



Economic Opportunities Analysis and 20-Year Land Supply for Job Growth



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Comprehensive Plan Update

- Background Reports – Factual Basis
 - Economic Opportunities Analysis (EOA)
- Comp Plan
 - Policies
 - Map
 - Infrastructure Project List



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



Employment Geographies

Central City

Central City Commercial

Industrial

Central City Industrial
Harbor and Airport Districts

Commercial

Harbor Access Lands
Columbia East (east of 82nd Ave)

Dispersed Employment

Gateway Regional Center

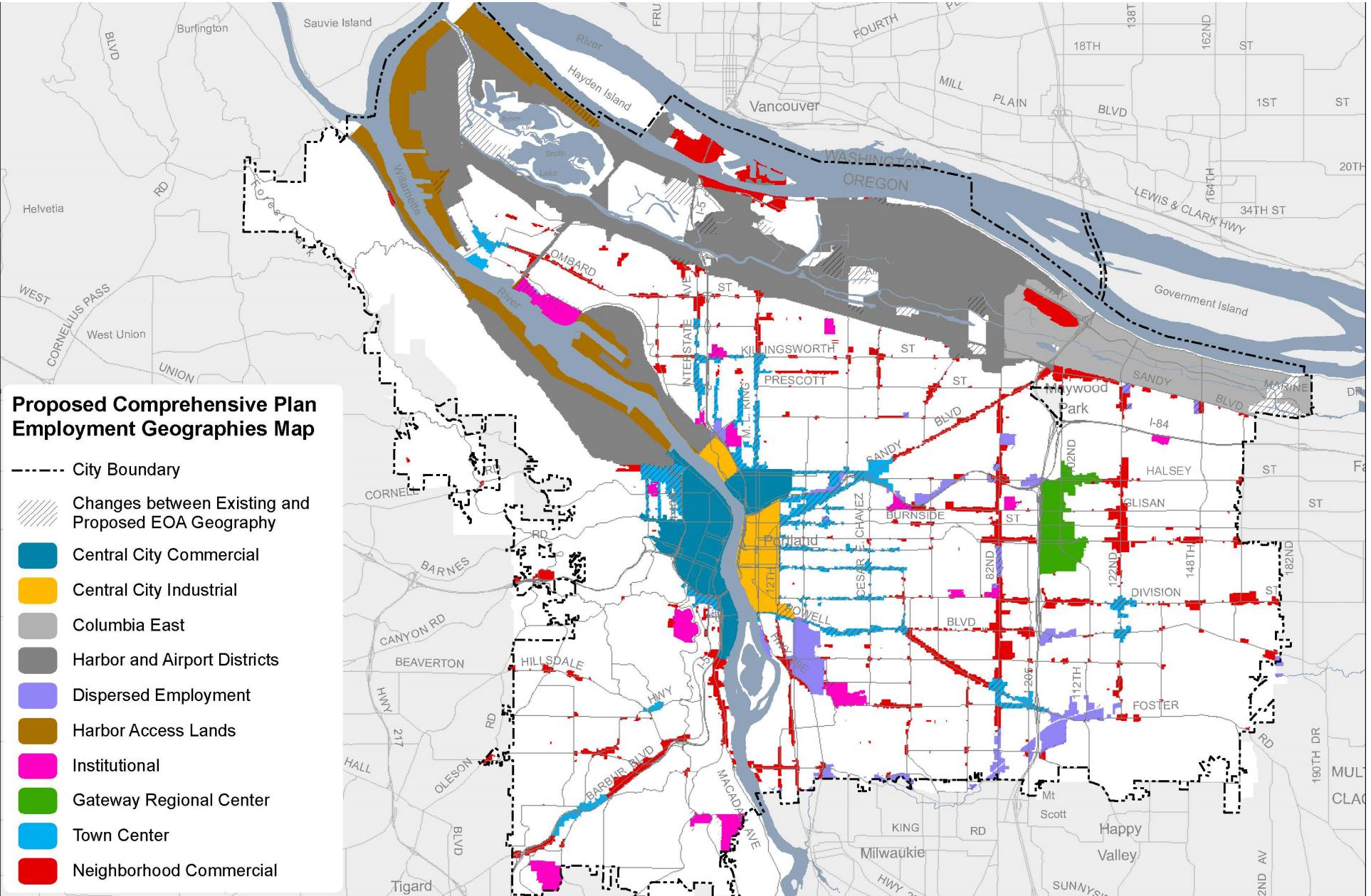
Town Centers

Neighborhood Commercial

Campus Institutions

Areas not included in other geographies





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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NORTH

