



# PORTLAND'S COMPREHENSIVE PLAN

What is it and how can it guide decisions.

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Principal Planner



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SUSTAINABILITY**

**Since cities have existed, plans have existed**



# Comprehensive Plan

**Dictionary:** An ordered process that determines community goals and aspirations in terms of community development. This resulting document expresses and regulates public policies on transportation, utilities, land use, recreation, and housing. Comprehensive plans typically encompass large geographical areas, a broad range of topics, and cover a long-term time horizon.

**Oregon law:** A generalized, coordinated land use map and policy statement of the governing body of a local government that interrelates all functional and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational facilities, recreational facilities, and natural resources and air and water quality management programs.

# Comprehensive Planning



Oregon State Law requires cities to maintain Comprehensive Plans



Must be consistent with Statewide Land Use Goals



Periodically they must be updated



Coordination with Metro Regional Plans also required



# What is a Comprehensive Plan?

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Vision and Guiding Principles

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Goals and Policies

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Comprehensive Plan Map

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List of Significant Public Projects

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Transportation policies,  
classifications, and street plans

# Oregon Land Use Goals

- The foundation of statewide program for land use planning in Oregon is a set of 19 Statewide Land Use Planning Goals.
- The goals express the state's policies on land use and related topics.
- Most goals are accompanied by guidelines, which are suggestions about how a goal may be applied.
- Oregon's statewide goals are achieved through local comprehensive planning.

