

2040 Growth Concept Map

September 2014



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The Metro 2040 Growth Concept defines the form of regional growth and development for the Portland metropolitan region. The Growth Concept was adopted in December 1995 through the Region 2040 planning and public involvement process. This concept is intended to provide long-term growth management of the region.

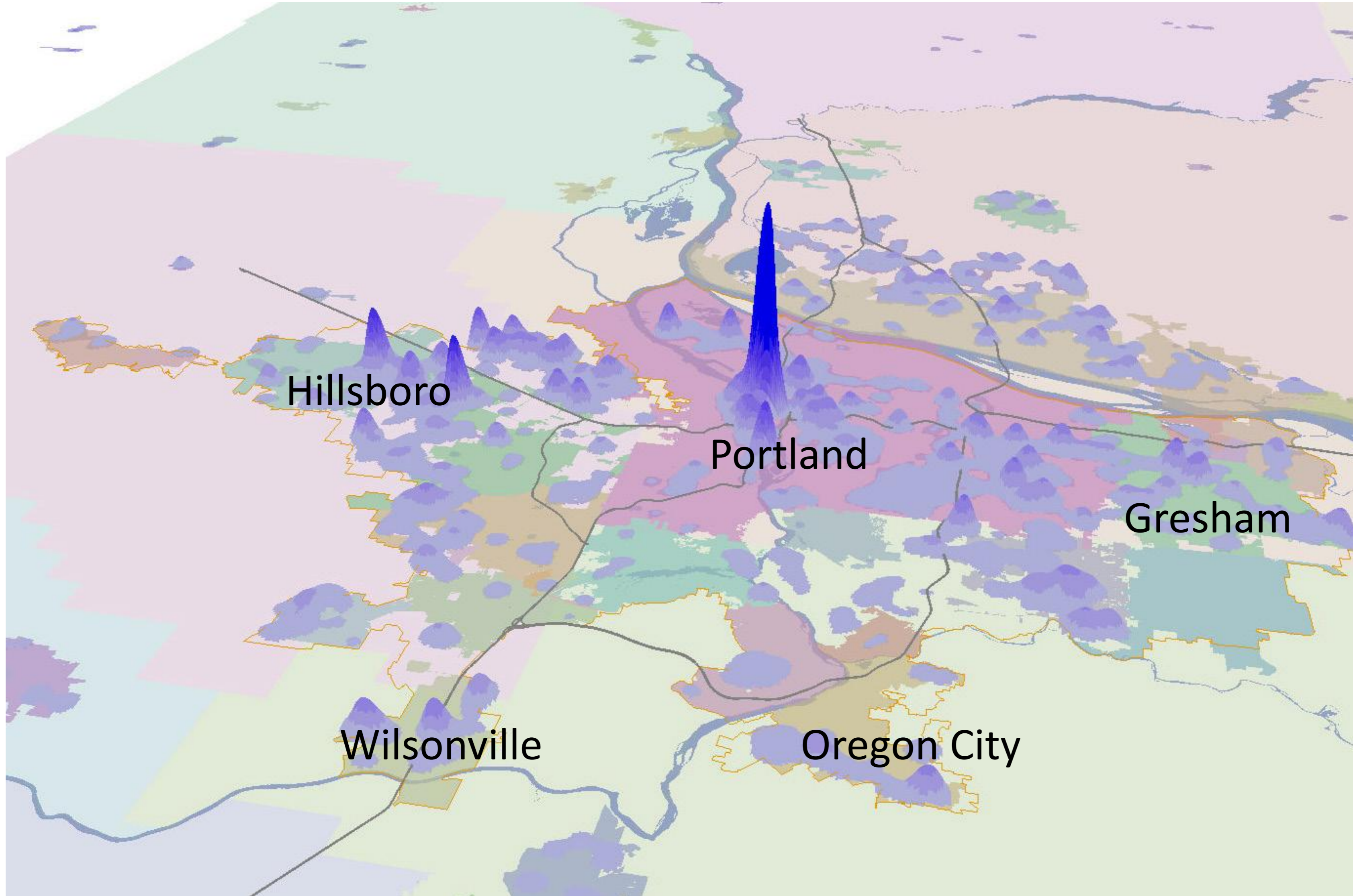
The map highlights elements of parallel planning efforts including: the 2035 Regional Transportation Plan that outlines investments in multiple modes of transportation, and a commitment to local policies and investments that will help the region better accommodate growth within its centers, corridors and employment areas.