0 5,000 10,000 15,000 Feet



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

Version Control

- 2009 Draft
 - 2012 Re-write → Adoption
-

- Jan 2015 – Revised Draft ← *We are here*
- Mar 2015 – Proposed Draft
- May 2015 – PSC Recommended Draft
- Fall 2015 – City Council Adopted (Final)



What Changed in the 2015 EOA

- Section 4 rewritten to evaluate capacity of proposed Comprehensive Plan
- Harbor Access Lands geography
- Updated Metro employment forecast
- Low cargo forecast for marine terminals
- Updated Buildable Land Inventory
- New information: wage-distribution trends and post-2010 employment trends



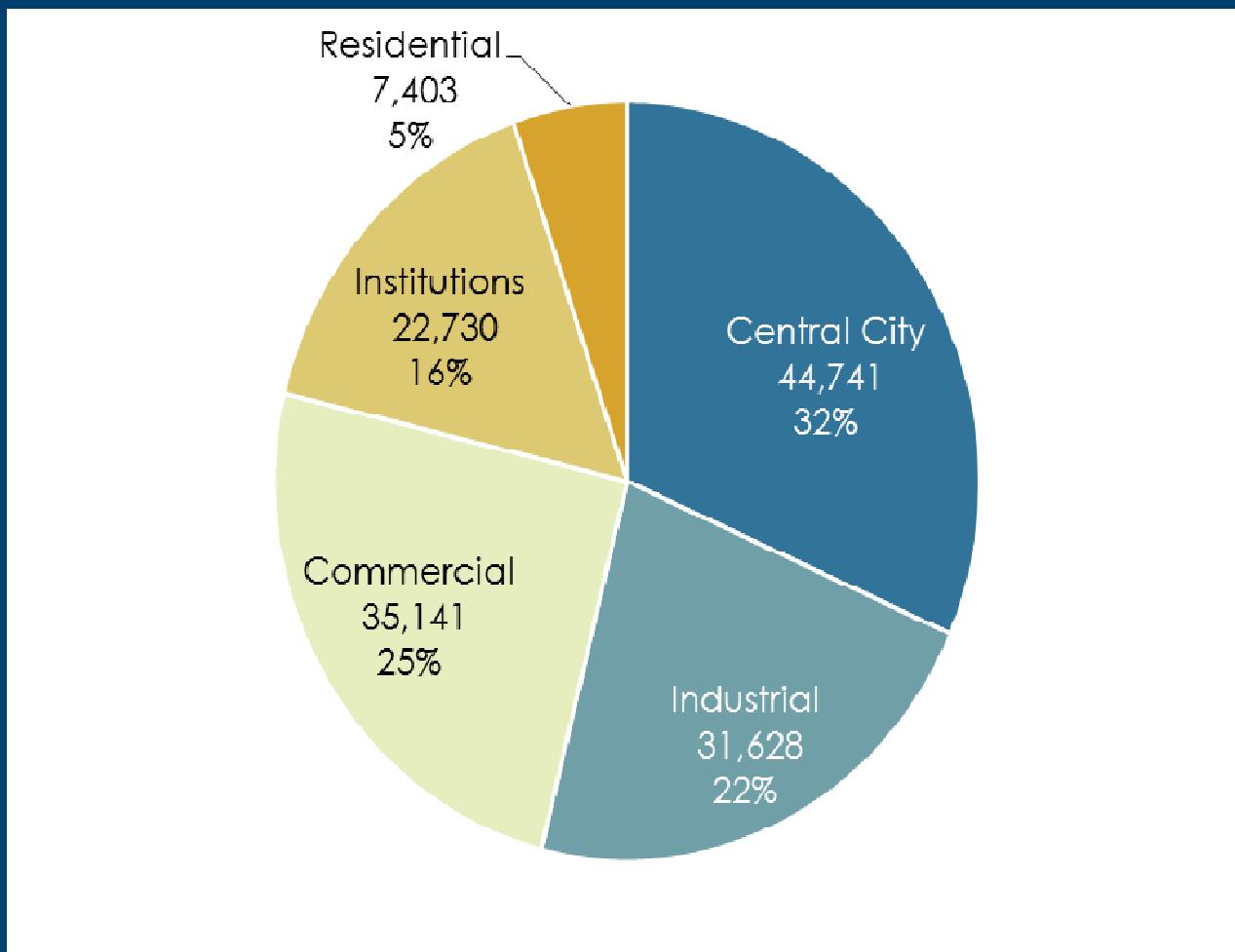
2035 Employment Forecast

Metro December 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
Rail yard 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
<u>Residential</u>	<u>7,400</u>	-
Total	141,640	2,910

