



Growth Scenarios Report Overview

February 12th, 2012



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Purpose

Explore how growth and public infrastructure investment can help meet our goals

Model growth (and eventually investments) to see what Portland will be like



Challenges & Opportunities

#1 Mind the Gaps

#2 More Transportation Choice

#3 More Centers

#4 A Central Role for the Central City

#5 More Jobs for East Portland

#6 More Affordable Housing

#7 Capitalize on Trends

#8 Connect to Nature



THE PORTLAND PLAN

Prosperous. Educated. Healthy. Equitable.



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Performance Measures

Complete Neighborhoods	Tree Canopy
Access to Frequent Transit	Watershed Health
Access to Family Friendly Bike Network	Vehicle Miles Traveled
Housing Mix	Mode Split
Housing Affordability	Carbon/GHG Emissions
Risk of Displacement/Gentrification	Access to Family Wage Jobs
Parks & Natural Area Access	



Legacy Development Pattern



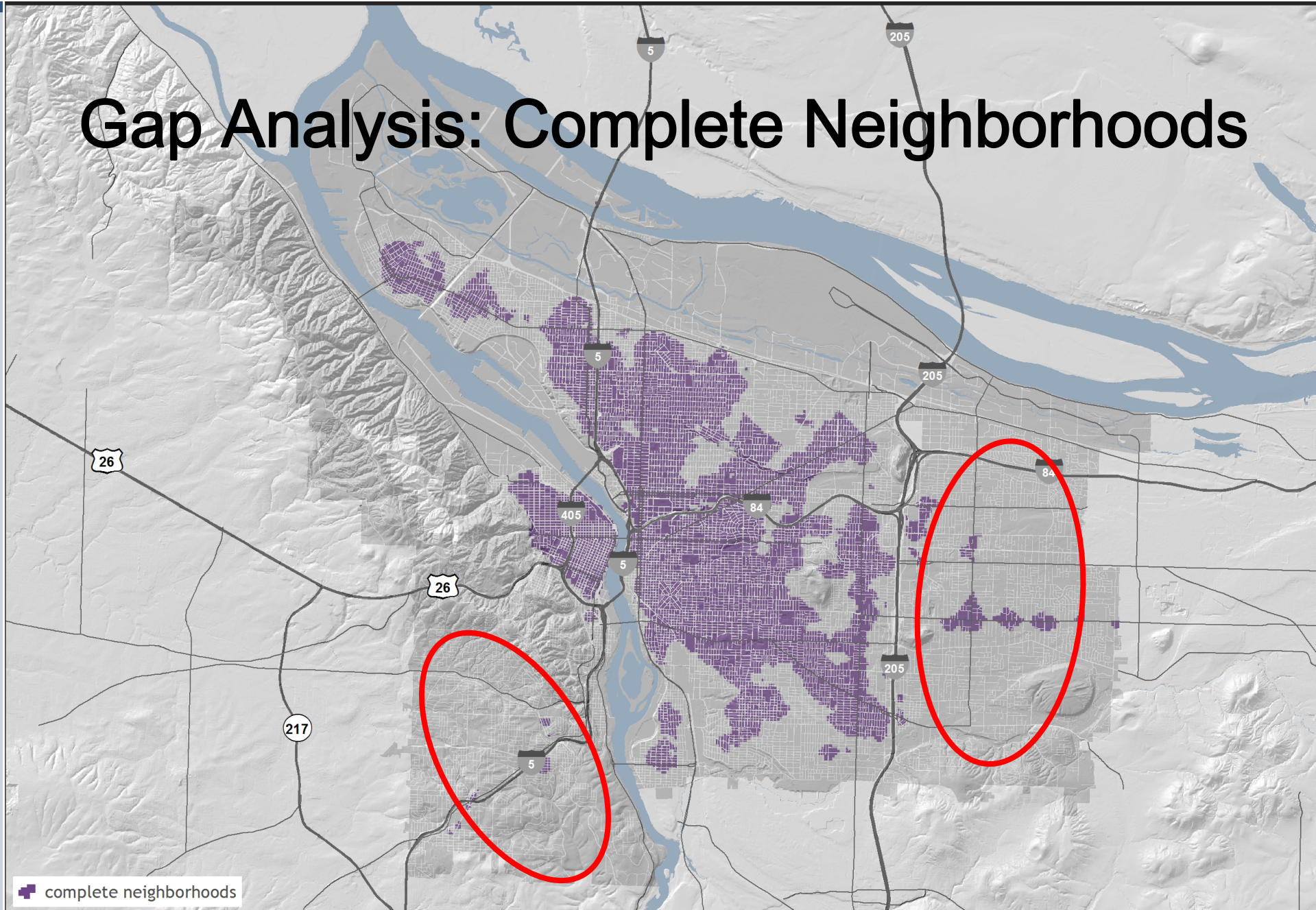
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Existing Households



Gap Analysis: Complete Neighborhoods



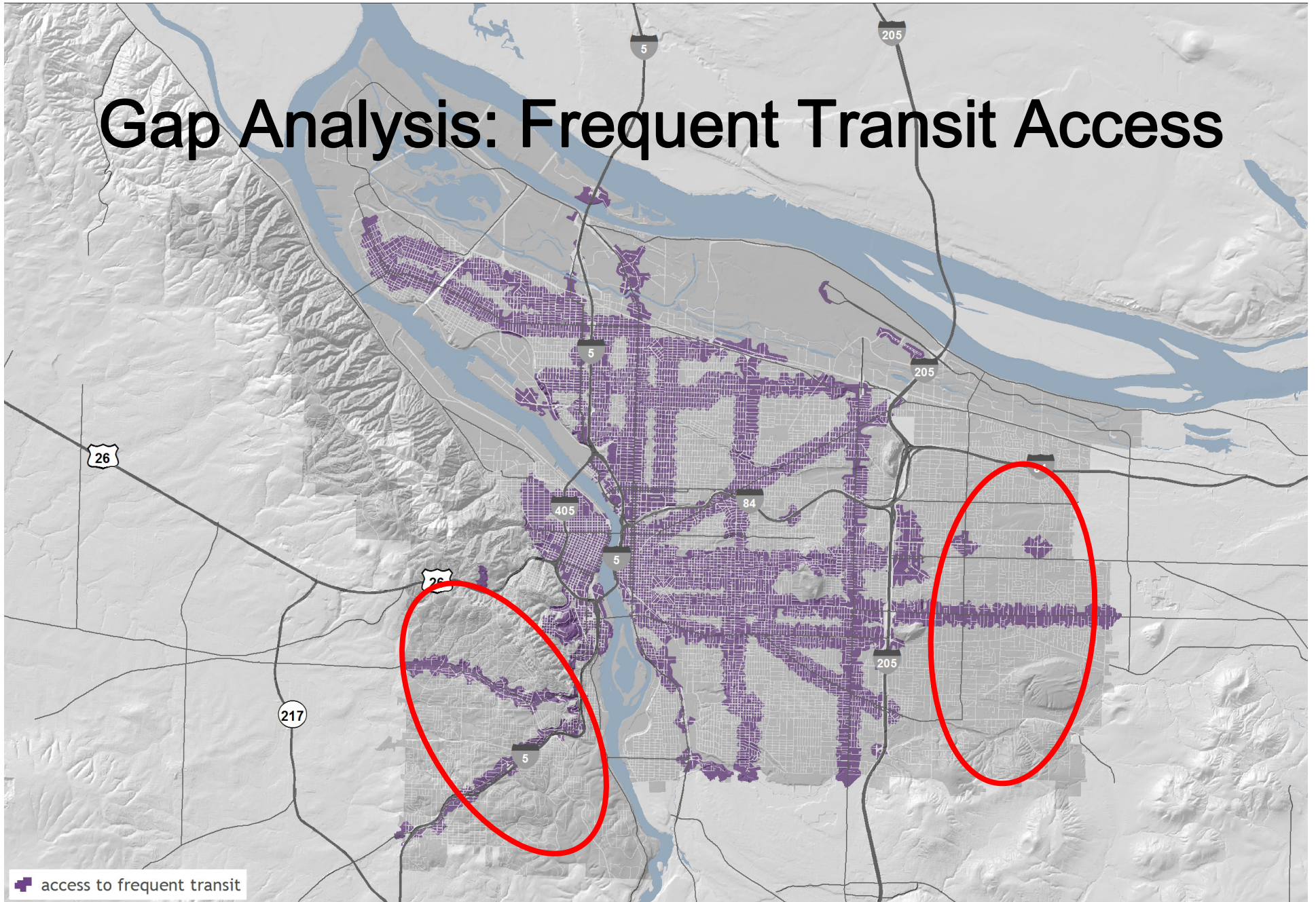
complete neighborhoods



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Gap Analysis: Frequent Transit Access



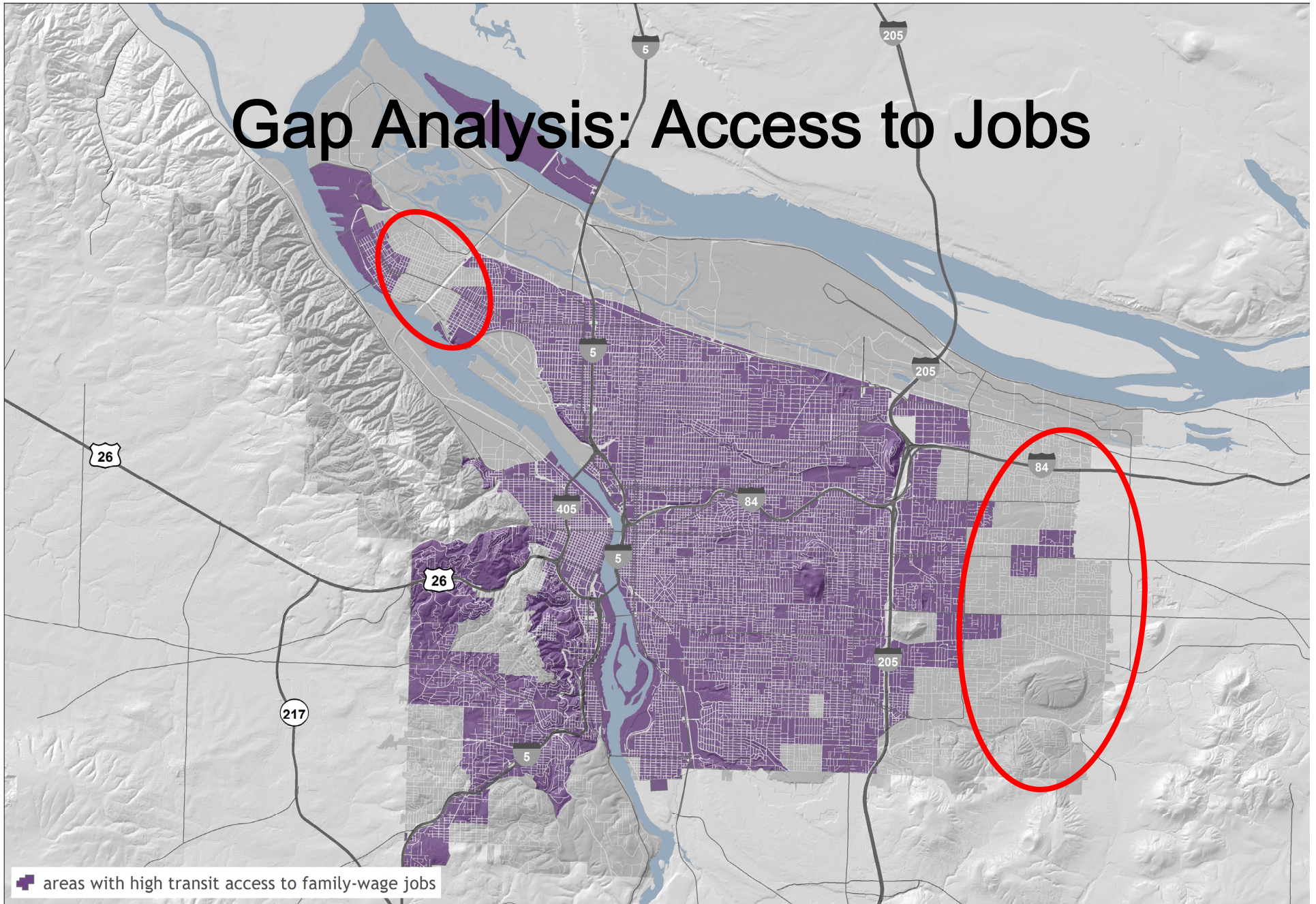
access to frequent transit



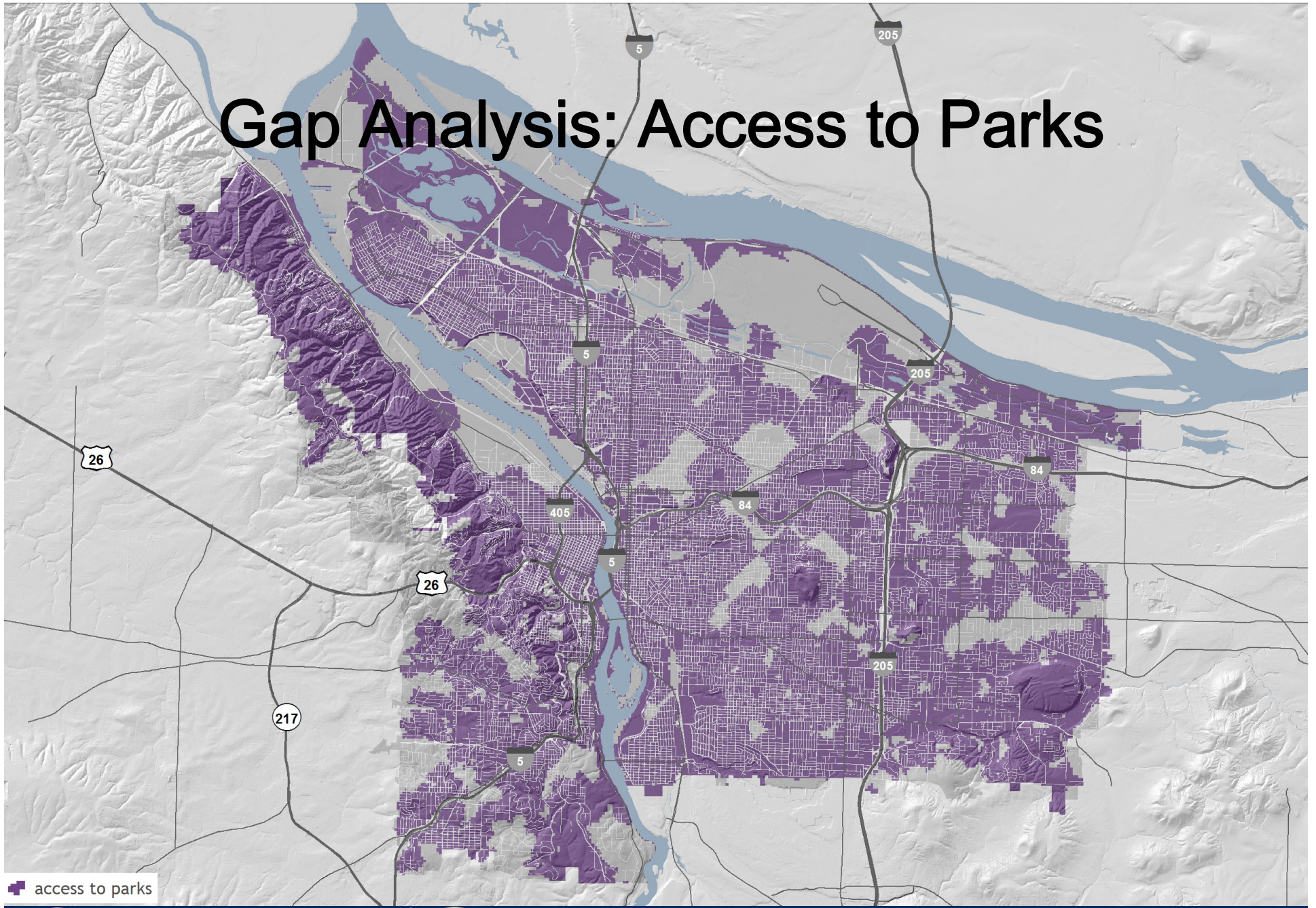
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Gap Analysis: Access to Jobs



Gap Analysis: Access to Parks



access to parks



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Lesson #1

Mind the Gaps

Dual Investment Priorities:

- Support growth in the right places
- Create more right places



2035 Growth Forecast

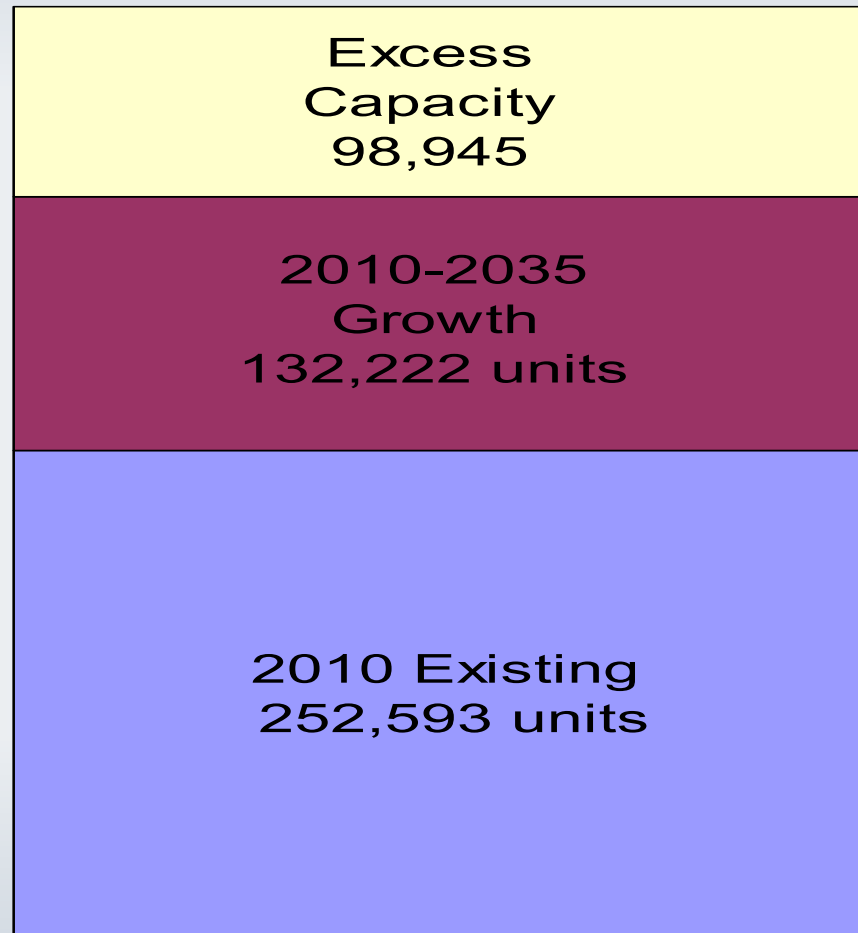
2011 Metro Regional Forecast

Portland Allocation

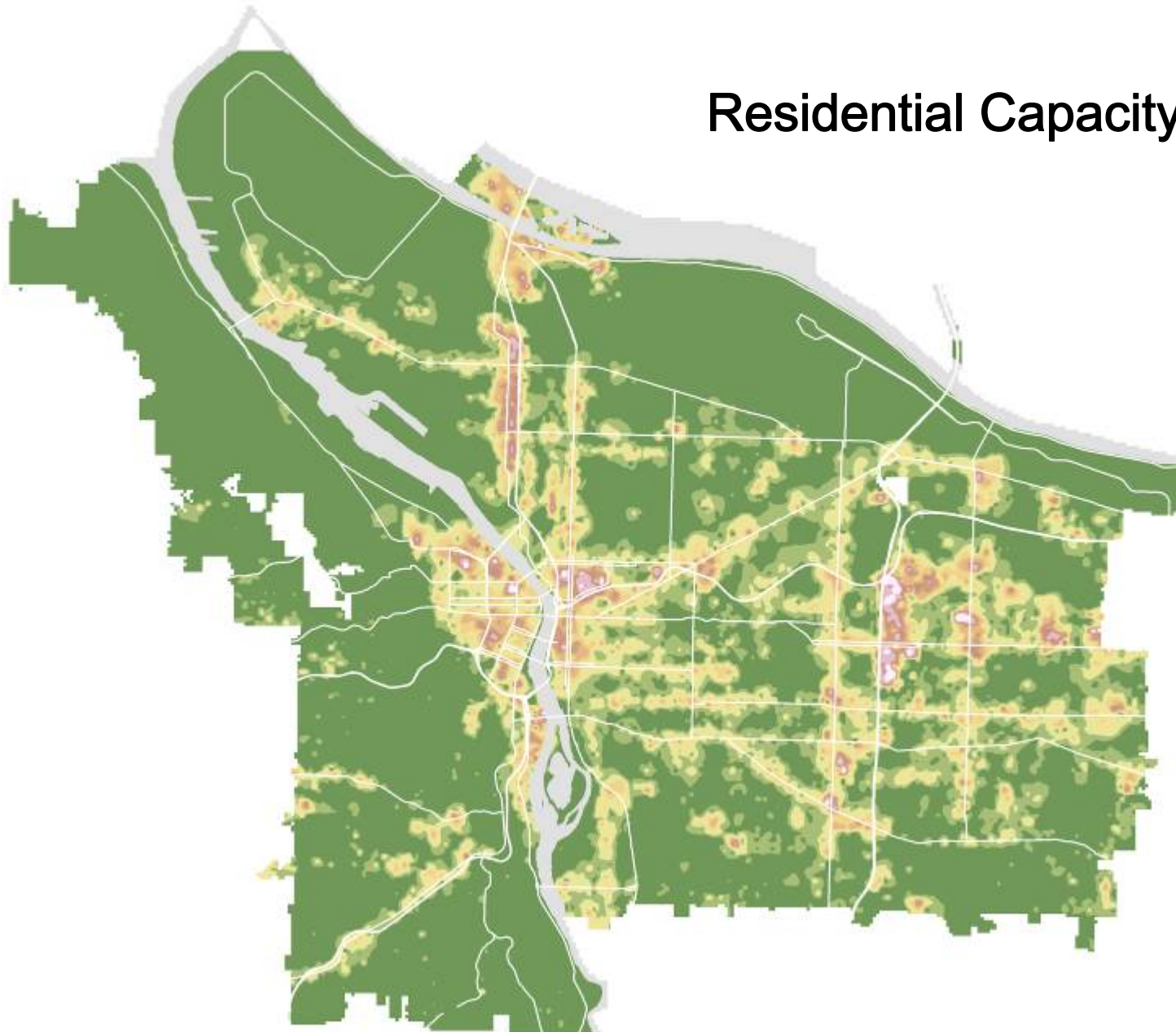
- 132,000 new households
- 147,000 new jobs

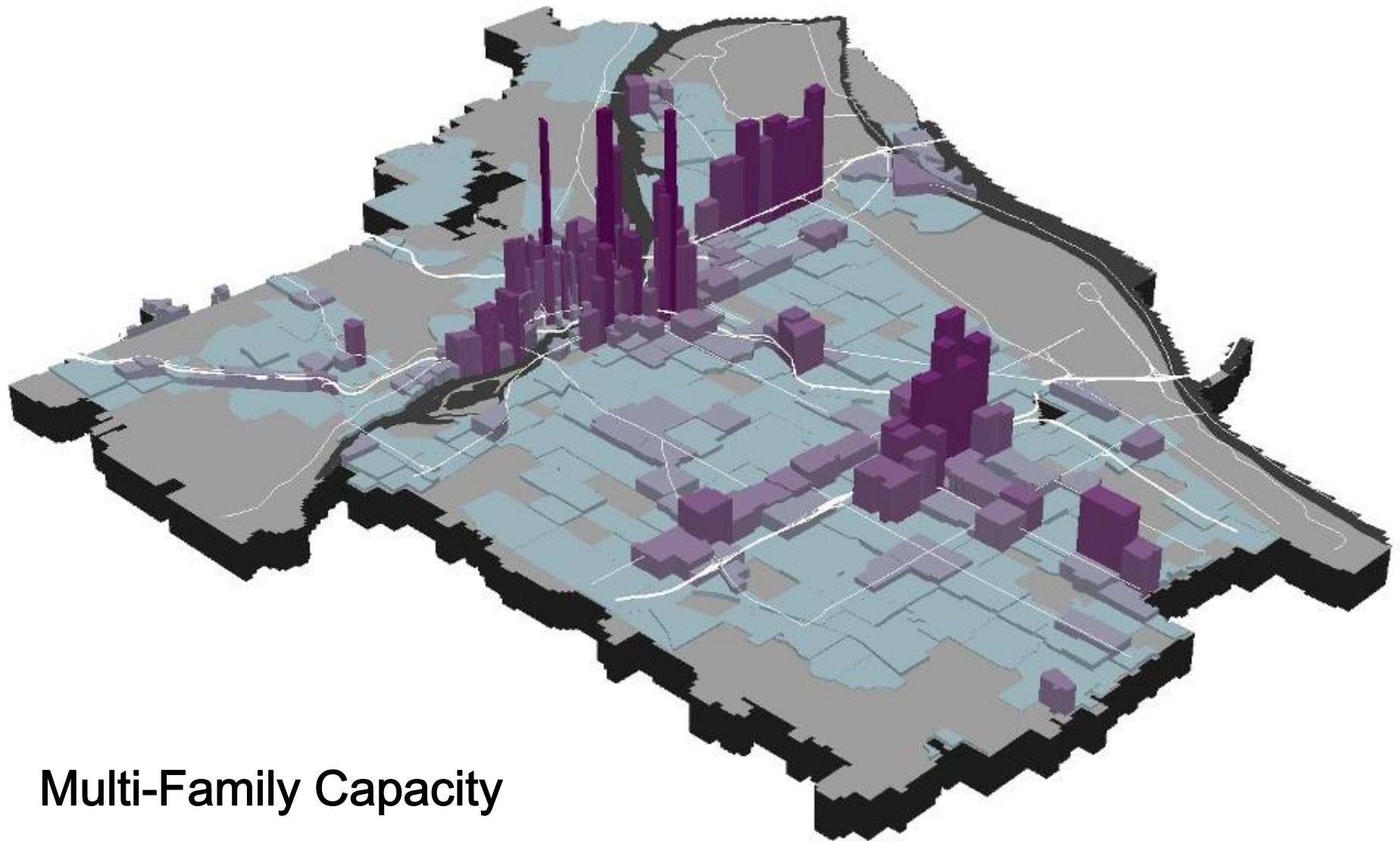


Capacity To Grow



Residential Capacity





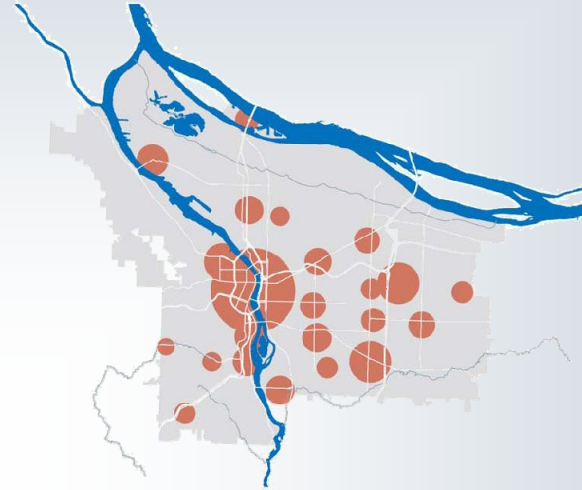
Multi-Family Capacity



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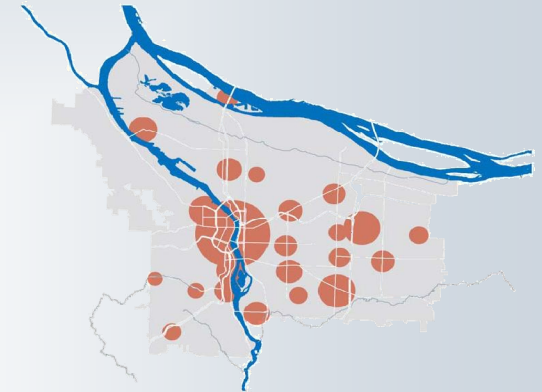
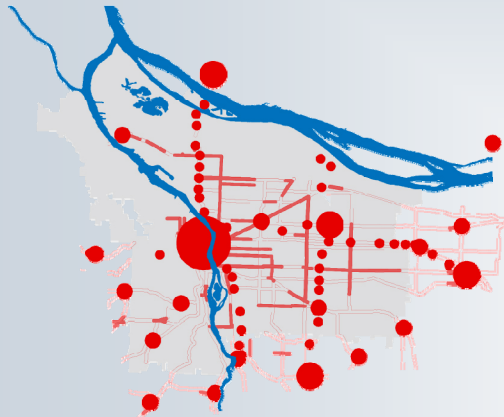
Alternative Scenarios



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Comparing Growth Patterns



Default Growth Scenario

Corridor Growth Scenario

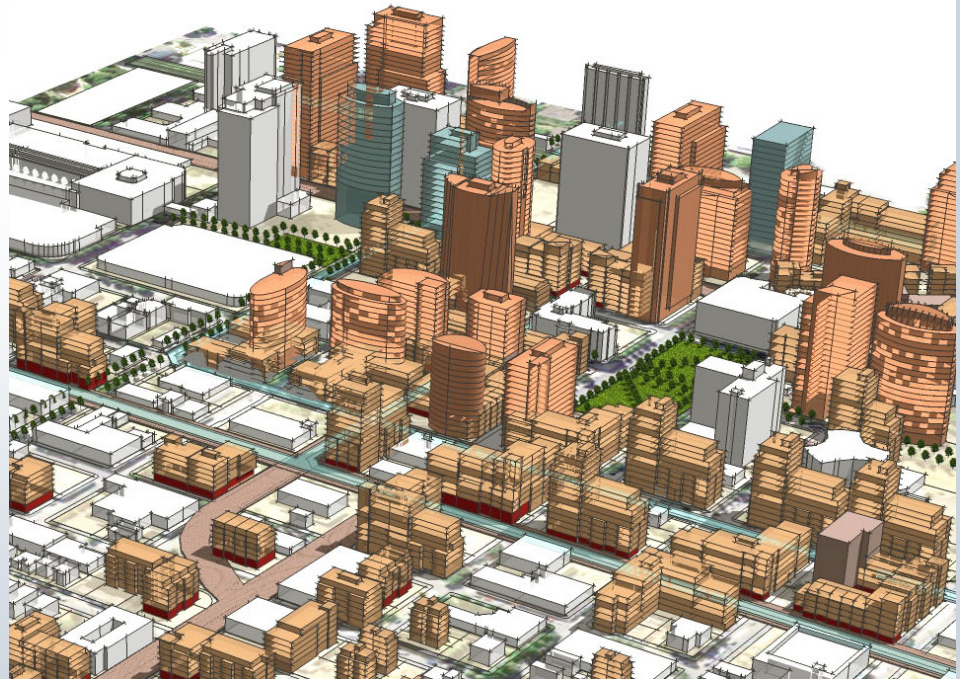
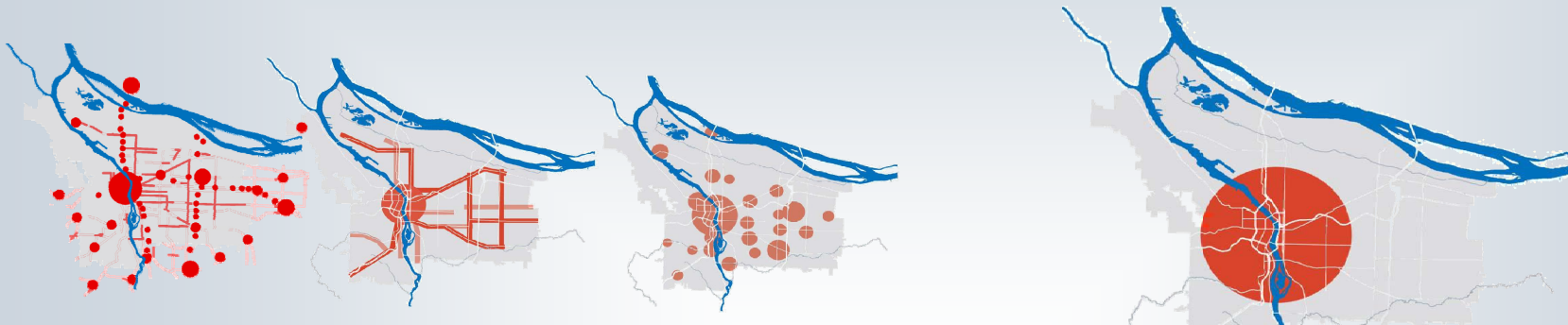
Hubs Growth Scenario



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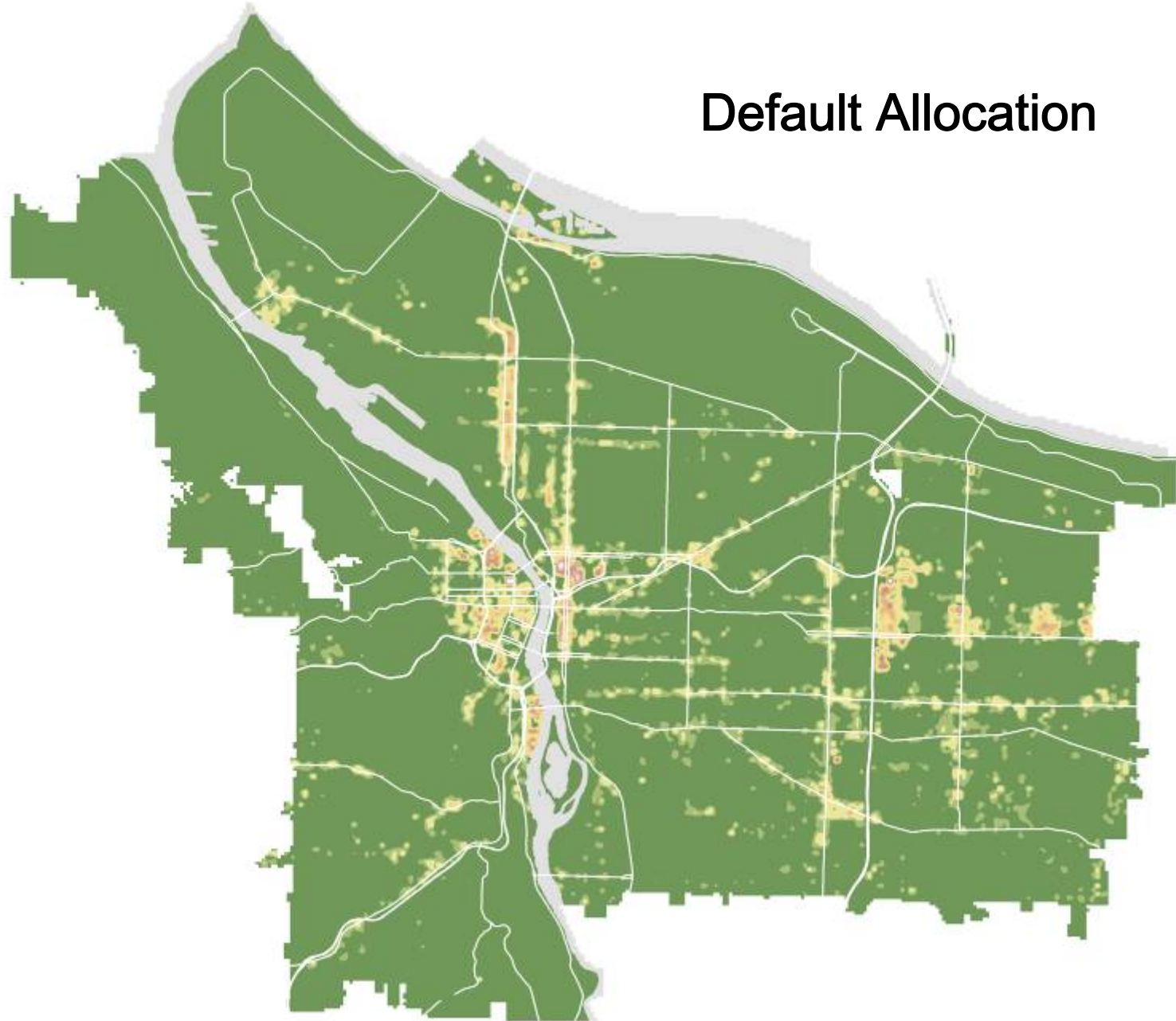
Comparing Growth Patterns