For more information on these initiatives, visit <http://www.oregonmetro.gov/2040>

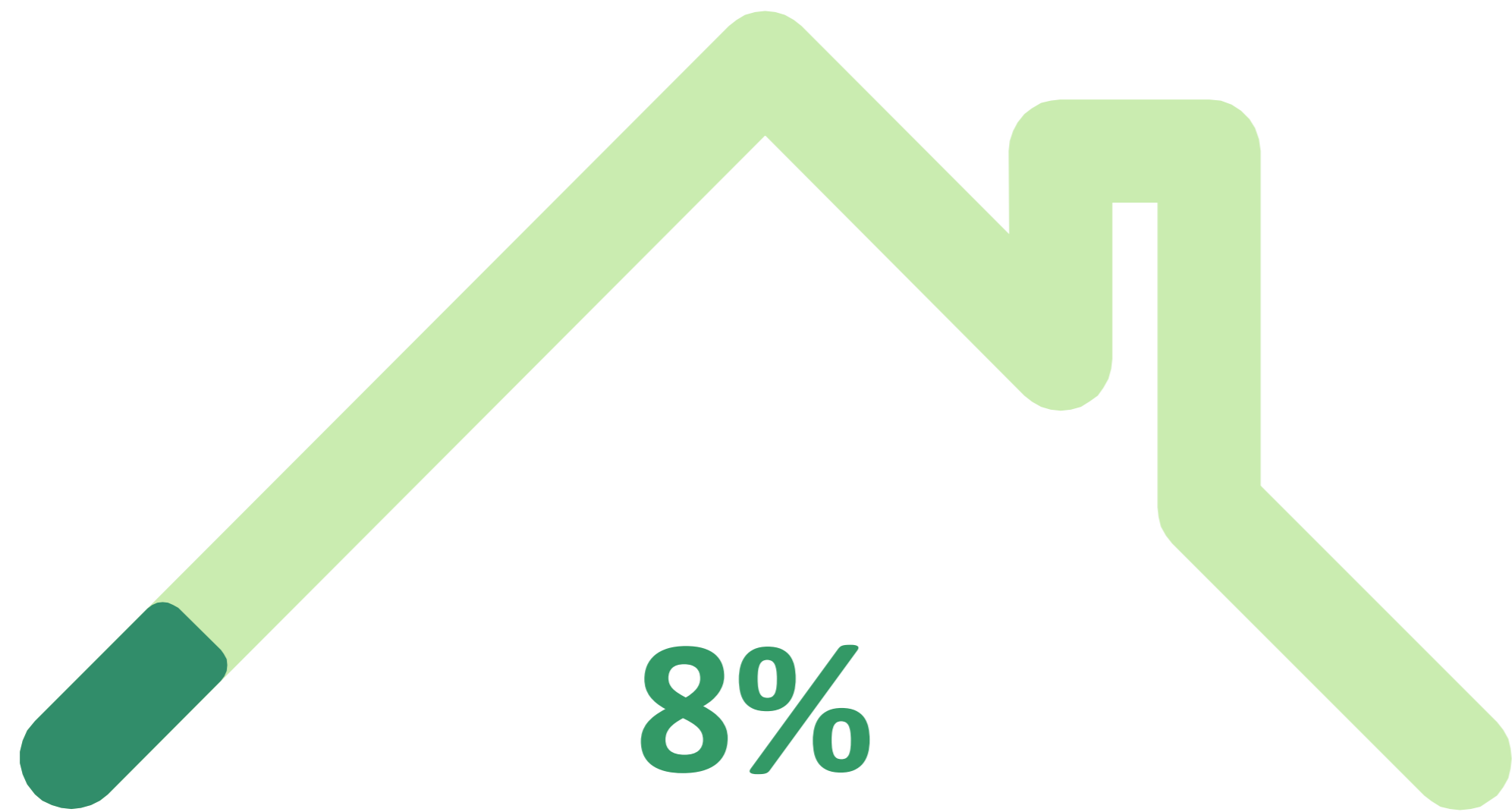
- Central city
- Regional center
- Town center
- Station communities
- Corridors
- Employment land
- Parks and natural areas
- Neighborhood
- Rural reserve
- Urban reserve
- Urban growth boundaries
- Neighboring cities
- Airports
- Intercity rail terminal
- Existing high capacity transit
- Planned high capacity transit
- Proposed high capacity transit tier 1
- Mainline freight
- High speed rail
- County boundaries







From 1998 to 2014, 93% of the new housing was built inside the original 1979 UGB



In areas added to the Metro urban growth boundary since 1998, only 8% of the planned housing has been built

What has happened in existing urban areas?

SE Division St., Portland

2007



2014



What has happened in existing urban areas?

N. Mississippi Ave., Portland

2007



2014



Images: Google

What has happened in existing urban areas?

N. Williams Ave., Portland

2007



2015



What has happened in existing urban areas?

NW Portland

2007



2015



What has happened in existing urban areas?