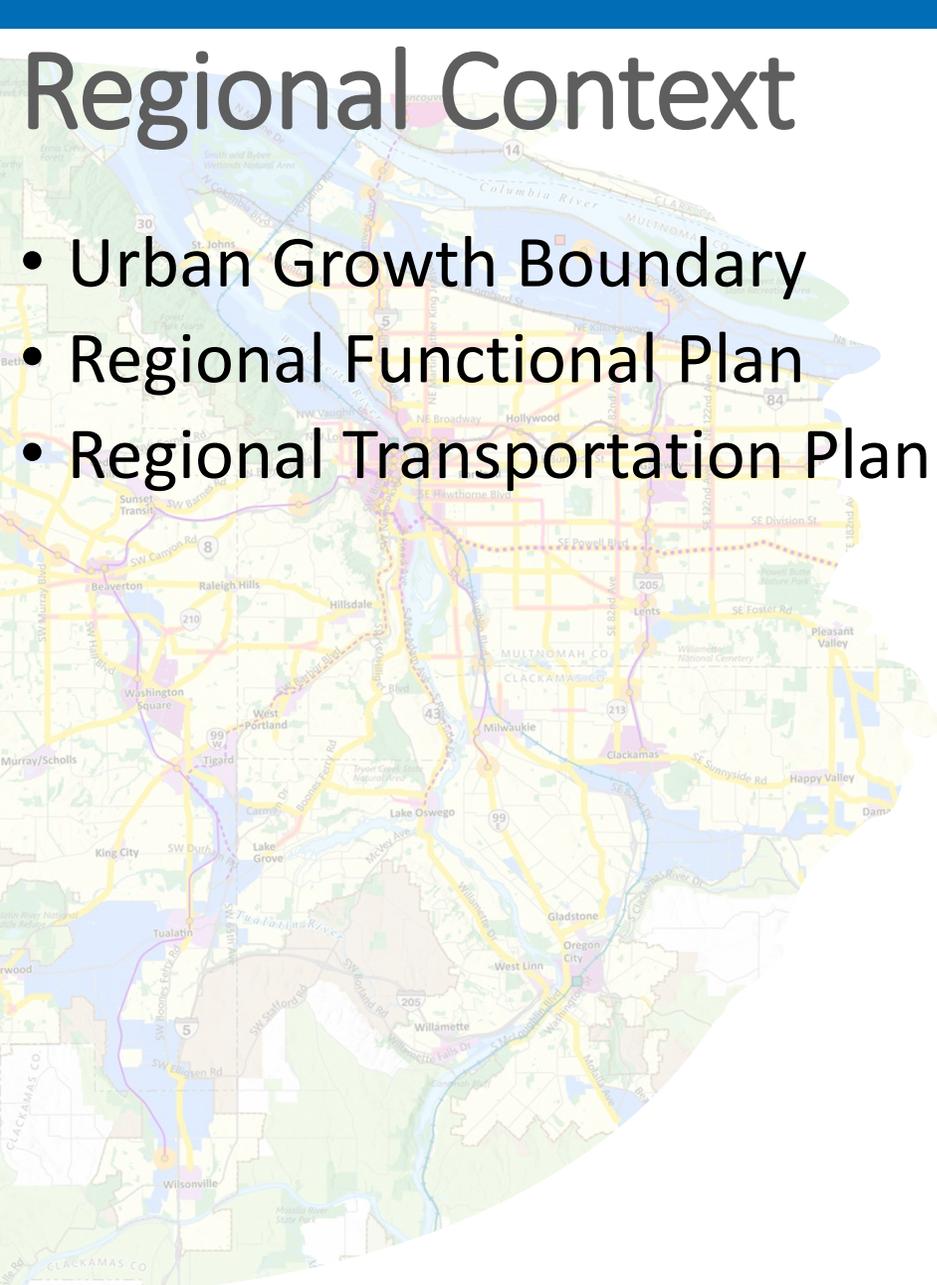


# Oregon Land Use Goals

- [Goal 1](#) **Citizen Involvement**
- [Goal 2](#) Land Use Planning
- [Goal 3](#) Agricultural Lands
- [Goal 4](#) Forest Lands
- [Goal 5](#) Natural Resources, Scenic and Historic Areas, and Open Spaces
- [Goal 6](#) Air, Water and Land Resources
- [Goal 7](#) Natural Hazards
- [Goal 8](#) Recreational Needs
- [Goal 9](#) Economic Development
- [Goal 10](#) Housing
- [Goal 11](#) Public Facilities and Services
- [Goal 12](#) Transportation
- [Goal 13](#) Energy Conservation
- [Goal 14](#) Urbanization
- [Goal 15](#) Willamette River Greenway
- [Goal 16](#) Estuarine Resources
- [Goal 17](#) Coastal Shorelands
- [Goal 18](#) Beaches and Dunes
- [Goal 19](#) Ocean Resources

# Regional Context

- Urban Growth Boundary
- Regional Functional Plan
- Regional Transportation Plan



## Regional Functional Plan

- Title 1: Housing Capacity
- Title 2: Regional Parking Policy (Repealed)
- Title 3: Water Quality and Flood Management
- Title 4: Industrial and Other Employment Areas
- Title 5: Neighbor Cities and Rural Reserves (Repealed)
- Title 6: Centers, Corridors, Station Communities, and Main Streets
- Title 7 Housing Choice
- Title 8: Compliance Procedures
- Title 9: Performance Measures (Repealed)
- Title 10: Functional Plan Definitions
- Title 11: Planning for New Urban Areas
- Title 12: Protection of Residential Neighborhoods
- Title 13: Nature In Neighborhoods
- Title 14: Urban Growth Boundary



# **Portland's Comp Plan Vision Statement**

**Portland is a prosperous, healthy, equitable and resilient city where everyone has access to opportunity and is engaged in shaping decisions that affect their lives.**

