Alternative Growth Scenarios Analysis

Purpose

The Comprehensive Plan is an opportunity to align our physical growth strategy with the Portland Plan to ensure that with growth and change we can become a more *equitable*, *healthy*, *connected*, *educated* and *prosperous* city. The growth scenarios will be the geographic bridge between the Portland Plan strategies and the Comprehensive Plan policies and map.

As part of the Comprehensive Plan Update, Portland will weigh the costs and benefits of different growth scenarios. The alternative growth scenarios aim to develop a range of future development patterns with a set of performance measures to create an evaluation framework to compare the scenarios. All of the scenarios are based on the current Comprehensive Plan Map. The growth scenarios present a base case, or "default," development scenario that will be used as a comparison case to evaluate three alternative development scenarios. All of the scenarios will be evaluated according to a set of performance measures established through the Portland Plan.

The scenarios will be used to support a community discussion to explore where and how Portland should plan for growth and infrastructure investment. From this discussion, a preferred growth concept will be created to guide the final policy and map decisions that will go into the Comprehensive Plan.

Preparing for Change

Portland is expected to grow in the next 25 years. Metro's long-range forecast estimates Portland will grow by 132,000 households and 147,000 jobs by 2035. The alternative scenarios are based on the current Comprehensive Plan Map and zoning capacity and the same amount of employment and residential growth. The difference between the scenarios is how they utilize the existing development capacity to distribute growth to different parts of Portland.

Citywide Performance Measures

The citywide performance measures utilize the Measures of Success in the Portland Plan and provide an analysis of how the alternative growth patterns are expected to perform. The measures cover a wide range of subjects from complete neighborhoods to watershed health.

Built Environment & Neighborhood Access	Natural Environment & Climate Resiliency
Complete Neighborhoods	Tree Canopy
Access to Frequent Transit	Air Quality Index
Access to Family Friendly Bike Network	Watershed Health
Housing Mix	Vehicle Miles Traveled
Housing Affordability	Mode Split
Risk of Displacement/Gentrification*	Carbon/GHG Emissions
Parks Access	

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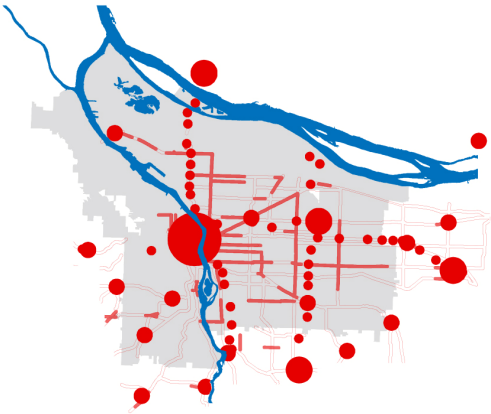
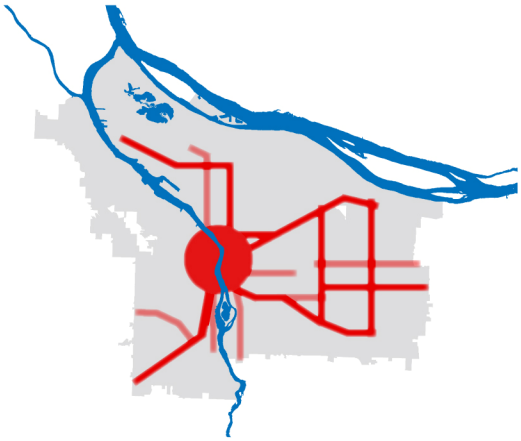
Alternative Growth Scenarios

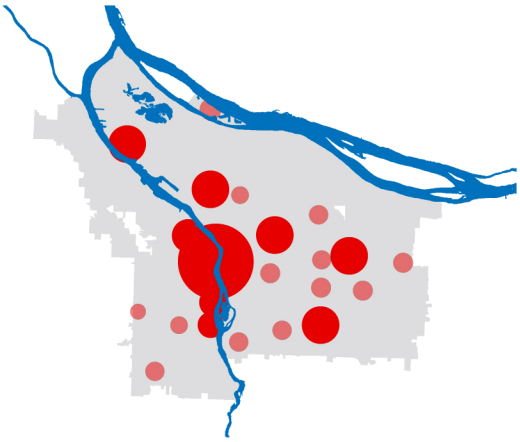
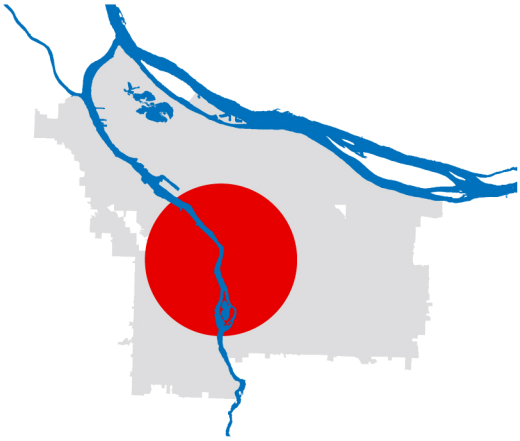
SCENARIO A: Default
The Default scenario reflects a distribution of growth based on development trends over the past 15 years. While there is some focus in centers and corridors, overall there is a general dispersed growth pattern.



SCENARIO C: Corridors
The Corridors scenario focus growth in select transit corridors



SCENARIO B: Centers
The Centers scenario focuses growth in select centers distributed throughout Portland.



SCENARIO D: Central City Focused
The Central City scenario focuses growth in the Central City and in the inner neighborhoods that are in close proximity (a short transit or bike trip).