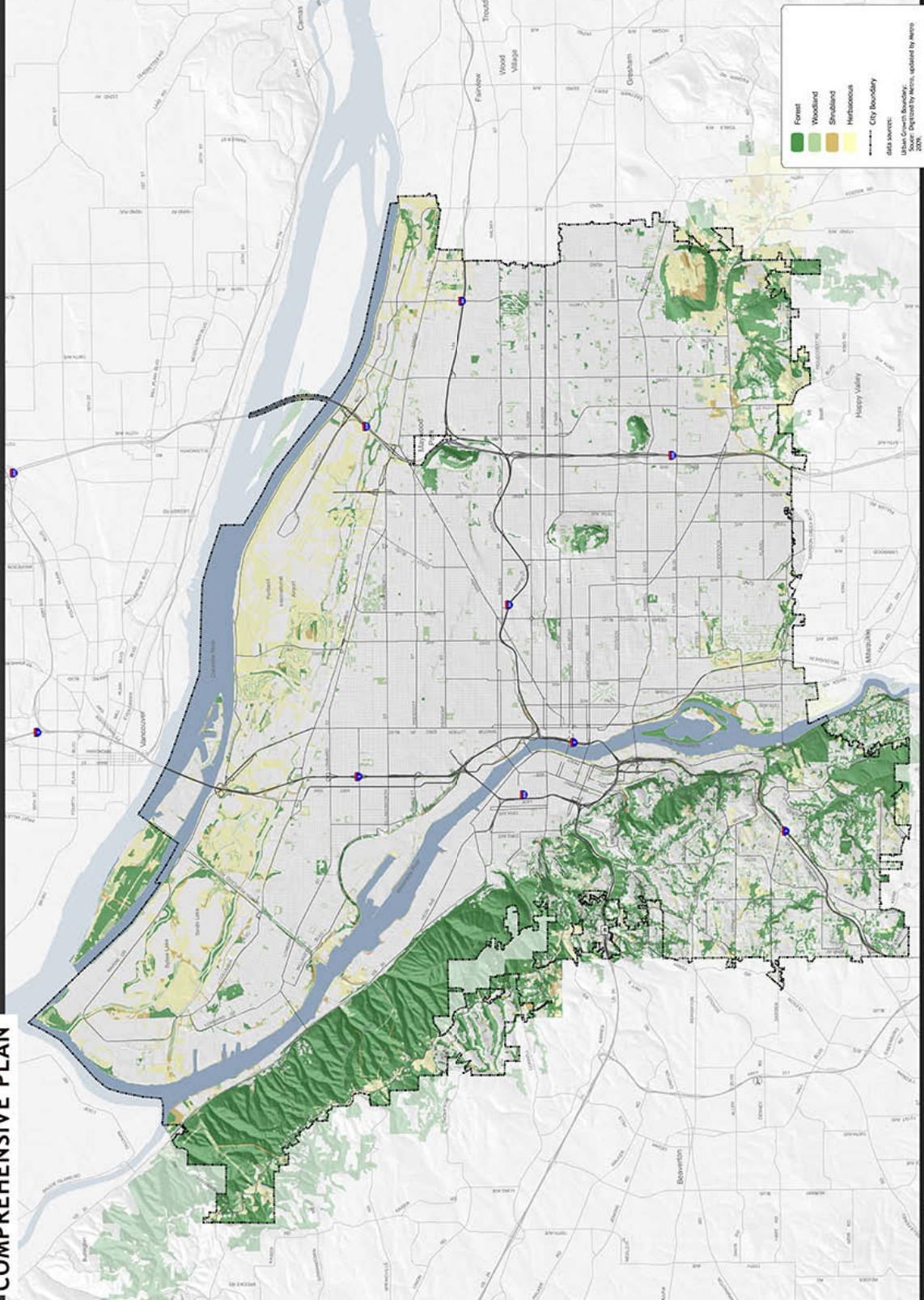
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Natural Resource Features - Vegetation NRI-02

COMPREHENSIVE PLAN

BUILDABLE LANDS



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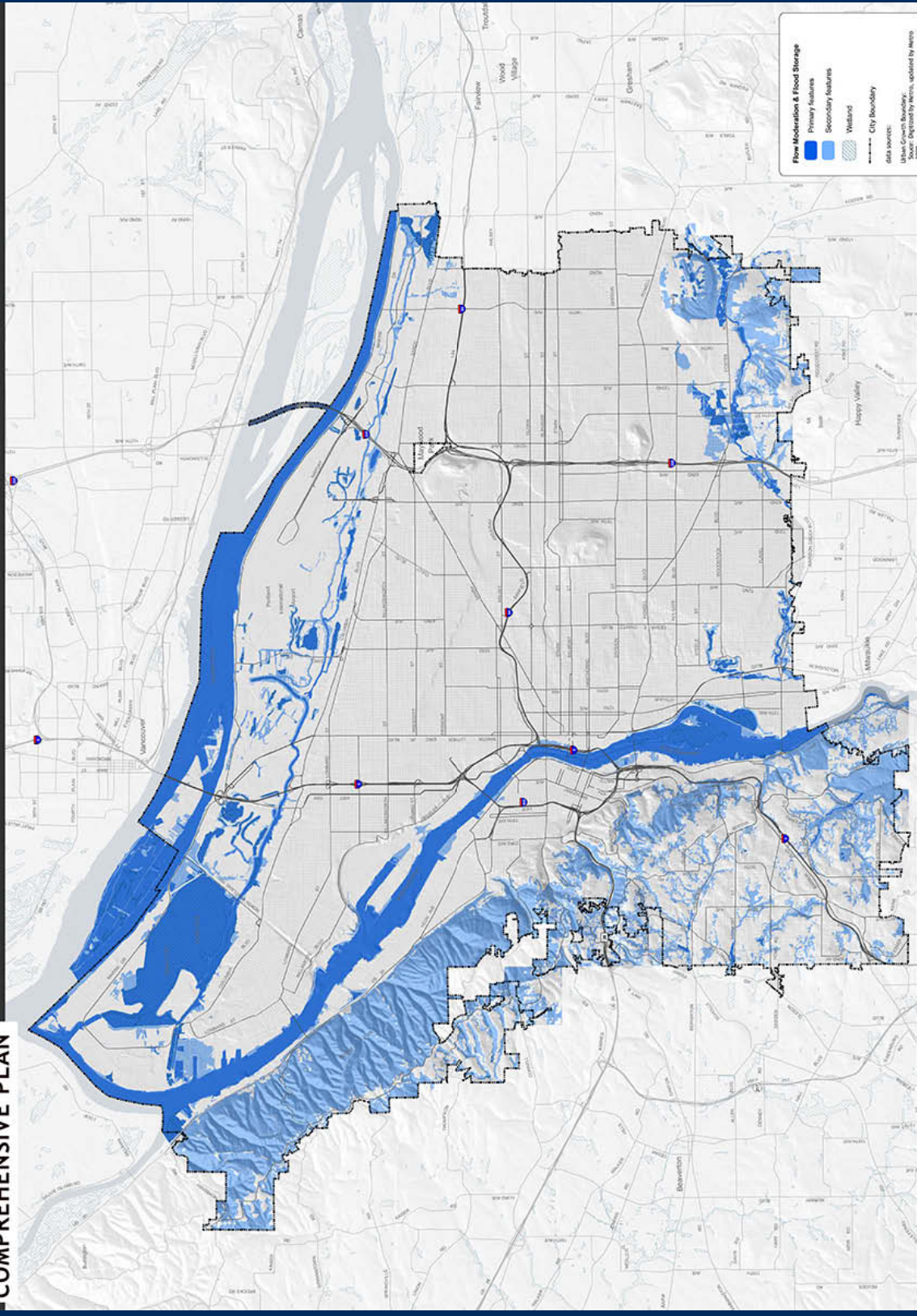
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BUILDABLE LANDS

