

Neighborhood Centers PEG

Potential Policy Direction Refinements for Neighborhood Centers

These policy concepts would serve in addition to and complement policy direction from the Portland Plan on centers. They are intended to provide greater clarity on the relationship between services and population, introduce the idea of establishing basic infrastructure characteristics that all centers should have, and prioritize centers as places where housing growth and neighborhood employment opportunities are focused.

Key Assumptions:

- *Need to accommodate 132,000 additional households by 2035 (Metro estimates).*
 - *Goal is that 80% of all Portlanders will live in complete communities with walkable access to services and transit by 2035 (Portland Plan).*
 - *Follow general policy direction from the Portland Plan.*
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- **More people/more amenities.** A fundamental principle is that centers serving larger numbers of people (residents and workers, existing and anticipated) should be prioritized for a corresponding broader range of commercial and community services and amenities. These centers should also have a greater role in accommodating growth to maximize the ability of more people to have convenient access to services and amenities.
- **Base level of infrastructure.** Establish a base level of infrastructure/services for centers. This approach implies that each center would have a basic level of public infrastructure, such as good sidewalk and street connectivity, and that public investment would be targeted to centers that lack this minimum level of service.
- **Distribution of centers.** Distribute centers broadly across the city to provide equitable access to commercial and community services. In order to meet our goal that 80% of Portlanders live in complete communities, some centers and much of the future growth will need to be in areas where access to services is good, while also locating and strengthening centers in areas that are lacking good access to services and amenities.
- **Focus housing growth near centers and services.** Locate most new housing in and around centers and near services, and include a diversity of housing types to meet a broad range of housing needs.
- **Employment in centers.** Foster employment opportunities as a key function of centers. Large centers will have a major employment component, including institutions or other major employers that can reinforce their roles as centers of activity.