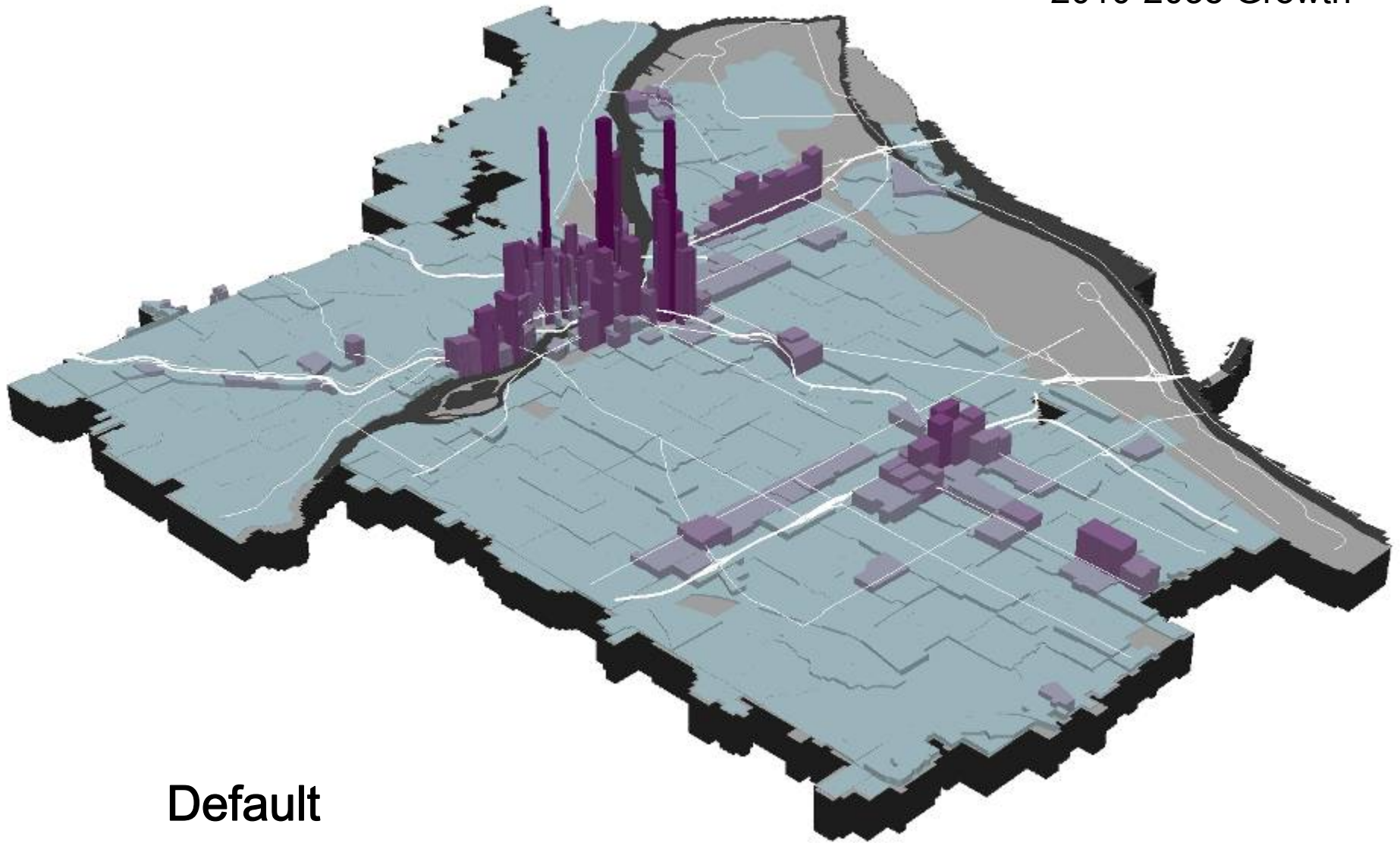
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Default Allocation



