



Oregon

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May 15, 2014

TO: Land Conservation and Development Commission

FROM: Jim Rue, Director
Anne Debbaut, Metro Regional Representative

SUBJECT: **Agenda Item 11, May 22-23, 2014, LCDC Meeting**

CITY OF PORTLAND PERIODIC REVIEW

REQUEST TO WITHDRAW ECONOMIC OPPORTUNITIES ANALYSIS AND APPROVAL OF THE REMAINING TASK 2 SUBMITTAL

I. SUMMARY

A. Type of Action and Commission Role

The City of Portland requests withdrawal of its 2012 Economic Opportunities Analysis (EOA) (City of Portland Ordinance No. 185657, Exhibits A1-A5), from its periodic review Task 2 submittal. Task 2 was approved by the commission at its September 26, 2013 meeting. The department proposes that the commission adopt a final order approving the remaining elements of the Task 2 submittal, none of which were the subject of an objection. The city intends to re-submit the EOA with its Task 3 and 4 submittals.

The reason for the request cited by the city states:

The recent decision by the Port of Portland to withdraw their annexation application for a marine terminal at West Hayden Island has triggered the need to reconsider and revise the EOA. In addition, the final Metro regional forecast and local jurisdiction allocation, which was adopted after the City Council took action, needs to be incorporated into the EOA.

The request is included in Attachment A. The commission must make a decision pursuant to Oregon Administrative Rule 660-025-0160(7). This rule states:

Following its hearing, the commission must issue an order that does one or more of the following:

- (a) Approves the work task or a portion of the task;

(b) Remands the work task or a portion of the task to the local government, including a date for resubmittal;

(c) Requires specific plan or land use regulation revisions to be completed by a specific date. Where specific revisions are required, the order shall specify that no further review is necessary. These changes are final when adopted by the local government. The failure to adopt the required revisions by the date established in the order shall constitute failure to complete a work task by the specified deadline requiring the director to initiate a hearing before the commission according to the procedures in OAR 660-025-0170(3);

(d) Amends the work program to add a task authorized under OAR 660-025-0170(1)(b); or

(e) Modifies the schedule for the approved work program in order to accommodate additional work on a remanded work task.

B. Staff Contact Information

If you have questions about this agenda item, please contact Anne Debbaut, DLCD Regional Representative, at 503-725-2183 or anne.debbaut@state.or.us.

II. BACKGROUND

The EOA came before the commission as an appeal of the director's order (Order 001937) approving Portland's periodic review Task 2 submittal. The remainder of the Task 2 submittal (buildable lands inventory, housing needs analysis, infrastructure capacity analysis, and natural resource inventory) were not the subject of the appeal.

The commission denied the appeal and approved Task 2 with additional direction "to address in the course of (Periodic Review) Task 3, the substance of the first two objections which is to give special attention to the different characteristics of Harbor Access lands and the probability of redevelopment given the superfund designations."

Portland's periodic review work program is organized to carry out the comprehensive plan update in several phases and includes the following tasks:

Task 1, Community Involvement. This task includes appointment of a Citizen Involvement Committee (complete) and reliance on the committee to assist the city with completion of subsequent tasks. This task is therefore ongoing and will not be complete until periodic review is nearly complete.

Task 2, Inventory and Analysis. Task 2 includes the research and analysis necessary to provide a factual base for the plan update.

Task 3, Consideration of Alternatives. This task is intended to identify the consequences of alternative patterns of development. The city has not completed this task.

Task 4, Policy Choices. The work program states: “Policy choices are decisions informed by the alternatives analyses.”

Task 5, Implementation. The work program states: “Whatever policy decisions are made, they must be carried out by sufficiently robust implementation measures.”

The EOA portion of Task 2 is the subject of this request and the city has indicated that the EOA will be resubmitted together with Tasks 3 and 4.

III. DEPARTMENT ANALYSIS AND RECOMMENDATION

The city’s request follows the recent decision by the Port of Portland to withdraw their annexation application for a marine terminal at West Hayden Island. This significant change in potential industrial land supply has triggered the need to reconsider and revise the EOA. The revised EOA is proposed to be re-submitted with Tasks 3 and 4. A revision will also provide the city an opportunity to address the commission’s request at the appeal hearing to give special attention to the different characteristics of Harbor Access lands and the probability of redevelopment given the superfund designations.

Staff believes this it is in the best interest of all to revise the EOA at this time and for the city to submit the EOA together with their Tasks 3 and 4 comprehensive plan work. Staff further believes that the modification of Portland’s approved Periodic Review work program is necessary to accommodate Portland’s request to withdraw the 2012 Economic Opportunities analysis for reconsideration.

