Today’s Agenda

1. Welcome
2. Process Overview - Assignment
3. Determinants of Institutional Growth
   - Healthcare
   - Higher Education
4. Discussion
5. Next Steps
Portland’s Comprehensive Plan

A state-mandated long-range plan that helps the City and community:

- prepare for and manage expected population and employment growth;
- plan for and coordinate major public investments; and
- guide decision-making on land use, transportation, parks, sewer and water systems, natural resources, and other topics.
The Comprehensive Plan Update builds on previous process

Timeline

Winter 2008

The Portland Plan
- Community priority setting
- Strategic policy direction
- Short-term action plan

Comprehensive Plan Background
- Data gathering and fact finding
- Background Reports

VisionPDX
- Broad-based outreach
- Key citywide issues
- Citywide goals

Spring 2012

Comprehensive Plan Update
- Growth scenarios
- State planning mandates
- Policies, maps, and list of projects

Comprehensive Plan Implementation
- Strategic implementation actions

Summer 2013

Beyond 2013

Reinforcement Planning
- Issues and topics requiring more study
- Specific area plans
- Detailed implementation measures including zoning map & code amendments

We are here
Eight groups formed to advise City staff on the development of the Comp Plan Update

- Community Involvement
- Economic Development
- Education & Youth Success
- Infrastructure Equity
- Neighborhood Centers
- Networks
- Residential Development & Compatibility
- Watershed Health & Environment
Project Timeline

2012
- Spring: Background Reports
- Summer: Discussion Draft
- Fall: Public Workshops

2013
- Winter: Proposed Draft
- Spring: Open Houses
- Summer: Recomm. Draft
- Fall: City Council

2014
- Winter: Adopted Plan

Comprehensive Plan Implementation
Some Issues to be Addressed

- Accommodate 132,000 new households and 147,000 of new jobs

**Address industrial and institutional land shortfall**
- Address level-of-service disparities
- Identify typologies and locations of neighborhood centers, commercial corridors, and habitat corridors
- Prioritize active modes of transportation
- Align growth and school facilities’ capacity
- Address transitions from higher to lower-intensity development
- Update community involvement policies (PIAC)
Statewide Goal 9 requires an Economic Opportunities Analysis

1. Recent Trends and Market Factors
2. Employment Growth Forecast (Demand)
3. Land Development Capacity (Supply) Reconciliation - Surpluses and Shortfalls
4. Policy Alternatives
Preliminary policy concepts
(from Portland Plan and draft EOA)

A. Overall objectives for economic development
   - Traded sector business growth
   - Broad household prosperity and affordability
   - Diverse, expanding city economy

B. Land supply, transportation and public facilities
   - Adequate 20-year and short-term land supply
   - Transportation and public facilities

C. Land use in employment areas
   - Central City - office hub, density, innovation, 24-hour vitality
   - Industrial Areas - traded sector, freight hub, diverse industrial
   - Campus Institutions - campus growth
   - Neighborhood centers and corridors - placeholder
Job growth varies by sector

2010-2035 Portland Job Growth by Sector

- **Retail & related**, 20,200, 14%
- **Industrial**, 23,700, 16%
- **Health & education**, 53,000, 36%
- **Office**, 50,100, 34%
Campus institutions
## Capacity Analysis Based on Existing Master Plans and Zoning

<table>
<thead>
<tr>
<th></th>
<th>Land Area (ac)</th>
<th>Building Area (SF)</th>
<th>FAR</th>
<th>Jobs (2008) per Campus</th>
<th>Jobs (2008) per Acre</th>
<th>2010-2035 Demand per EOA (SF)</th>
<th>Available Capacity of Existing Master Plans and Zoning (SF)</th>
<th>Percentage of Demand</th>
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<tbody>
<tr>
<td>Colleges</td>
<td>619</td>
<td>5,002,500</td>
<td>0.19</td>
<td>619</td>
<td>10</td>
<td>2,615,700</td>
<td>2,626,300</td>
<td>100%</td>
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<tr>
<td>100+ Acre Campuses</td>
<td>517</td>
<td>3,728,500</td>
<td>0.17</td>
<td>1,099</td>
<td>9</td>
<td>1,857,000</td>
<td>1,936,000</td>
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<tr>
<td>10-25 Acre Campuses</td>
<td>103</td>
<td>1,274,100</td>
<td>0.28</td>
<td>299</td>
<td>18</td>
<td>768,700</td>
<td>690,300</td>
<td>91%</td>
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<tr>
<td>Hospitals</td>
<td>207</td>
<td>9,731,600</td>
<td>1.08</td>
<td>4,263</td>
<td>144</td>
<td>10,696,700</td>
<td>7,045,600</td>
<td>66%</td>
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<tr>
<td>Marquam Hill Campuses</td>
<td>69</td>
<td>2,173,600</td>
<td>0.83</td>
<td>5,617</td>
<td>400</td>
<td>5,617,400</td>
<td>5,617,400</td>
<td>100%</td>
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<tr>
<td>Residentially-Zoned Hospitals</td>
<td>147</td>
<td>7,668,000</td>
<td>1.18</td>
<td>5,179</td>
<td>300</td>
<td>5,179,300</td>
<td>1,628,200</td>
<td>30%</td>
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<tr>
<td>Total</td>
<td>827</td>
<td>14,734,200</td>
<td>0.41</td>
<td>2,120</td>
<td>44</td>
<td>13,312,400</td>
<td>9,671,900</td>
<td>73%</td>
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</table>
Discussion

How should the city meet its growth capacity shortfall for campus institutions?

- Up
- Out
- Satellite

What are the components of neighborhood compatibility that both the City and Institutions themselves should consider?

- Massing
- Traffic
- infrastructure

What else is important?