2010-2035 Growth



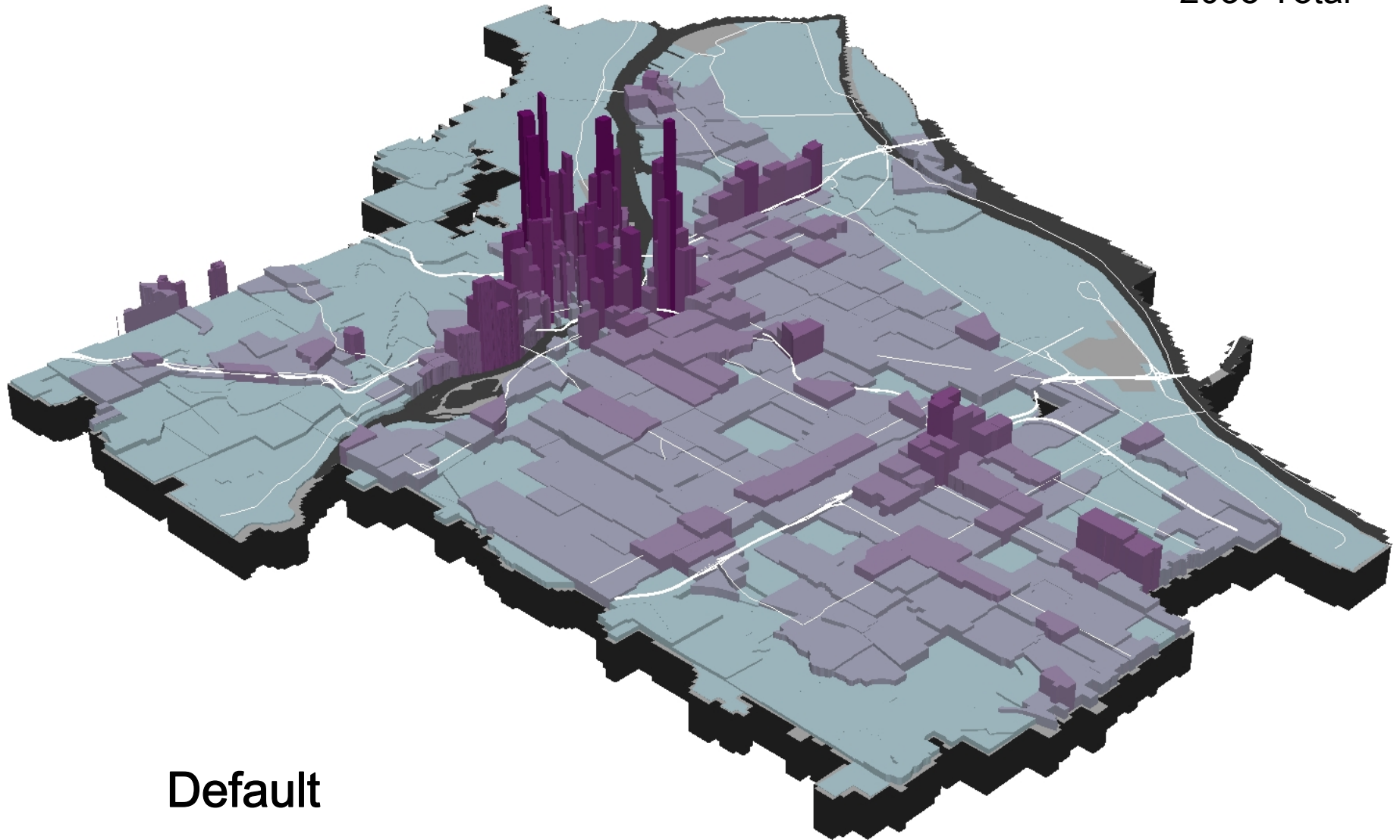
Default



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2035 Total



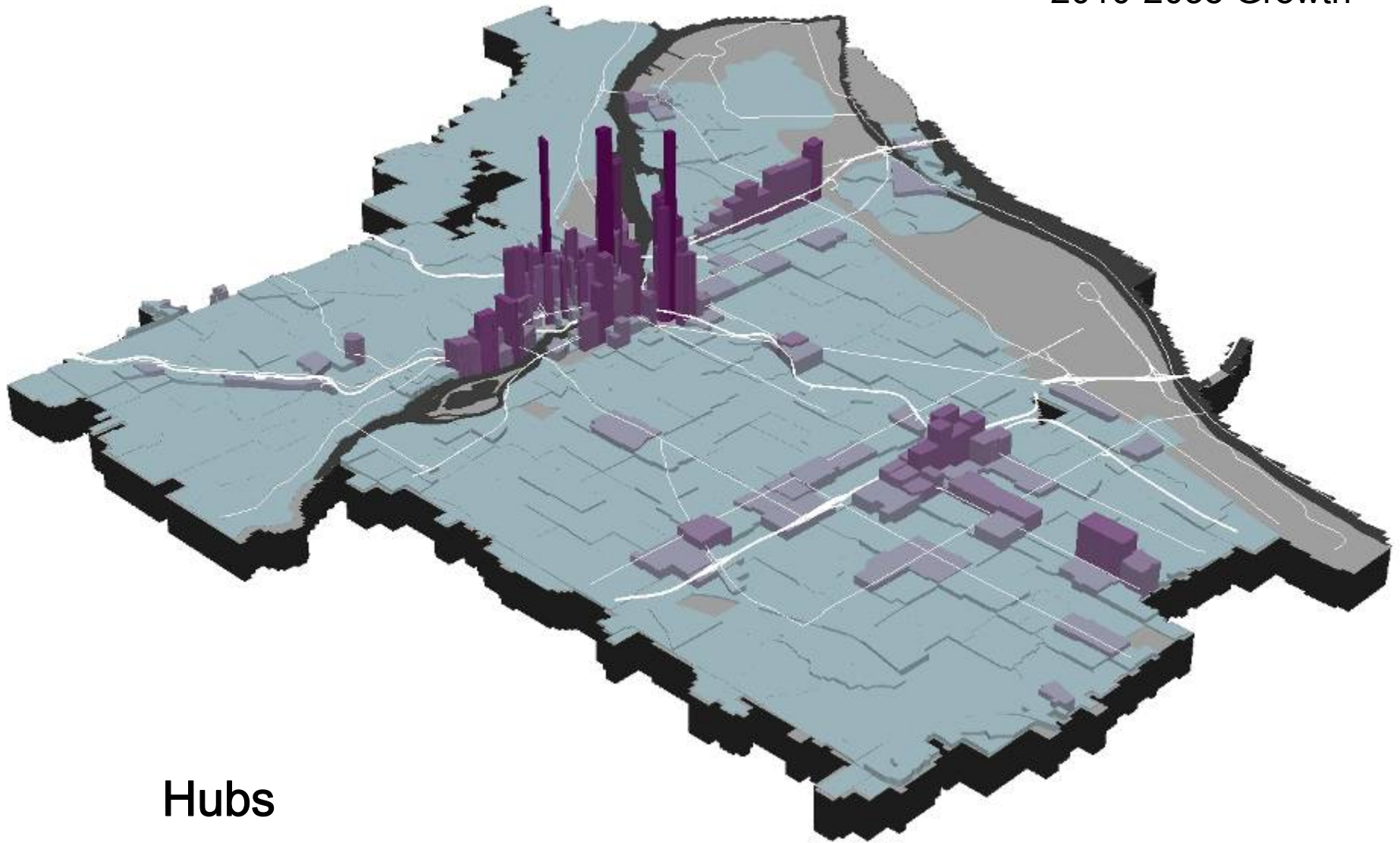
Default



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2010-2035 Growth



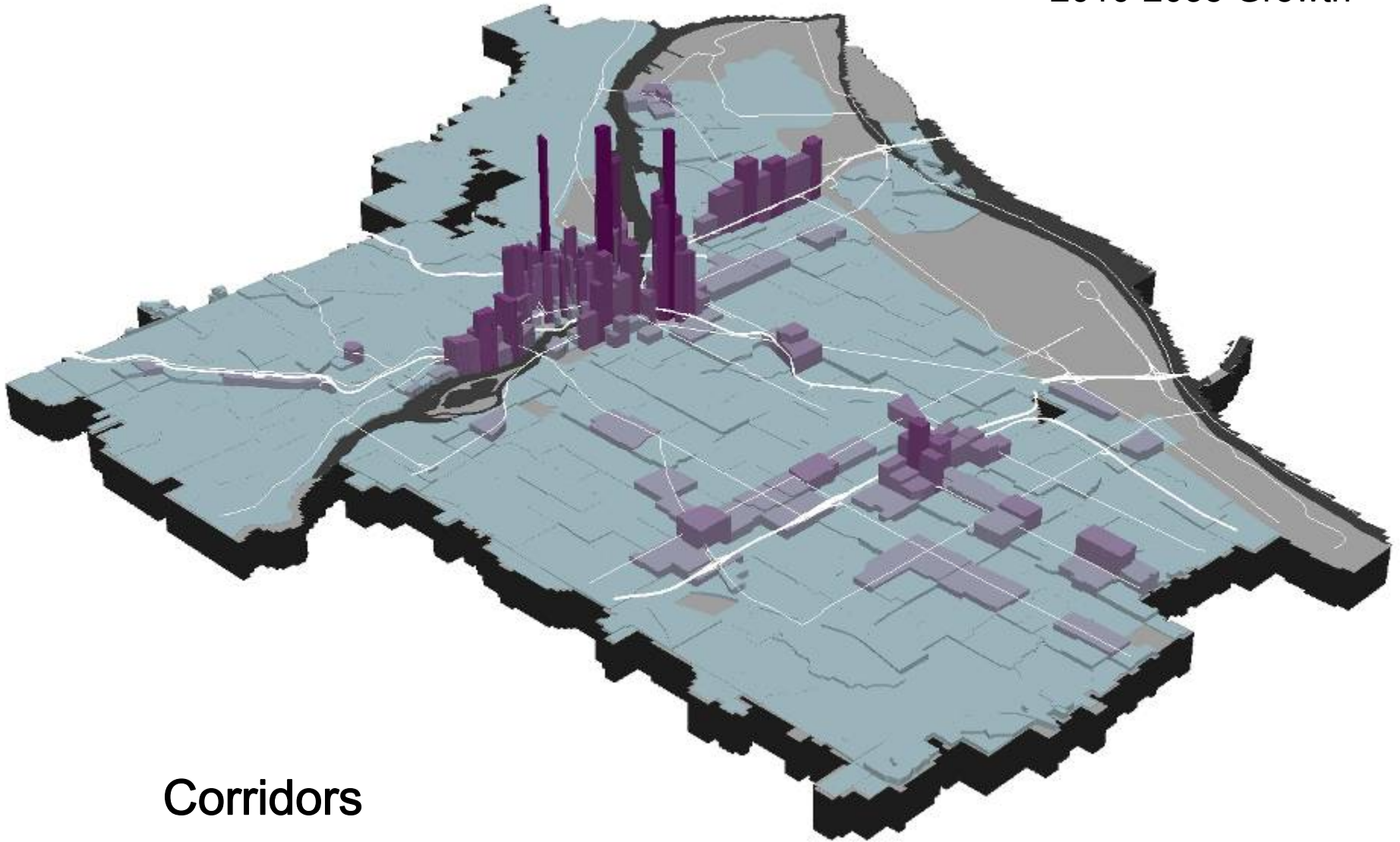
Hubs



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2010-2035 Growth



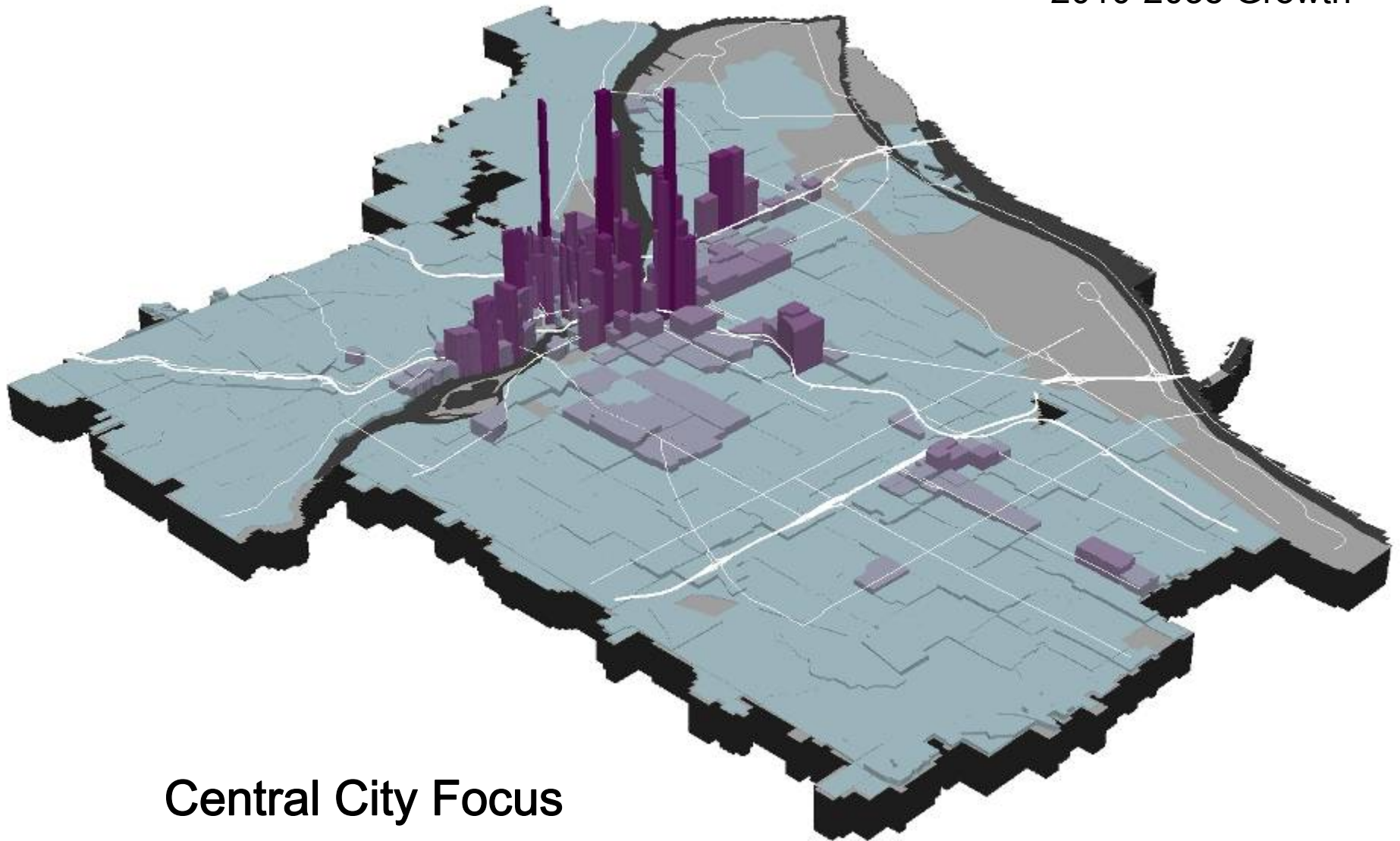
Corridors



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2010-2035 Growth

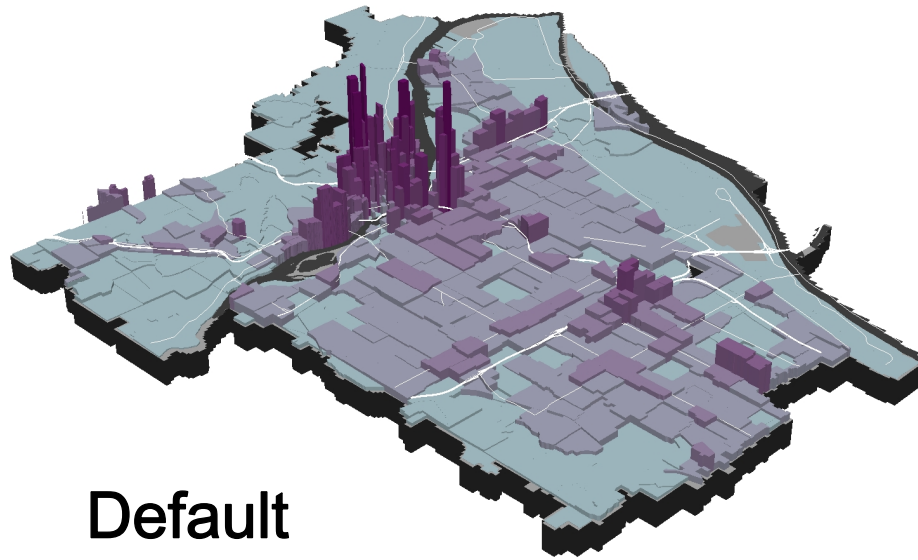


Central City Focus

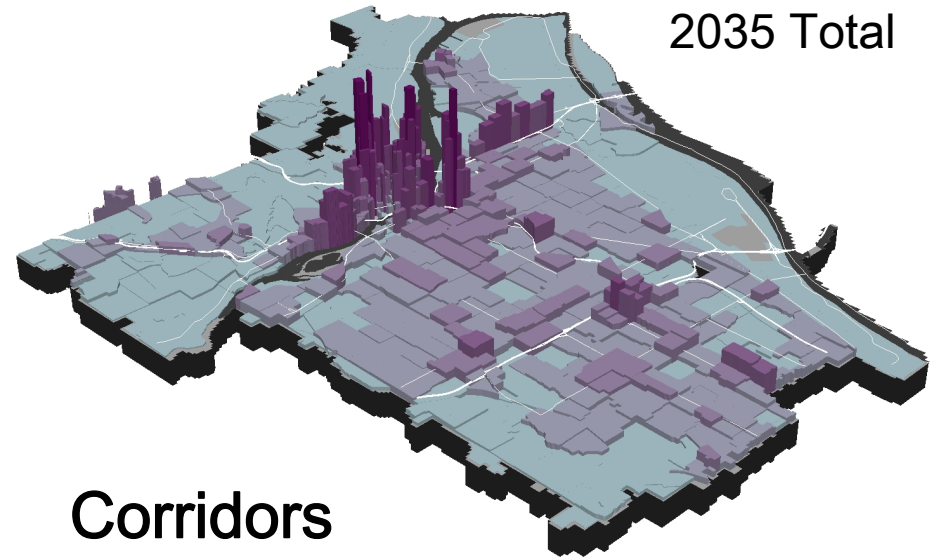


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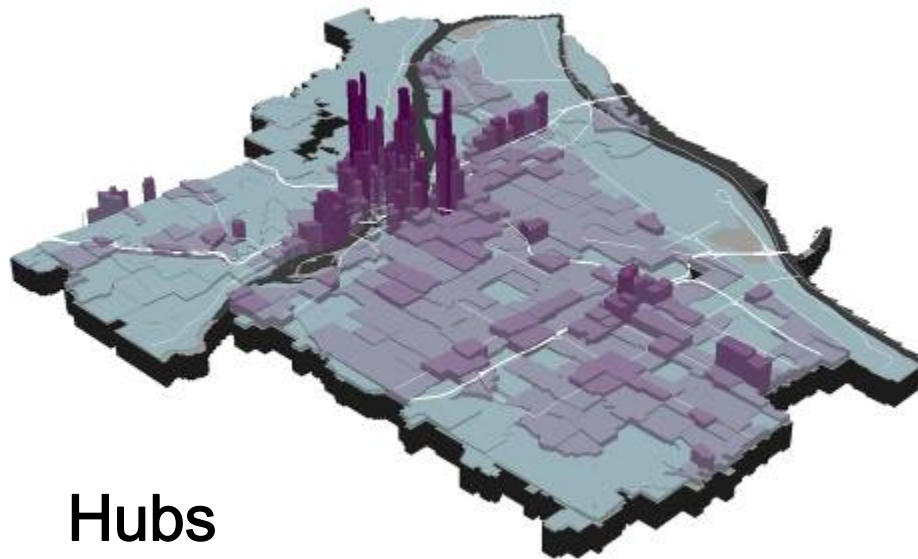


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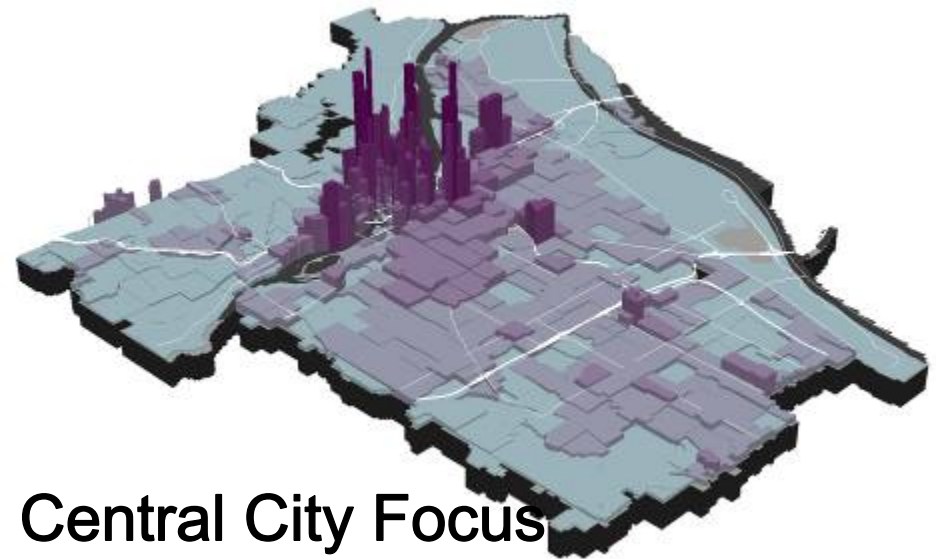


2035 Total

Corridors



Hubs



Central City Focus



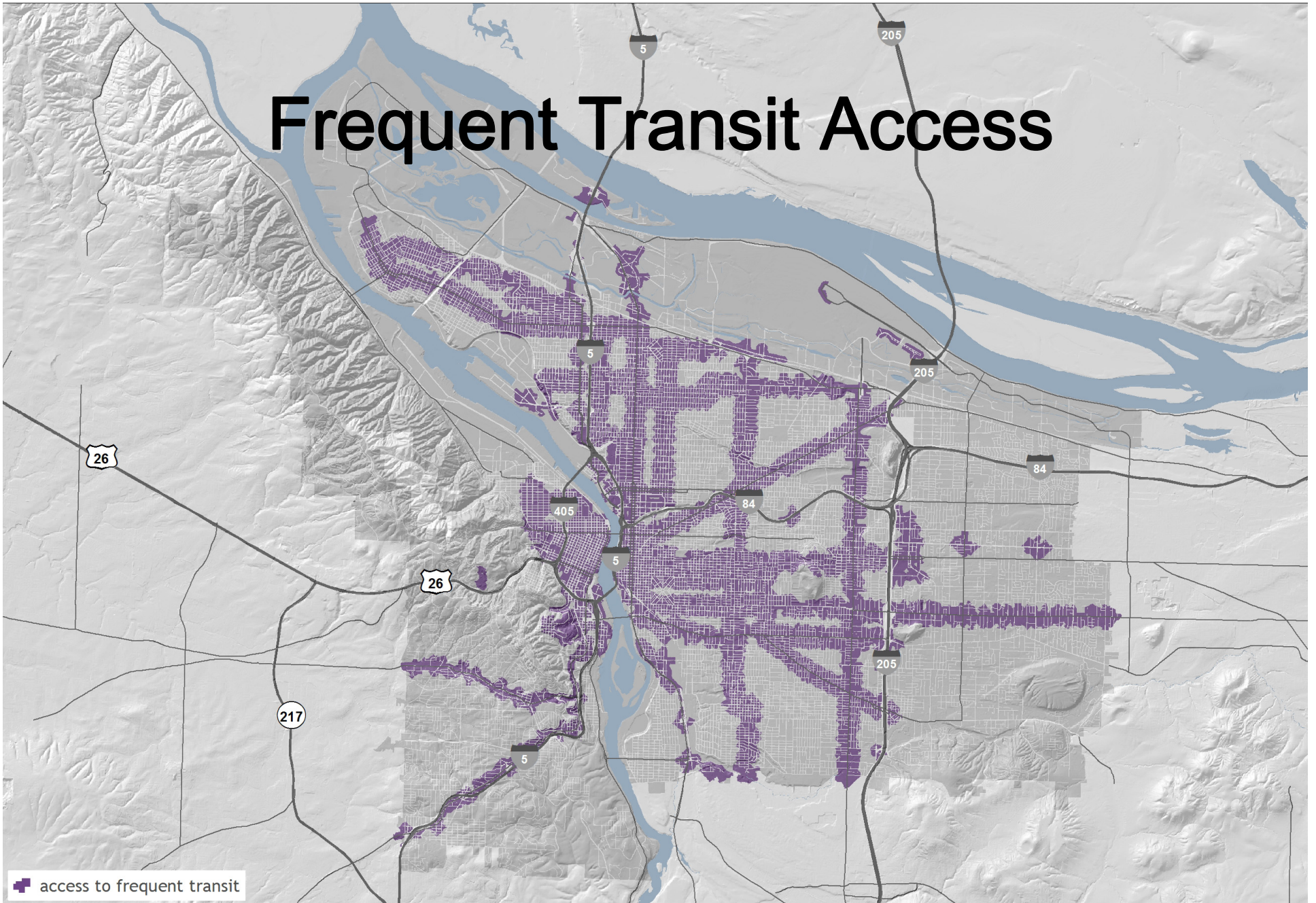
Lesson #2

More Transportation Choices

Increasing transportation choices has multiple benefits beyond the transportation system.



