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M E M O

November 12, 2010

To: Planning and Sustainability Commission

From: Eric Engstrom, Portland Plan Manager

**Subject: November and December PSC Hearings on Factual Basis and
Buildable Lands Analysis**

INTRODUCTION AND BACKGROUND

Periodic review is a process for local governments in Oregon to examine and update their Comprehensive Plan and implementing codes. The City's Periodic Review process, timeline and tasks are described in a Work Program adopted by Council in Resolution No. 36626 on August 6, 2008.

The first step ('Task 1') was for the City is to review its community involvement program to ensure that there is an adequate process for community participation in all phases of periodic review. This work was considered and adopted by the Planning Commission on July 13th, 2010. The next step is to create the Buildable Lands Inventory (BLI); an assessment of the City's capacity to accommodate projected changes in housing and employment. This hearing is the third in a series of meetings before Planning Commission, and now Planning and Sustainability Commission.

In early 2010 (Jan.-Mar.) the first series of hearings presented relevant information from the Portland Plan Background Reports, an introduction to periodic review, and preliminary information about our housing and employment forecasts and land supply assumptions. In July 2010 hearings were held to provide an overview of the Buildable Lands Inventory and the first draft of our 'constraints' analysis of capacity for housing and jobs. The July 2010 hearings requested feedback on our specific constraint layers, as well as the method being used to estimate housing and jobs capacity.

ADDENDA FOR NOVEMBER/DECEMBER, 2010 HEARINGS

At the November and December, 2010 Hearings, staff will update the Planning and Sustainability Commission on our progress to date in creating our Buildable Lands Inventory. As before, all the maps are available online in the Portland Plan Atlas (www.portlandonline.com then click on 'Learn About Your City', then click on 'Portland Plan Atlas'). In addition to this memo, we are providing you with the following:

1. "Portland Plan Household and Employment Forecasts and Development Capacity" summary document with preliminary capacity figures for housing and employment needs, 20-Minute Neighborhood 'cell' map and definitions, etc.
2. Appendix A: Portland Plan Background Report Updates;
3. Appendix B: Buildable Lands Inventory Map Layers
4. Appendix C: Buildable Lands Inventory Constraints Methodology, including summary of changes made since July, 2010.
5. Appendix D: Summary of changes made to 'Base' Capacity Methodology since July, 2010.

PROJECT TIMELINE

The November and December Hearings are an update to the earlier hearings on the Buildable Lands Inventory, Factual Basis, and Background Reports. At this time we have a draft 'constrained base case' inventory, but not the 'default scenario'. We are also presenting information on our in-progress and completed work towards updating the Background Reports.

We will return in Spring 2011 to present the Default Scenario and complete Background Report review, in Summer 2011 to review the Alternative Scenarios, and in Fall 2011 to discuss the Preferred Scenario and Draft Portland Plan.

DECISIONS & ACTIONS REQUESTED

The November 23 and December 14 agenda item provides an opportunity to brief the Planning and Sustainability Commission on our progress, and an opportunity for the public to testify about the BLI work, our BLI methodology, and the pending updates to the Portland Plan Background Reports.

City staff will ask the Planning and Sustainability Commission's advice on our work in developing the Factual Basis for the Portland Plan. Staff welcomes all public comments and questions, but is specifically requesting feedback on the following:

Actions Requested

- a) Recommend adoption of the following Portland Plan Background Reports:
 - a. Arts and Culture
 - b. Economic Development
 - c. Evaluation of Economic Specialization
 - d. Energy
 - e. Food Systems and Food Systems Maps
 - f. Human Health and Safety, *revised*
 - g. Historic Resources: Key Findings and Recommendations, *revised*
 - h. Historic Resource: Understanding Historic Resources in Portland
 - i. Housing and Transportation Cost Study
 - j. Infrastructure Condition and Capacity and Maps, *revised*
 - k. Natural Resource Inventory, *revised*
 - l. Urban Forestry, *revised*
 - m. Watershed Health, *revised*
- b) Review and consider the list of proposed report revisions, addendums and list of new reports and direct staff to continue with their existing work plan.
- c) Review and consider the reports to be incorporated by reference as part of the factual basis for Periodic Review and direct staff to finalize or amend the list.
- d) Are there any significant concerns or missing constraint factors within the BLI 'Constraints' Map Layers or Methodology? Recommend adoption of the methodology, and identify refinements.

- e) Is our methodology and rational for estimating jobs and housing capacity clear and appropriate?
- f) Are we on track with the analytical and organizational tools proposed for the Default, Alternative, and Preferred Scenarios (20-Minute reporting cells, Scenario Evaluation Criteria, etc.)?

City staff is seeking advice on our progress with this work in November and December, but the Commission will not be asked to make a final recommendation to City Council until the 'Default' Scenario is completed in Spring, 2011.