Riparian Corridor Function - Flow Moderation/Flood Storage NRI-03

COMPREHENSIVE PLAN



Flow Moderation & Flood Storage

- Primary Features
- Secondary Features
- Wetland
- City Boundary
- Urban Growth Boundary

data source:
 City Boundary: 2000
 Urban Growth Boundary: 2000
 City Boundary: 2000
 Urban Growth Boundary: 2000

City Boundary:
 Original and updated by NRI and Bureau of Planning and Sustainability, 2000.
 Registered to buildable lands map.

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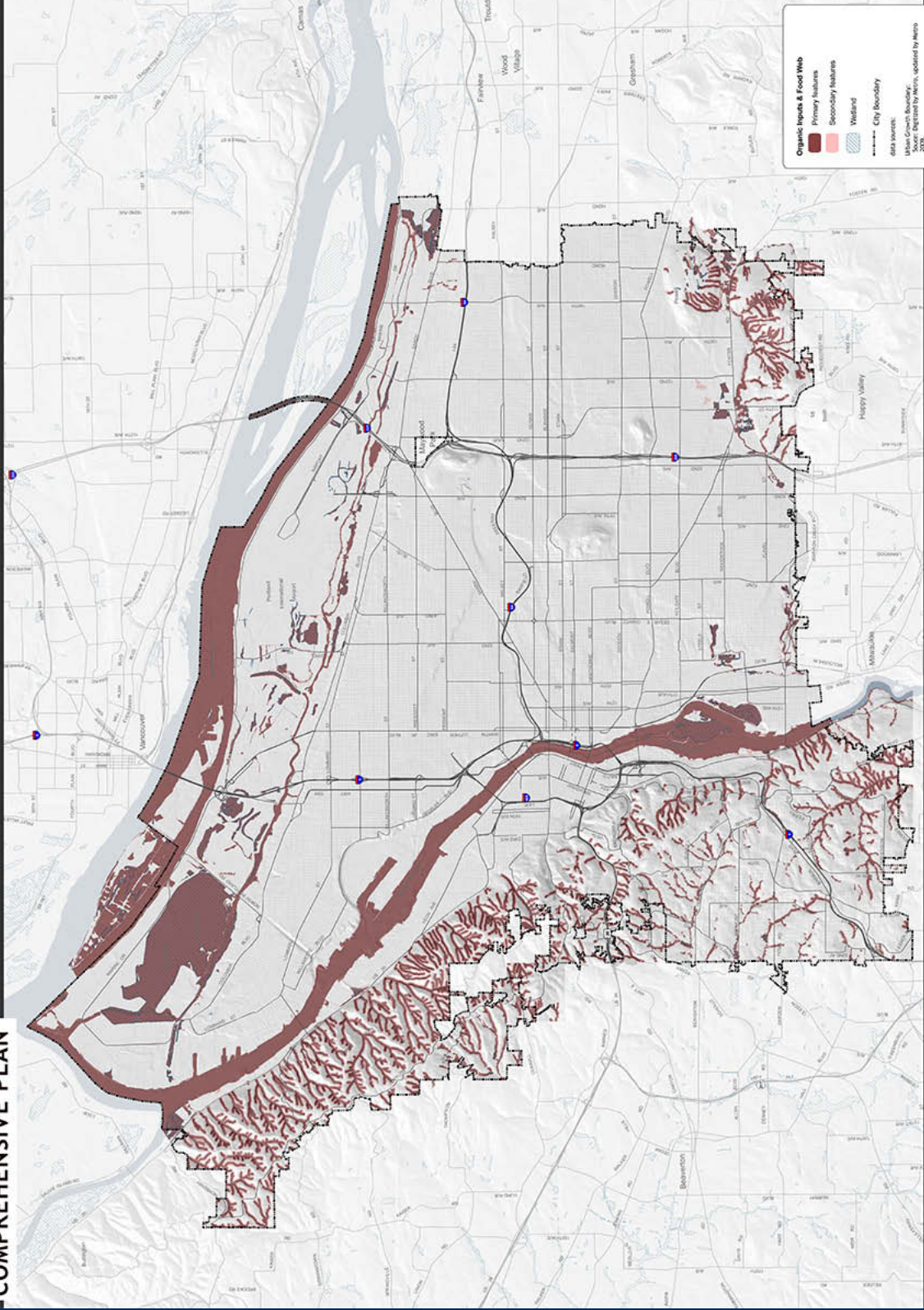
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Riparian Corridor Function - Organic Inputs/Food Web NRI-05

BUILDABLE LANDS

COMPREHENSIVE PLAN



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 Prepared by: Bureau of Planning and Sustainability, 2013

