



# Economic Opportunities Analysis and Buildable Land Inventory

Portland Planning and Sustainability Commission  
April 28, 2015



Bureau of Planning and Sustainability  
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# Economic Opportunities Analysis

1. Recent Trends and Market Factors
2. Employment Growth Forecast (Demand)
3. Land Development Capacity (Supply)  
Reconciliation – Surpluses and Shortfalls
4. Proposed Comp Plan Analysis



# Version Control

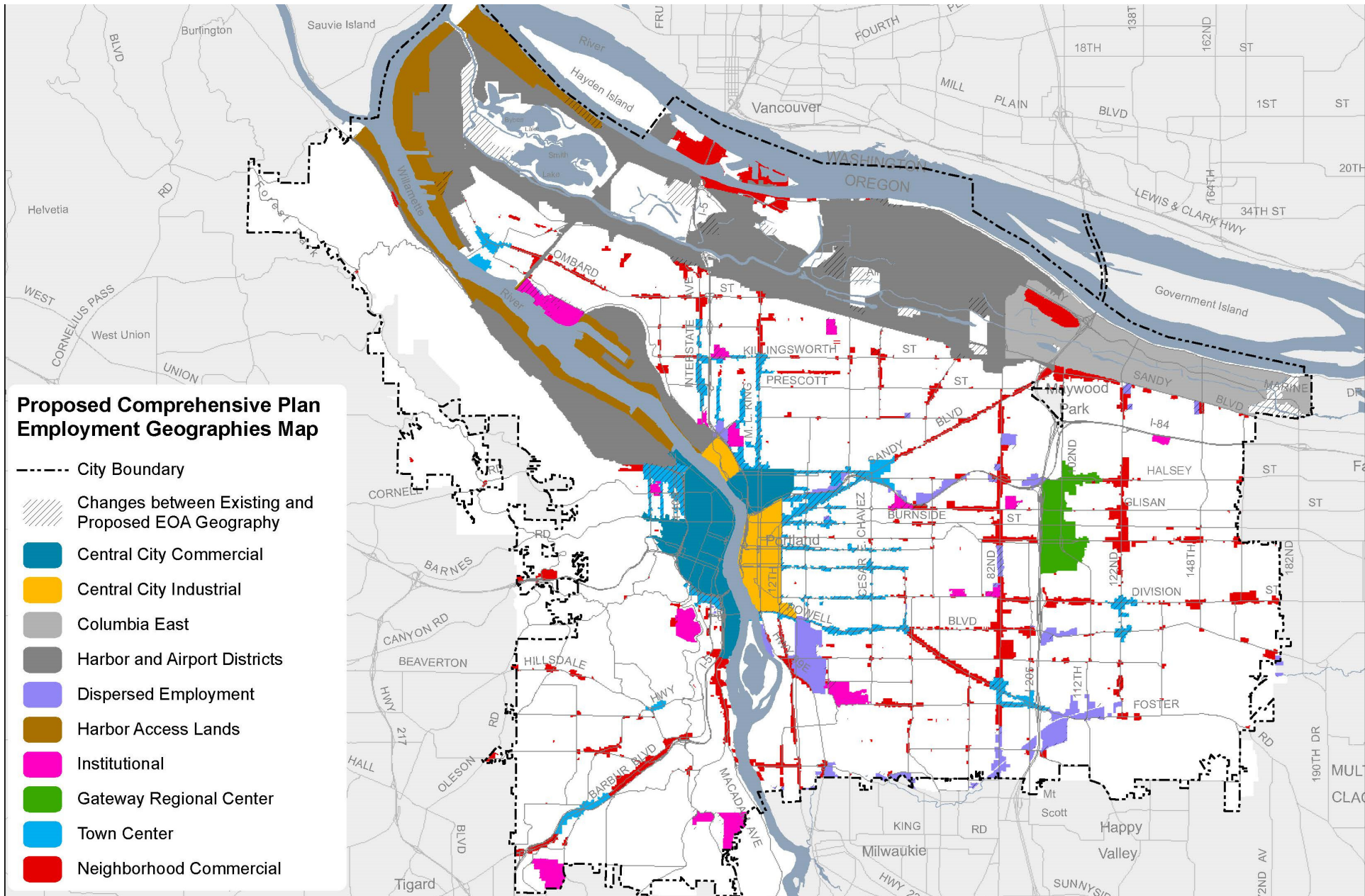
- 2009 Draft
  - 2012 Re-write → Adoption
  - Jan 2015 – Revised Draft
  - Mar 2015 – Proposed Draft ← *We are here*
- 
- May 2015 – PSC Recommended Draft
  - Fall 2015 – City Council Adopted (Final)



