



# 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



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# **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

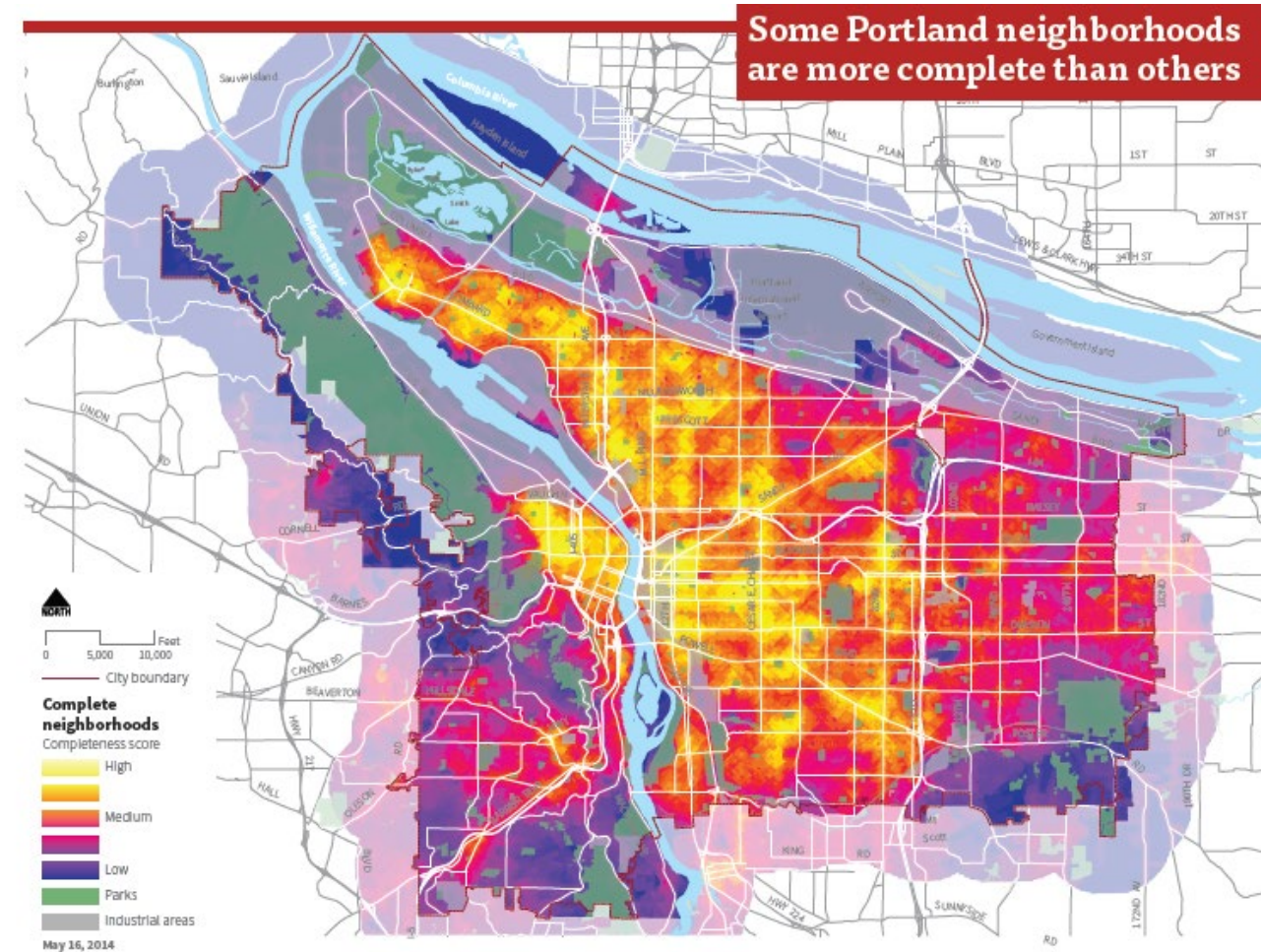
- **Economic prosperity.** Support a low-carbon economy and foster employment growth, competitiveness and equitably distributed household prosperity.
- **Human health.** Avoid or minimize negative health impacts and improve opportunities for Portlanders to lead healthy, active lives.
- **Environmental 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.