A. Recommendation

The department recommends that the commission approve the City of Portland’s request to withdraw the 2012 Economic Opportunities Analysis (City of Portland Ordinance No. 185657, Exhibits A1-A5) from the Periodic Review Task 2 submittal approved by the commission on September 26, 2013, and adopt the final order (attached) approving the remaining elements of Periodic Review Task 2 including: a buildable lands inventory, a housing needs analysis, an infrastructure capacity analysis, and a natural resource inventory. In addition, the department recommends the commission modify Tasks 2 and 3 by moving the EOA subtask to the latter task and change the submittal dates for Tasks 3, 4 and 5 as provided in the attached order to afford time for the inventory and analysis work of the new EOA to occur.

B. Motions

Recommended Motion: I move that the commission approve the City of Portland’s request to withdraw the EOA subtask from the Task 2 submittal and adopt the final order as presented in

Attachment B to the staff report, approving the remaining elements of Task 2 and amending the periodic review work program.

Option: The commission may choose to deny the request to withdraw the EOA subtask from the approved Task 2 submittal and direct staff to prepare a draft order consistent with the commission's September 26, 2013 decision.

IV. ATTACHMENTS

- A. City of Portland letter of requesting withdrawal of EOA
- B. Proposed draft LCDC Order 14-WKTSK-001850
- C. Proposed amended periodic review work program



OFFICE OF MAYOR CHARLIE HALES
CITY OF PORTLAND

DEPT OF

APR 18 2014

LAND CONSERVATION
AND DEVELOPMENT

April 10, 2014

Chair Worrix
Land Conservation and Development Commission
635 Capitol Street, Suite 150
Salem, Oregon 97301-3540

Item 11
Attachement A

RE: LCDC's approval of City of Portland's Periodic Review Task 2 submittal

Dear Chair Worrix and Commissioners:

The City of Portland requests a withdrawal of the 2012 Economic Opportunities Analysis (EOA) (City of Portland Ordinance No. 185657, Exhibits A1 – A5) from our Periodic Review Task 2 submittal that was approved at your September 26, 2013 meeting. The recent decision by the Port of Portland to withdraw their annexation application for a marine terminal at West Hayden Island has triggered the need to reconsider and revise the EOA. In addition, the final Metro regional forecast and local jurisdiction allocation, which was adopted after the City Council to action, needs to be incorporated into the EOA. These revisions will not impact the other uncontested elements of our Task 2 background reports, so we request that you adopt a final order acknowledging these elements.

The City intends to re-submit the EOA as part of our Task 3 and 4 submittals.

Sincerely,

Mayor Charlie Hales

**BEFORE THE
LAND CONSERVATION AND DEVELOPMENT COMMISSION
OF THE STATE OF OREGON**

IN THE MATTER OF REVIEW)
OF THE CITY OF PORTLAND’S) **PERIODIC REVIEW TASK 2**
PERIODIC REVIEW TASK 2,) **ORDER 14-WKTSK-001850**

This matter came before the Land Conservation and Development Commission (Commission) on September 26, 2013, as an appeal of the director’s decision (DLCD Order 001837) approving the City of Portland’s Periodic Review Task 2. The appeal is pursuant to ORS 197.633(5)(b) and OAR chapter 660, division 25. The City of Portland (Portland) Task 2 “Land Use Inventory and Analysis” submittal consists of an Economic Opportunities Analysis (EOA), a Housing Needs Analysis, an Infrastructure Condition and Capacity Analysis, a Natural Resource Inventory Report, a Buildable Lands Inventory Report, and Buildable Lands Inventory Maps. The EOA is the only amendment that is subject to the appeal; the director did not receive any objections to the remainder of the city’s Task 2 submittal. The Commission, having fully considered the work task submittal from Portland; the report and order of the director of the Department of Land Conservation and Development (department); the appeal, written objections and exceptions; and oral arguments of the appellant and Portland, now enters its:

Findings of Fact

1. On September 30, 2009, the department approved the Portland periodic review work program. DLCD Order 001773.
2. On October 3, 2012, Portland adopted Ordinance No. 185657 to fulfill all requirements of the city’s periodic review work program Task 2. The new EOA and Buildable

Lands Inventory were adopted as part of Portland's Comprehensive Plan and other documents and maps were adopted as official Comprehensive Plan supporting documents.

3. On December 24, 2012, Portland issued a notice of decision pursuant to OAR 660-025-0140(1) and submitted its Comprehensive Plan update for review pursuant to OAR 660-025-0130.

4. On January 14, 2013, the department received a letter of objection from Schnitzer Steel Industries, Inc. (Schnitzer). The letter presented five objections, all related to the EOA portion of Portland's Periodic Review Task 2 submittal. The department found the Schnitzer objections to be procedurally valid under OAR 660-025-0140(2).

5. On May 29, 2013, by written DLCDC Order 001837, the department director denied Schnitzer's objections and approved Portland's Task 2 submittal in its entirety pursuant to OAR 660-025-0150(1)(a). The department found that the amendments to the Portland Comprehensive Plan and adoption of supporting documents – an EOA (five parts), a Buildable land Inventory (two parts and two maps), a Housing Needs Analysis (five parts), a Natural Resource Inventory (two parts), an Infrastructure Condition and Capacity Analysis and 51 Buildable Land Inventory Maps – comply with applicable statewide planning goals, related statutes and implementing rules. The department notified the city and Schnitzer pursuant to OAR 660-025-0150(2) of the director's decision.