# Vision and Guiding Principles

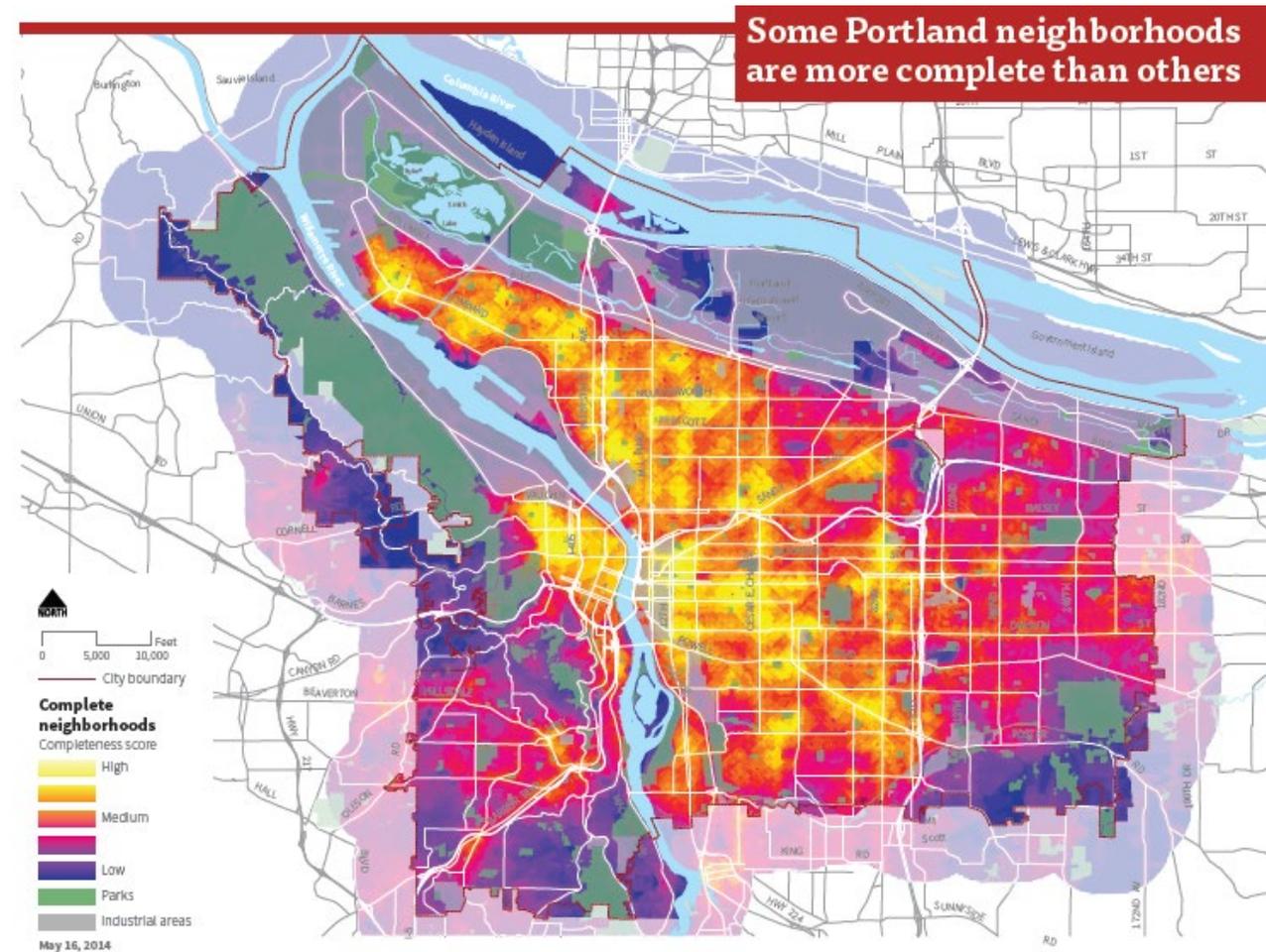
- **Economic prosperity.** Support a low-carbon economy and foster employment growth, competitiveness and equitably distributed household prosperity.
- **Human health.** Avoid or minimize negative health impacts and improve opportunities for Portlanders to lead healthy, active lives.
- **Environmental health.** Weave nature into the city and foster a healthy environment that sustains people, neighborhoods, and fish and wildlife. Recognize the intrinsic value of nature and sustain the ecosystem services of Portland's air, water and land.
- **Equity.** Promote equity and environmental justice by reducing disparities, minimizing burdens, extending community benefits, increasing the amount of affordable housing, affirmatively furthering fair housing, proactively fighting displacement, and improving socio-economic opportunities for under-served and under-represented populations. Intentionally engage under-served and underrepresented populations in decisions that affect them. Specifically recognize, address and prevent repetition of the injustices suffered by communities of color throughout Portland's history.
- **Resilience.** Reduce risk and improve the ability of individuals, communities, economic systems, and the natural and built environments to withstand, recover from, and adapt to changes from natural hazards, human-made disasters, climate change, and economic shifts.