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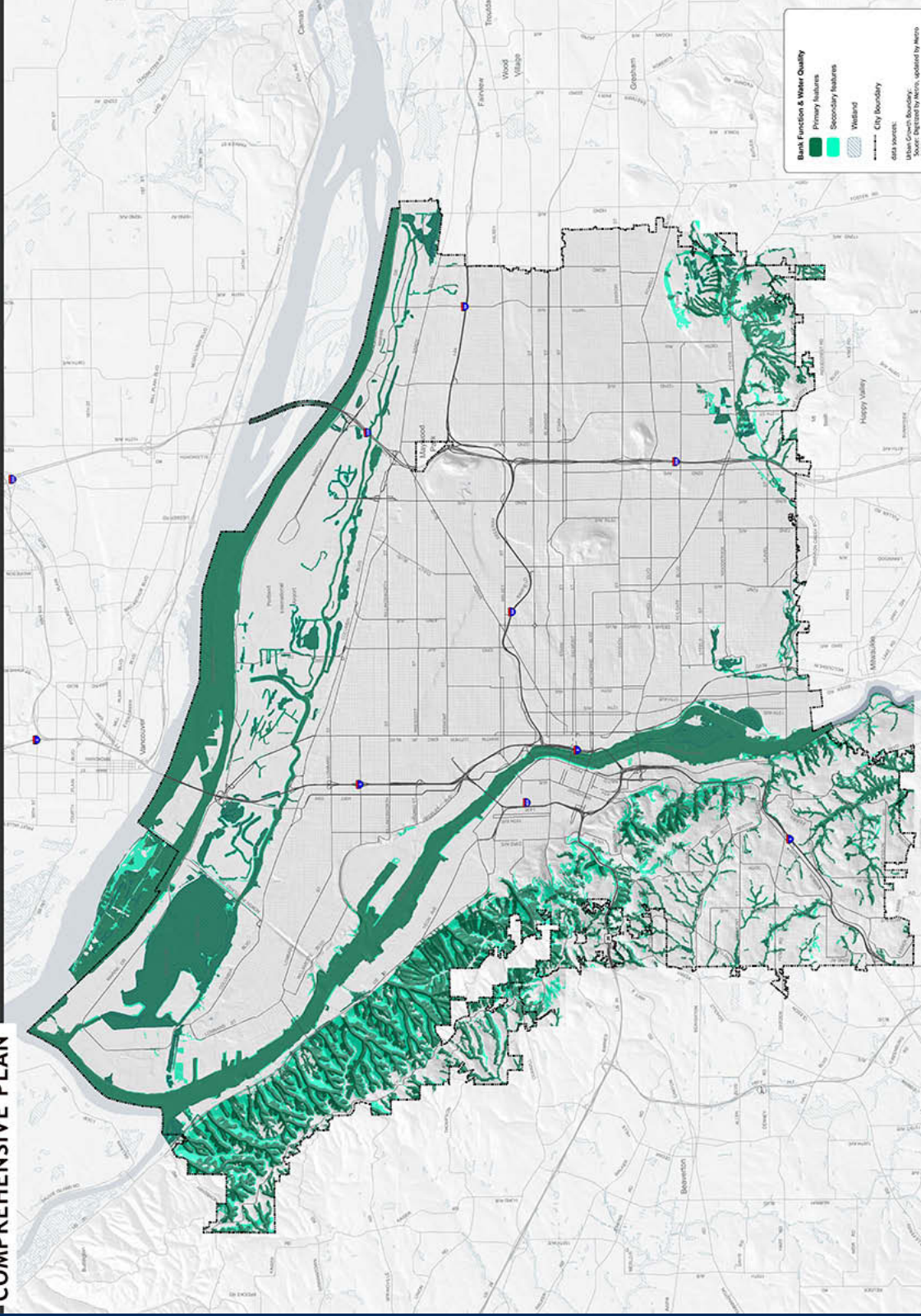
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Riparian Corridor Function - Bank Function/Water Quality NRI-07

COMPREHENSIVE PLAN

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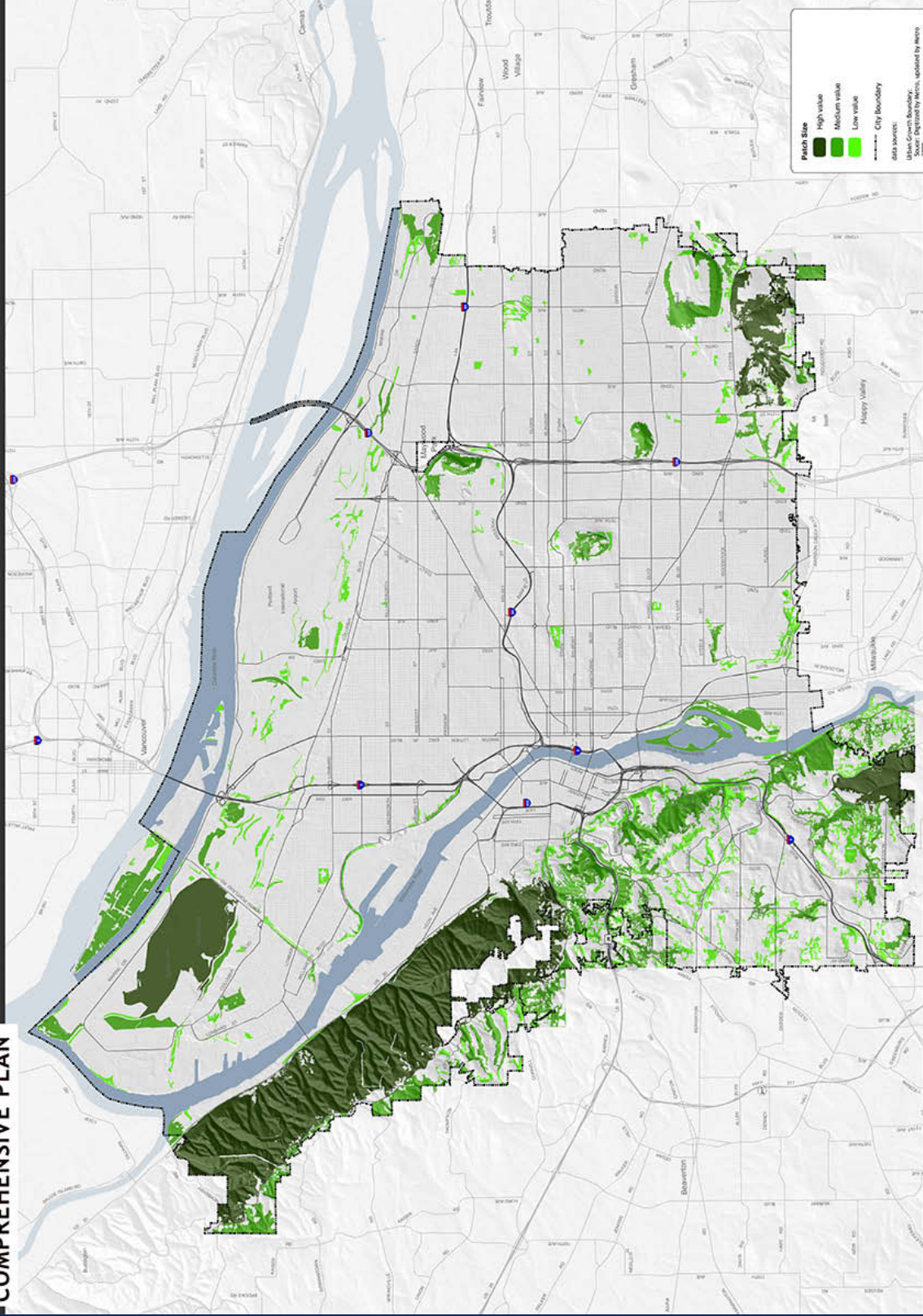
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Wildlife Habitat Attributes - Patch Size NRI-09