6. On June 19, 2013, Schnitzer timely filed an appeal of DLCDC Order 001837 to the Commission as provided for in OAR 660-025-0150(6).

6. On August 30, 2013, the department issued its report to the Commission and mailed a copy thereof to Portland and Schnitzer pursuant to OAR 660-025-0160(3) and (4).

7. On September 9, 2013, the department received timely exceptions to the department's report from Schnitzer and Portland, pursuant to OAR 660-025-0160(5).

8. On September 11, 2013, the department issued its response to exceptions and revised report to the Commission followed by two addendums to the report on September 20, 2013 and September 23, 2013 pursuant to OAR 660-025-0160(5), all of which were transmitted to Portland and Schnitzer pursuant to OAR 660-025-0160(4).

9. On September 26, 2013, the Commission held a hearing on the appeal. The Commission heard a staff report from the department and oral argument from Schnitzer and from Portland. The Commission denied the appeal and adopted the department recommendation to approve Task 2, with specific guidance to Portland to address in the course of (Periodic Review) Task 3 the substance of the first two objections which is to give special attention to the different characteristics of Harbor Access lands and the probability of brownfield redevelopment given the superfund designations. The Commission authorized the director to issue an order approving the Task 2 submittal, pursuant to OAR 660-025-0160(7) (a) and OAR 660-002-0010(6).

11. On April 10, 2014, Portland notified the department by letter that it was requesting withdrawal of the 2012 Economic Opportunities Analysis, City of Portland Ordinance No. 185657, Exhibits A1-A5, for reconsideration in light of changes affecting the factual underpinnings to that analysis. Portland did not propose a date for resubmitting an EOA to complete work task 2, but stated the intent to re-submit the EOA as part of its Task 3 and 4 submittals.

Jurisdiction

The Commission has exclusive jurisdiction for review of the completed Task 2 submittal.

ORS 197.644(2); OAR 660-025-0040(1).

Standard of Review

The Commission reviews the Task 2 submittal for compliance with the applicable statutes, statewide land use planning goals and administrative rules pursuant to ORS 197.633(3)(c) and OAR 660-025-0040. For periodic review submittals under ORS 197.628 to 197.650, “compliance with the goals” means the submittal “on the whole, conform[s] with the purposes of the goals and any failure to meet individual goal requirements is technical or minor in nature.” ORS 197.747; ORS 197.633(3) (c). For this submittal, the Commission focuses its review on the Goal 2 requirement of an adequate factual base and on the relevant portions of the goals and administrative rules associated with housing and residential land needs (Goal 10 and OAR chapter 660, division 7), infrastructure condition and capacity analysis (Goals 11 and 12 and OAR chapter 660, divisions 11 and 12), and natural resource inventory (Goal 5 and OAR chapter 660, division 23). Portland has withdrawn the EOA; therefore, any Commission review related to economic development and employment land needs (Goal 9 and OAR chapter 660, division 9) is limited to the degree that the remaining portion of the Task 2 submittal implicates those provisions.

Substantive Review and Conclusions of Law

In their January 14, 2013 objection, June 19, 2013 appeal, and September 9, 2013 exception, Schnitzer raised concerns regarding the EOA and compliance with Goal 9 and its implementing rules and the adequacy of the factual basis for the EOA. Because Portland has withdrawn the EOA as a proposed amendment to the comprehensive plan, the Commission finds

that the underlying basis for the Schnitzer appeal is no longer before the Commission. However, as guidance for Portland in undertaking a new EOA and proceeding to the next tasks of its periodic review work program, the Commission's motion denying the appeal did note that consideration of the distinct characteristics of Harbor Access lands and the influence of the Portland Harbor Superfund designation to brownfield redevelopment potential were issues raised in the Schnitzer appeal that may serve to inform the new EOA.

The department did not receive any objections and no appeal was filed regarding the other elements of the Task 2 submittal; the director approved the work task. DLCD Order 001837 at 4. The director made a determination that the Task 2 submittal complies with the statewide planning goals and applicable statutes and administrative rules. OAR 660-025-0140(4). The Commission finds the amendments to the Portland Comprehensive Plan to include a Housing Needs Analysis (five documents), Infrastructure Condition and Capacity Analysis, Natural Resource Inventory Report (two documents), Buildable Lands Inventory Report (four documents), and Buildable Lands Inventory Maps (fifty-one maps), complies with the applicable statewide planning goals, related statutes and implementing administrative rules, based on the department's review.