# Complete Neighborhoods

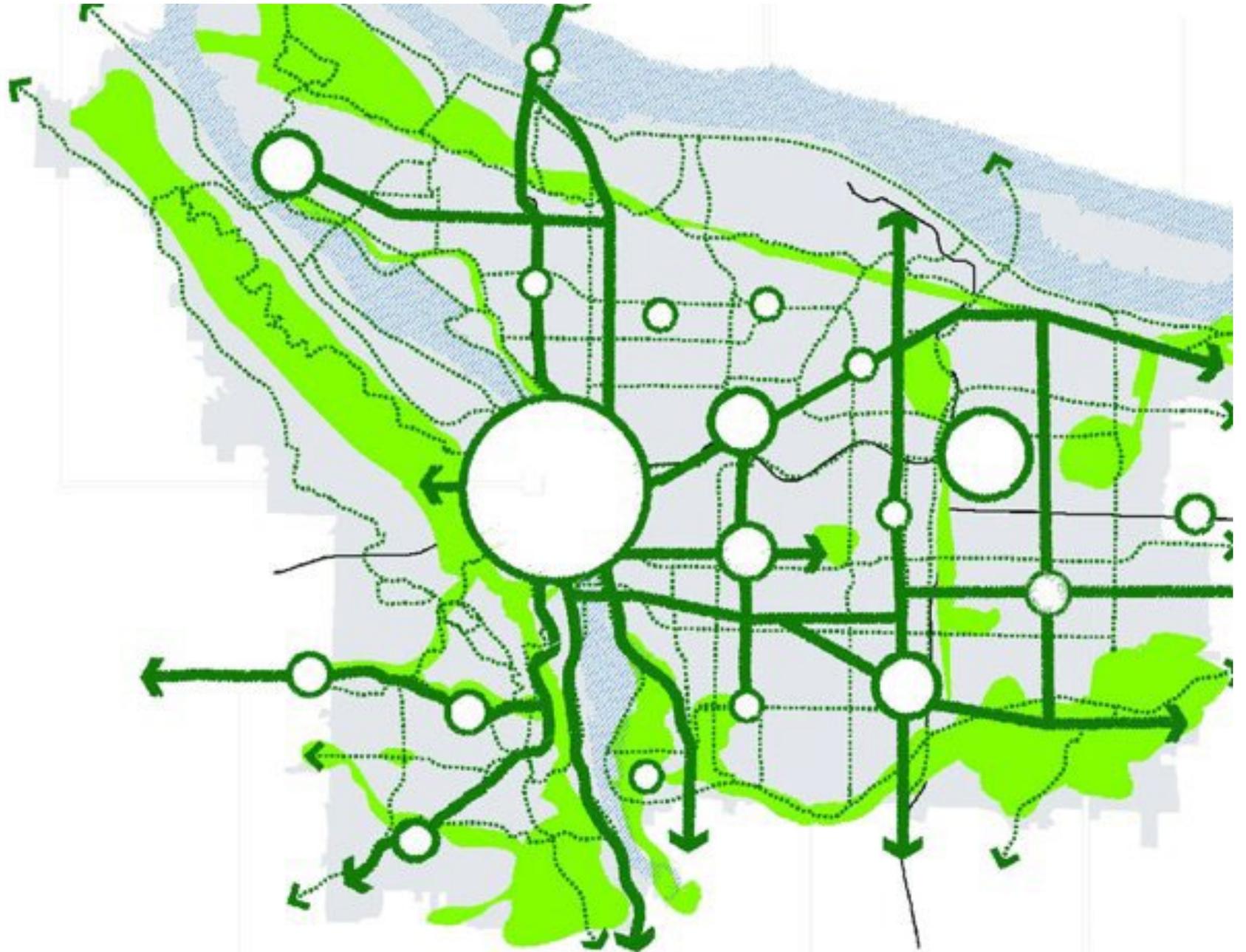
A “complete neighborhood” is an area where residents have safe and convenient access to goods and services they need on a daily or regular basis.

Factors include:

- Healthy food (grocery stores)
- Shops and commercial services
- Elementary schools
- Parks and natural areas
- Transit
- Bikeways
- Sidewalks

