Periodic Review: Buildable Lands Analysis

Periodic Review: Factual Basis (Background Reports)

- Multiple hearings
- Earlier in 2010 – background reports and early Buildable Lands Inventory
- First recommendations now
- 2011 – More Background Reports + Default, Alternative and Preferred Scenarios
November 23
Buildable Lands Inventory (BLI)
Preliminary Results, and Background Reports

December 14
BLI Next Steps, including Draft Scenario Reporting and Evaluation

What’s in the Portland Plan?
9 Action Areas with Targets for 2035

6 “Strategies” that work together to meet our goals

Strategic Actions
- 3-Year Plans
- Prioritization
- Partnerships
- Projects
- Programs

Report Cards
- City
- Businesses
- Households

Comprehensive Plan Framework
- 25 Year vision and goals
- Policies
- Long-term investments
- Urban Development Plan

4 PRINCIPLES
1. Equity
2. Safety and Opportunity
3. Health
4. Resiliency

6 DRIVERS OF CHANGE: "STRATEGIES"
1. Economic Opportunity
2. Invest in Students
3. 20-Minute Neighborhoods
4. City Green
5. Future Technology and Practices
6. Equitable Decision-Making

9 POLICY AREAS: (COMPREHENSIVE PLAN CHAPTERS)
1. Prosperity and Business Success
2. Equity, Civic Engagement and Quality of Life
3. Transportation, Technology and Access
4. Education and Skill Development
5. Sustainability and the Natural Environment
6. Design, Planning and Public Spaces
7. Neighborhoods and Housing
8. Public Health, Food and Public Safety
9. Arts, Culture and Innovation

LOCAL PARTNERS
- 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
FEDERAL AND STATE PARTNERS

Federal
- Housing and Urban Development (HUD)
- Environmental Protection Agency (EPA)
- US Fish and Wildlife Service
- General Services Administration (GSA)
- Centers for Disease Control (CDC)*

State
- Dept. of Business Development
- Dept. of Environmental Quality (DEQ)
- Dept. of Human Services (DHS)
- Dept. of Transportation (ODOT)
- Dept. of Land Conservation and Development (DLCD)*

Periodic Review and Portland Plan

- State of Oregon requires periodic update to Comprehensive Plans
- Portland periodic review work plan due by late 2012.
- To thrive in the future, we need a plan to manage change, direct investments, and work smarter within the city limits.
- How many people will live here? Where will they live? What kinds of jobs will be available?

Periodic Review: Buildable Lands Analysis

We are here.
I. Acreage available for development or redevelopment, including vacant or underutilized lands

II. Subtract ‘constraints’ from available acreage
   (we are here – draft results today from stage II)

Regional Context

Forecasts are not Targets!

- Metro forecasts expected population and employment growth
- Metro makes projections or estimates, based on trends, previous experience and existing policies
- They are neither goals nor descriptions of desired outcomes
- They help us make informed decisions when planning for infrastructure, services, and managing land to support jobs and housing
Key Term: Constraints

- ‘Constrained land’ = term to identify physical, regulatory, and/or market factors that limit future housing and jobs
- See Portland Plan Atlas online (www.pdxplan.com)
- Does not imply factors are undesirable or negative (e.g., rivers, natural areas)

Details in Appendices B and C in Nov. 2010 Packet

Buildable Lands Inventory Constraint Maps

- Transportation (Vehicular Level of Service)
- Transportation (Substandard and Under-Improved Streets)
- Water Service
- Sewer
- Stormwater
- Airport/Heliport Flight Limitations
- Natural Resource Features
- Inventory of Significant Natural Resources
- Inventory of Scenic Areas
- Open space
- Delineated Wellhead Protection Areas
- Environmental Overlay Zones
- Significant Cultural Resources
- Hazards
- Potentially Contaminated Sites (Brownfields)
- Publicly Owned Land
- Rural lands