The Commission further finds that modification of Portland's approved work program is necessary to accommodate Portland's April 10, 2014 request to withdraw the 2012 Economic Opportunities Analysis, City of Portland Ordinance No. 185657, Exhibits A1-A5, for reconsideration in light of changes affecting the factual underpinnings to that analysis. Under its rules, the Commission may direct the modification of an approved work program when, *inter alia*, issues related to economic development were omitted from the work program but must be

addressed in order to ensure compliance with the statewide planning goals. OAR 660-025-0170(1)(d). The Commission finds that the recent decision by the Port of Portland to withdraw their annexation application for a marine terminal at West Hayden Island, creates an issue related economic development that must be addressed for purposes of goal compliance. Portland did not propose a date for resubmitting an EOA to complete work task 2, but stated the intent to re-submit the EOA as part of its Task 3 and 4 submittals. Because the Portland work program is organized to carry out the comprehensive plan update in three procedural phases, *see* DLCD Order 001837 at 2-3, the Commission modifies the submittal dates for Tasks 3 and 4 as provided in this order to afford time for the inventory and analysis work of the new EOA to occur.

Conclusion

Based on the foregoing findings, the director's written and oral reports, the exceptions and oral argument from both Schnitzer and Portland, the Commission concludes that Portland's Periodic Review Task 2 submittal including all of the documents, reports, and maps identified in DLCD Order 001837 with the exception of the 2012 Economic Opportunities Analysis, City of Portland Ordinance No. 185657, Exhibits A1-A5, complies with the statewide goals and rules.

The Commission approves, pursuant to OAR 660-025-0160(7)(a), a portion of Portland's Task 2 submittal. The Commission modifies the submittal dates for Tasks 3, 4, and 5.

THEREFORE, IT IS ORDERED THAT:

The Portland Periodic Review Task 2 is approved in its entirety with the exception of the 2012 Economic Opportunities Analysis, City of Portland Ordinance No. 185657, Exhibits A1-A5.

The Portland Periodic Review Work Program, DLCD Order 001773, is modified as follows: the EOA subtask and product is deleted from Task 2 and included in Task 3; the revised submittal date for Task 3, Alternative Patterns of Development, is July 31, 2015; the revised submittal date for Task 4, Policy Choices, is July 15, 2015; the revised submittal for Task 5, Implementation is December 31, 2015.

DATED THIS ____ DAY OF MAY 2014.

FOR THE COMMISSION:

Jim Rue, Director
Department of Land
Conservation and Development

NOTE: You may be entitled to judicial review of this order. ORS 197.650(1); OAR 660-025-0040(3). Judicial review may be obtained by filing a petition for review within 21 days from the date of this order. Judicial review is pursuant to the provisions of ORS 197.651(2). The record supporting this order is available for review at the department's office in Salem.

City of Portland
MODIFIED APPROVED
PERIODIC REVIEW WORK PROGRAM
Revised 09/13/2011 and 05/23/14

Item 11
Attachment C

DLCD Portland Regional Representative	Anne Debbaut	Phone: 503.725.2182 E-mail: anne.debbaut@state.or.us
Portland Planning Director:	Susan Anderson	Phone: 503.823.6800 Fax: 503.823.7800 E-mail: sanderson@ci.portland.or.us
City Project Manager	Eric Engstrom	Phone: 503.823.3329 E-mail: eric.engstrom@ci.portland.or.us
Metro Regional Planning Director:	Elissa Gertler	Phone: 503.797.1752 E-mail: elissa.gertler@oregonmetro.gov
Multnomah County Planning Director:	Karen Schilling	Phone: 503.988.3389 x29635 E-mail: karen.c.schilling@co.multnomah.or.us
Clackamas County Planning Director:	Mike McCallister	Phone: 503.742.4522 E-mail: mikem@co.clackamas.or.us
Washington County Planning Manager:	Andy Back	Phone: 503.846.3875 E-mail: Andy_Back@co.washington.or.us
Date Work Program Approved by DLCD:	September 30, 2009	Order 001773
Date Revision Approved:	January 5, 2010 September 13, 2011 <u>May 23, 2014</u>	Order 001798 Order 001809 <u>Order 001850</u>
Final Work Program Completion Date:	October 01, 2012 October 01, 2013	Order 001773 Order 001809

Work Program Task Completion Summarized:

T1.A, approved, 08/05/2010, Order 001792, Establish Community Involvement Committee

T1.B, approved, 01/05/2011, Order 001798, Citizen Involvement

T2, approved, 05/29/2013, Order 001837, Comp Plan Inventories and Analysis

T2 partially approved by commission 5/23/2014, Order 001850

T3 amended by commission 05/23/14, Order 001850, to move economic opportunities analysis subtask from task 2 to task 3