Main St., Oregon City

2007



2014



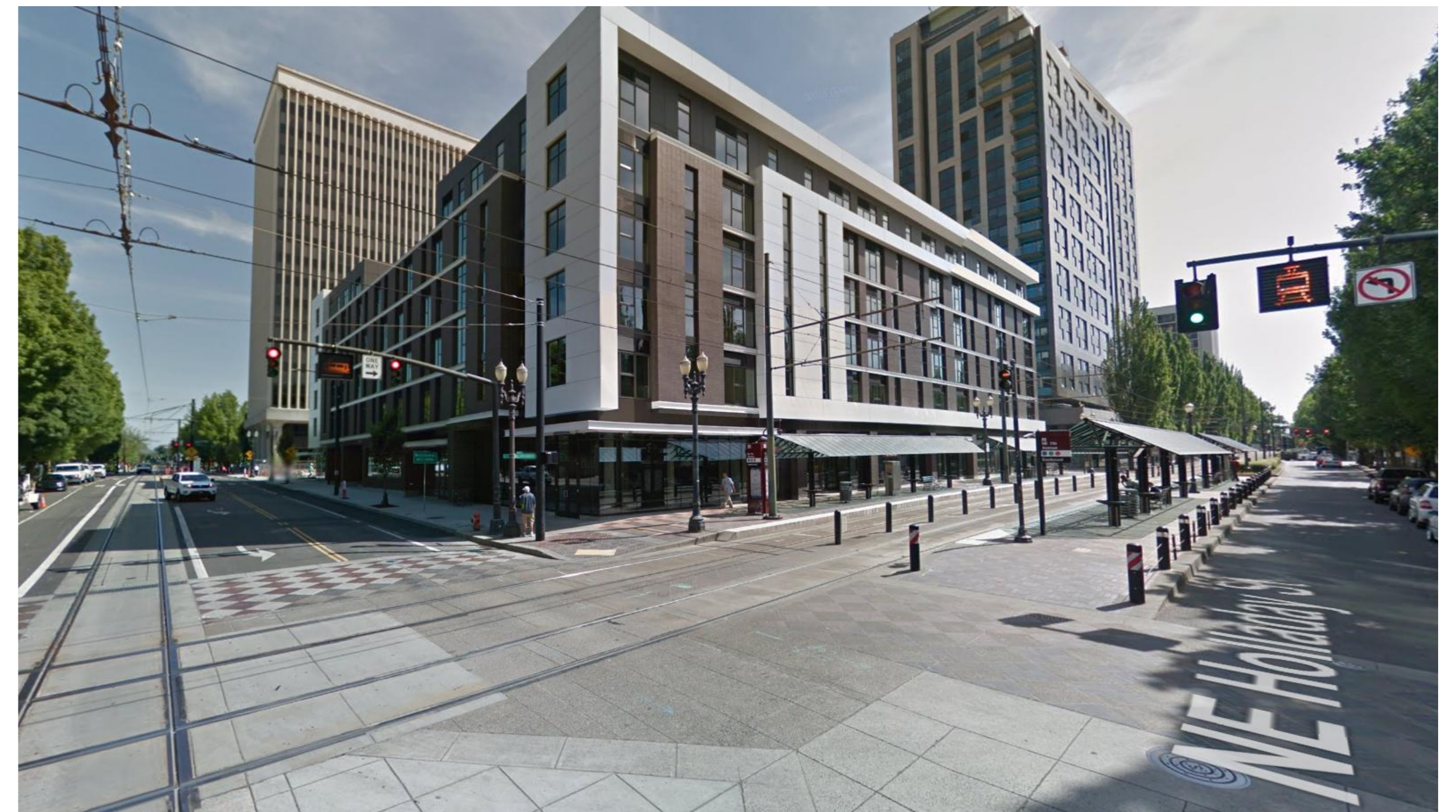
What has happened in existing urban areas?

Lloyd District, NE Portland

2007



2015



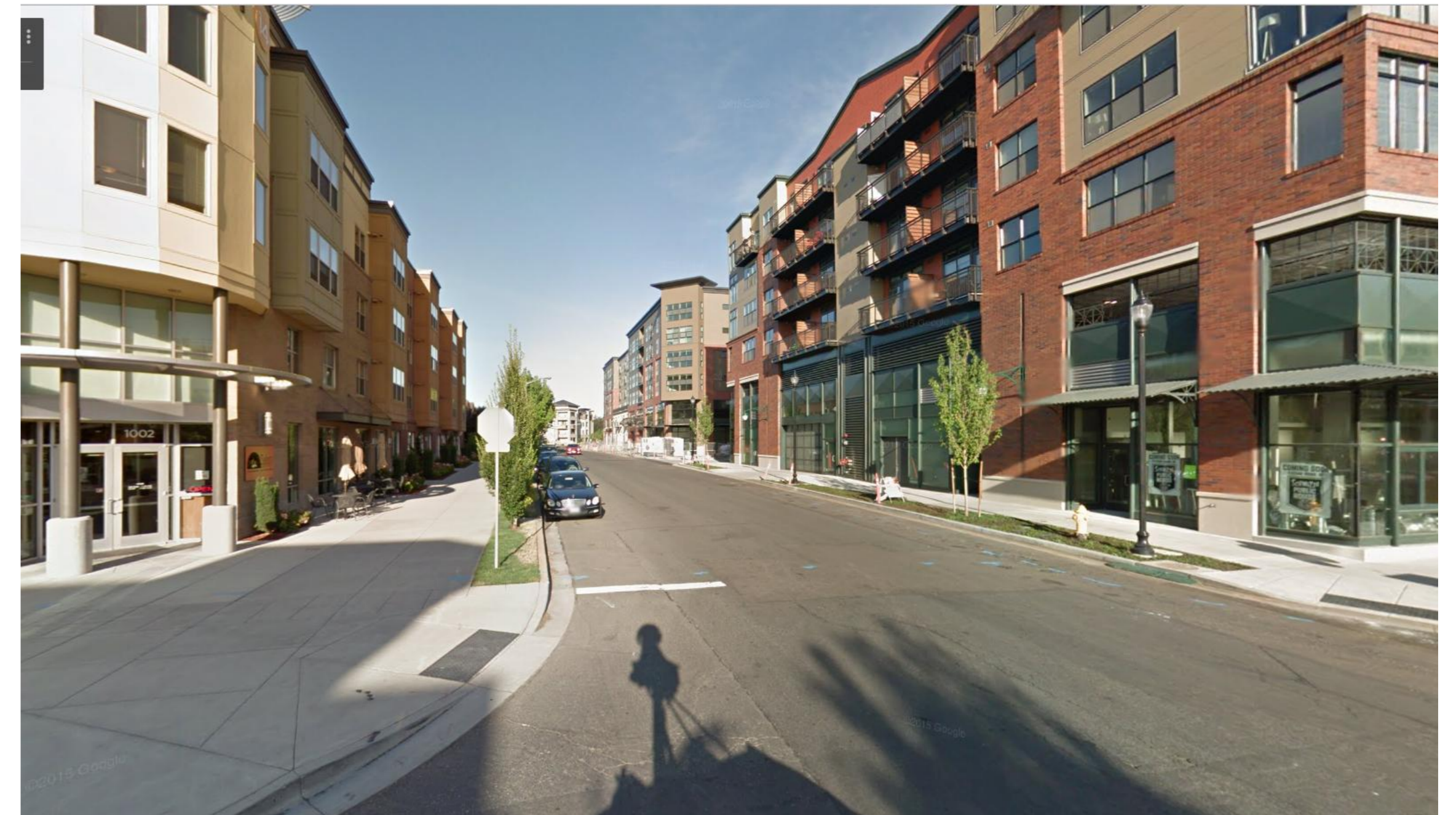
What has happened in existing urban areas?