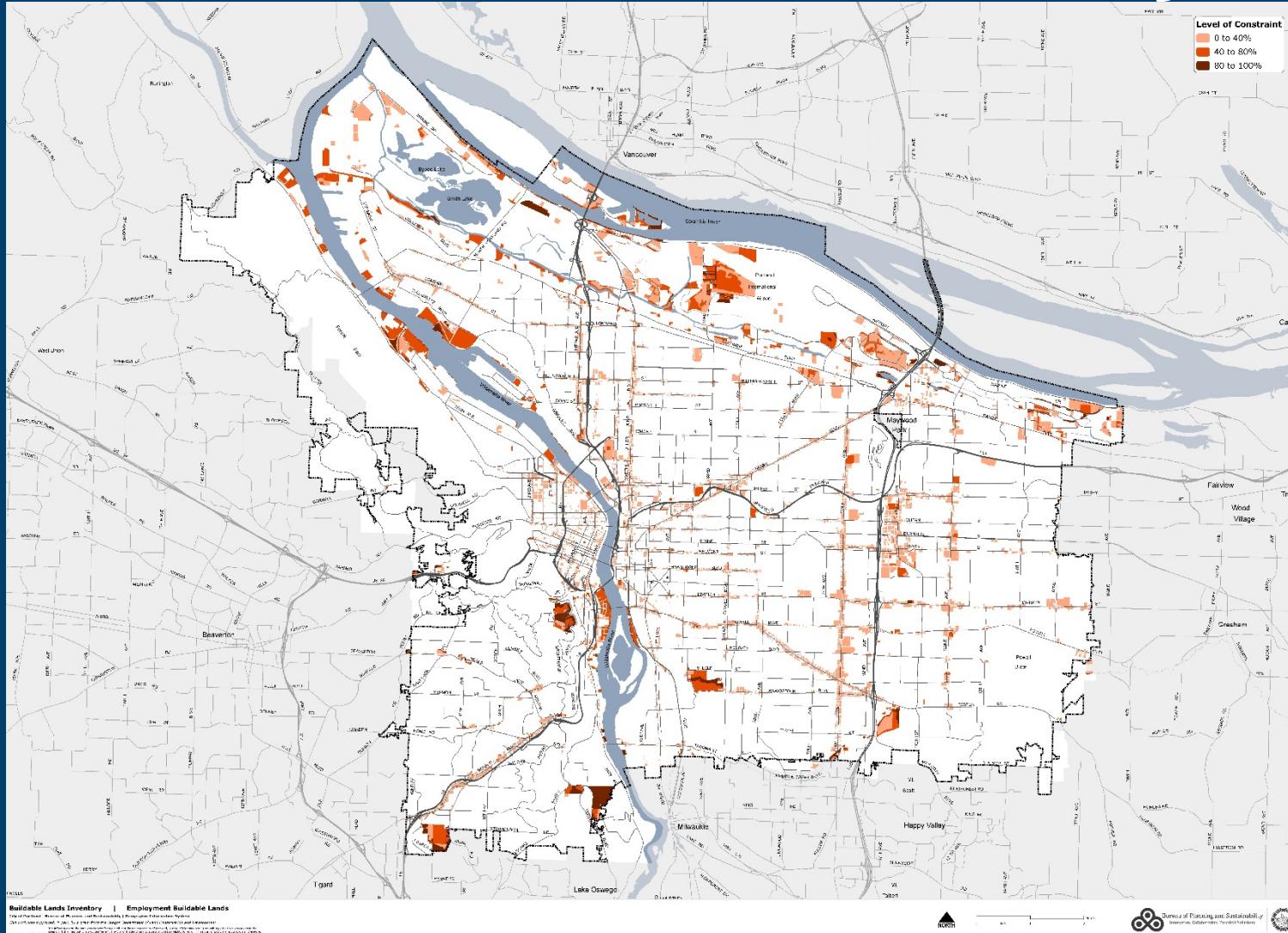


Buildable Land Inventory

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



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EOA January 2015 | 13

Land Need Reconciliation Based on Previous Plan

	Demand		Supply	
	Added Jobs	Land (acres)	Previous Plan	Surplus/Deficit
Central City	44,740	150	266	116
Industrial	31,630	1,700	1,365	-335
Commercial	35,140	690	1,303	613
Institutions	22,730	370	306	-64
Total	141,640	2,910	4,064	



Land Need Reconciliation Based on Proposed Plan

	Demand		Supply	
	Added Jobs	Land (acres)	Proposed Plan	Surplus/Deficit
Central City	44,740	150	266	116
Industrial	31,630	1,700	1,813	113
Commercial	35,140	690	1,463	773
Institutions	22,730	370	522	152
Total	141,640	2,910	4,064	



EOA Next Steps

PSC

April 14, 12:30pm

City Council Fall 2015

DLCD/LCDC Review/Acknowledgement



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Proposed Industrial Land Supply:
31,600 new jobs (2010-2035);
22 million sf. of new building space;
1,700 acres of land development.

Issues and Draft Responses



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Economic/Environmental Policies

Industrial Lands/Watershed Health Strategies:

- Retention and protection of prime industrial land
- Intensification and reinvestment (Issue D)
- Brownfield redevelopment (Issue D)
- Map changes
- Capacity Management



Industrial Land Capacity

Proposed IL/WH Strategies	Capacity (acres)
Industrial land retention	52
Brownfield redevelopment	124
Industrial land intensification	192
Airport golf courses	123



Industrial Land Capacity

Proposed IL/ WH Strategies	Capacity (acres)
Map changes: existing parks/natural areas	-53
Future environmental zoning	-149
Future Superfund NRDA	-25