**Work Tasks Subject to Public Notice and DLCD Review
(See OAR 660-25-130 - submission of completed work task)**

Task #	Work Program Reference	Task and Product Descriptions	Submittal Date (s)
1	COMMUNITY INVOLVEMENT	<p>Ensure meaningful, timely, and sufficient community participation in all phases of plan update</p> <p><i>Subtask A – Appointment</i> The Community Involvement Committee will consist of no more than three members of the City Planning and Sustainability Commission and at least nine others members nominated by the Mayor and confirmed by the Portland City Council.</p> <p><i>Product: Adoption of a “Report of Council” containing a list of confirmed appointments to Community Involvement Committee.</i></p>	<p>05/01/10</p> <p>Approved 08/05/2010 Order 001792</p>
		<p><i>Subtask B – Standards and Practices</i> The Community Involvement Committee will review the Community Involvement Program to ensure it contains sufficient and appropriate standards and practices. Needed improvements will be identified by the Community Involvement Committee and recommended to City Council by the Planning and Sustainability Commission</p> <p><i>Products: Amended Community Involvement Program adopted by city ordinance</i></p>	<p>09/30/10</p> <p>Within 30 days of Council adoption by ordinance</p> <p>Approved 01/05/2011 Order 001798</p>
		<p><i>Subtask C – Monitoring and Evaluation</i> The Community Involvement Committee will meet at least quarterly and advise the Bureau of Planning and Sustainability and the Planning and Sustainability Commission on the proper application of standards and practices. Needed improvements will be identified by the Community Involvement Committee and recommended to City Council by the Planning and Sustainability Commission.</p> <p><i>Products:</i> An evaluation of community involvement leading up the adoption of each Task 2, 3, 4, and 5 product.</p> <p><u>Task 2 Evaluation</u> <u>Task 3 Evaluation</u> <u>Task 4 Evaluation</u> <u>Task 5 Evaluation</u></p>	<p>12/31/10 <u>12/31/2011</u> 06/30/11 <u>06/30/2012</u> 06/30/12 <u>06/30/2013</u> 09/30/12 <u>09/30/2013</u></p>

Task #	Work Program Reference	Task and Product Descriptions	Submittal Date (s)
1	COMMUNITY INVOLVEMENT (continued)	<p><i>Subtask D – Plan and Code Recommendations</i> The Community Involvement committee should review Goal 9 (Citizen Involvement) and Goal 10 (Administration) of the Portland Comprehensive Plan, and the “Legislative Procedures” Chapter of the City Zoning Code (Title 33) and provide recommendations to the Planning and Sustainability Commission for beneficial changes.</p> <p><i>Products: City Council Ordinances adjusting the community involvement provisions in the City Code and Comprehensive Plan</i></p> <p><u>Comprehensive Plan policy amendments</u></p> <p><u>Planning and Zoning Code amendments</u></p>	<p>06/30/12 06/30/2013</p> <p>09/30/12 09/30/2013</p>
2	INVENTORY AND ANALYSIS	<p>Research and analysis necessary to provide a solid factual base for plan update</p> <p><i>Subtask A – Characterization of Existing Land Supply</i> An inventory will be constructed in three parts: constrained, highly constrained, and unconstrained.</p> <p><i>1. Constrained Lands</i> Development is allowed on constrained lands, but with added scrutiny. The Constrained Lands inventory will be constructed from the best available, parcel specific information on the following:</p> <ul style="list-style-type: none"> • Infrastructure Limitations – Areas where an existing transportation, water, sewer, or drainage feature may be insufficient to support current plan designations • Airport Conflicts – Areas where building use and height must be limited near Portland International Airport because of aircraft approaches or departures, aircraft noise, or safety concerns. • Heliport Conflicts – Areas where building height must be limited near the Portland Heliport. • Significant Natural Resources – Streams, lakes, riparian areas, forests, fish and wildlife habitats, scenic views, sites and corridors, groundwater recharge areas, designated open space, and three delineated wellhead protection areas - Columbia South Shore, Vivian, and Gilbert. • Significant Cultural Resources – Historic districts, buildings, and sites; archeological sites; and areas subject to consultation with Native American tribal governments 	<p>Received Submittal on 12/24/2012 Under Review</p> <p>Director approved task 05/29/2013 Order 001837</p> <p>Director approval appealed 06/19/13</p> <p>Commission approved task 09/26/13</p> <p>City requests withdrawal of subtask D and work program amendment 04/10/14</p> <p><u>Commission approved amendment 05/23/14</u> <u>Order 001850</u></p>

