Portland Plan
Planning Commission Hearing

February 9, 2010
1:15 p.m.
1900 SW 4th Ave., Room 2500A
Periodic Review:
What is it, and what information will inform it?

February 9, 2010
1:15 p.m.
1900 SW 4th Ave., Room 2500A
The Portland Plan

Building the plan...

PHASE 1  NOVEMBER–FEBRUARY
WHERE ARE WE NOW? (THE FACTS)
9 ACTION AREAS
GROUNDTRUTHING AND CROWDSOURCING

PHASE 2  MARCH–MAY
WHERE DO WE WANT TO GO? (SETTING DIRECTION)
OBJECTIVES
TARGETS
BARRIERS
DRIVERS OF CHANGE
POTENTIAL SOLUTIONS

PHASE 3  JUNE–SEPTEMBER
HOW DO WE GET THERE? (STRATEGY BUILDING)
SYNERGIES
TRADE-OFFS
PRIORITIES

PHASE 4  OCTOBER–DECEMBER
WHAT DO YOU THINK OF IT? (THE DRAFT PLAN)
THE PLAN HAS:
OBJECTIVES
TARGETS
DRIVERS OF CHANGE
QUICK STARTS
POLICY DIRECTIONS
PARTNERSHIPS

OUTCOME
A SHARED STRATEGIC PLAN

CITY AND PARTNER ADOPTION OF PORTLAND PLAN
The Portland Plan: Spring 2010 Hearings

January 26
Overview of Background Reports

February 9
Periodic Review: What is it?
How does it relate to the Background Reports?

March 9
Land Supply Assumptions and Maps

future hearings tbd...
NINE ACTION AREAS

Prosperity, Business Success & Equity
Education & Skill Development
Arts, Culture & Innovation
Sustainability & the Natural Environment
Human Health, Food & Public Safety
Quality of Life & Civic Engagement
Design, Planning & Public Spaces
Neighborhoods & Housing
Transportation, Technology & Access

THE PORTLAND PLAN
THE PORTLAND PLAN WILL BE OUR STRATEGIC PLAN FOR THE NEXT 25 YEARS

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
East Multnomah Soil & Water Conservation District
West Multnomah Soil & Water Conservation District
Multnomah County Drainage District No. 1
Background Reports

- Snapshots
- Overviews
- Full Reports

www.PDXPLAN.com
What is Periodic Review?

- **1981** – Legislature requires periodic review of all Comprehensive Plans
- **2005** – Legislature narrows scope of periodic review to include only:
  - Economic Development;
  - Needed Housing;
  - Public Facilities;
  - Transportation; and
  - Urbanization
What is Periodic Review?

- Two main stages: an evaluation and updates
- September, 2009: DLCD agreed to 3-year work plan
  - (1) Establish adequate factual basis for analysis & decision-making (we are here – through Fall, 2010);
  - (2) Consider alternative courses of action; and
  - (3) Select preferred alternative and adopt implementation policies, zoning code and map updates (2011-2012)
- End of Periodic Review is ‘Final Order’ issued by DLCD
Elements of Periodic Review Work Plan

- Land Use Inventory and Analysis (underway)
- Alternative Patterns of Development (Fall/Winter 2010/2011)
- Policy (2011-2012)
- Implementation Measures (2012 +)
Portland Plan + Periodic Review

- Portland Plan is broad, strategic plan with objectives, policy directions, and ‘quick starts’
- Portland plan sets high-level criteria for later Comprehensive Plan work in 2011-2012
- Periodic Review establishes ‘factual basis’ in several topic areas per State Law (a subset of the Portland Plan)
- The relevant topic areas are land supply & development potential, employment & housing needs (including things that constrain those elements)
Background Reports for Periodic Review

- Economic Opportunities Analysis (3 docs)
- Evaluation of Economic Specialization
- Historic Resources (3 docs)
- Housing Affordability
- Housing Supply
- Housing Demand and Supply Projections
- Housing and Transportation Cost Study
- Infrastructure Condition and Capacity (2 docs)
- Natural Resource Inventory
- Urban Form
Background Reports for Periodic Review
Metro Housing Forecasts