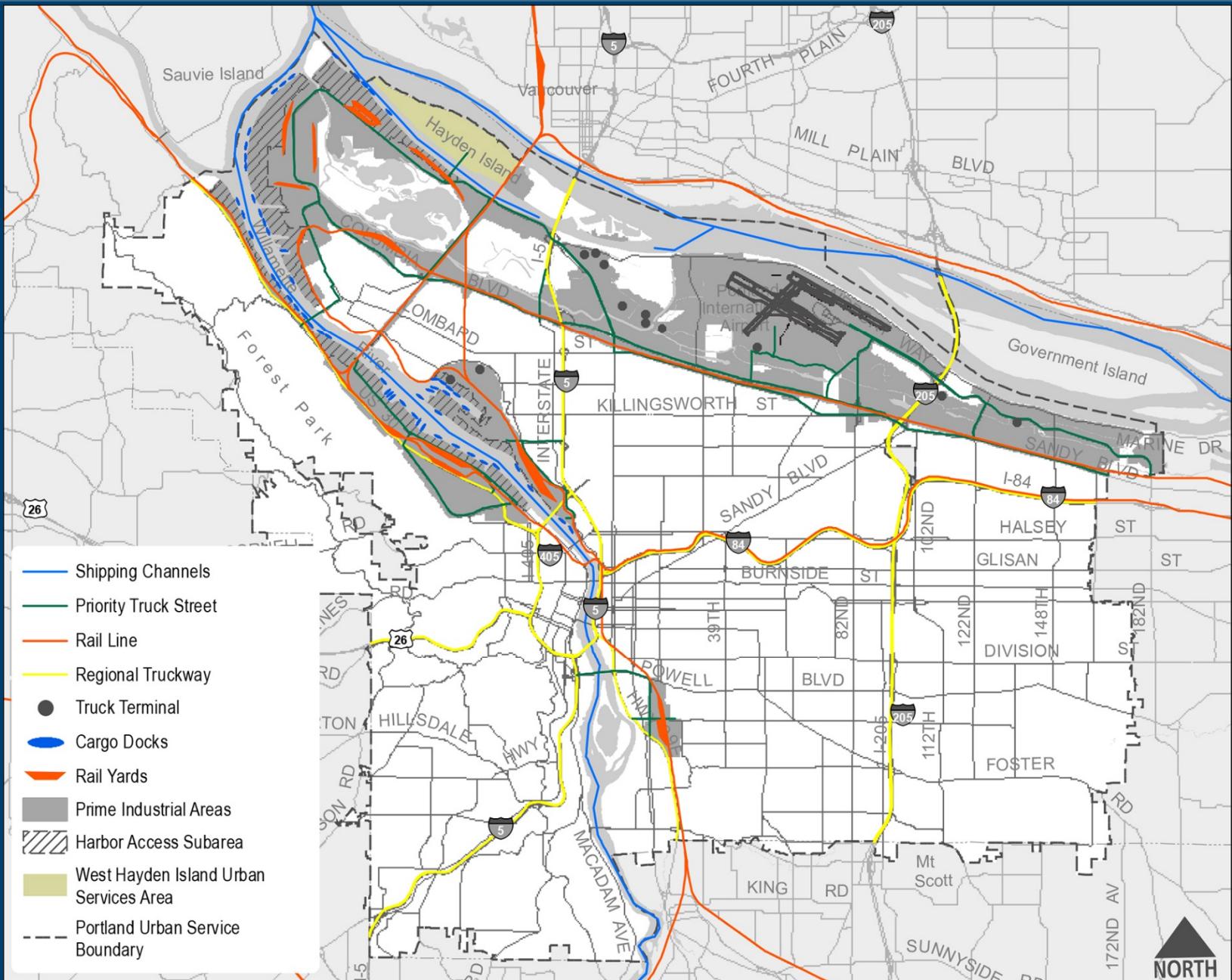


Policy 6.36 Prime industrial land

Protect the multimodal freight-hub industrial districts at Portland Harbor, Columbia Corridor, and Brooklyn Yard as prime industrial land that is prioritized for long-term retention:

- a. limit quasi-judicial map amendments
- b. limit conversion for non-industrial uses
- c. minimize regulatory impacts
- d. offset capacity reductions





