Growth Scenarios Report

November 28th, 2012

EPAP- Comprehensive Plan Update
Growth Management Context: Employment

- 147,000 projected new jobs in Portland 2010-2035
- 36,000 new jobs in neighborhood commercial geography (red areas)
Growth Management Context: Housing

Portland

Expected Growth by 2035: (Metro forecast)
132,000 more households

Existing zoning has enough capacity to accommodate this growth
Alternative Scenarios
What makes a city healthy?

- Basic Public Services
- Parks & Nature
- Healthy Food
- Businesses & Amenities
- Watershed Health
- Social Connections
- Active Transportation
- Safety
- Quality Housing
# Performance Measures

<table>
<thead>
<tr>
<th>Built Environment &amp; Neighborhood Access</th>
<th>Natural Environment &amp; Climate Resiliency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete Neighborhoods</td>
<td>Tree Canopy</td>
</tr>
<tr>
<td>Access to Frequent Transit</td>
<td>Air Quality Index</td>
</tr>
<tr>
<td>Access to Family Friendly Bike Network</td>
<td>Watershed Health</td>
</tr>
<tr>
<td>Housing Mix</td>
<td>Vehicle Miles Traveled</td>
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<tr>
<td>Housing Affordability</td>
<td>Mode Split</td>
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<tr>
<td>Risk of Displacement/Gentrification</td>
<td>Carbon/GHG Emissions</td>
</tr>
<tr>
<td>Parks Access</td>
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Comparing Growth Patterns

Default Growth Scenario
Corridor Growth Scenario
Hubs Growth Scenario
Comparing Growth Patterns
Existing Household Distribution + Capacity

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Households</th>
<th>Additional Household Capacity</th>
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</thead>
<tbody>
<tr>
<td>CENTRAL CITY</td>
<td>39023</td>
<td>28286</td>
</tr>
<tr>
<td>EAST</td>
<td>75356</td>
<td>52709</td>
</tr>
<tr>
<td>NORTH</td>
<td>34397</td>
<td>25376</td>
</tr>
<tr>
<td>NORTHEAST</td>
<td>24803</td>
<td>43372</td>
</tr>
<tr>
<td>SOUTHEAST</td>
<td>39765</td>
<td>66434</td>
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<tr>
<td>WEST</td>
<td>17364</td>
<td>34564</td>
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</table>

Graph shows the distribution of existing households and additional household capacity by location.
# Growth Distribution by District

*(new Households)*

<table>
<thead>
<tr>
<th>District</th>
<th>Default</th>
<th>Scenarios</th>
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</thead>
<tbody>
<tr>
<td>Central City</td>
<td>26,000</td>
<td>29,000 - 43,000</td>
</tr>
<tr>
<td>East</td>
<td>41,000</td>
<td>20,000 - 42,000</td>
</tr>
<tr>
<td>North</td>
<td>18,000</td>
<td>12,000 - 18,000</td>
</tr>
<tr>
<td>Northeast</td>
<td>14,000</td>
<td>12,000 - 20,000</td>
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<tr>
<td>Southeast</td>
<td>21,000</td>
<td>20,000 - 25,000</td>
</tr>
<tr>
<td>West</td>
<td>11,000</td>
<td>10,000 - 11,000</td>
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</table>
Where is the New Growth Happening?

- Default Growth Scenario
- Central City Focused
- Hubs Scenario
- Corridors Scenario

**Central City**
- **EAST**
- **NORTH**
- **NORTHEAST**
- **SOUTHEAST**
- **WEST**
How much capacity is used in East District?

<table>
<thead>
<tr>
<th></th>
<th>Default</th>
<th>Central City</th>
<th>Hubs</th>
<th>Corridor</th>
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<tbody>
<tr>
<td>Additional Household Capacity</td>
<td>34130</td>
<td>54969</td>
<td>33261</td>
<td>39420</td>
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<tr>
<td>New Households 2035</td>
<td>41225</td>
<td>20387</td>
<td>42094</td>
<td>35936</td>
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Performance Measures

- Access to Frequent Transit
- Watershed Health
- Complete Neighborhoods
Transit Access: *Portland Plan Measure*

By 2035, 70 percent of Portlanders walk, bike, take transit, carpool or work from home.
Frequent Transit Access

- Existing citywide measure: 47%
Frequent Transit Access
By 2035, all of Portland’s watershed have a score of 60 or higher on the Portland Water Quality Index.
Watershed Health

- Existing citywide measure: 79%
Watershed Health
Complete Neighborhoods: Portland Plan Measure

By 2035, 80% of Portlanders can safely and easily walk, bike or roll to local services and amenities to meet their household needs.
Complete Neighborhoods

- Existing citywide measure: 45%
Prioritize centers as places linked by convenient transit service and that are easy to access and get around by walking, biking or wheelchair.
Complete Neighborhood Comparison

# of Households

- CENTRAL CITY
- EAST
- NORTH
- NORTHEAST
- SOUTHEAST
- WEST

- Existing Households OUT
- Existing Households IN

100000
90000
80000
70000
60000
50000
40000
30000
20000
10000
0
Complete Neighborhood Comparison
DEFAULT Scenario

- Default 2035 Households OUT
- Existing Households OUT
- Default 2035 Households IN
- Existing Households IN

# of Households

<table>
<thead>
<tr>
<th>Area</th>
<th>Central City</th>
<th>East</th>
<th>North</th>
<th>Northeast</th>
<th>Southeast</th>
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Portland Plan Analysis Areas
East Portland Areas: Gateway Analysis Area