Orenco, Hillsboro

2007



2015



What has happened in existing urban areas?

Inner NE Portland neighborhood., Portland

2007

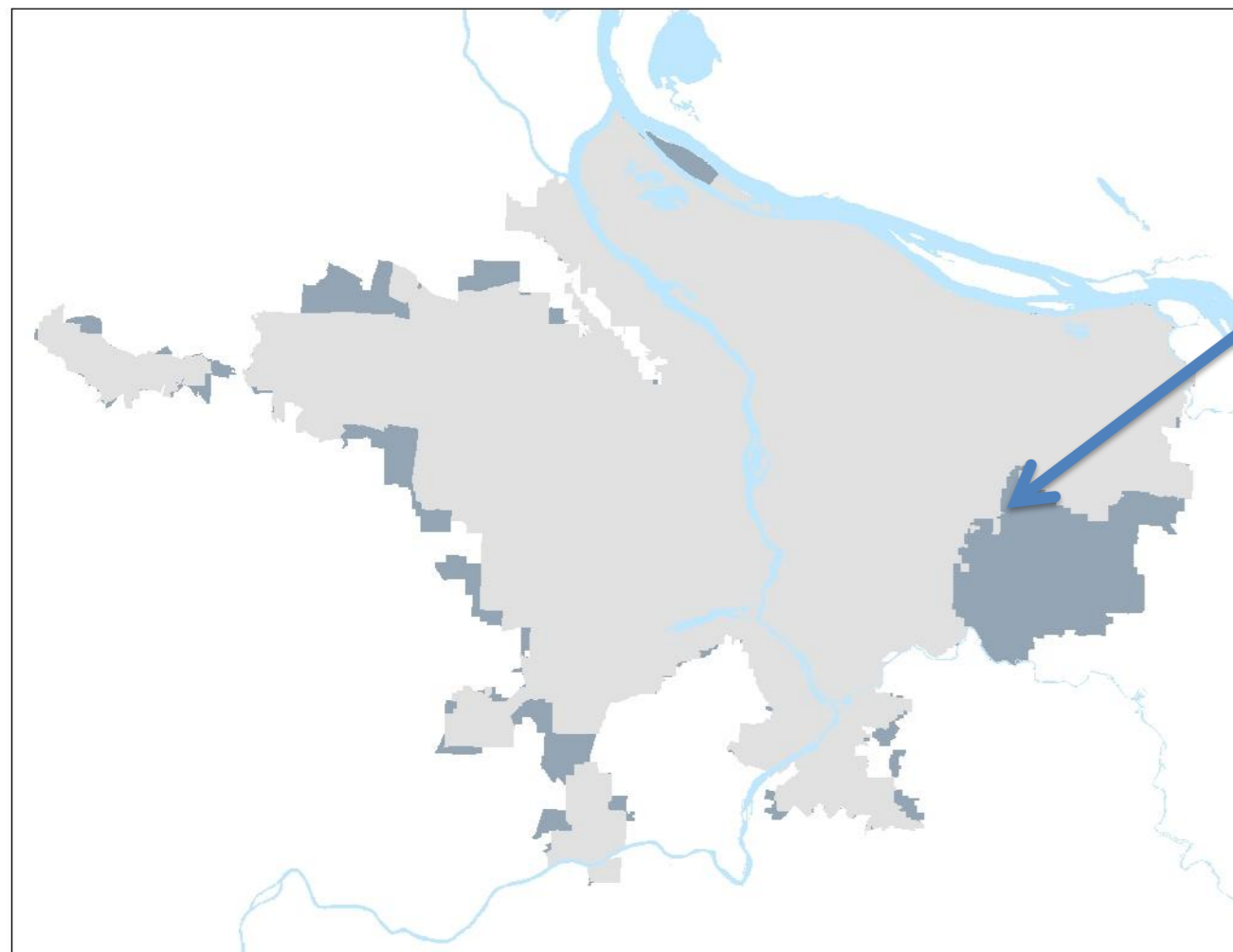


2014



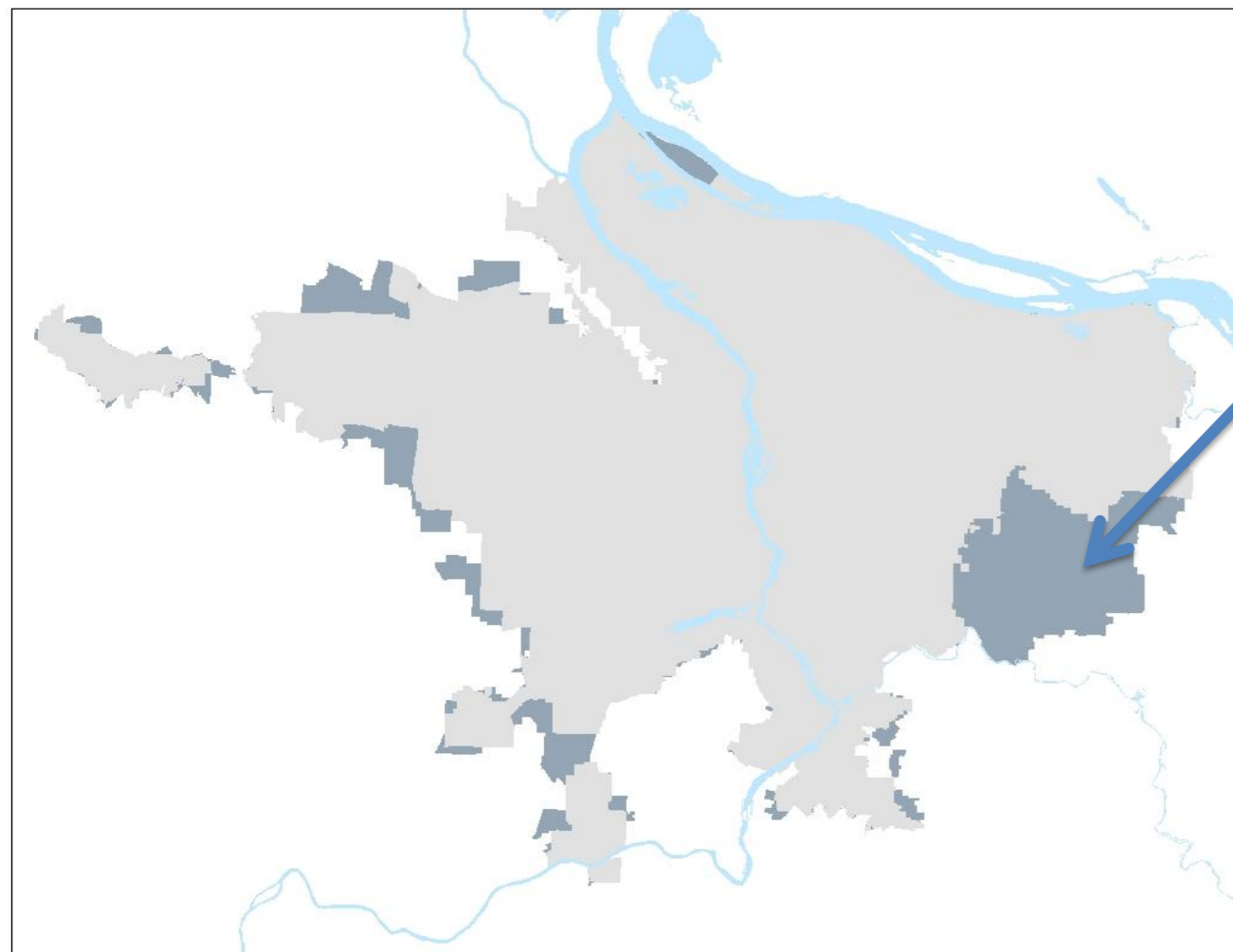
What do past UGB expansions look like today?