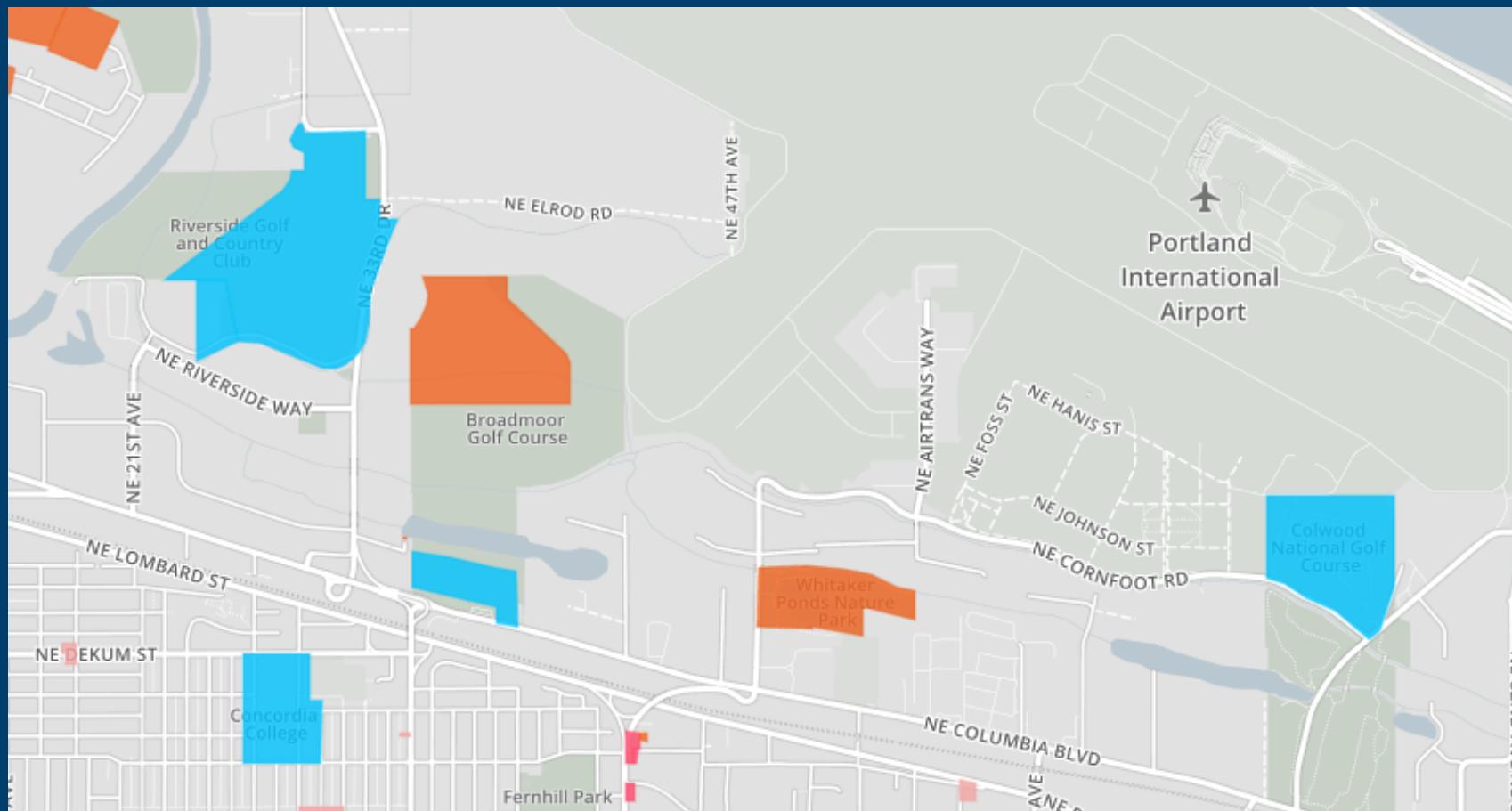
Policy 6.17 Regulatory climate

Improve development review processes and regulations to encourage predictability and support local and equitable employment growth and encourage business retention, including:

- a. regulatory costs competitiveness
- b. certainty for development review
- c. flexible and innovative
- d. avoid unnecessary delays
- e. cost-effective compliance