# Recent Changes

- Draft SE Quadrant Plan proposals add 123 acres of development capacity.
- Proposed TSP projects have been factored into the BLI constraint analysis.
- Boundary adjustment at Terminal 6 to shift into Harbor Access Lands geography.





### Proposed Comprehensive Plan Employment Geographies Map

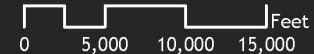
- City Boundary
- //// Changes between Existing and Proposed EOA Geography
- Central City Commercial
- Central City Industrial
- Columbia East
- Harbor and Airport Districts
- Dispersed Employment
- Harbor Access Lands
- Institutional
- Gateway Regional Center
- Town Center
- Neighborhood Commercial

December 18, 2014

City of Portland, Oregon // Bureau of Planning & Sustainability // Geographic Information System

The information on this 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, omissions or positional accuracy.

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City of Portland, Oregon  
Charlie Hales, Mayor • Susan Anderson, Director

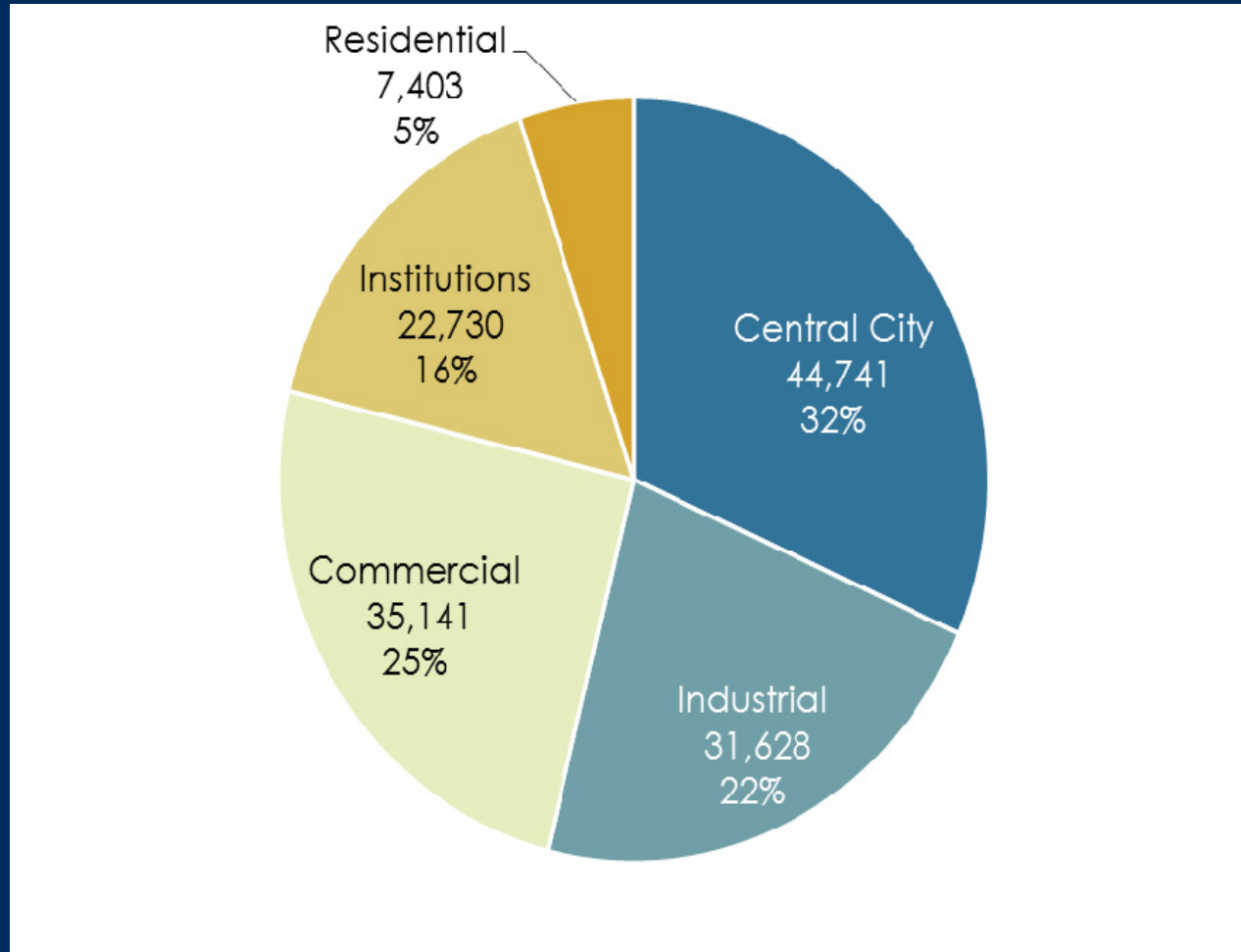
# 2035 Employment Forecast

Metro Dec 2012 regional forecast

- Portland allocation: 142,000 new jobs
- 1.3% average annual growth rate
- 26% capture rate



# 2035 Employment Forecast



# Traded Sector Facilities

PDX Aviation Support	40 acres
Railyard Expansion	200 acres
<u>Marine Terminal</u>	<u>110 acres</u>
Total	350 acres





# Employment Land Demand

	Added Jobs	Total Acres
Central City	44,740	150
Industrial	31,630	1,700
Commercial	35,140	690
Institutions	22,730	370
Residential	7,400	-
<hr/> Total	<hr/> 141,640	<hr/> 2,910