Pleasant Valley: added to UGB in 1998



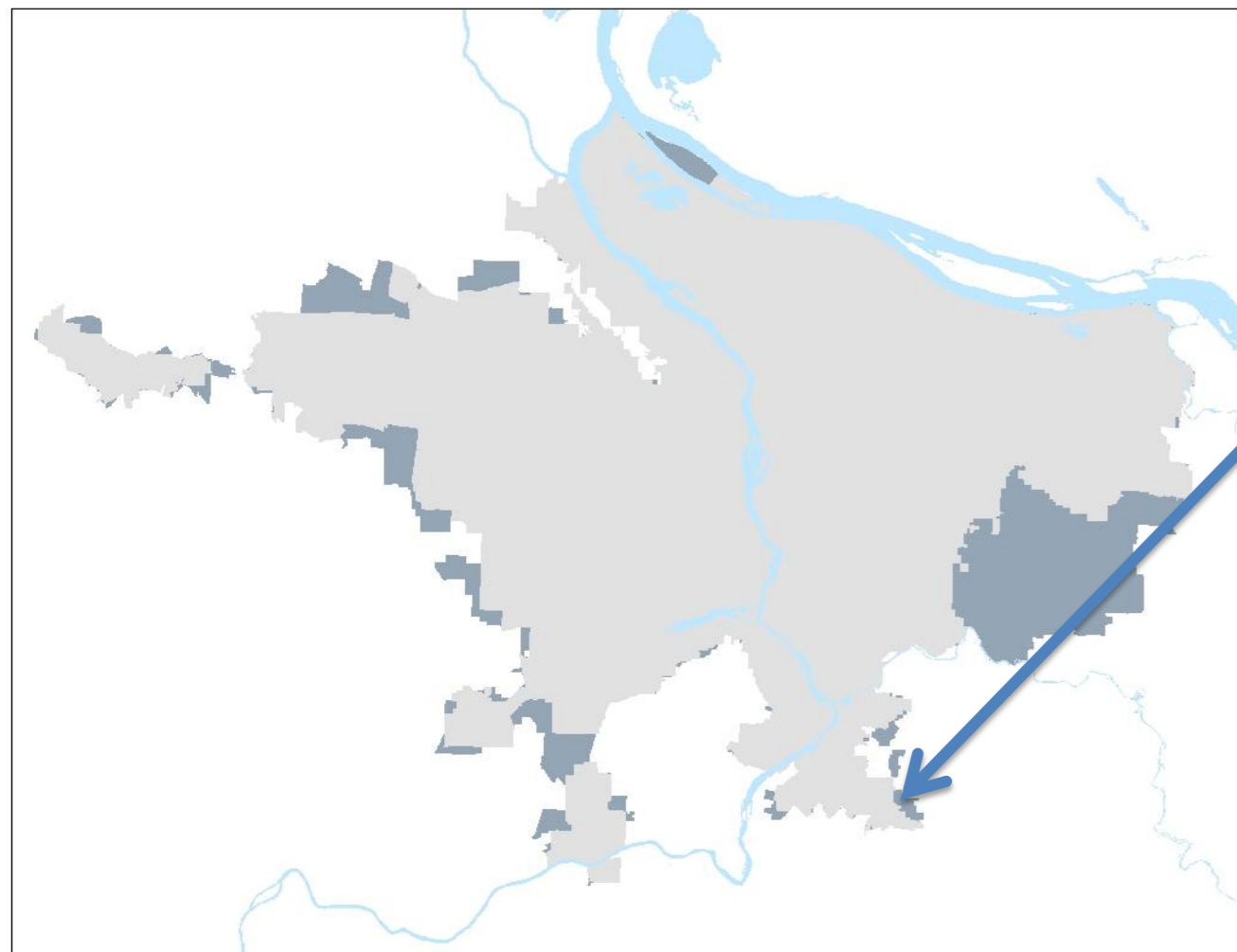
What do past UGB expansions look like today?

