

2010-35/45 TAZ FORECAST: MetroScope land use/forecast scenario assumptions

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Metro Research Center

| Theme | Major category | Subcategory | Scenario Assumption |
|--------------------------------|---|--------------------------------------|---|
| DEMAND | Forecast control totals Portland-Hillsboro- Vancouver, OR-WA, PMSA (7 counties) Source: middle-thrid.xls | Household | Use 2010-35 adjusted lower middle-third forecast 2010: 873,100 (Census 2010) 2040: 1,346,600 2010-35: 473,500 %APR: 1.45% |
| | | Employment | Use 2010-40 adjusted lower middle-third forecast 2010: 968,800 (BLS 2010 estimate) 2040: 1,593,000 2010-35: 624,200 %APR: 1.67% |
| SUPPLY (CAPACITY) | Metro UGB capacity | Zoned capacity | Tri-county (Clackamas, Multnomah, Washington): updated 2010 zone class |
| | | Vacant land | 2008 vacant land based on aerial photography, permit data, and assessor records and amended by local review |
| | | Buildable land | 2008 inventory (less environmental constraints based on latest 2010 data, also deduct major known utility easements) |
| | | Redev. capacity | Reviewed by local jurisdictions (see: Metro Research Center capacity white paper) |
| | | Prospective UGB expansions | See separate map (expansion locations based on designated Urban Reserves; expansion timing assumptions informed by local jurisdiction review) |
| | | Recent UGB expansions | Urban zoning assumptions for new urban areas (i.e., post-1997 expansions) and future urban reserves are delayed to account for lags in infrastructure development |
| | Clark County capacity | Zoning | 2010 zoning |
| | | Vacant, buildable land | 2010 VBLM - provided by Clark County, using Clark County methodology (i.e. different than Metro's methodology for vacant / buildable) |
| | | Redev. capacity | 2010 VBLM |
| | | Urban Growth Area expansions | Clark Co. urban reserve areas in effect in 2009 (incorporates latest court decision that added in ~19 sq. miles) metered in roughly equal proportions [reflects court overturning selected areas] Zoning is based on latest comp plans |
| | Neighbor city capacity | Zoning | Zoned capacity is assumed equal to twice year 2000 Census number of households |
| | | UGB expansions | Implicitly calculated from zoned capacity amount |
| | Tri-county rural residential capacity | M-49 and RRFU capacity | Assume 3 dwelling units per Measure 37 claims |
| | Ex-urban rural county capacity | Columbia, Yamhill & Marion (part) | Zoned capacity is assumed equal to twice year 2000 Census number of households |
| Other forecast variables | Construction costs | SDC | Assume added \$25,000 per new dwelling unit in all locations to per unit construction costs |
| | exogenous Consumer preference assumptions | Residential subsidized redevelopment | Refer to separate schedule of investments (3 tiers of subsidies: \$50,000, \$25,000, \$10,000 per new redev. unit); e.g., reflects either active urban renewal or other incentive such as a vertical housing tax credit. |
| | | Neighborhood score | Neighborhood score is an input that describes the relative (historic) desirability of different neighborhoods (based on a statistical analysis of historic residential sales data that controls for residence size, lot size, 3 of bedrooms, etc.) |
| | Accessibility | Transportation Travel times | Use 3 network years: 2010, 2017 and 2035 <ul style="list-style-type: none"> 2010 network of existing conditions (2010-15 forecast years) 2017 network (2020-25 forecast years) 2035 network of federal financially constrained RTP assumptions (2020-25 forecast years) 2035 network state RTP assumptions (2040 and 2045 forecast years) |