COMPREHENSIVE PLAN

BUILDABLE LANDS



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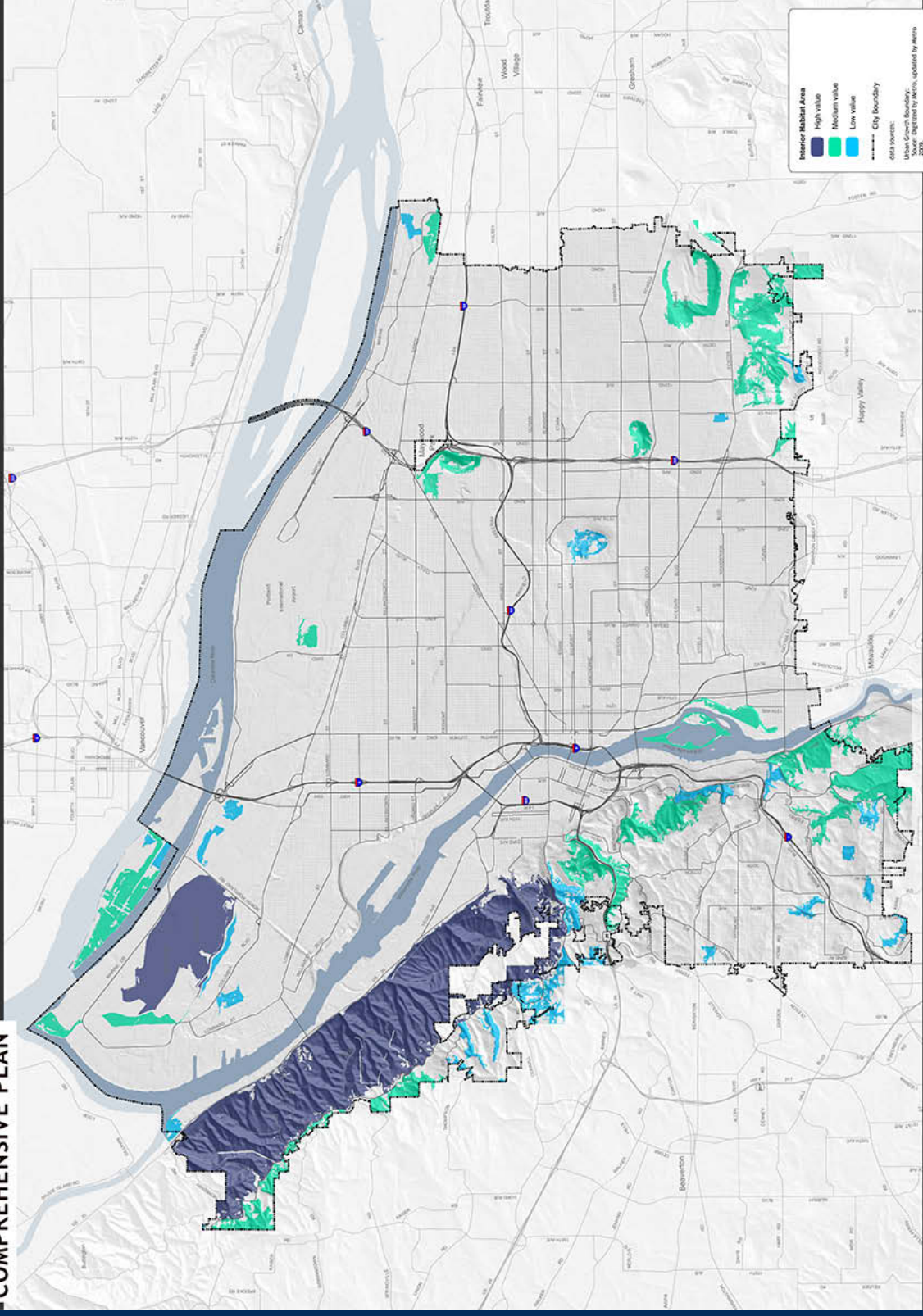


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Wildlife Habitat Attributes - Interior Habitat Area NRI-10

COMPREHENSIVE PLAN

BUILDABLE LANDS



Interior Habitat Area
 High value
 Medium value
 Low value
 City Boundary
 Urban Growth Boundary
 data source:
 Source: DataQuest by ArcGIS, updated by NRI
 2008.
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 Prepared by: [unreadable]