• 464,438 to 619,628 new households in the region by 2035
Housing Forecasts: Implications for Portland

• Forecast 105,000 to 136,000 new households by 2035 (1.2 to 1.6% annual growth).
• 3,500-4,500 units needed per year
• For reference - 29,300 units built between 1997 and 2007
Housing Forecasts: Implications for Portland

- Central Portland = 33,920 to 40,263
- West = 26,946 to 34,096 (includes South Waterfront and part of Northwest)
- East = 17,608 to 24,948
- Northeast = 7,642 to 11,333
- Southeast = 10,270 to 13,312

(new households anticipated)

Metro’s analysis areas do not exactly match City’s district planning boundaries!
Metro Employment Forecasts

• Under baseline Metro forecast, regional employment would increase from just under 1 million jobs in 2005 to:
  – 1.36 million (LOW: 360,000 new jobs by 2035);
  – 1.6 million (MEDIUM: 600,000 new jobs by 2035); and
  – 1.85 million (HIGH: 850,000 new jobs by 2035).
Employment Forecasts: Implications for Portland

A range of job growth scenarios:

• 113,000 added jobs (low)
• 149,000 (mid)
• 202,000 (high)
Zoned Capacity
Zoned Capacity (Example)
Likely Capacity (Example)
Buildable Lands Capacity Calculations

• Step 1 = Verify zoned capacity
• Step 2 = State assumptions about likely capacity (market factors, ripeness for redevelopment, refill rate)
• Step 3 = Subtract constraint layers (infrastructure, hazards, sensitive lands, etc.)
• Step 4 = Examine default scenario (carry current policy forward to 2035)
• Step 5 = Examine other possible scenarios

Result = find preferred scenario that has capacity to absorb forecast growth
# Buildable Lands Inventory (BLI): Maps

<table>
<thead>
<tr>
<th>Category</th>
<th>Availability</th>
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</thead>
<tbody>
<tr>
<td>Transportation Services and Capacity (2 maps)</td>
<td>(some)</td>
</tr>
<tr>
<td>Water Services and Capacity</td>
<td>(some)</td>
</tr>
<tr>
<td>Sewer Services and Capacity (5 maps)</td>
<td>(some)</td>
</tr>
<tr>
<td>Drainage Conveyance/Infiltration Capacity</td>
<td>(some)</td>
</tr>
<tr>
<td>Building Height/Use Limits near PDX &amp; Heliport</td>
<td>(some)</td>
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<tr>
<td>Natural Resource Features</td>
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</tr>
<tr>
<td>Natural Resource Inventory</td>
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<tr>
<td>Significant Scenic Areas Inventory</td>
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<tr>
<td>Open Space</td>
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<tr>
<td>Delineated Wellhead Protection Areas</td>
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<tr>
<td>Significant Cultural Resources</td>
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<td>Hazards</td>
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<tr>
<td>Publicly Owned Land</td>
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<tr>
<td>Rural Lands</td>
<td>(full)</td>
</tr>
<tr>
<td>Underserved Parks Areas</td>
<td>(none)</td>
</tr>
</tbody>
</table>
BLI Hazards Map
NRI Map: Natural Features
Natural Resources Inventory (NRI)

- 25,500 acres of riparian corridor and upland resources identified in the Natural Resource Inventory (NRI)
- Metro Title 13 requires an update of the City’s regulatory programs related to riparian and stream protection
- Existing regulatory programs (e-zones) do not protect some significant natural resources
NRI Map: Natural Resource Inventory
WHAT'S NEXT
Upcoming Planning Commission Meeting

March 9th, 2010 @ 1:15 p.m.
Land Supply Assumptions and Maps

*future hearings and recommendations to City Council: dates tbd*
What’s Next: Portland Plan

• Fill out your [Round 1] surveys by March 31!
• Planning Commission meetings in February and March
• Open staff meetings in March
• Setting Direction: Round 2 Workshops in April and May
• Monthly PPAG and CIC meetings (ongoing)
• Next Planning Commission Hearing, March 9th @ 1:15pm
KEEP UP WITH THE CONVERSATION

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