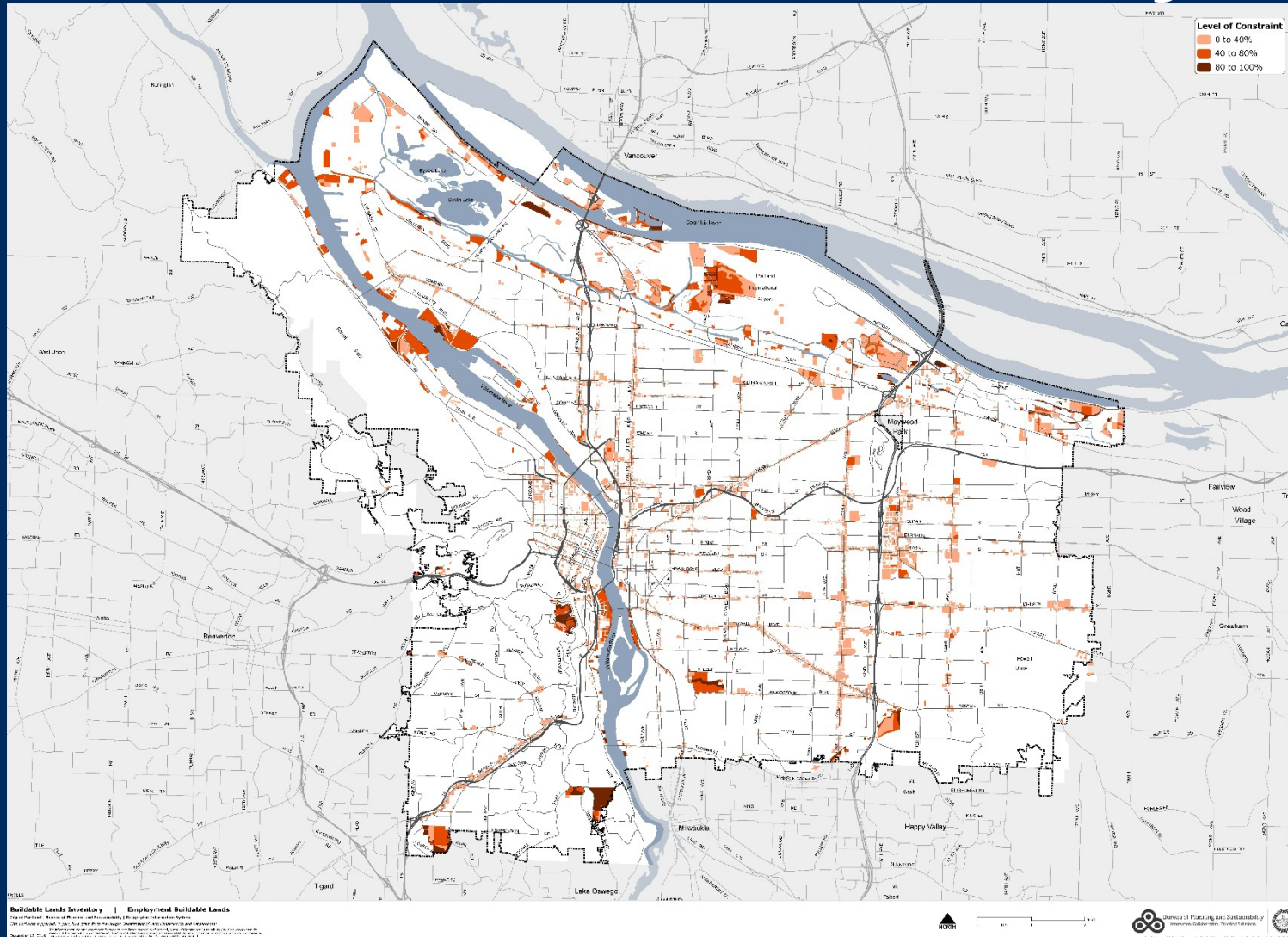


# Buildable Land Inventory

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



# Buildable Land Inventory



# Employment Land Need Reconciliation

	Demand		Supply	
	Added Jobs	Land (acres)	Proposed Plan	Surplus/ Deficit
<b>Central City</b>	44,740	150	390	240
<b>Industrial</b>	31,630	1,700	1,792	92
<b>Commercial</b>	35,140	690	1,492	802
<b>Institutions</b>	22,730	370	522	152
<b>Total</b>	141,640	2,910	4,064	