Frequent Transit Access



access to frequent transit

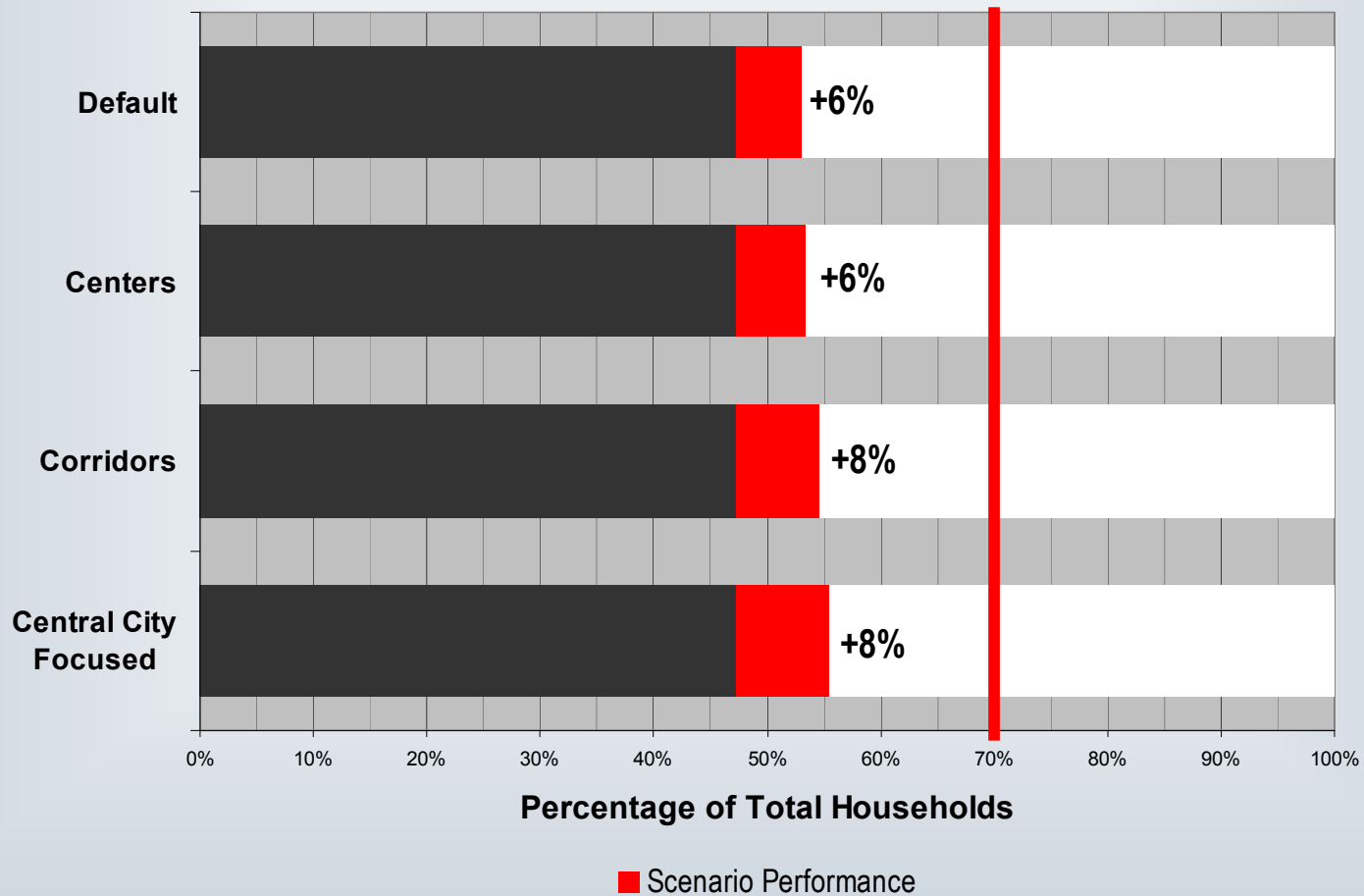


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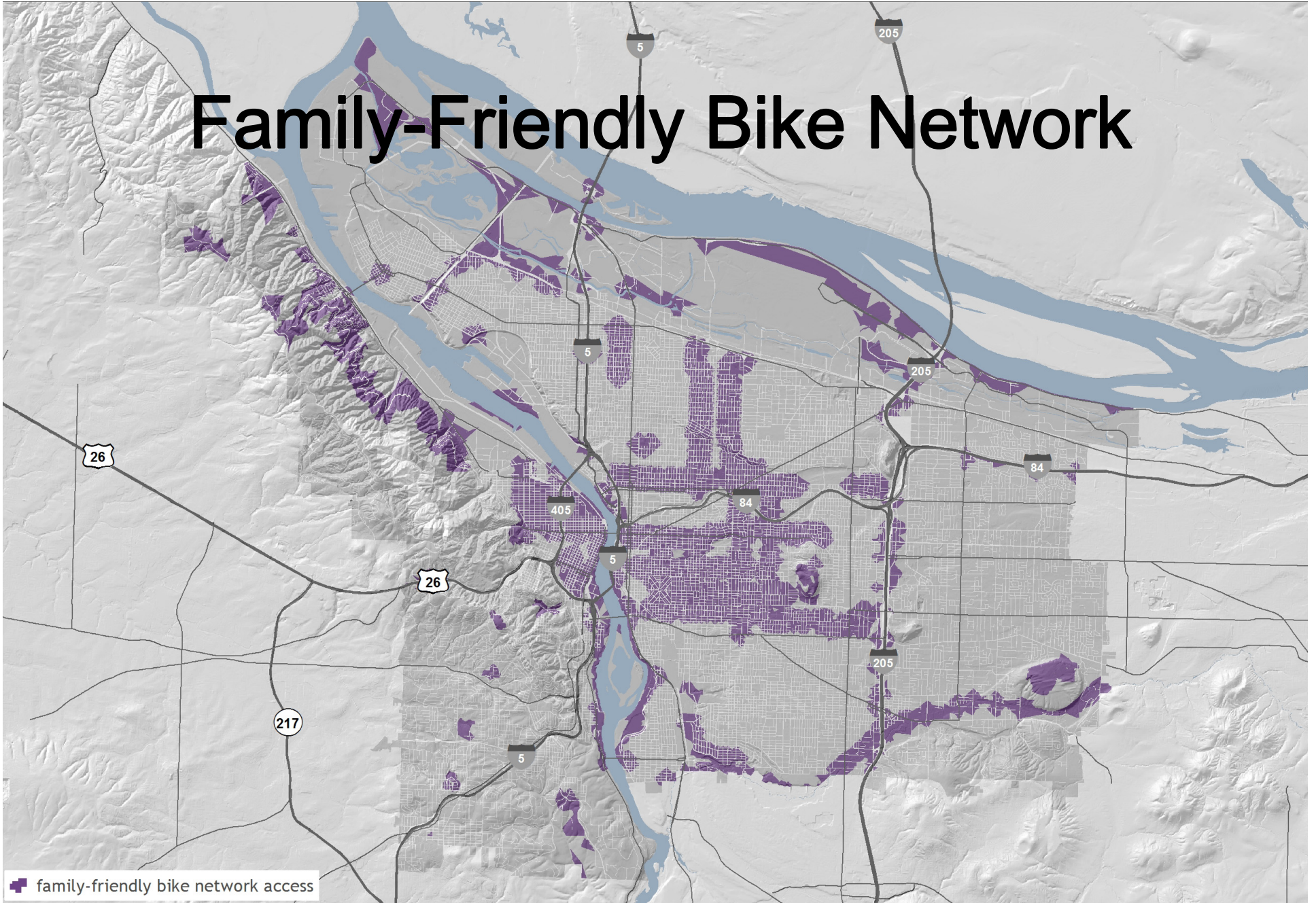


Frequent Transit Access

- Existing: *47% of HH* Goal: *70%*



Family-Friendly Bike Network



family-friendly bike network access

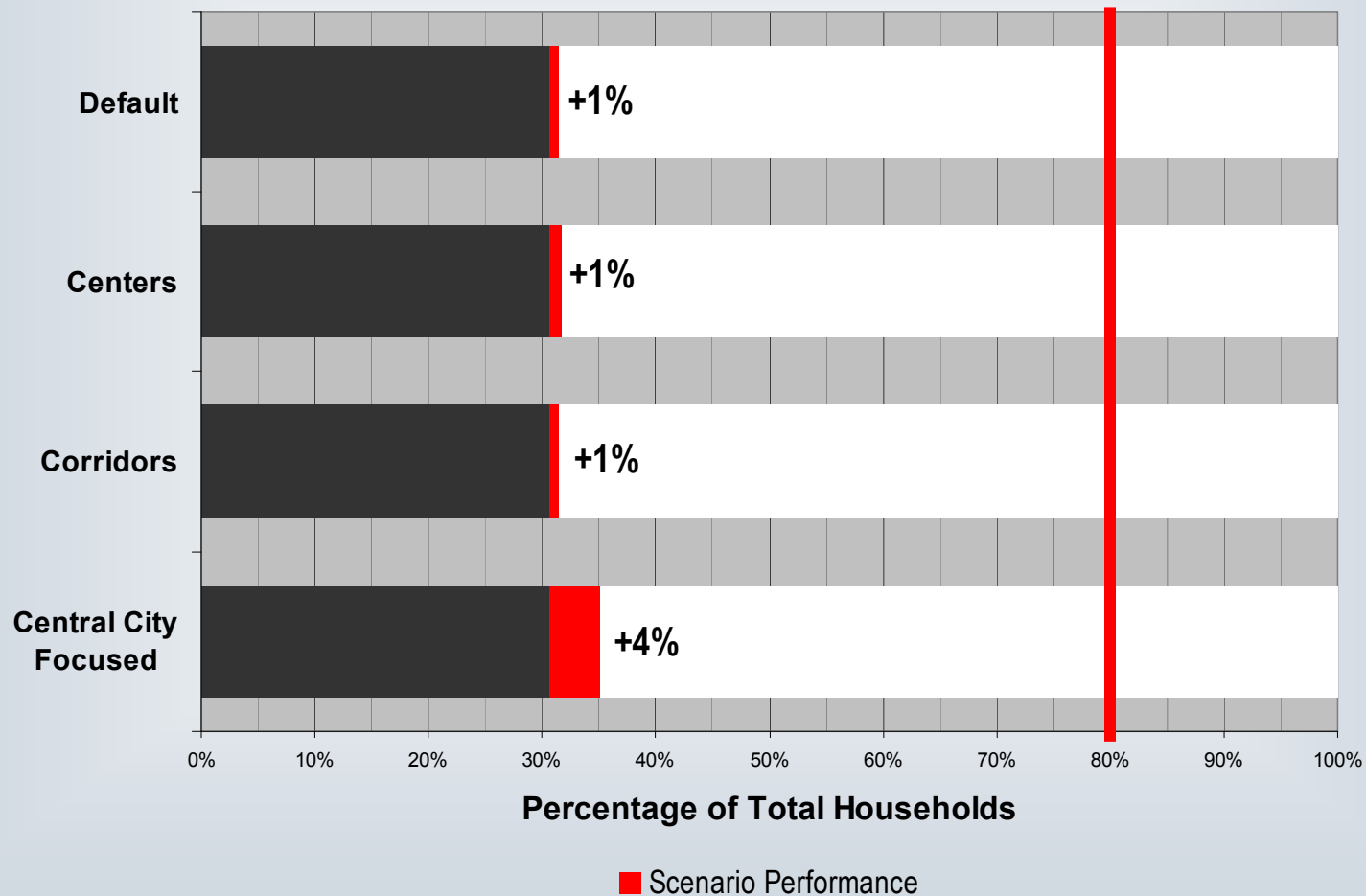


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Family-Friendly Bike Network

- Existing: *45% of HH* Goal: *80%*



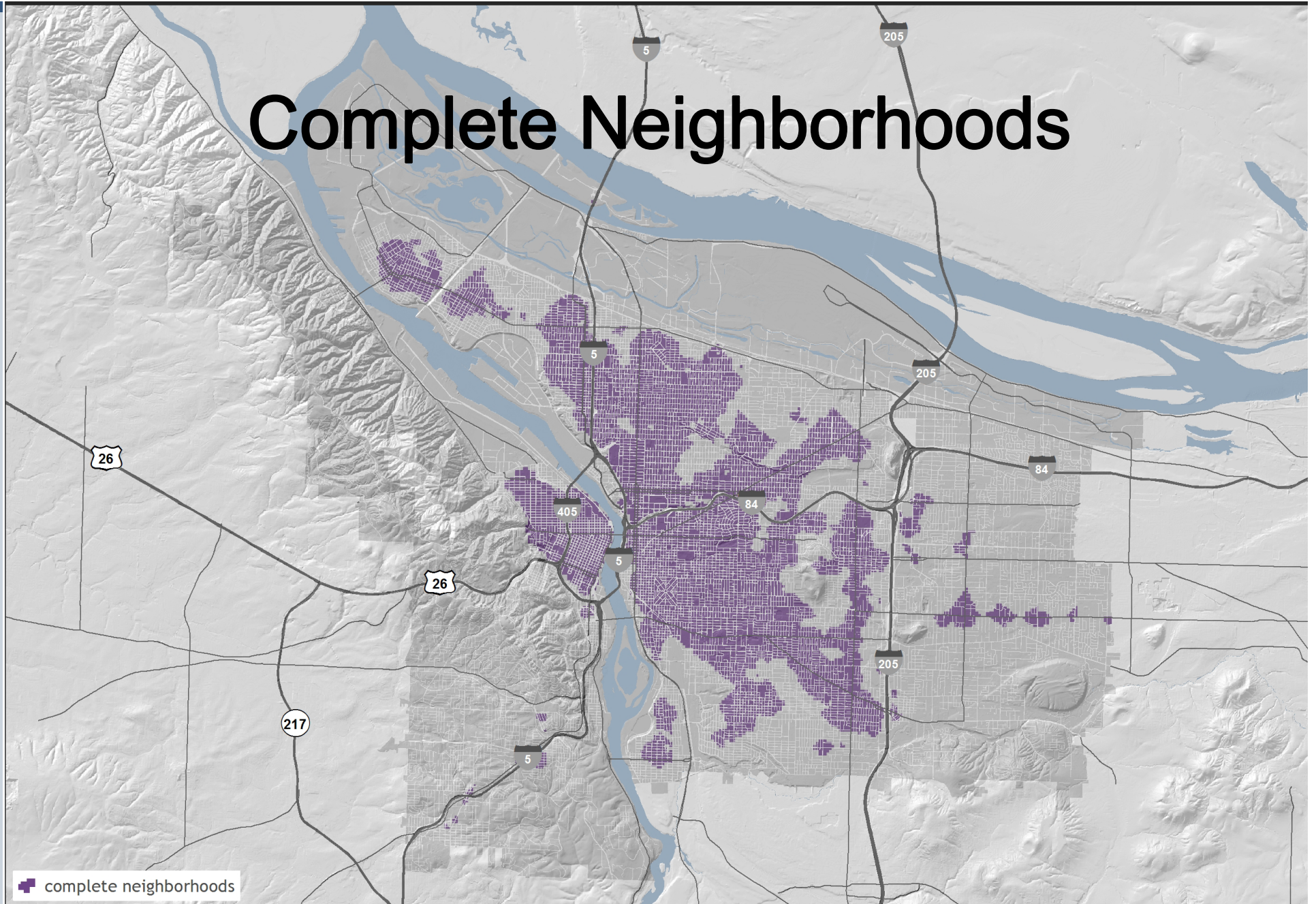
Lesson #3

Create More Centers

We need to create more centers and complete neighborhoods, especially in East and Southwest Portland.



Complete Neighborhoods



complete neighborhoods

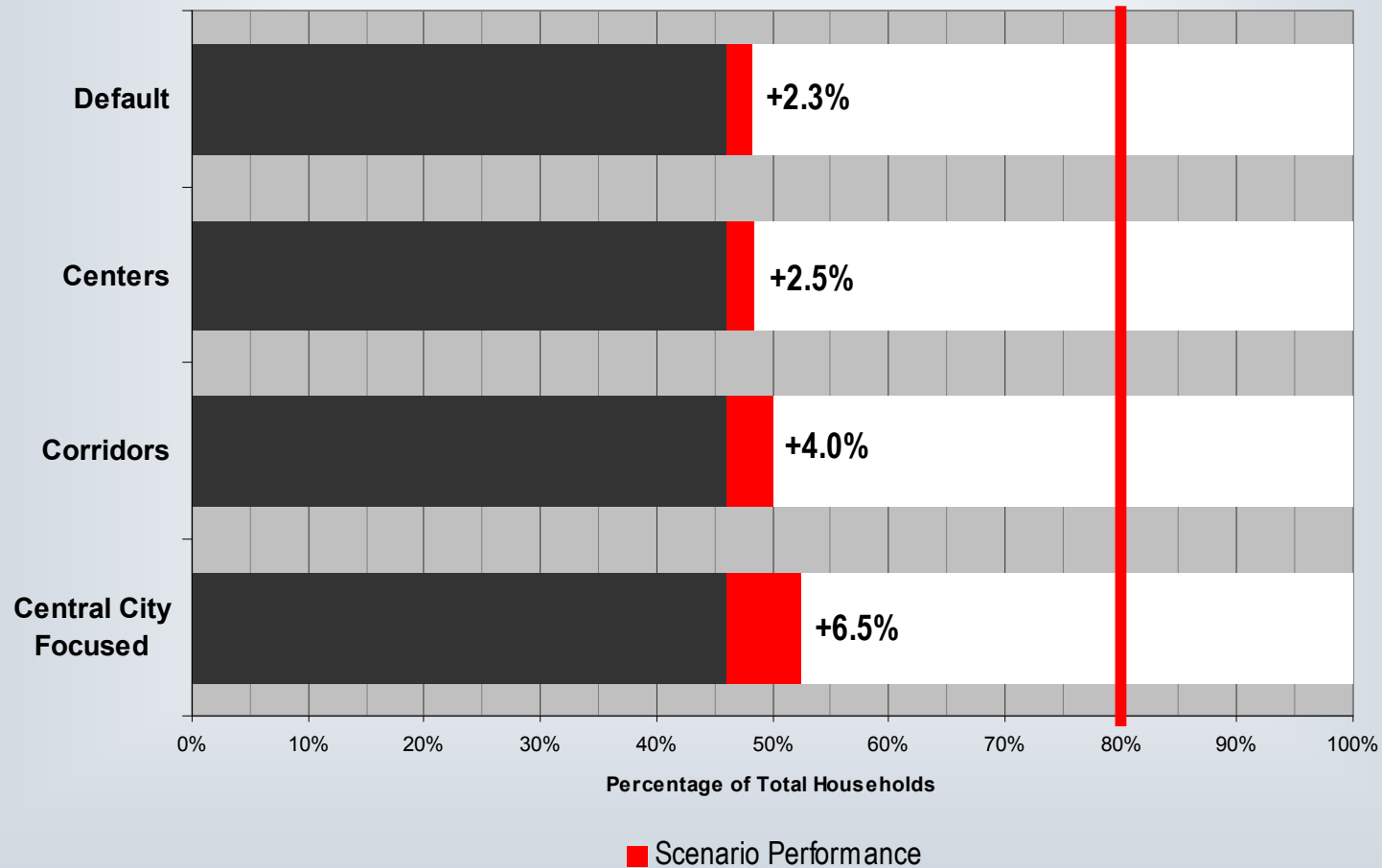


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Complete Neighborhoods

- Existing: *45% of HH* Goal: *80%*

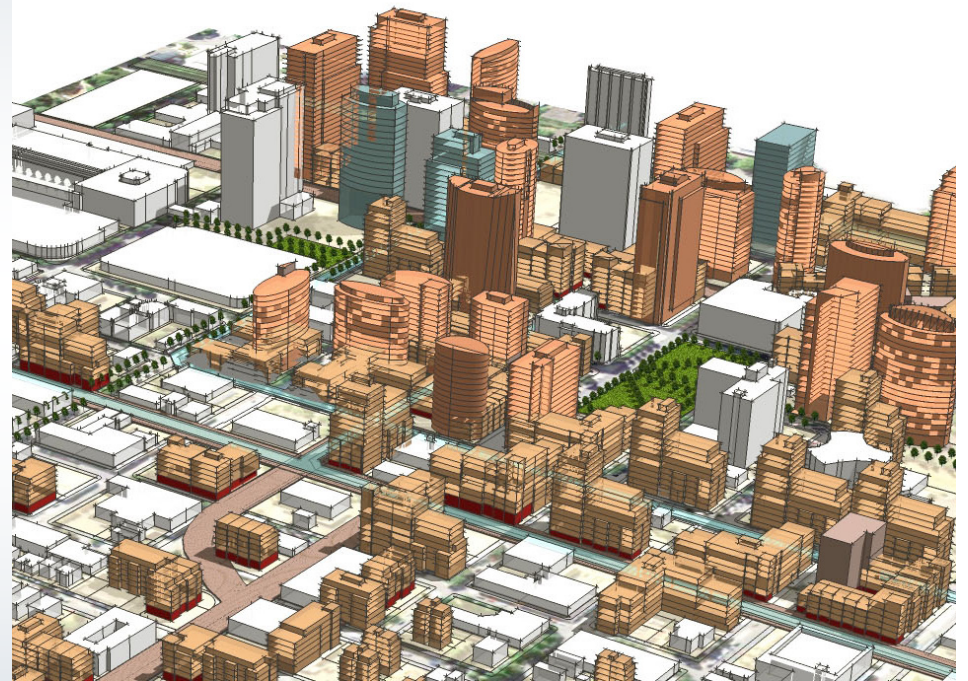


Lesson #4

A Central Role for the Central City

The Central City plays a critical role in all of the scenarios.