Task #	Work Program Reference	Task and Product Descriptions	Submittal Date (s)
2	INVENTORY AND ANALYSIS (continued)	<ul style="list-style-type: none"> • Landslide Hazards – Areas of historic failures; areas of unstable, old and recent landslides; and all slopes over 25%. Hazards will be identified from the best available topographic maps, and the following information from the Oregon Department of Geology and Mineral Industries, should this information become available at a parcel-specific scale: Statewide Digital Landslide Database (SLIDO), and Rapidly Moving Landslide Hazard Zones (IMS-22). • Earthquake Hazards - Fault lines, areas subject to liquefaction, and areas subject to moderate or severe damage from earthquakes should Department of Geology and Mineral Industries databases IMS-1 and IMS-16 information become available at a parcel-specific scale. • Floodplains and other Areas Subject to Flooding – Areas identified from Federal Emergency Management Agency 100-year flood maps, 1996 actual flooding, areas with impervious soils or other drainage problems, and areas with shallow ground water. • Contaminated Areas - Areas identified by the Oregon Department of Environmental Quality from the following sources: Environmental Cleanup Sites I (ECSI), Confirmed Release Sites (CRL) and Underground Storage Tank Cleanup Sites (UST), should this information become available on a parcel-specific basis. <p><i>2. Highly Constrained Lands</i> Urban level development is rarely allowed on highly constrained lands, but provisions are often made to transfer development opportunity to less constrained sites. The highly constrained lands inventory will be composed of the following.</p> <ul style="list-style-type: none"> • Publicly Owned Land – Those publicly owned or controlled lands that do not provide for employment or residential uses. Examples include parks, rights-of-way, and the beds and banks of navigable waterways. • Floodways – Areas mapped as floodways by the Federal Emergency Management Agency. • Conserved Land – designated environmental protection areas; and land benefiting from farm, forest, or open space tax deferral programs. • Rural lands – Lands that are both not within the regional urban growth boundary and not designated as urban reserves by Metro. 	

Task #	Work Program Reference	Task and Product Descriptions	Submittal Date (s)
2	INVENTORY AND ANALYSIS (continued)	<p><i>3. Unconstrained Lands</i> These are lands not falling within the previous two categories. This is the “Buildable Lands” inventory within the meaning of Statewide Planning Goal 9 (Economy) and Goal 10. The City will not employ this term because it engenders too much confusion, particularly the assumption that land not so inventoried is not buildable; thus the synonym “Unconstrained Lands” inventory.</p>	
		<p><u><i>Subtask B – Estimate of Remaining Development Potential</i></u> Remaining development potentials for housing and employment will be calculated from the existing Comprehensive Plan Map. This will involve the establishment of a standard set of justifiable assumptions for different categories of urban land, particularly for areas where infill development or redevelopment is likely. The spatial distribution of existing and potential development will inform a “base case” for an alternatives analysis.</p>	
		<p><u><i>Subtask C – Coordination of Population and Employment Forecast</i></u> Portland will begin periodic review without a current regional population forecast, or identified 20-year housing and employment needs. The beginning assumption is that Portland needs to accommodate at least its 2002 Metro allocation of jobs and housing, plus an added increment. Portland will work with Metro during periodic review and will recognize the new regional forecasts and allocations when they become available. An important part of this effort will be working with Metro to refine modeling assumptions to better estimate Portland’s remaining development potential.</p>	
		<p>Subtask D – Identification of Employment Needs Future needs and opportunities will be examined and compared to existing conditions.</p> <ul style="list-style-type: none"> • A new Economic Opportunities Analysis will be prepared. This analysis will describe international, national, state and local economic trends related to the types of business likely to locate or expand in Portland. • The City will also reexamine the adequacy of its existing industrial land base, identify “prime” industrial land, and characterize long term and short term supplies of industrial land suitable for different employment types in the City’s various employment districts. • Portland will also assess the adequacy of its land base for non-industrial employment. Land supply and demand analyses will consider urban centers, main 	

Task #	Work Program Reference	Task and Product Descriptions	Submittal Date (s)
2	INVENTORY AND ANALYSIS (continued)	<p>streets and corridors, commercially underserved neighborhoods, and institutional land needs (e.g., schools, hospitals and universities).</p> <ul style="list-style-type: none"> The amounts of employment land of the constrained and unconstrained inventories will be identified. 	
		<p><i>Subtask E – Identification of Housing Needs</i> Existing and expected housing stock will be characterized by type and affordability.</p> <ol style="list-style-type: none"> Portland will recognize Metro’s new population forecast, housing urban growth report, and allocation of regional housing potential. Portland will perform a “needed housing” examination, profiling existing and expected residents and the amount of housing affordable for different brackets of household income. Expected surpluses and deficiencies in different housing types and affordability ranges will be identified. The residentially zoned part of the unconstrained inventory will be checked to determine whether it contains the potential of 10-units per acre, and whether half the remaining potential is for multi-dwelling and attached single dwelling structures. The City will also examine its total housing potential lost or gained since the last periodic review, particularly the supply of more affordable housing. Amounts of housing land on the constrained and unconstrained inventories will be identified. The City will identify any provisions in its zoning and other codes that might serve as barriers to the provision of identified forms of needed housing. An example of one such form might be courtyard housing designed for families with young and school-aged children. <p><i>Products: Ordinance of City Council adopting at least the following as Comprehensive Plan background documents:</i> Inventory Map of Buildable Residential Lands Inventory Map of Buildable Employment Lands Inventory Map of Significant Natural Resources Inventory Map of Hazards Housing Needs Analysis Economic Opportunities Analysis Estimate of Remaining Housing Capacity Estimate of Remaining Employment Capacity</p>	<p>12/31/10 <u>12/31/2011</u></p>