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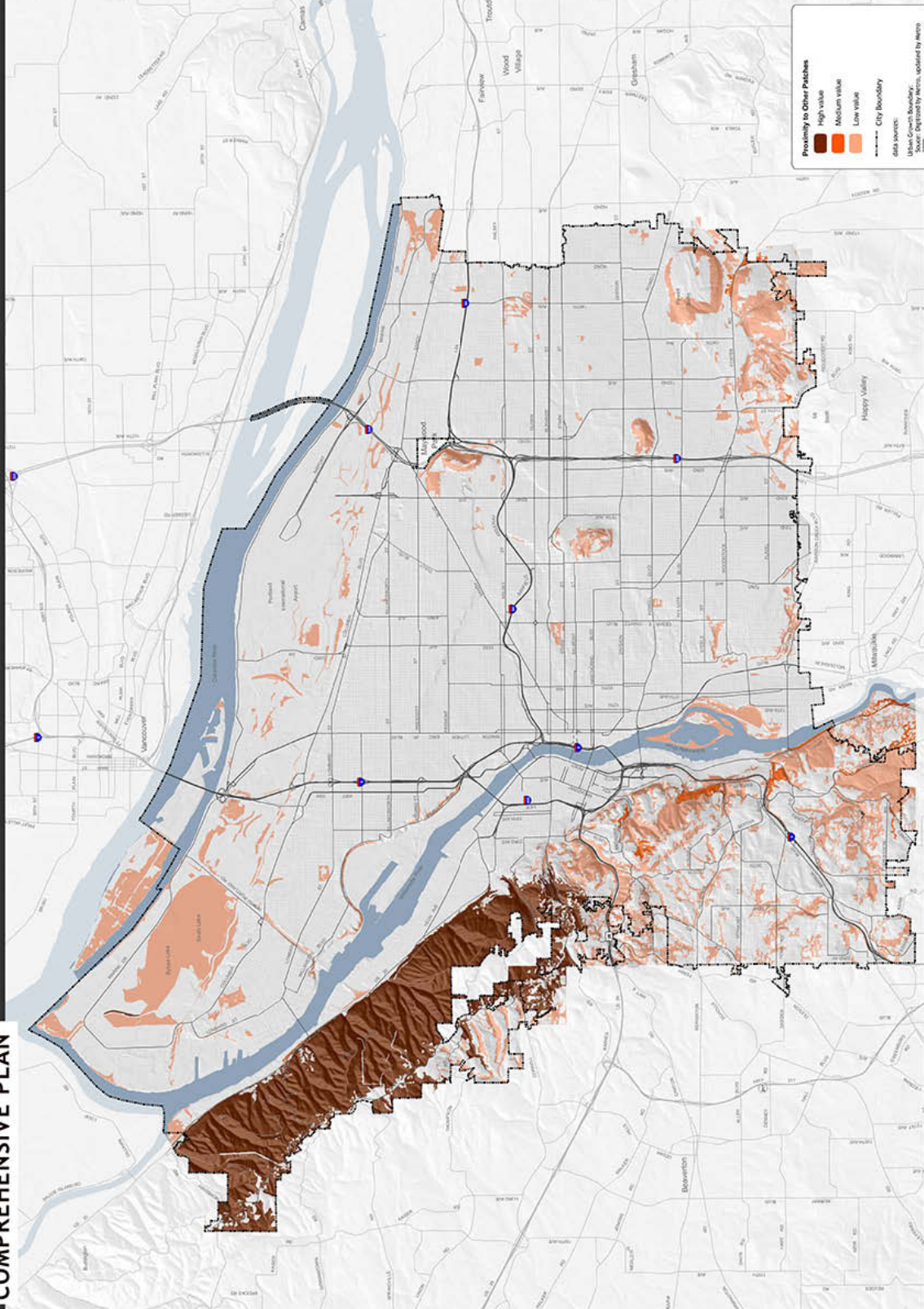


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Wildlife Habitat Attributes - Proximity to Other Habitat Patches NRI-11 BUILDABLE LANDS

COMPREHENSIVE PLAN



Scale: 0 0.25 0.5 1 1.5 Miles

North

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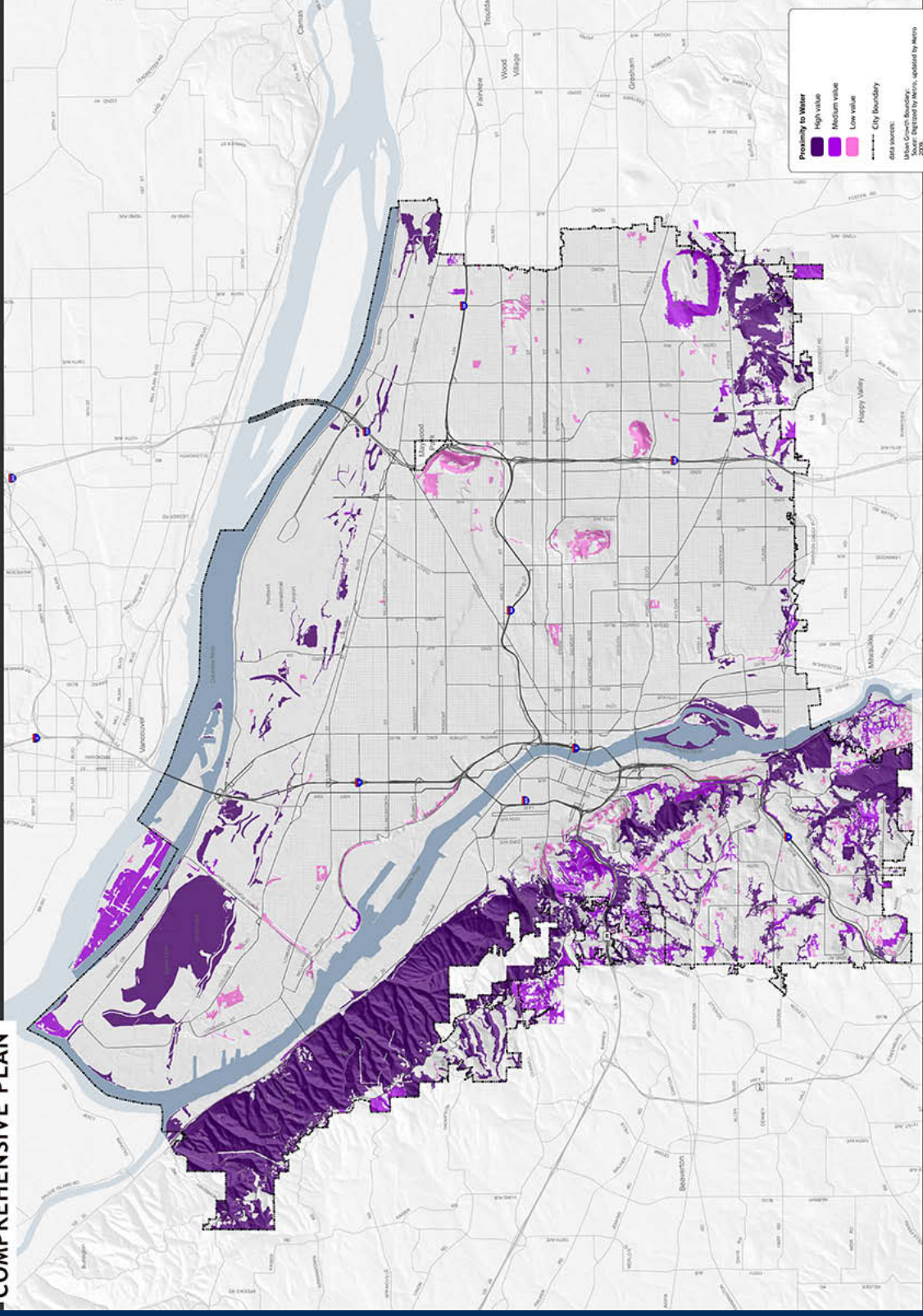
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Wildlife Habitat Attributes - Proximity to Water NRI-12