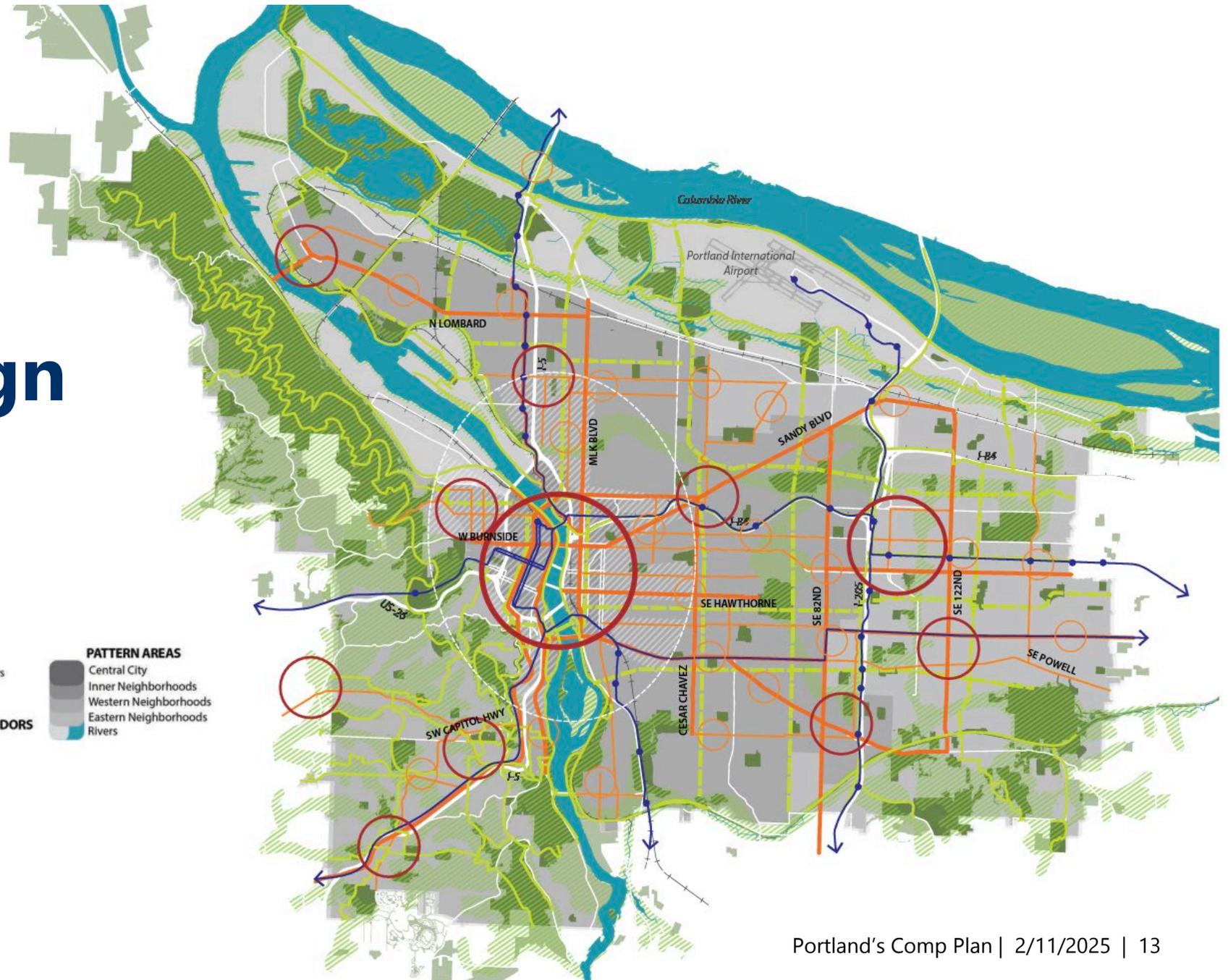


# Centers and Corridors Growth Strategy



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# Urban Design Framework

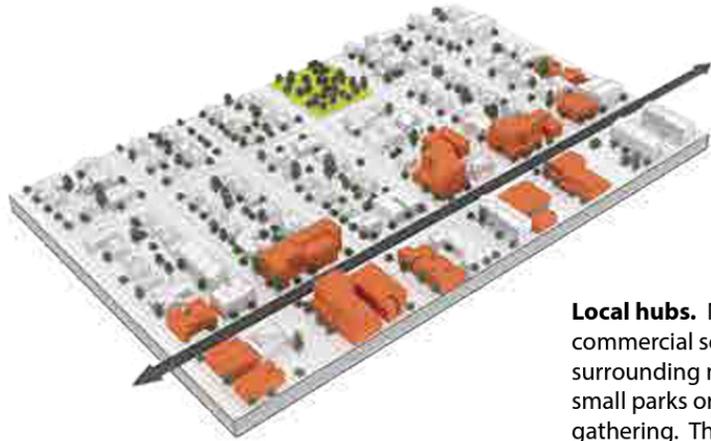


- CENTERS**
  - Central City
  - Gateway
  - Regional Center
  - Town Centers
  - Neighborhood Centers
  - Inner Ring Districts
- CORRIDORS**
  - Civic Corridors
  - Neighborhood Corridors
  - High Capacity Transit
  - Rail
- CITY GREENWAYS**
  - Enhanced Greenway Corridors
  - Trails (Existing & Proposed)
- URBAN HABITAT CORRIDORS**
  - Parks & Open Spaces
  - Habitat Corridor
  - Waterbodies
- PATTERN AREAS**
  - Central City
  - Inner Neighborhoods
  - Western Neighborhoods
  - Eastern Neighborhoods
  - Rivers





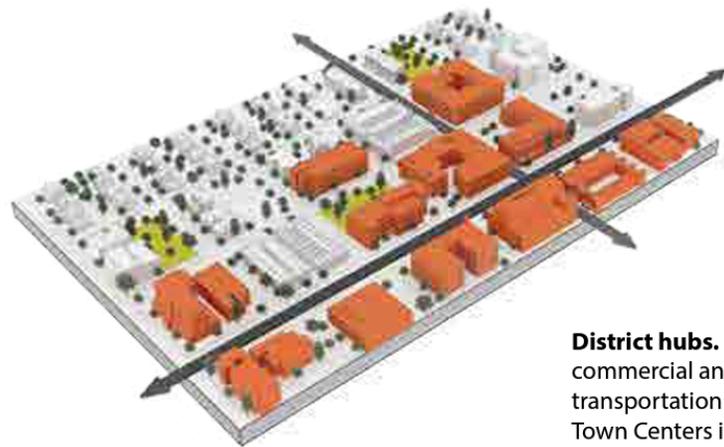
## NEIGHBORHOOD CENTER



<b>HOUSING</b>	3,500 units
<b>JOBS</b>	Primarily retail/service
<b>BUILDING SCALE</b>	Up to 4 stories

