

# COMPREHENSIVE PLAN UPDATE

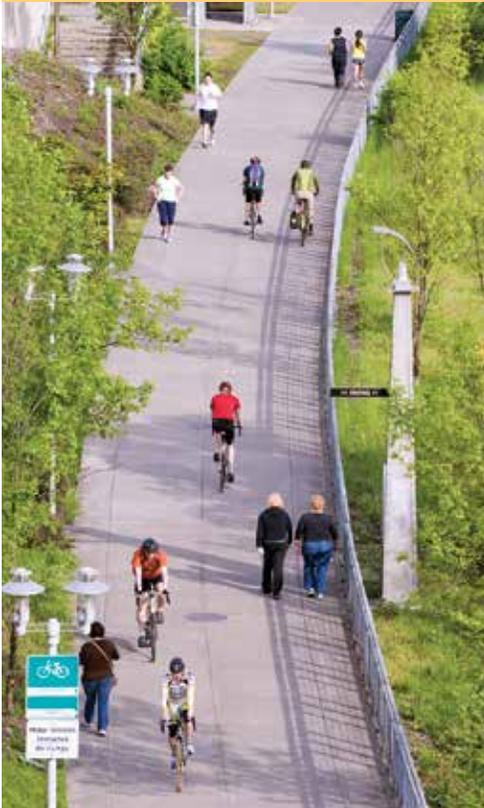
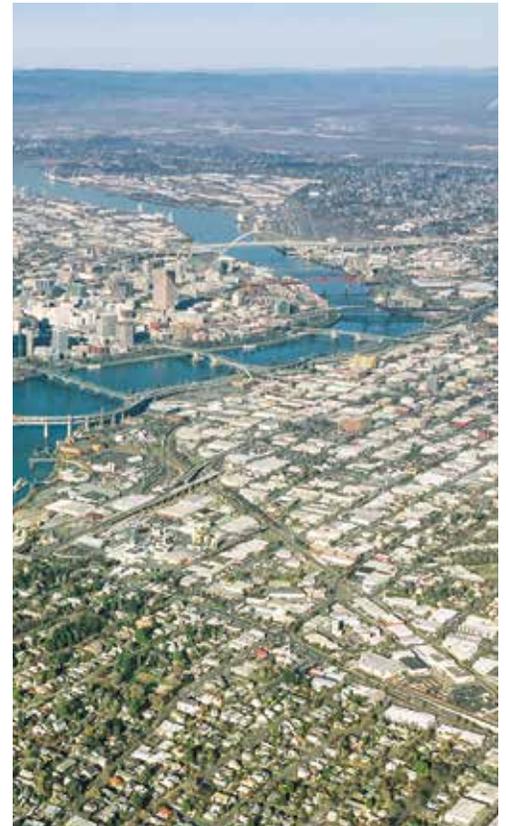
## Growth Scenarios Report Summary

According to Metro, Portland is expected to grow by 132,000 new households and 147,000 new jobs by the year 2035. Land use and investment decisions will shape how and where Portland grows over the next 25 years, which in turn will affect our ability to meet larger community goals for a prosperous, healthy, equitable, resilient city.

*Where will new households and businesses develop if trends continue? Is there a form of growth that will help Portland advance prosperity, equity, health and sustainability? What investments are needed to support those choices? And how can the growth patterns help us achieve our goals?*

The Growth Scenarios Report provides a starting point for answering these questions. The goal of this report is to help Portlanders evaluate different land use choices for managing future growth. Each of the four growth scenarios — or alternatives — tests different hypothetical growth patterns:

1. A **default** pattern based on development trends over the last 15 years.
2. A dispersed network of **neighborhood centers** that helps create more complete communities throughout Portland.
3. Growing in a more linear pattern along several key **corridors**.
4. A more compact growth pattern that focuses growth in the **Central City** and surrounding neighborhoods.



## Background

Last year City Council adopted the Portland Plan, a strategic road map to make Portland a more prosperous, educated, healthy, equitable and resilient city. The plan included a set of performance measures to track our progress toward those goals. Many of these indicators are at the heart of the newly released Growth Scenarios Report, which evaluates different land use options to see how they could affect the city's performance on:

- Access to complete neighborhoods, transit, employment and natural areas.
- Increased watershed health.
- Reduced risk of displacement or gentrification.

These metrics provide detailed analysis for community discussion about appropriate policies, housing location, urban design and public infrastructure investments throughout the city as we update the Comprehensive Plan. The intent of this process is to create a preferred growth scenario to guide the updated Comprehensive Plan Map and Zoning Code.

**With the publication of the Growth Scenarios Report, the City of Portland is kicking off Task 3: Consideration of Alternatives of Periodic Review as required by the state, which includes developing draft land use maps and project lists to be released during the summer.**

For more information, please visit:  
[www.portlandonline.com/bps/pdxcomplan](http://www.portlandonline.com/bps/pdxcomplan)  
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# Key Findings

Some initial observations from the report include:

## Two Investment Strategies

The City of Portland needs a dual public investment strategy to support growth in high-performing areas and to fill the infrastructure gap in underserved areas.

## More Transportation Choices

Access and mobility plays a significant role in creating complete neighborhoods and increasing access to jobs.

## Complete Neighborhoods

The City needs to create more town centers and complete neighborhoods, especially in East and Southwest Portland, to meet our performance goals.

## A Central Role for the Central City

Growth in and around the Central City has the potential to be cost effective because most of the infrastructure, like transit and bikeways, is already in place.

## More Jobs for East Portland

East Portland lacks access to employment, and a good job is key to household prosperity. The opportunity for a good job is dependent on three major issues:

1. Overall employment.
2. Education and workforce training.
3. Access — the ability to get to the job.

## More Affordable Housing

None of the growth scenarios provide enough affordable housing, especially for the lowest income households. But public investments to increase services can create gentrification pressure. Portland will need to better align growth management, public investment and affordable housing development; anticipate the consequences of investments; minimize displacement and engage communities.

## Prepare for the Future

Short-term development trends show a market preference for the Central City and Inner Neighborhoods. This may provide the opportunity to fill the infrastructure gap in East Portland before the housing market begins to take off again.

## Connect to Nature

New growth is occurring mostly in areas that can help improve environmental conditions, such as developing in low tree canopy areas or less sensitive parts of watersheds. But these locations do not provide good access to nature for residents.



## The analysis also highlights several opportunities and challenges:

**Choices for Prioritizing Growth** – Portland’s existing zoning allows for more than enough development capacity to accommodate the future growth forecast of 132,000 new households. This capacity creates an opportunity to make choices about where to focus or prioritize that growth.

**A Legacy Landscape** – As an already urbanized city, Portland’s existing development pattern defines many of the planning challenges and will affect how well future development patterns perform over the next 25 years. Large performance gains from land use changes will take more time. Other interventions, such as infrastructure investments, will be necessary to achieve the goals identified in the Portland Plan.

**Investment Priorities** – To meet those goals, Portland will need to invest in historically underserved areas to reduce disparities and increase equity. This strategy will allow Portland to improve performance across the city in two ways:

- Focusing growth in high-performing areas.
- Improving conditions in previously neglected areas.