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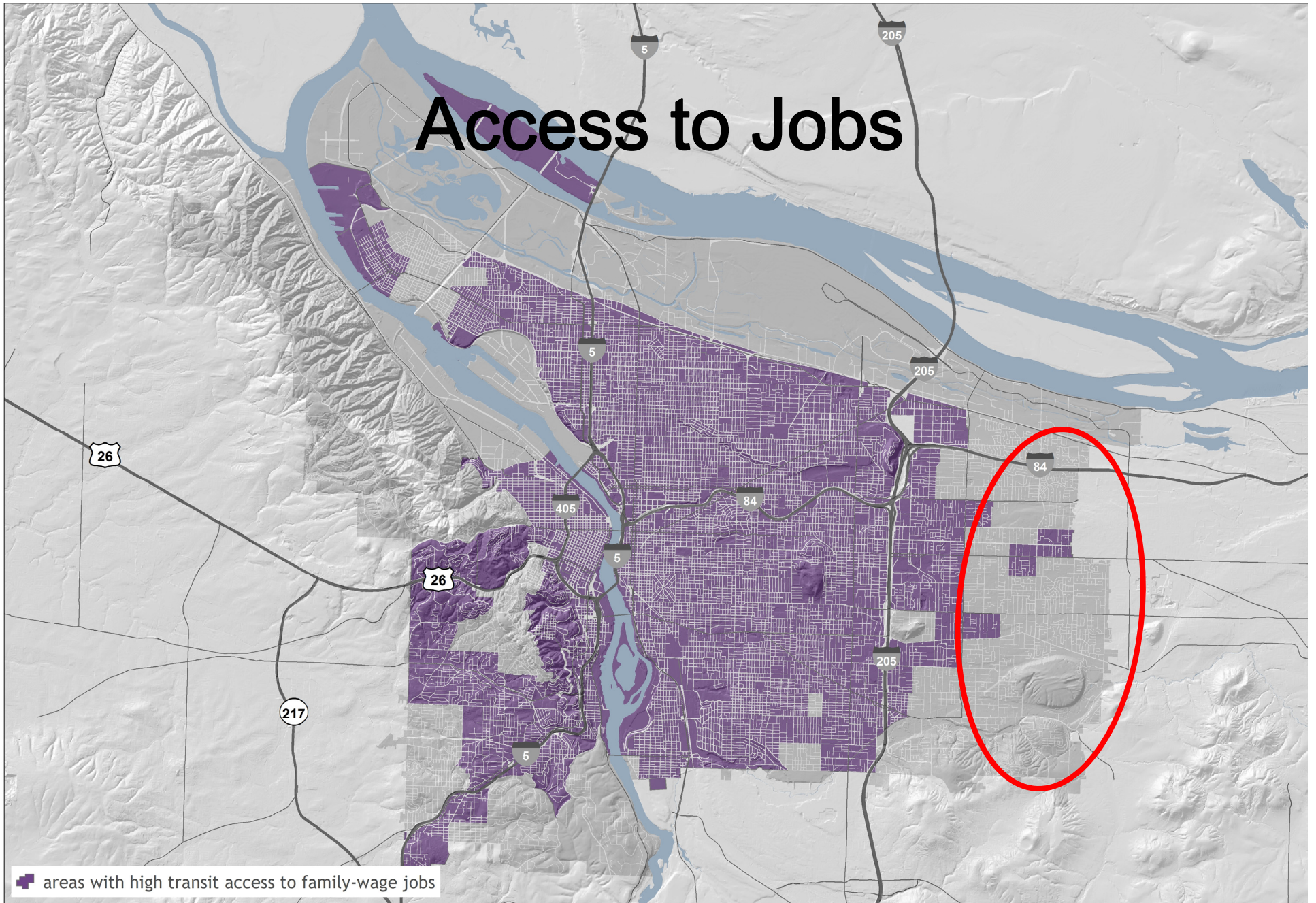
Lesson #5

More Jobs for East Portland

East Portland lacks access to employment.



Access to Jobs



■ areas with high transit access to family-wage jobs

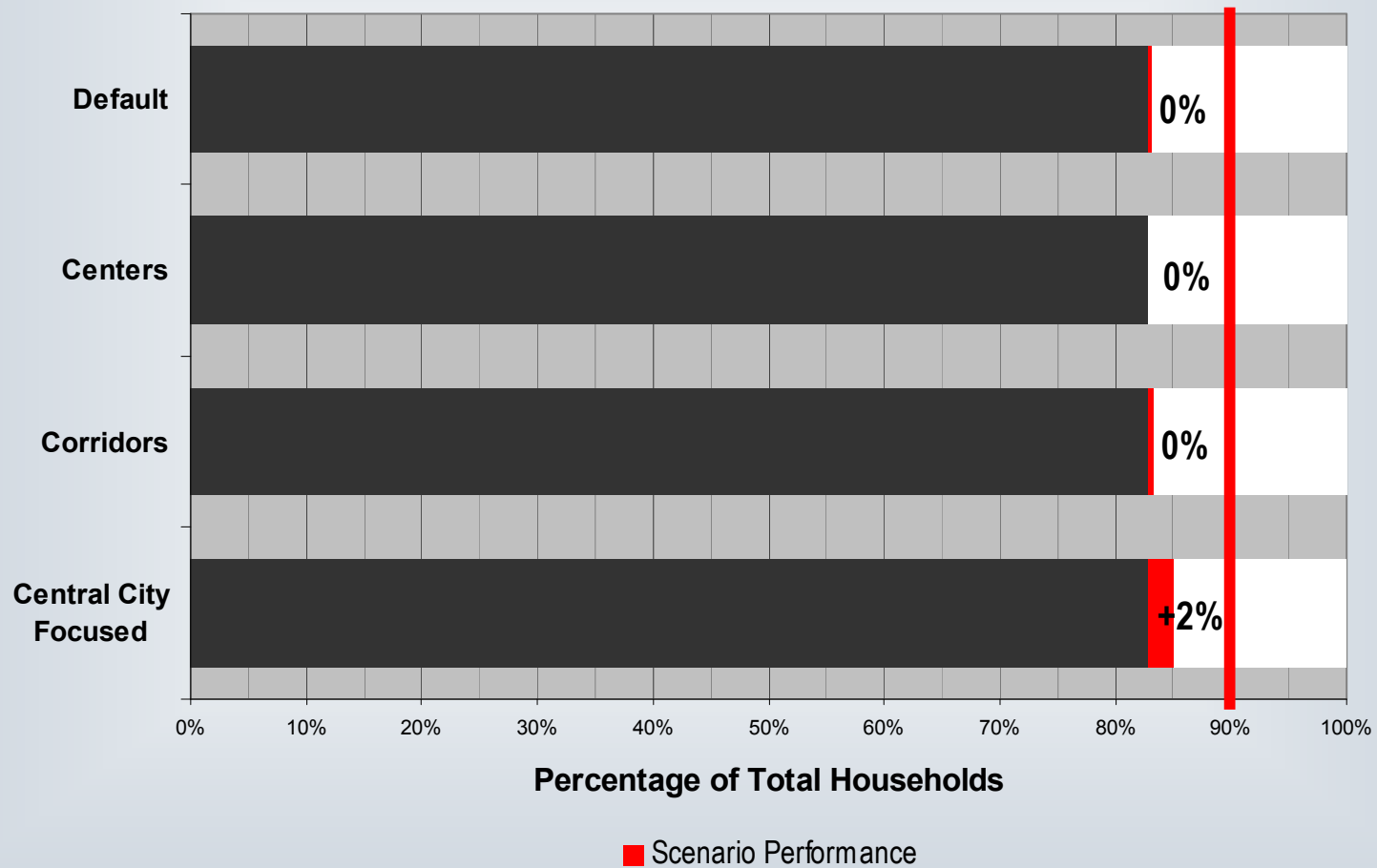


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Access to Jobs

- Existing: *82% of HH* Goal: *90%*



Lesson #6

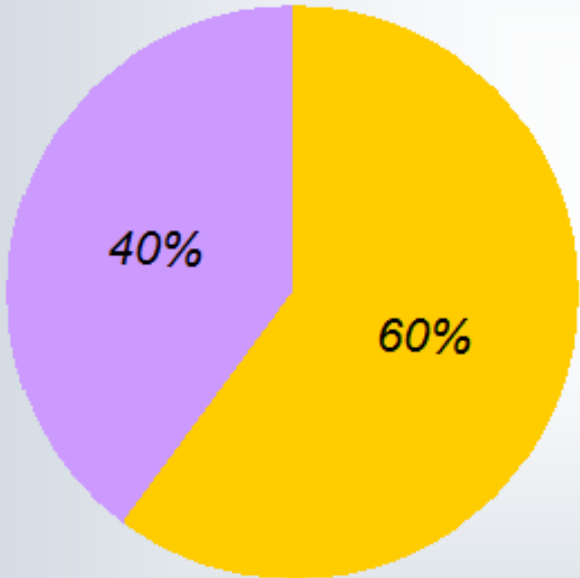
Build More Affordable Housing

Portland may have enough zoned capacity to meet overall housing needs, but there will be a continuing need for more affordable housing.

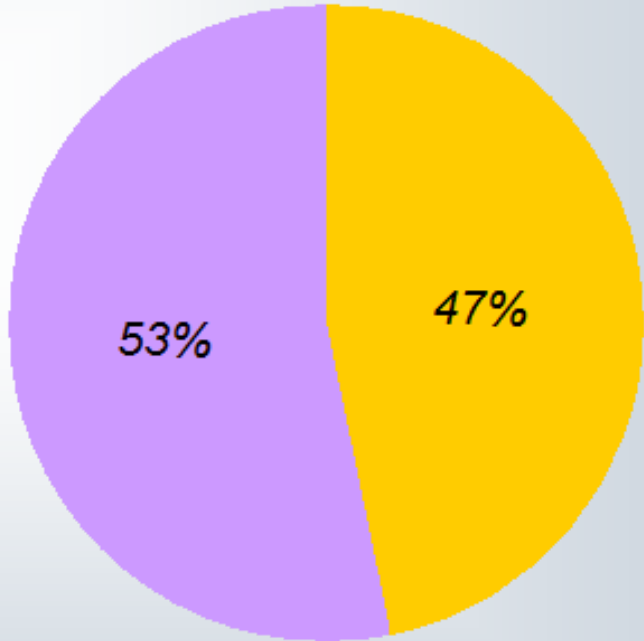


Housing Mix

2010



2035



■ Single-Family ■ Multi-Family



Single Family Housing



- Single Family Residences



- Narrow Lot Houses



- Attached Houses, Medium Density



- Attached Houses, Higher Density



Corridor Apartments + Plexes



- Plexes



- Corridor Apartments



- Single Room Occupancy



- Neighborhood Mixed Use



Mid-to-High Rise Apartments



- Mid-Rise Mixed Use (small units)



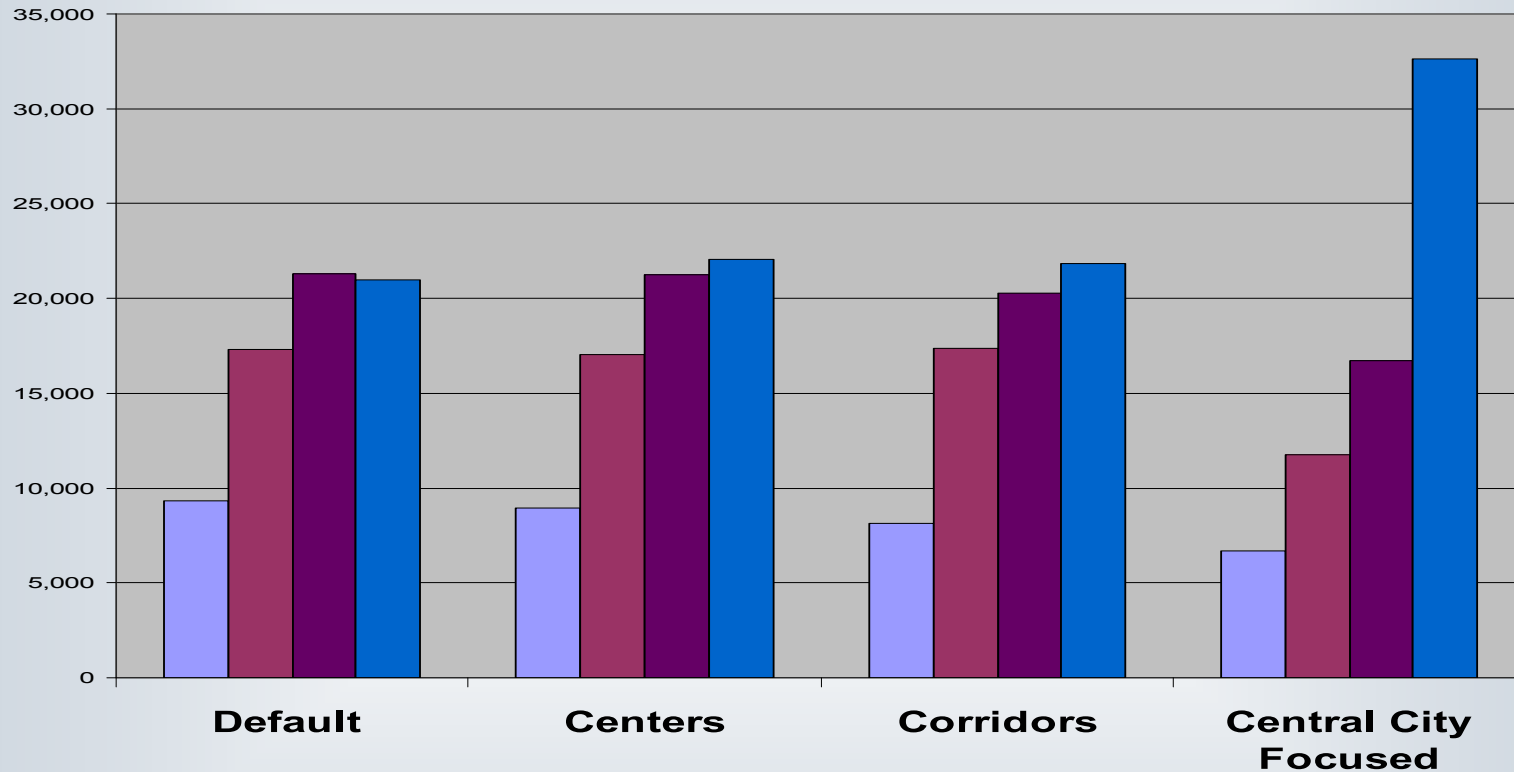
- Mid-Rise Mixed Use (large units)