**Local hubs.** Neighborhood centers are hubs of commercial services, activity, and transportation for surrounding neighborhoods. They typically include small parks or plazas that support local activity and gathering. These smaller centers provide housing capacity within a half-mile radius for about half the population needed to support a full-service neighborhood business district (surrounding neighborhoods provide the rest of this population base).

## TOWN CENTER



<b>HOUSING</b>	7,000 units
<b>JOBS</b>	Diverse employment/institutions
<b>BUILDING SCALE</b>	Up to 5-7 stories

**District hubs.** Each Town Center is a hub of commercial and public services, activity, and transportation for the broad area of the city it serves. Town Centers include parks or public squares to support their roles as places of focused activity and population. They provide housing capacity within a half-mile radius for enough population to support a full-service neighborhood business district.



Corridor



New Development

## REGIONAL CENTER



<b>HOUSING</b>	15,000 units
<b>JOBS</b>	Employment hub for East Portland (capacity for 15,000 jobs)
<b>BUILDING SCALE</b>	Up to 5-12 stories

**East Portland's hub.** Gateway anchors East Portland as a hub of employment, transportation, and commercial and public services. Gateway will be the location for public services and gathering places serving East Portland and the broader region. It has an important regional role in accommodating employment and housing growth.

## CENTRAL CITY

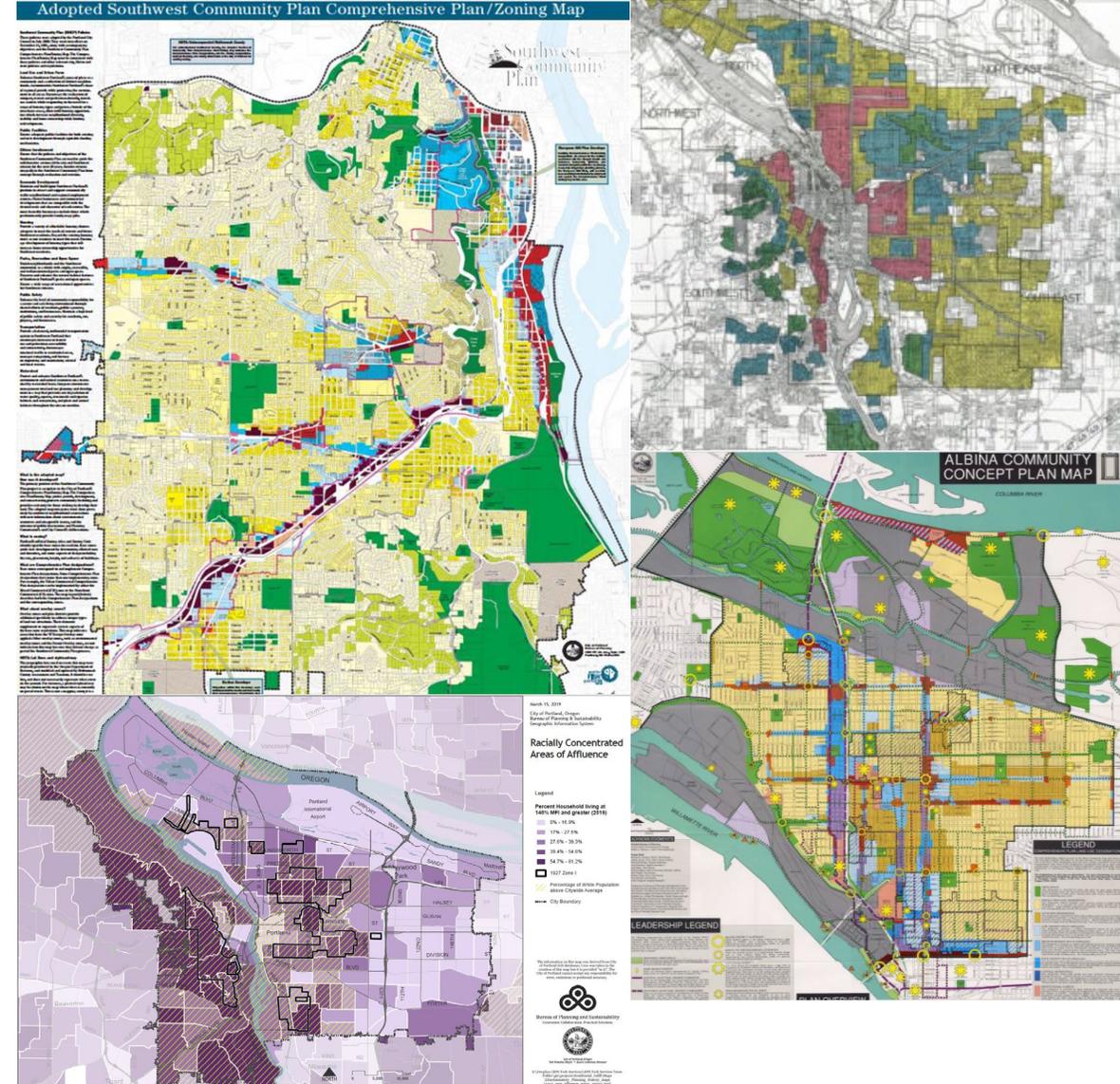


<b>HOUSING</b>	67,000 units
<b>JOBS</b>	Regional employment hub (capacity for 248,000 jobs)
<b>BUILDING SCALE</b>	Up to 30+

**The region's central hub.** The Central City anchors Portland and the entire region with concentrations of jobs, services, and civic and cultural institutions, and is the region's central transportation hub. Its mixed-use districts are the location of Portland's largest concentrations of high-density housing, and its public places and the Willamette River waterfront are places of activity and gathering for the city and region.

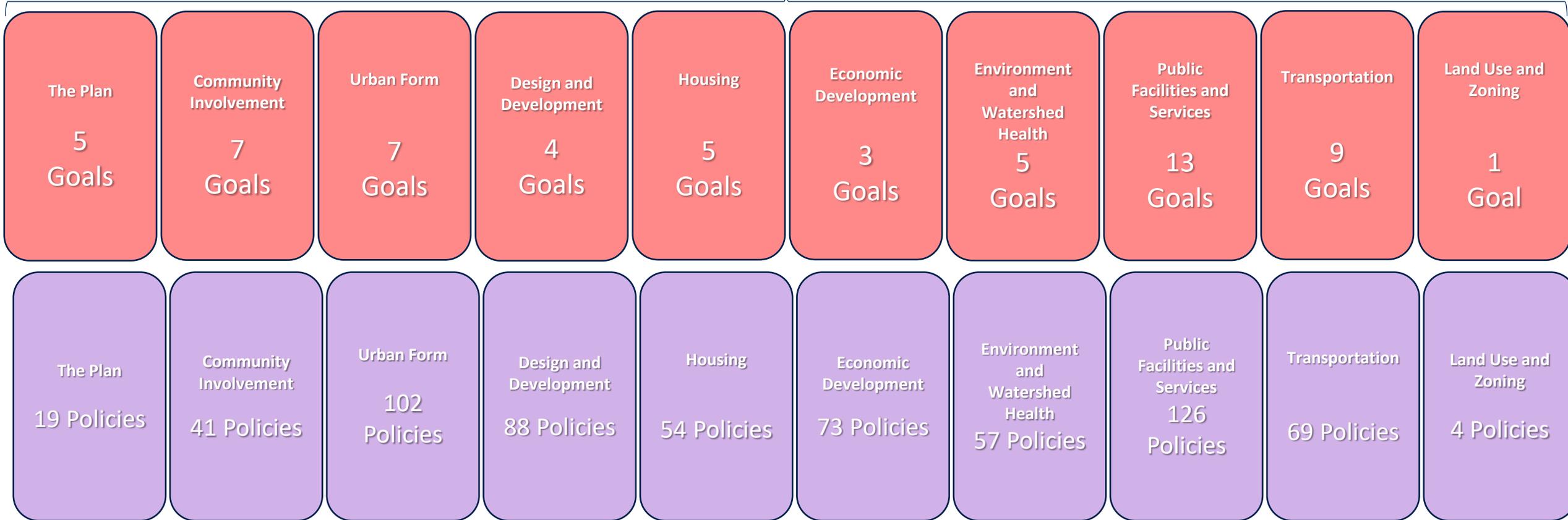
# Correcting for the results of past planning