# Industrial Land Capacity

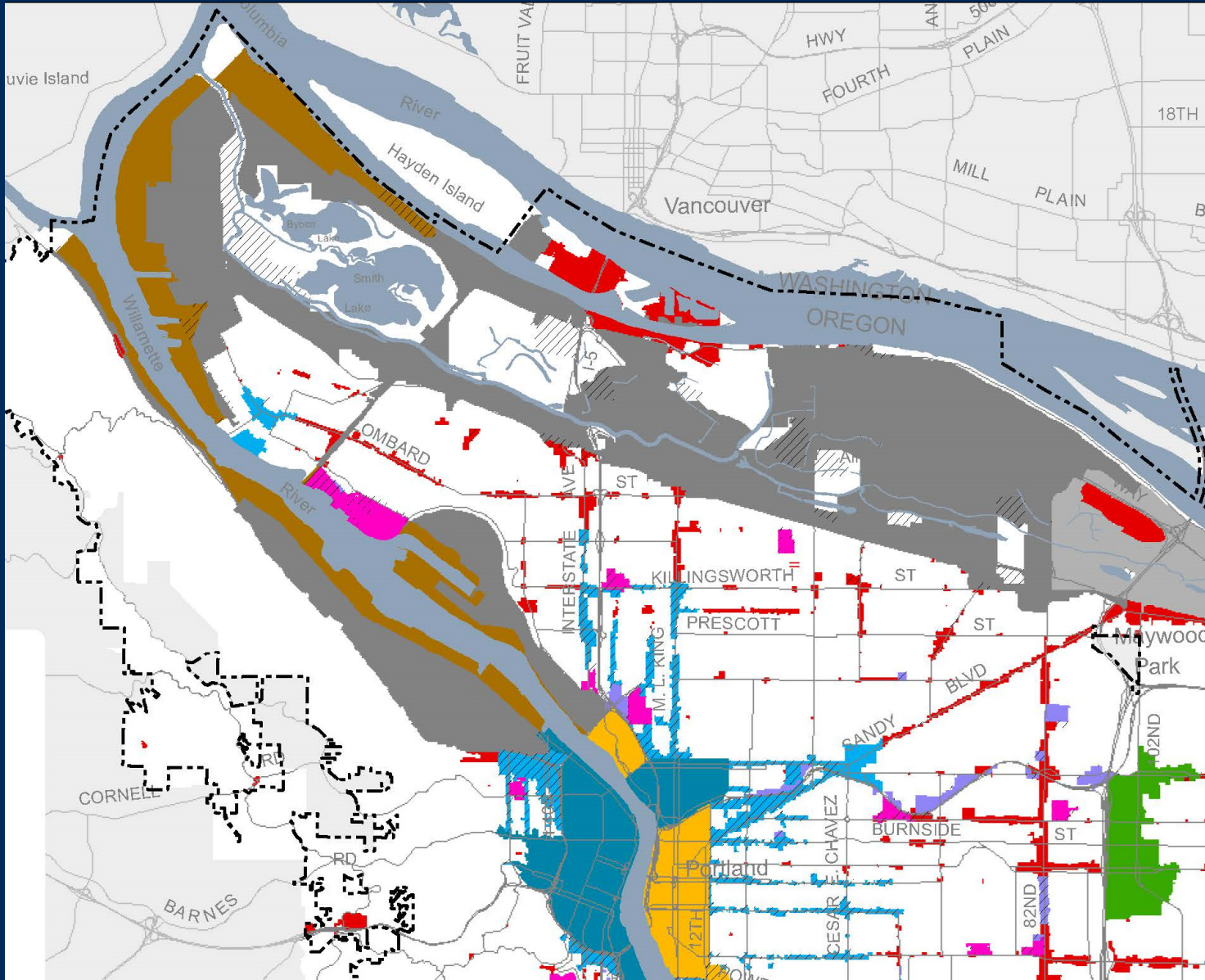
<b>Proposed IL/WH Strategies</b>	<b>Capacity (acres)</b>
Industrial land retention	50
Brownfield redevelopment	124
Industrial land intensification	192
Airport golf courses	123



# Harbor Access Lands

- West Hayden Island
- Marine terminal land needs
- Harbor Access Lands needs





# West Hayden Island

- Map designation as Rural Farm/Forest
- Policy 6.41 provides guidance for future annexation
- Not included in the BLI – Industrial Land Supply because it is not expected to be operational by 2035.