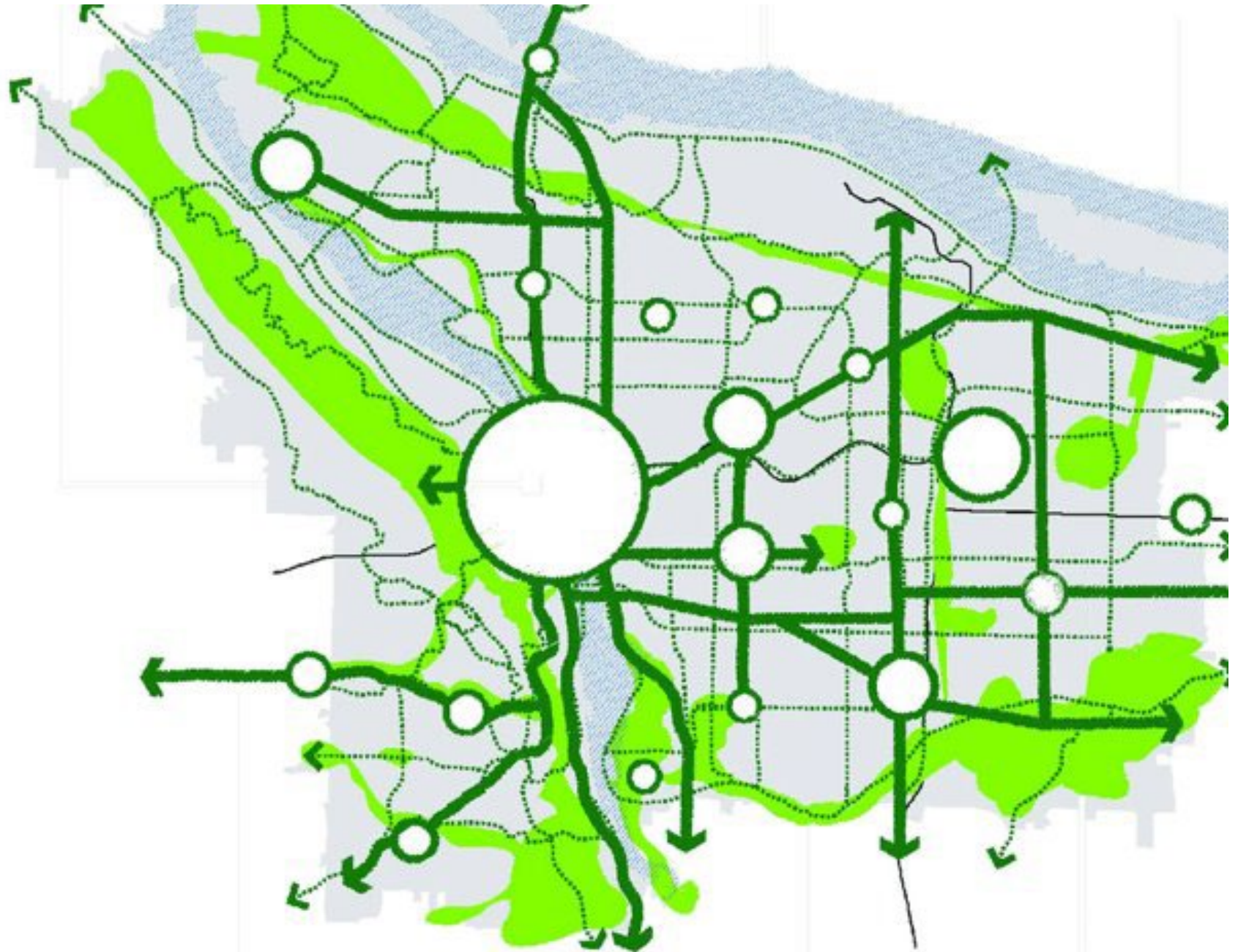
Factors include:

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





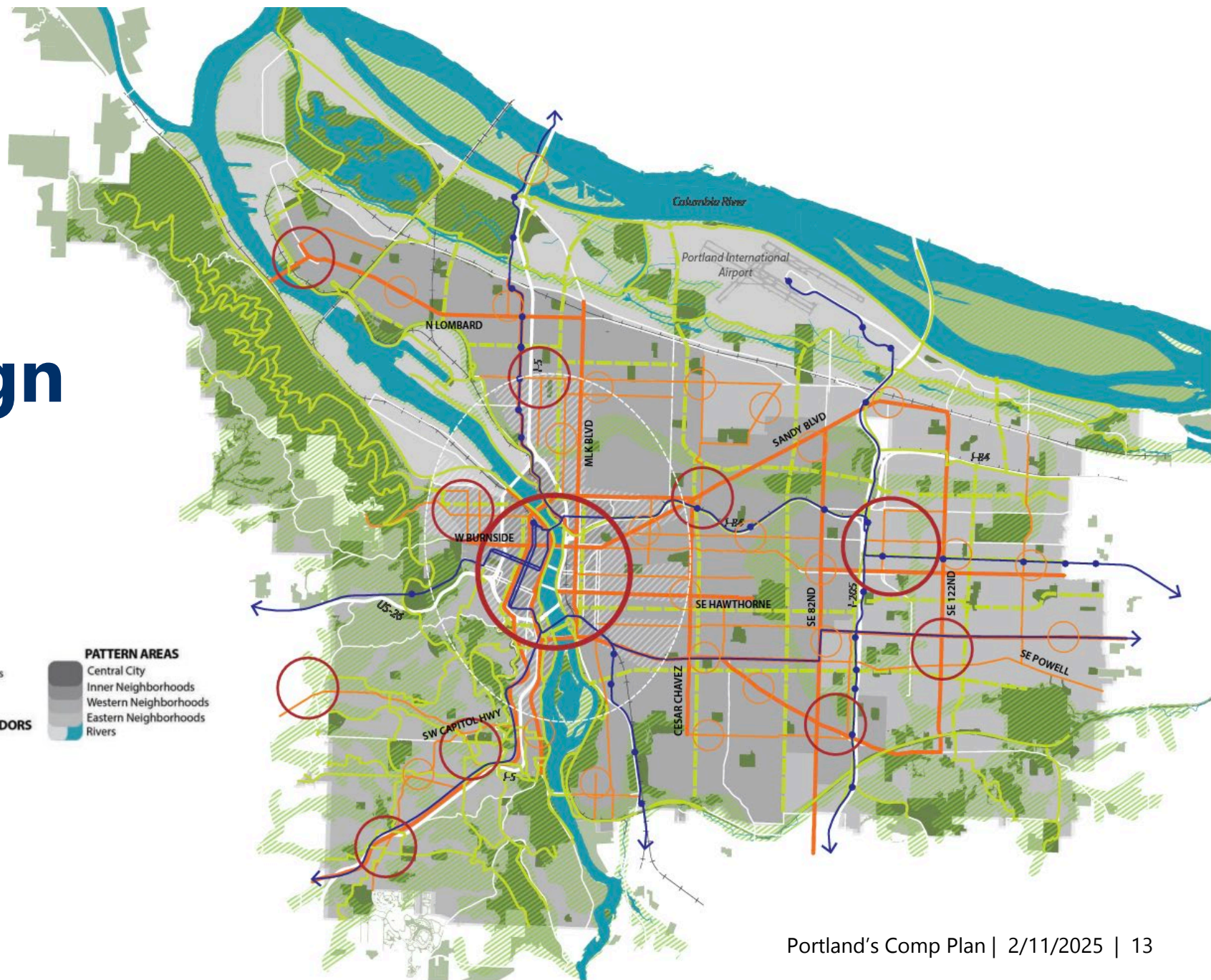
# Centers and Corridors Growth Strategy



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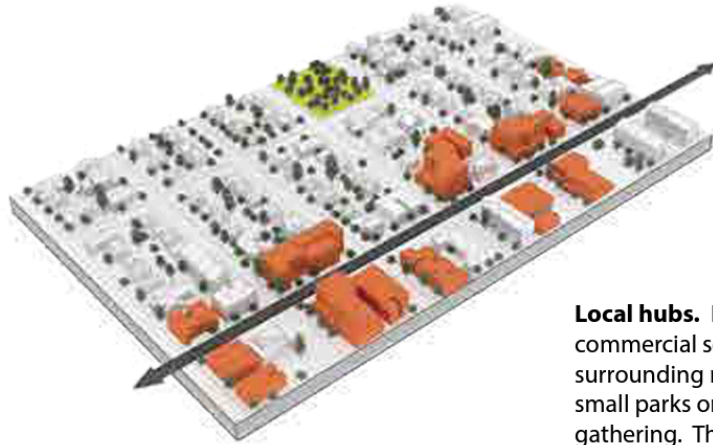
# Urban Design Framework