Proposed Map Changes for Airport Area Golf Courses



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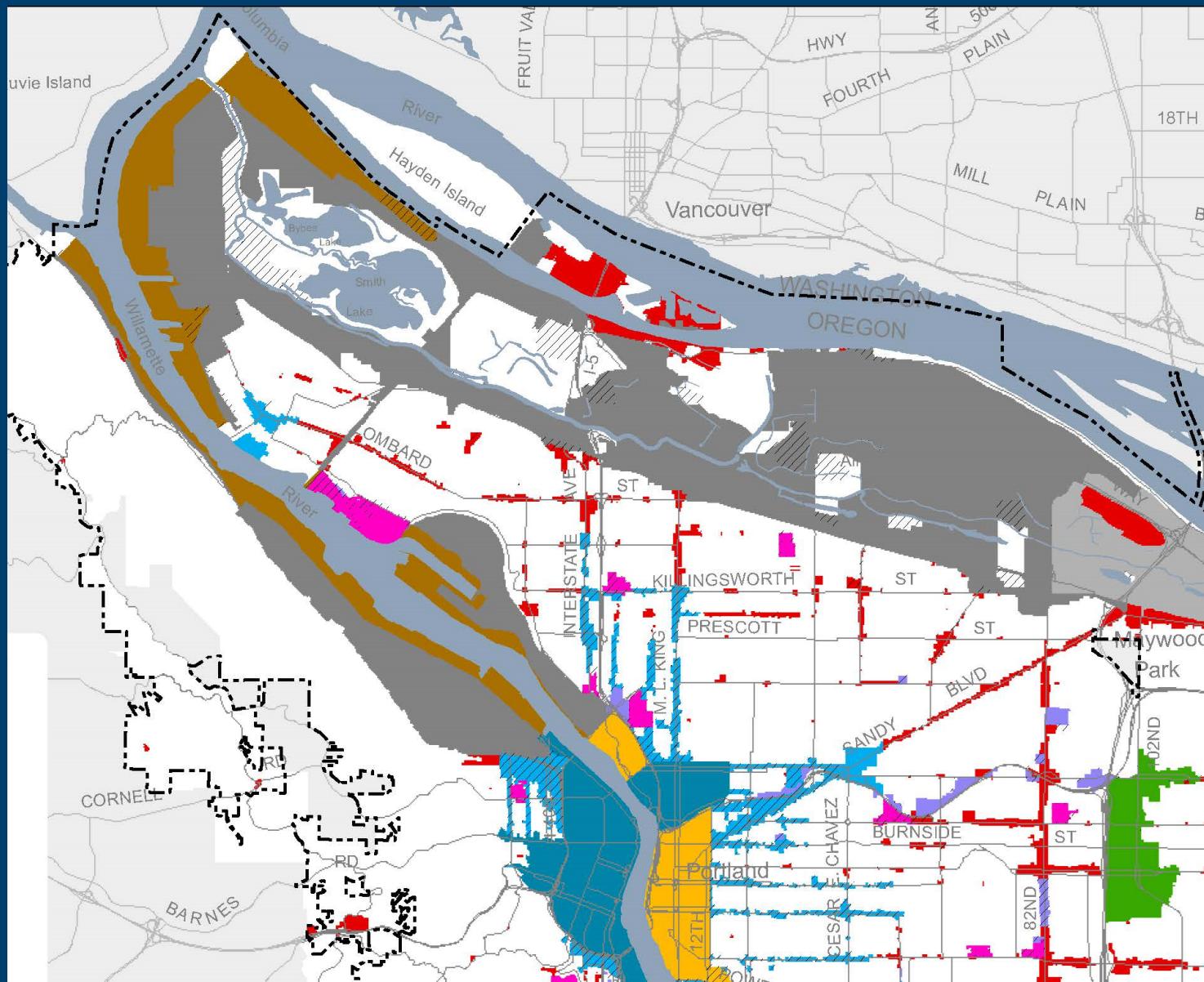


Economic Development | 24

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:
 - 300 acres for future deep water marine terminal, with operationally viable rail access
 - Permanently protect and enhance at least 500 acres as open space
 - Address local quality of life, public health, and traffic impacts
 - Achieve a net increase in ecosystem function



Harbor Access Lands

- Selecting “low” marine cargo forecast
- Small 33-acre shortfall (of 200-acre demand)
- Shift some jobs/development to other industrial areas



Invest More in Freight System and Brownfields

- 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



Strategic Freight Investments

- N Rivergate grade separation
- NE 33rd Ave Improvements
- Kenton Line capacity and overcrossings
- Time Oil Road reconstruction
- N Hayden Island Dr.
- Willamette channel deepening
- T-4 and T-6 improvements



Brownfield Redevelopment

- Create an industrial/commercial brownfield redevelopment program.
- Lobby for State legislation and funding to expand brownfield redevelopment.
- Create incentives for cleanup and redevelopment but not be available to entities responsible for the contamination.
- Obtain Superfund liability relief for purchasers.
- Take a leadership role to promote cleanup of the Portland Harbor Superfund.
- Create a local industrial land bank.



Comp Plan Next Steps

PSC

Testimony until March 13

City Council Fall 2015

DLCD/LCDC Review/Acknowledgement