Task #	Work Program Reference	Task and Product Descriptions	Submittal Date (s)
3	CONSIDERATION OF ALTERNATIVES	<p>The City will identify the consequences of alternative patterns of development. Development patterns will be depicted by use, intensity, and form</p> <p><i>Subtask A – Develop Evaluation Criteria</i> Evaluation criteria will include the state requirements for the examination of the economic, social, environmental, and energy consequences of different choices. Examples of measured consequences would include trip generation potential by mode and potential changes in housing costs. Additional evaluation criteria will be derived from community values identified through the visionPDX project.</p>	
		<p><i>Subtask B – Thematic Alternatives</i> Simplified consequence analysis will be applied to different patterns of urban development. Alternatives will be designed to emphasize particular community values. There will be several of these.</p>	
		<p><i>Subtask C- Detailed Alternatives</i> Detailed consequence analysis will be applied to a base case derived from a probable build-out of the existing comprehensive plan, and at least three other alternatives - each trying to achieve an optimum mix of community values.</p>	
		<p><i>Subtask D – Identification of Employment Needs</i> <u>Future needs and opportunities will be examined and compared to existing conditions.</u></p> <ul style="list-style-type: none"> • <u>A new Economic Opportunities Analysis will be prepared. This analysis will describe international, national, state and local economic trends related to the types of business likely to locate or expand in Portland.</u> • <u>The City will also reexamine the adequacy of its existing industrial land base, identify “prime” industrial land, and characterize long-term and short-term supplies of industrial land suitable for different employment types in the City’s various employment districts.</u> • <u>Portland will also assess the adequacy of its land base for non-industrial employment. Land supply and demand analyses will consider urban centers, main streets and corridors, commercially underserved neighborhoods, and institutional land needs (e.g., schools, hospitals and universities).</u> <p><i>Products</i> Ordinance of City Council adopting an <u>economic opportunities analysis and an analysis of the social, economic, energy and environmental consequences of at least three alternative spatial deployments of the housing</u></p>	<p>06/30/11 06/30/2012 07/31/2015</p>

Task #	Work Program Reference	Task and Product Descriptions	Submittal Date (s)
3	CONSIDERATION OF ALTERNATIVES (continued)	<u>and employment needs as a Comprehensive Plan background document.</u>	
4	POLICY CHOICES	<p>Policy choices are decisions informed by the alternatives analyses. They must be recommended by the Planning and Sustainability Commission and adopted by City Council ordinance. This task description is fairly general because it attempts to describe only plausible decisions. The actual decisions must be based on the yet-to-be-completed preliminary work described in Tasks 2 and 3.</p> <p><u>Subtask A – Physical Plan (New Comprehensive Plan Map)</u> A new plan for the physical development of the City will replace the existing Comprehensive Plan map. This plan might be form-based, use-based, or employ a combination of both approaches. All other periodic review policy choices should be derived from or supportive of the future development pattern depicted on the physical plan.</p>	
		<p><u>Subtask B – The Economic Element</u></p> <ol style="list-style-type: none"> 1. The City will adopt long-term policies and shorter-term strategies for economic development. 2. Different types of employment districts may be established. 3. Sufficient vacant, partially developed, and re-developable land will be identified to meet expected employment needs. 4. Coordination with Metro to ensure sufficient capacity for job growth within Portland is recognized by the regional <i>Urban Growth Management Plan</i>. This allocation will be derived from the point forecast of total regional employment needs for the Year 2030. 	
		<p><u>Subtask C – The Housing Element</u></p> <ol style="list-style-type: none"> 1. The City will adopt long-term policies and shorter-term strategies for meeting identified housing needs. 2. The City may revisit its “no net loss” housing policy or adopt alternative housing conservation policies, particularly policies aimed at preserving the existing stock of affordable housing. 3. Sufficient vacant, partially developed, and re-developable land will be identified to meet expected employment needs. 4. Coordination with Metro to ensure sufficient capacity of housing growth within Portland is recognized by the 	

Task #	Work Program Reference	Task and Product Descriptions	Submittal Date (s)
4	POLICY CHOICES (continued)	regional <i>Urban Growth Management Plan</i> . This allocation will be derived from the point forecast of total regional population growth for the Year 2030 divided by forecasted future average household size.	
		<p><u>Subtask D – The Public Facilities Element</u></p> <ol style="list-style-type: none"> 1. New facilities plans will be developed to meet service requirements of the physical plan. These plans may provide for future updates through post-acknowledgement plan amendment processes to take account of better forecasting and modeling procedures expected to become available within the next five years. 2. Transportation, sewer, drainage, and water projects necessary to support future development will be identified and adopted as part of the plan. 3. The existing Portland International Airport, and any proposed airport expansion areas, will be depicted as public facilities in the plan. 4. A decision will be made to either continue or discontinue operation of the Portland Heliport. If continued the heliport would be depicted in the plan. 5. Should one or more school districts complete facility planning during the course of periodic review, and should the City be requested by a school district, the City could depict the general location of desired future school sites in the plan. 	
		<p><u>Subtask E – The Transportation Element</u></p> <ol style="list-style-type: none"> 1. Conforming amendments to the City Transportation System Plan will be made for updates to the Regional Transportation Plan. 2. If authorized by the Regional Transportation Plan the City might adopt alternatives to the “Level of Service” standard for characterizing the adequacy of existing and proposed transportation facilities. These alternatives might apply citywide or only within designated areas. In the absence of further state guidance the City might also adopt standard methods for examining the transportation effects for proposed intensifications or urban development. 3. The City might also consider a system of modal preferences or desired mode splits as part of its street classification scheme. 	