- High-Rise Towers



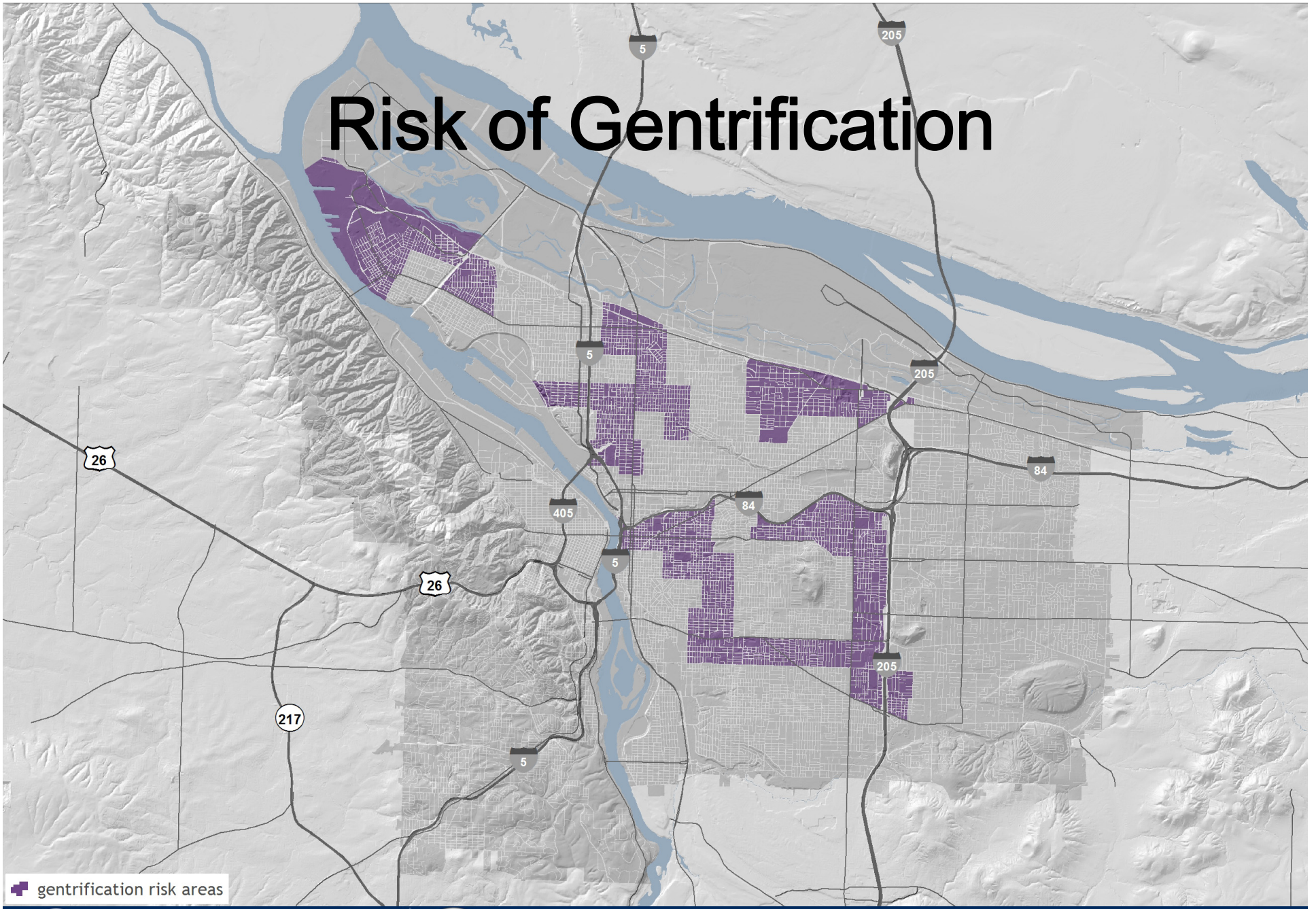
Multifamily Shift in Unit Production



■ Plexes ■ Corridor Apts ■ Mid-rise mixed use (small units) ■ High-Rise Towers



Risk of Gentrification



 gentrification risk areas

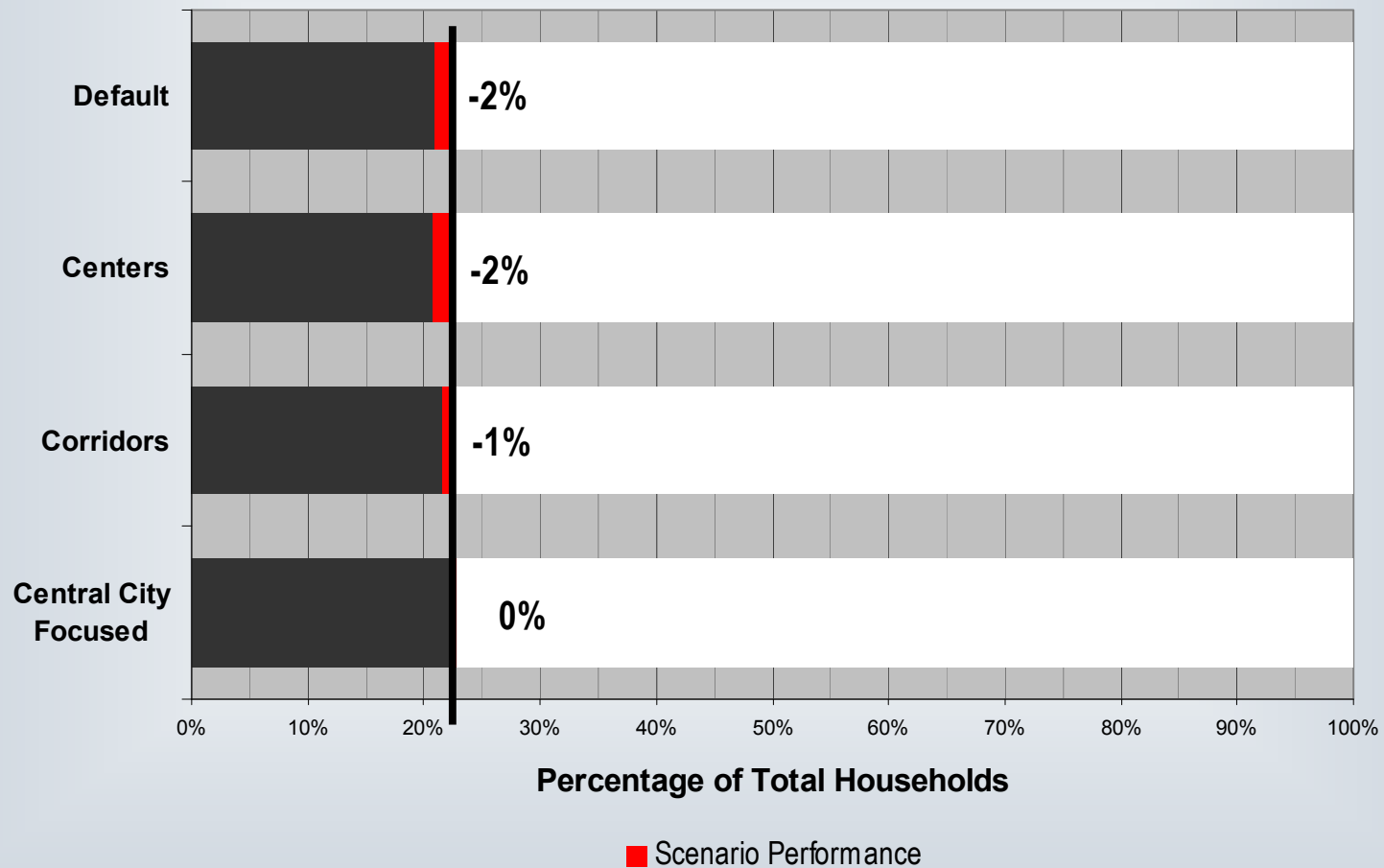


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Risk of Gentrification

- Existing: *23% of HH*



Lesson #7

Capitalize on Trends

Short-term development trends show a market preference for the Central City and Inner Neighborhoods.



Development Trends

1996-2010



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Development Trends

2008-2012



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Lesson #8

Connect to Nature

Most of the growth is occurring in areas that can help improve environmental conditions, except for providing access to nature.



Access to Parks



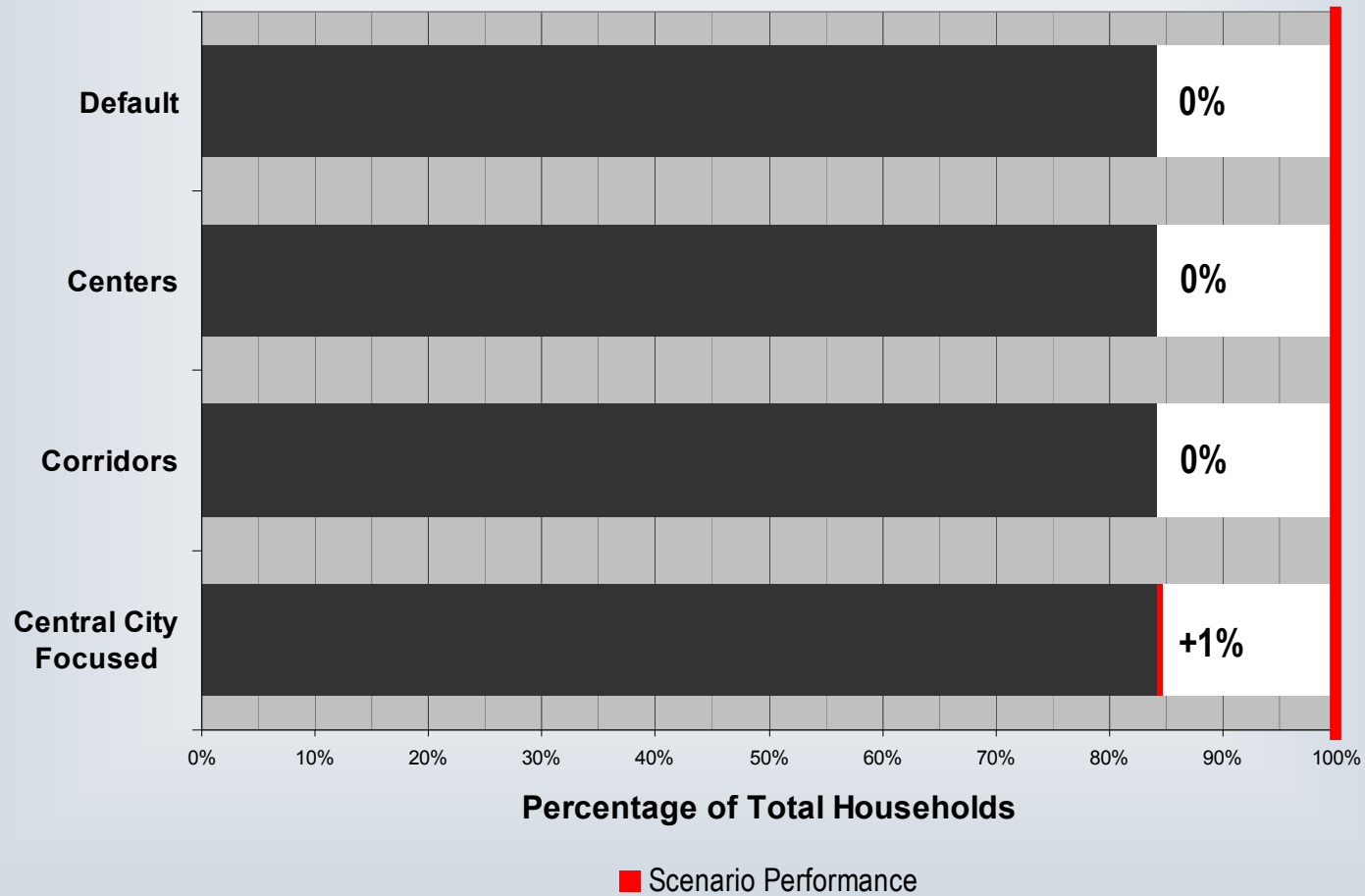
access to parks



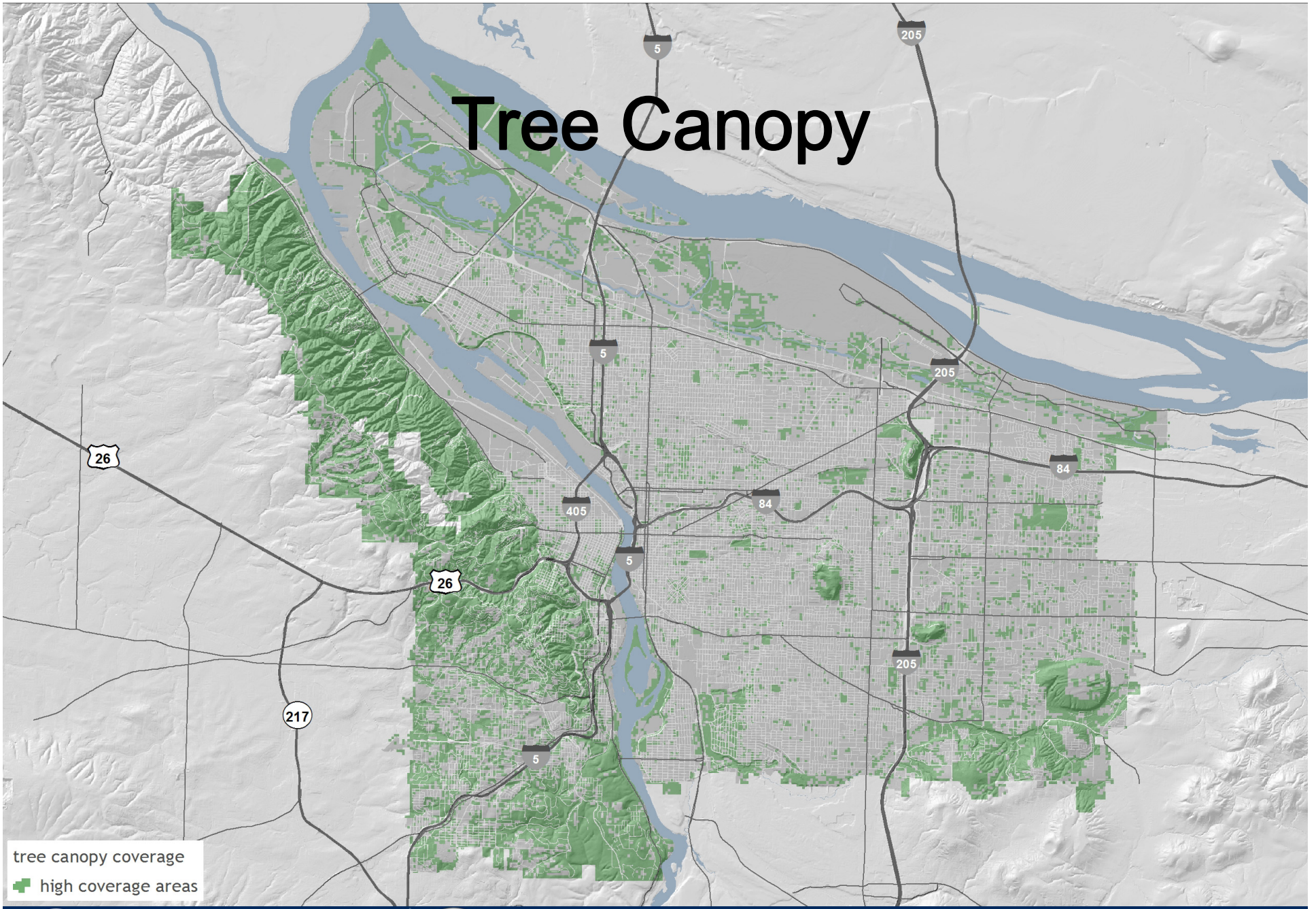
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Access to Parks



Tree Canopy



tree canopy coverage
+ high coverage areas

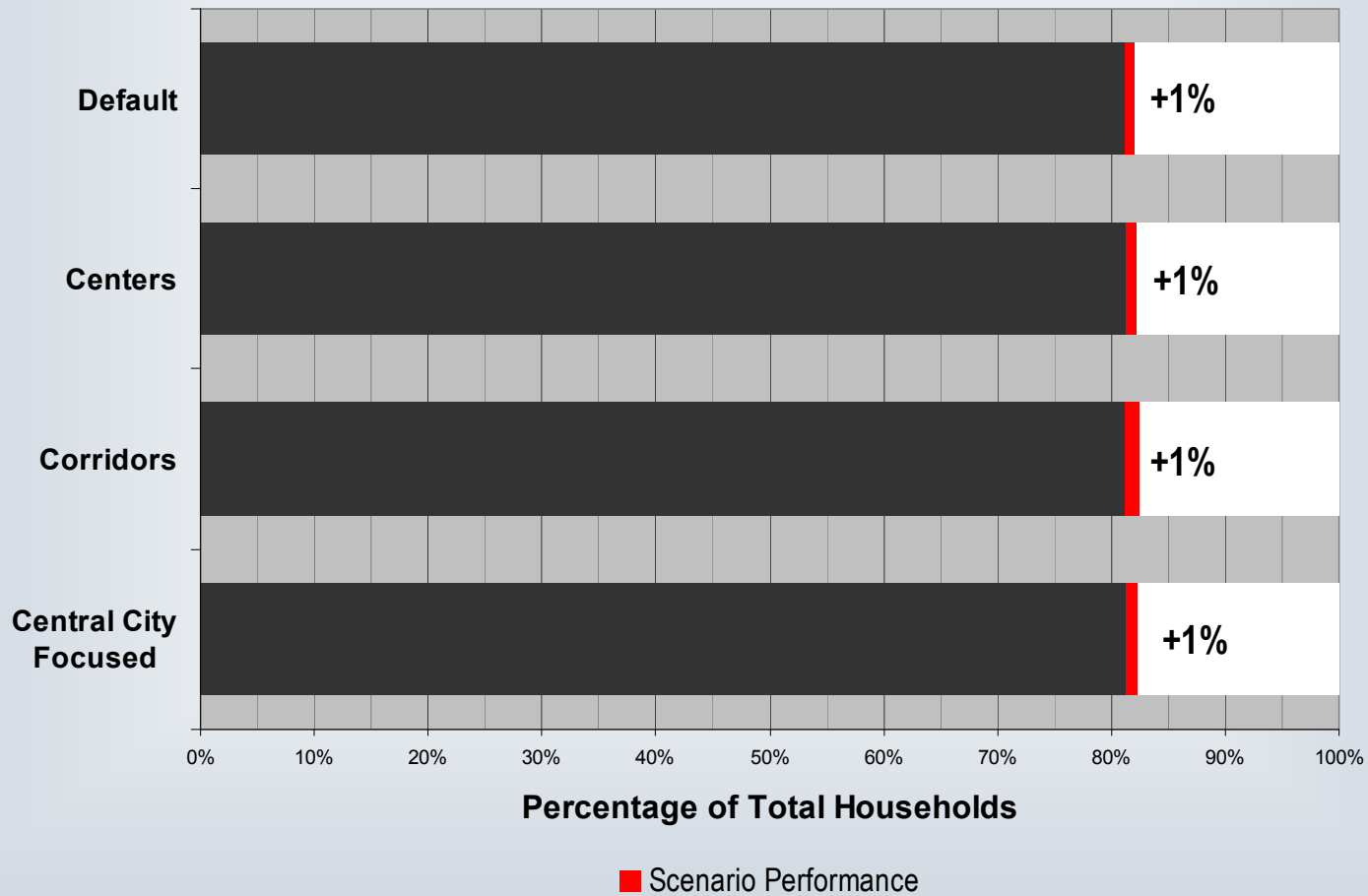


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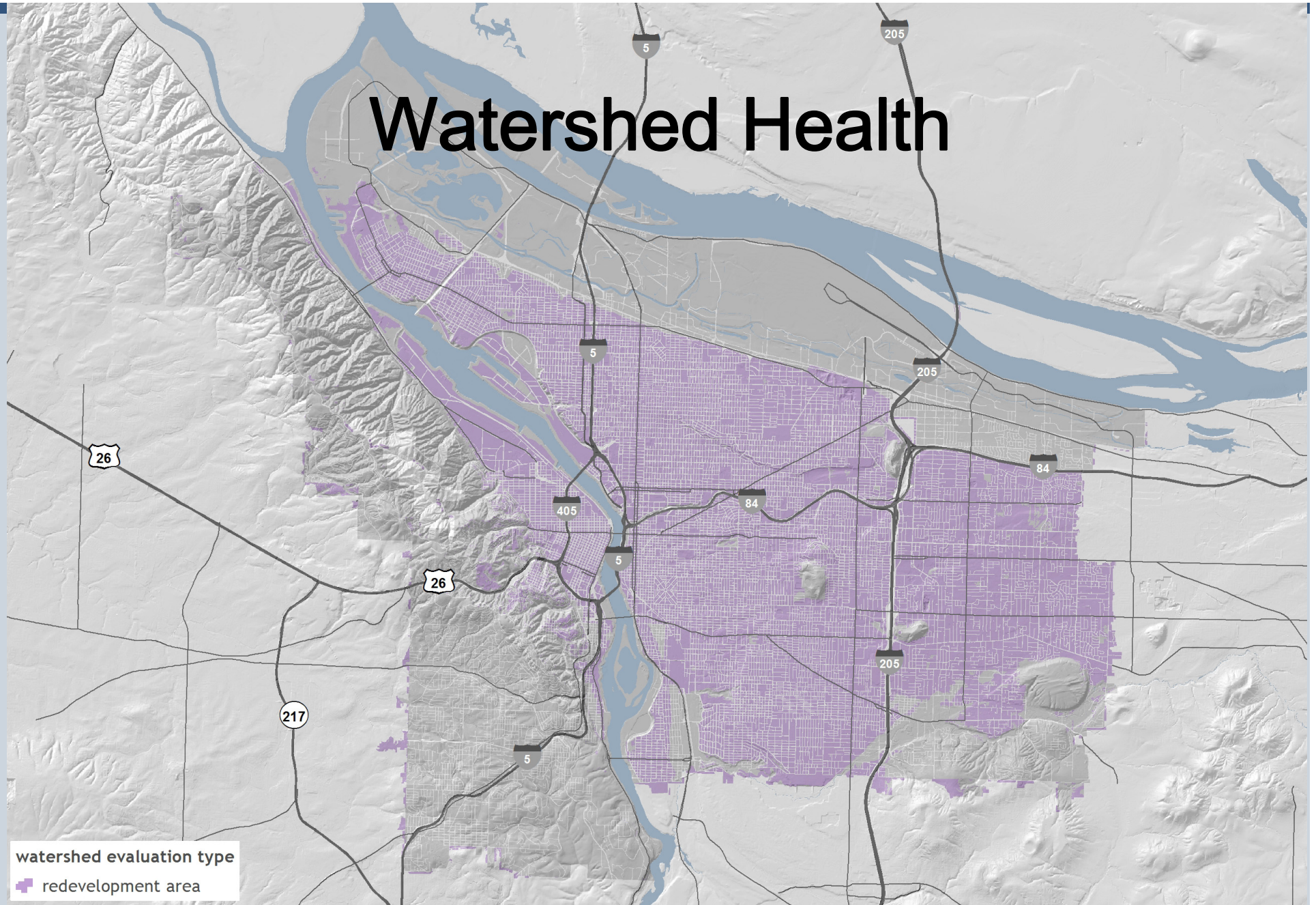