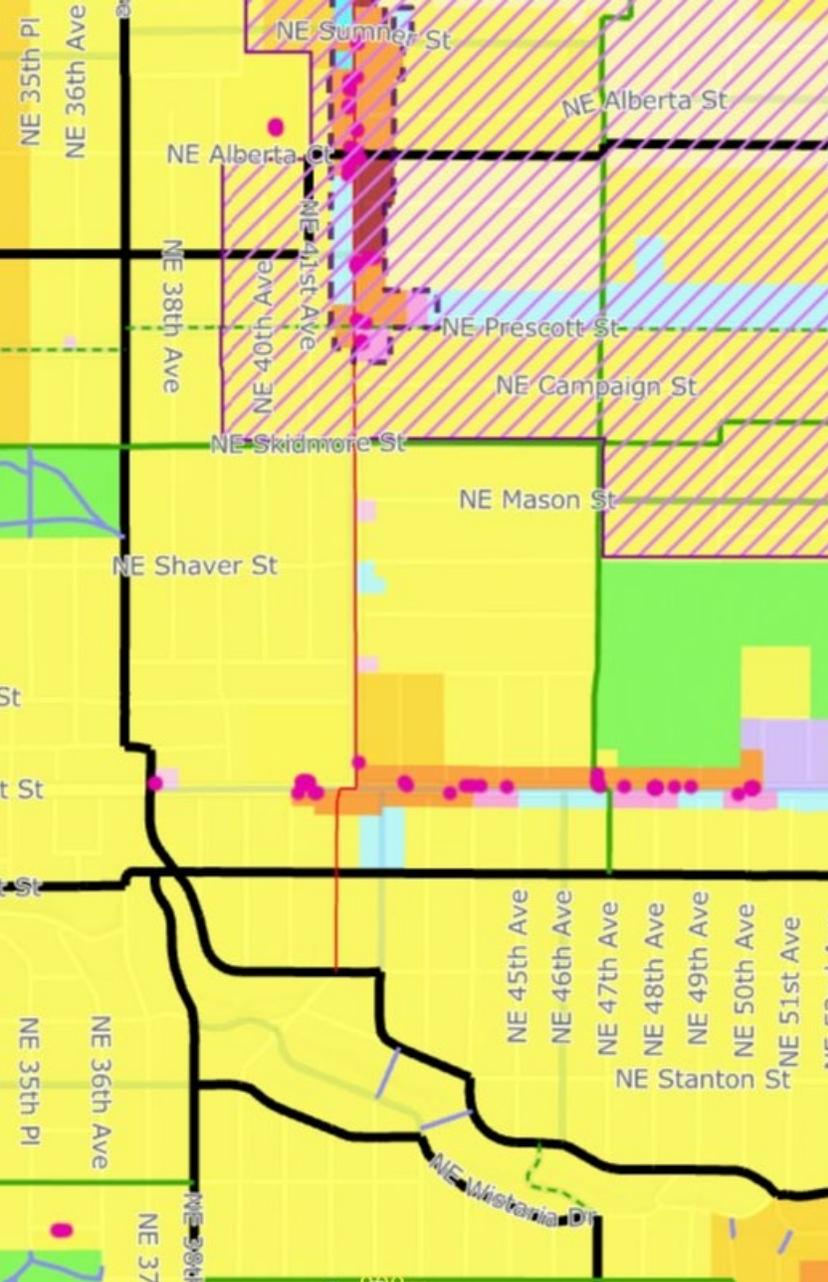
- Historical redlining
- Displacement of vulnerable communities
- Disparate treatment of neighborhoods in planning efforts.
- Auto-oriented growth strategies



# Vision, Guiding Principles, Goals and Policies

Portland is a prosperous, healthy, equitable city where everyone has access to opportunity and is engaged in shaping decisions that affect their lives





# Implementation Tools

- The Zoning Code and other City codes
- TIF Districts
- Infrastructure Investment
- Other plans, studies, strategic plans and policy documents
- Programs and staff resources



# How do we balance so many goals and policies?

- The Comp Plan is a 20+ year guide
- Weigh and interpret the goals and policies to respond to the current context
- The Comp Plan is a living document and must be viewed in light of the moment
- The Vision and Guiding Principles drive interpretation of the goals and policies
- The goals and policies are mutable, and should be interpreted

# Community Involvement

## State Land Use Goal #1: Citizen Involvement

### Comprehensive Plan Goals

Goal 2.A: Community involvement as a partnership

Goal 2.B: Social justice and equity

Goal 2.C: Value community wisdom and participation

Goal 2.D: Transparency and accountability

Goal 2.E: Meaningful participation

Goal 2.F: Accessible and effective participation

Goal 2.G: Strong civic infrastructure

### Comprehensive Plan Policies

Partners in Decision Making  
Environmental Justice  
Invest in education and training  
Community assessment

Transparency and accountability  
Community involvement program  
Process design and evaluation  
Information design and development





# THE BUREAU OF **PLANNING** & **SUSTAINABILITY**

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