Task #	Work Program Reference	Task and Product Descriptions	Submittal Date (s)
4	POLICY CHOICES (continued)	<p><u><i>Products Ordinance of City Council adopting at least the following amendments to the Portland Comprehensive Plan:</i></u></p> <p>Land Use Map depicting property-specific locations and intensity of needed housing and employment</p> <p>Economic Element, including coordination with Metro</p> <p>Housing Element, including coordination with Metro</p> <p>Transportation Element, conforming to Regional Transportation Plan</p>	<p>06/30/12 06/30/2013 7/31/2015</p> <p>06/30/12 06/30/2013 7/31/2015</p> <p>06/30/12 06/30/2013 7/31/2015</p> <p>06/30/12 06/30/2013 7/31/2015</p>
5	IMPLEMENTATION	<p>Whatever policy decisions are made, they must be carried out by sufficiently robust implementation measures. It is important to emphasize that not all these measures are regulatory. Funding an identified public works project is an example of plan implementation, as are programs carried out by government-to-government or public private partnerships. Because policy decisions have yet to be made, the illustrative implementation measures are necessarily vague.</p> <p>Possible new implementation measures might include:</p> <ol style="list-style-type: none"> 1. Retention measures for prime industrial land and affordable housing stock, 2. Remediation programs for brownfields, 3. Adjustments to minimum residential density requirements, or application of minimum density requirements to mixed use development or residential development in non-residential zones, 4. Form-based design standards, 5. Construction of additional streetcar lines, 6. Interagency agreements with special districts, 7. Establishment of new urban renewal areas, 8. A standard method for estimating traffic generation potential of proposed plan amendments, 9. New community involvement and outreach programs, 10. Inter-bureau strategies to carry out plan objectives, or 11. Adjustment of height, noise, and use limitations around airport. <p><u><i>Products Ordinance of City Council adopting regulations, projects, and agreements sufficient to carry out the amended Comprehensive Plan.</i></u></p>	<p>09/30/12 09/30/2013 12/31/2015</p>
		<u>COMPLETION OF WORK PROGRAM</u>	<p>10/01/12 10/01/2013 12/31/2015</p>

Additional Comments:

The dates above are established for the city to submit completed work tasks to DLCD. Interested persons or agencies are advised to contact Al Burns, Senior City Planner, (503) 823-7832, if you are uncertain as to how you will be notified and involved at the local level. The city will provide you with notice of public hearings of those work tasks affecting your agency. However, agencies and other interested persons are advised to monitor subtasks related to that work task, particularly the adoption of needed amendments to the city's comprehensive plan and land use regulations. LCDC rules require that an objecting party participate at the local level orally or in writing during the local review process.

STATE PERIODIC REVIEW ASSISTANCE TEAM

<u>Agency</u>	<u>Contact</u>
Business Development Department (BDD)	Paul Grove
Department of Agriculture (ODA)	Jim Johnson
Department of Aviation (DOA)	Mitch Swecker
Department of Environmental Quality (DEQ)	Greg Aldrich
Department of Fish and Wildlife (ODFW)	Patty Snow
Department of Forestry (DOF)	Kevin Birch
Department of Geology and Mineral Industries (DOGAMI)	Ian Madin
Department of Human Services (DHS)	Tom Pattee
Department of State Lands (DSL)	Anna Buckley
Department of Transportation (ODOT), Region 1	Kirsten Pennington
Department of Water Resources (WRD)	Bill Fujii
Housing and Community Services Department (OHCS)	Rick Crager
Parks and Recreation Department (OPRD)	Kathy Schutt
State Historic Preservation Office (SHPO)	Stephen Poyser

NOTE: Enclosed for city's information and use are:

- 1) *a copy of the current periodic review rule;*
- 2) *a sample "completed work task" notice to be sent by the local government to persons (if any) who participated at the local level or who requested notice;*
- 3) *copies (yellow) of Notice of Periodic Work Task, forms to be sent by local government to DLCD with each completed work task; and*
- 4) *list of the State Periodic Review Assistance Team Members.*

Please contact Larry French at (503) 373-0050, extension 283 if you have questions or need additional forms.