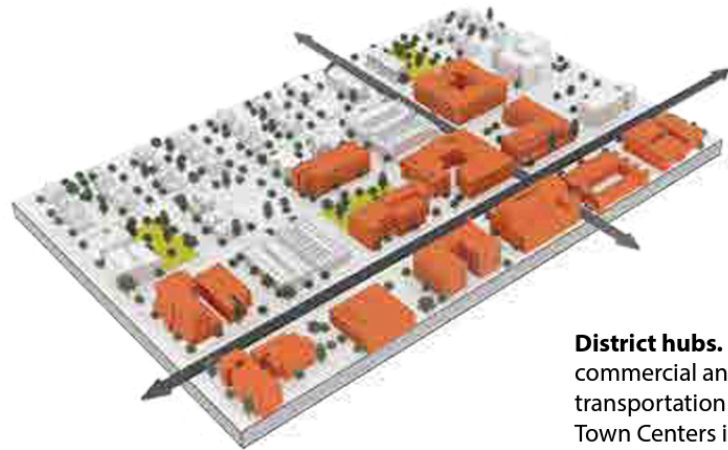
## NEIGHBORHOOD CENTER



<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



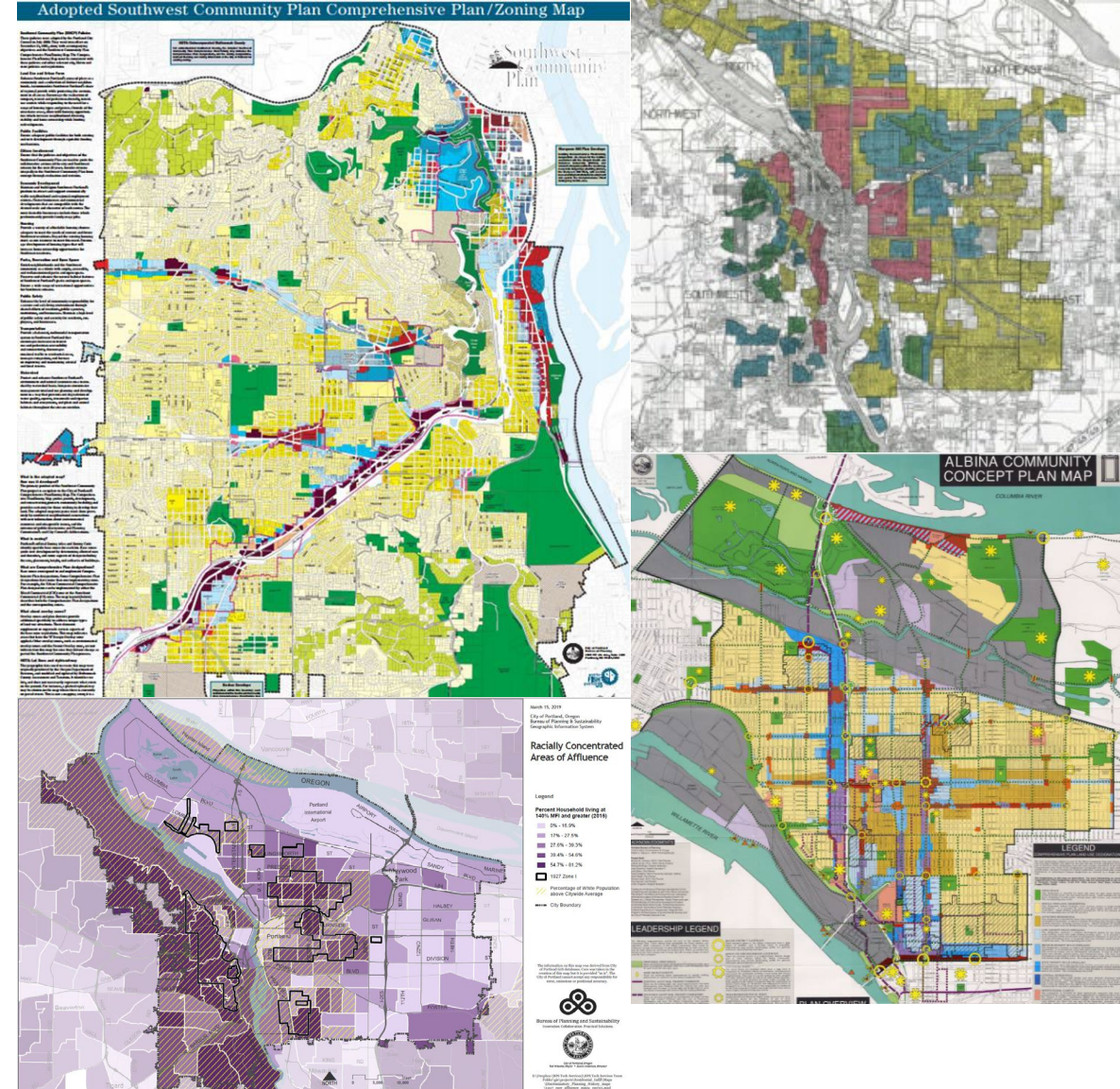
<b>HOUSING</b>	67,000 units
<b>JOBS</b>	Regional employment hub (capacity for 248,000 jobs)
<b>BUILDING SCALE</b>	Up to 30+

**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

Economic  
Prosperity

Human Health

Environmental  
Health

Equity

Resilience

The Plan

5  
Goals

Community  
Involvement

7  
Goals

Urban Form

7  
Goals

Design and  
Development

4  
Goals

Housing

5  
Goals

Economic  
Development

3  
Goals

Environment  
and  
Watershed  
Health

5  
Goals

Public  
Facilities and  
Services

13  
Goals

Transportation

9  
Goals

Land Use and  
Zoning

1  
Goal

The Plan

19 Policies

Community  
Involvement

41 Policies

Urban Form

102  
Policies

Design and  
Development

88 Policies

Housing

54 Policies

Economic  
Development

73 Policies

Environment  
and  
Watershed  
Health

57 Policies

Public  
Facilities and  
Services

126  
Policies

Transportation

69 Policies

Land Use and  
Zoning

4 Policies







# 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





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Устный и письменный перевод | Turjumaad iyo Fasiraad | Письмовий і усний переклад |  
Traducere și interpretariat | Chiaku me Awewen Kapas | 翻訳または通訳 | ຫຼື ນາກ  
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