# Harbor Access Lands

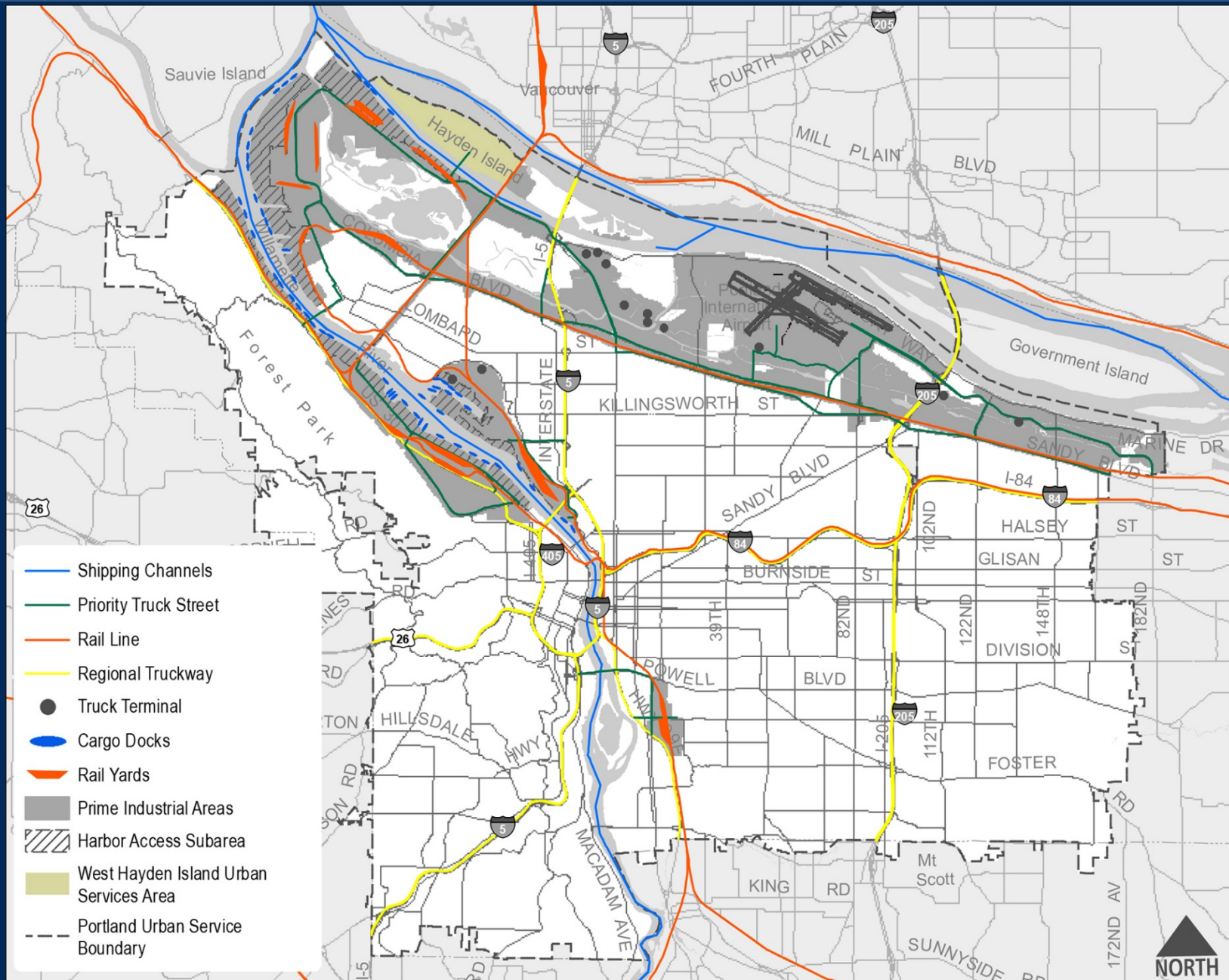
- Selecting “low” commodity forecast
- Result: 38 acre shortfall
- Shift some jobs/development to other industrial areas – not all job growth is expected to be directly river dependent.



# Industrial Land Strategies

- Intensification – 15% of new jobs in existing businesses/developed sites (192 acres)
- Brownfield redevelopment – increase rate from 40% to 60% (124 acres)
- Brownfield redevelopment – Portland Harbor Superfund
- Private Golf Course conversions





# Proposed Map Changes for Airport Area Golf Courses