COMPREHENSIVE PLAN

BUILDABLE LANDS



Proximity to Water
 High value
 Medium value
 Low value
 City Boundary

Urban Growth Boundary data source:
 Source: DataQuest by ArcGIS, updated by NRCPS
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 Prepared by: Bureau of Planning and Sustainability, 2011

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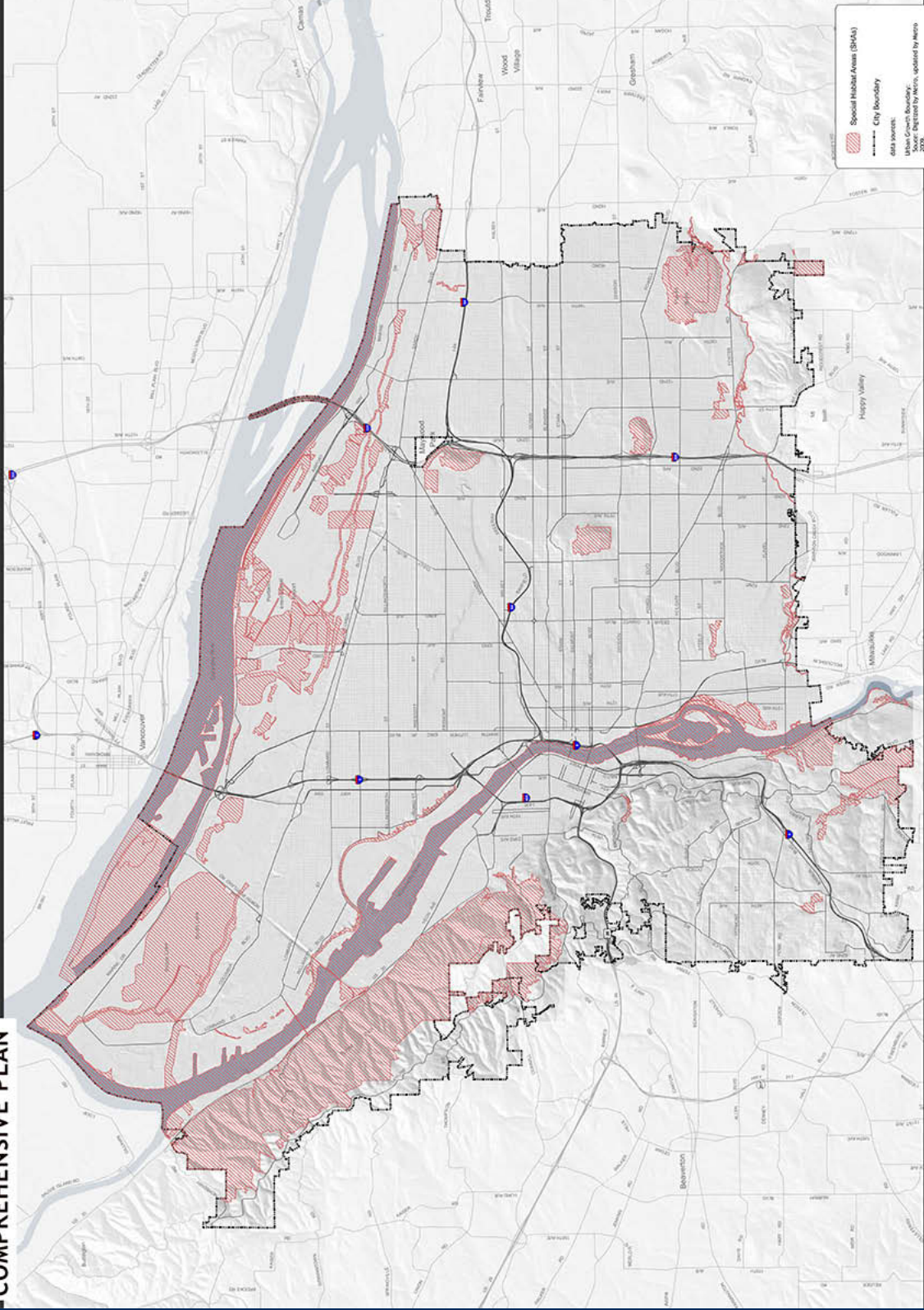
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Special Habitat Areas NRI-13