Tree Canopy

■ Existing: *81%*



Watershed Health

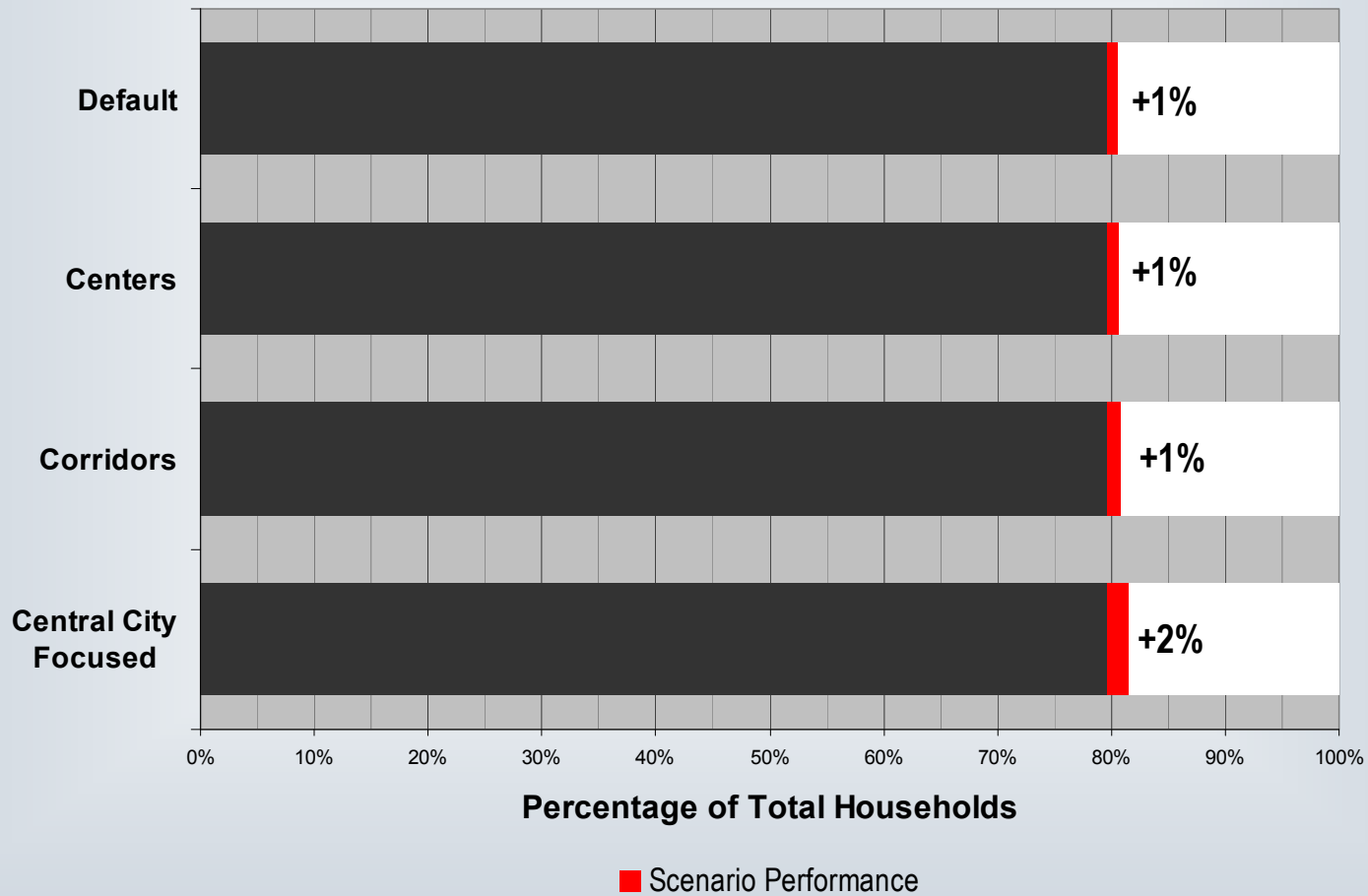


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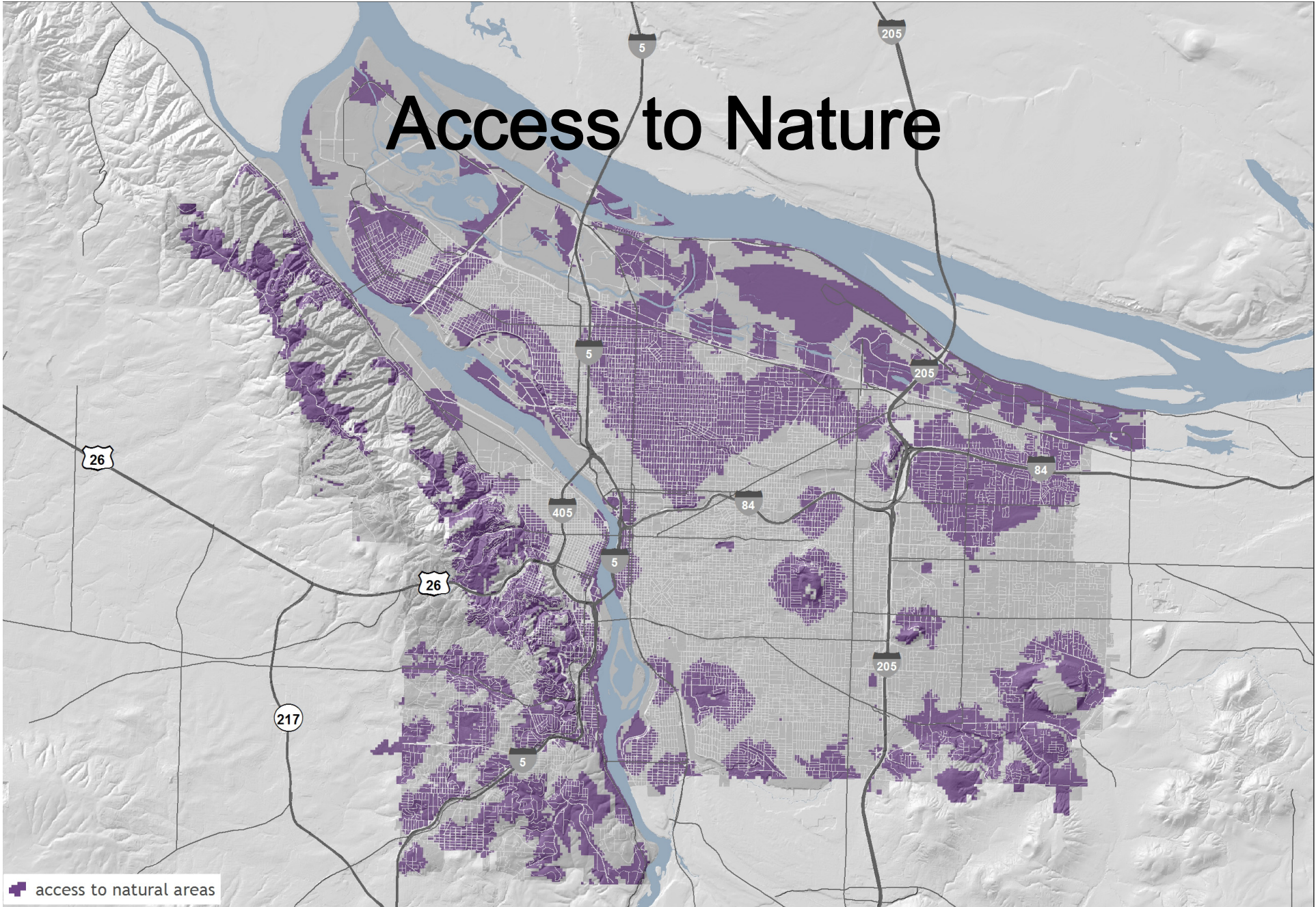


Watershed Health

■ Existing: *79%*



Access to Nature



access to natural areas

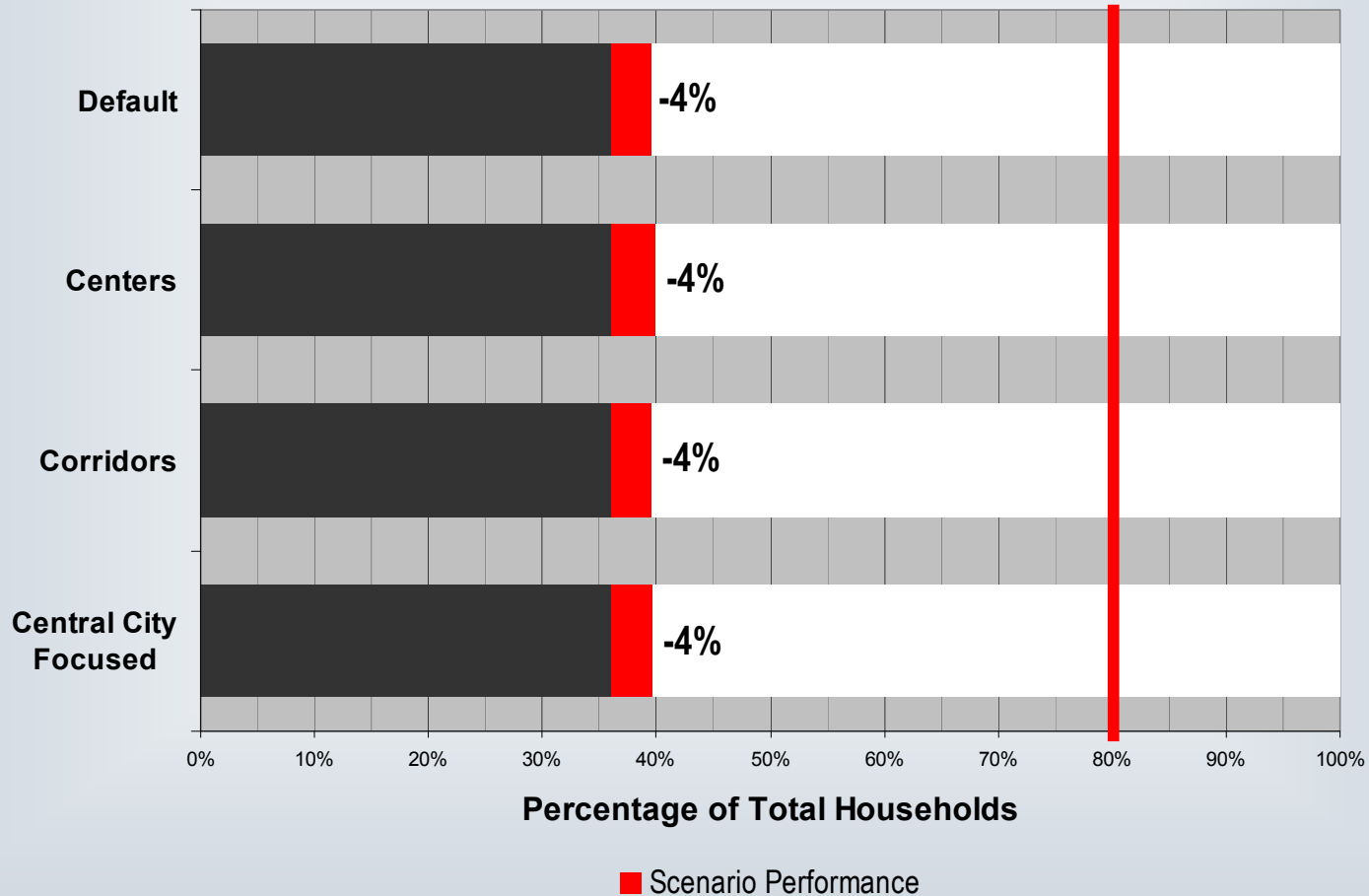


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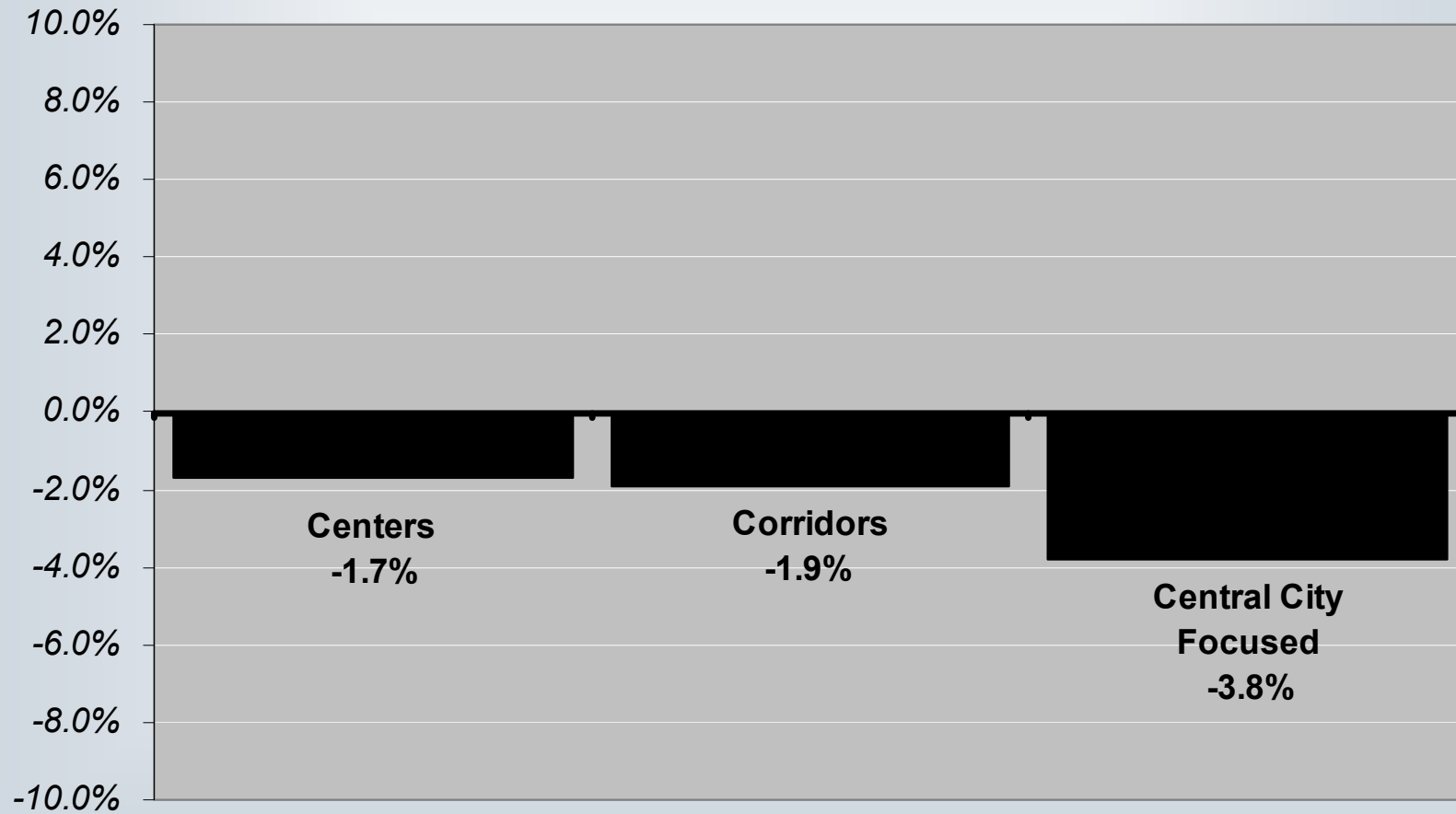
Access to Nature

- Existing: *45% of HH* Goal: *80%*



Vehicle Miles Travelled

Change in VMT Relative to Default Scenario



Summary

- **Choices for Prioritizing Growth:** existing zoning has enough capacity to accommodate 132,000 new households
- **Legacy Landscape:** 2/3 of households that will be here in 2035 are already on the ground
- **Dual Investment Priorities:**
 - support growth in high performing areas
 - fill gaps in underserved areas



Challenges & Opportunities

#1 Mind the Gaps

#2 More Transportation Choice

#3 More Centers

#4 A Central Role for the Central City

#5 More Jobs for East Portland

#6 More Affordable Housing

#7 Capitalize on Trends

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