NRI (Natural Resource Inventory)
**NRI (Natural Resource Inventory)**

1. Includes maps; evaluates functions and relative resource quality
2. Based on Metro Title 13 science and methodology
3. Metro work reviewed by independent scientists and vetted at public hearings
4. City inventory uses current data, e.g., LiDAR; refinements reviewed by technical experts
5. New maps more accurate and informative than current City NRIs (10-20 years old)

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**Uses of the Natural Resources Inventory**

1. State rules require consideration of Goal 5 NRIs along with other "constraints" in BLI
2. City needs to adopt the updated NRI to use for BLI, Portland Plan, and Comprehensive Plan update (i.e., planning purposes only)
3. Any future regulatory changes would occur through separate legislative projects, e.g., River Plan, PDX Futures. (Project NRIs and regs subject to public review and hearings)

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**Key Term: Vacant or Underutilized Land**

- Jobs and housing capacity is calculated only for properties considered vacant or underutilized
- Rules were applied to these sites based on their zoning:
  - IS zones: vacant property with no floor area
  - R2.5 to RF: 33% or less of allowed density (lots)
  - R1 to R3 & IR: 20% or less of allowed density (units)
  - RH & RX: 20% or less of allowed floor area (F.A.R.)
  - Commercial/Mixed-Use zones: 20% or less of allowed floor area (F.A.R.)
  - Central City: 20% of allowed floor area AND 2:1 or less improvement to land value ratio

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**Household Forecast Snapshot**

- By 2035, forecast is for 105K to 136K new households
- Equals a need for 3,500 – 4,500 units per year
- Metro forecast numbers will be updated in 2011
Preliminary Housing Conclusions

- We have sufficient zoned capacity to meet Metro’s high growth forecast
- Only 7-12% of capacity is single-dwelling
- 15-20% of capacity in Central City
- Some local capacity shortfalls may exist (West Portland)

Context:
New dwellings 1996-2009

Employment Forecast Snapshot

- In 2006, Portland had 40% of the region’s jobs, but only 11% of the job growth
- By 2035, institutional sector projected to grow by 37%, office sector by 28%, industrial 18% and services 17%
- Schools and institutions are the fastest-growing
Employment capacity results

- City estimates indicate that Portland will need about 600 more acres of industrial land
- About 360 acres of additional institutional land needed (primarily for college and medical center expansions)
- Marine terminal land needs being examined with West Hayden Island Project

Next Steps: Growth Scenarios

III. Adjust for market factors, and infrastructure investment
IV. ‘Default’ Scenario for housing and jobs
V. ‘Alternative’ Scenarios developed for public feedback
VI. ‘Preferred’ Scenario embedded into Portland Plan

Background Reports

- Initial drafts published late 2009
- Seeking adoption of 12 original and revised reports today
- Seeking adoption of 8 reports to incorporate by reference
- Revisions to additional reports in spring 2011

See updated Appendix A for details.
Recommendations

TODAY
• Review materials, initial staff questions

DECEMBER 14
• Recommend adoption of 12 Portland Plan Background Reports
• Recommend adoption of reports to be incorporated by reference, and direct staff to finalize or amend the list
• Review list of Spring 2011 Portland Plan Background Report revisions, direct staff to continue with work plan
• Identify concerns with BLI methods, recommend adoption of methodology and further refinements (adopt final methodology report in Spring 2011)
• Feedback on proposed analytical and evaluation tools for Default, Alternative and Preferred Scenarios

Upcoming Activities

- Rob Weissbourd, RW Ventures
- Cynthia Girling + Ronald Kellett, University of British Columbia School of Architecture and Landscape Architecture
- Dr. Julian Agyeman, Tufts University, Department of Urban and Environmental Policy and Planning
- Judith Bell, Policy Link
- Dr. Robert Ogilvie, Public Health Law and Policy

KEEP UP WITH THE CONVERSATION

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