COMPREHENSIVE PLAN

BUILDABLE LANDS



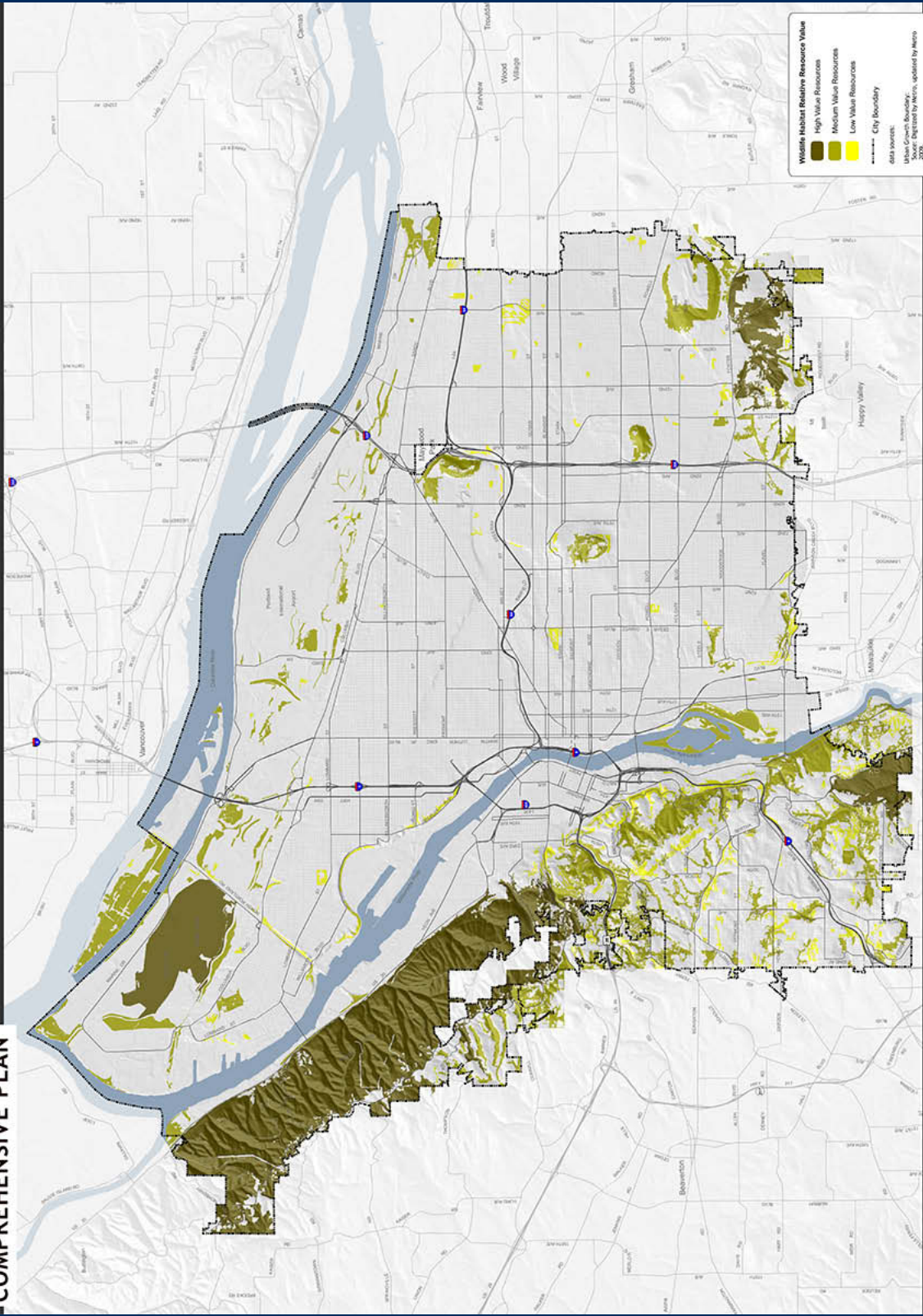
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Wildlife Habitat Function - Relative Resource Value NRI-15

COMPREHENSIVE PLAN



Wildlife Habitat Relative Resource Value
 High Value Resources
 Medium Value Resources
 Low Value Resources
 City Boundary
 Urban Growth Boundary

Source: Data from NRI, updated by NRI
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0 0.25 0.5 1 1.5 Miles



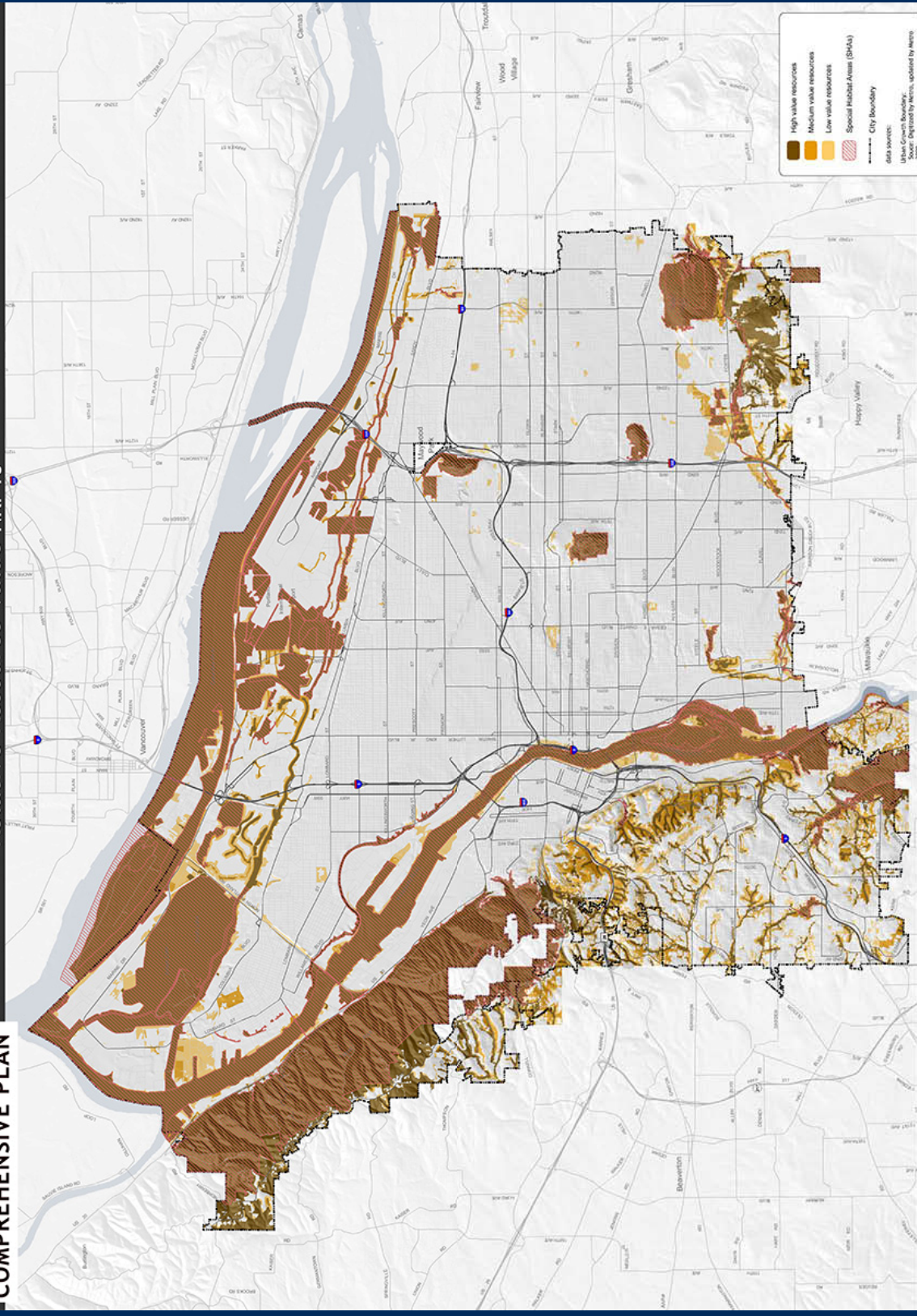
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Combined Riparian Corridor/Wildlife Habitat Function Relative Resource Value NRI-16