Damascus: added to UGB in 2002



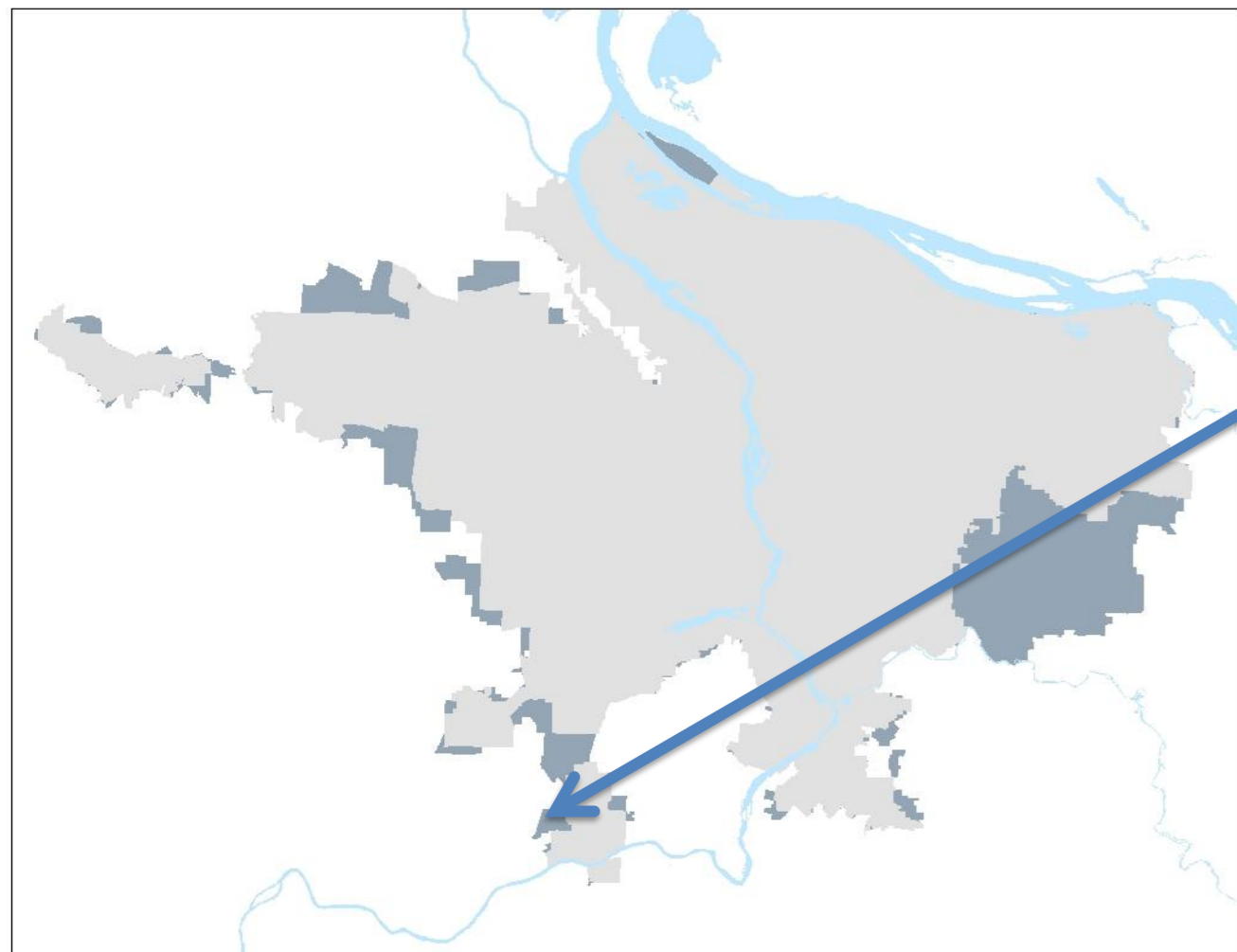
What do past UGB expansions look like today?

Beavercreek Rd area: added to UGB in 2002



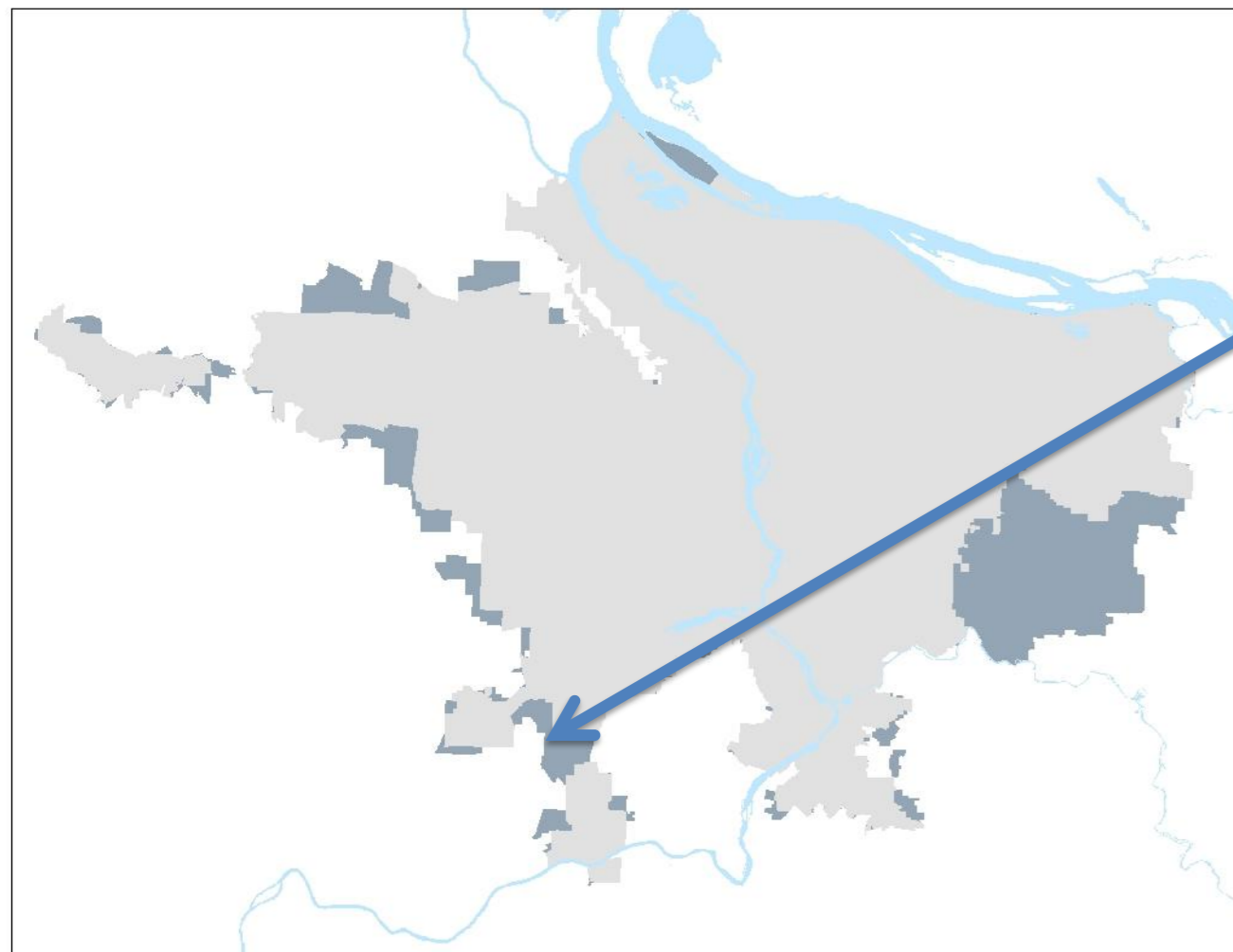
What do past UGB expansions look like today?