BUILDABLE LANDS

COMPREHENSIVE PLAN



High value resources
 Medium value resources
 Low value resources
 Special Habitat Areas (SHAs)
 City Boundary
 Urban Growth Boundary

data source:
 City of Portland
 2007

City Boundary:
 Original and updated by PDOT and Bureau of Planning and Sustainability, 2007.
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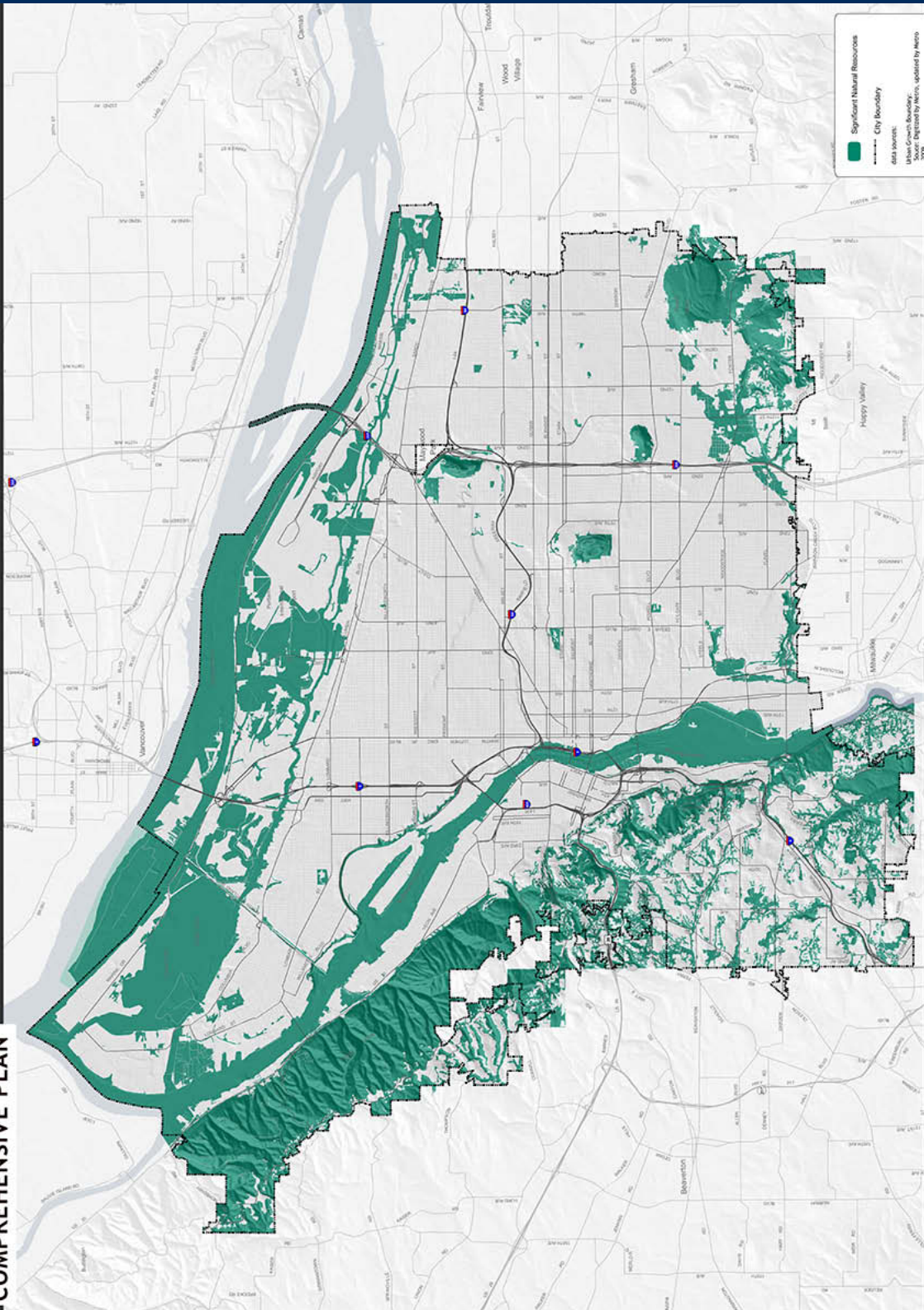


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Significant Natural Resources NRI-17

COMPREHENSIVE PLAN

BUILDABLE LANDS



Significant Natural Resources
 City Boundary
 Urban Growth Boundary
 data source: 2000
 City Boundary
 Updated and updated by NRI and Bureau of Planning and Sustainability
 Prepared for tablet base map.

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end of presentation



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