W. Wilsonville: added to UGB in 2000



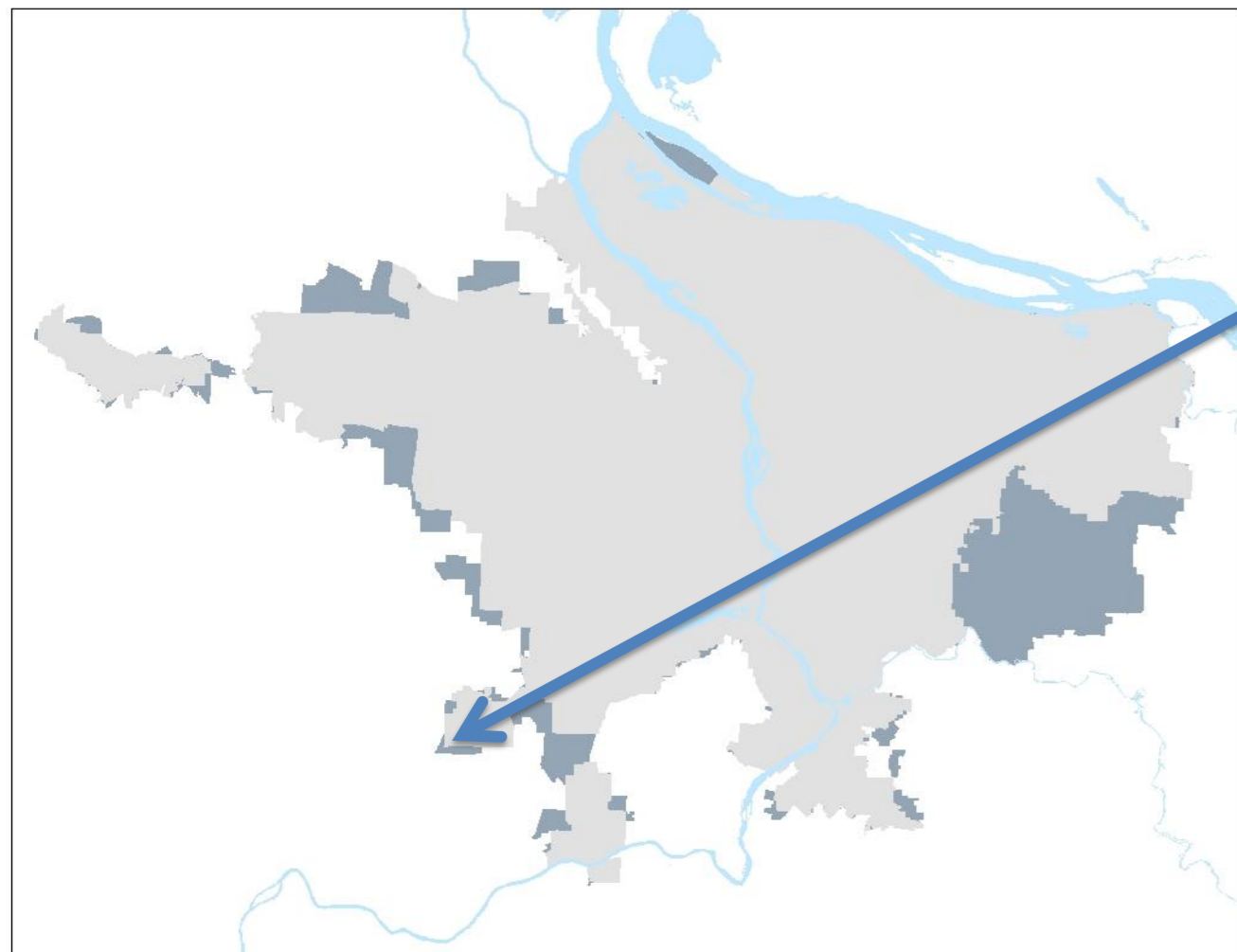
What do past UGB expansions look like today?

Coffee Creek area: added to UGB in 2004



What do past UGB expansions look like today?

Brookman Rd. area: added to UGB in 2002



What do past UGB expansions look like today?

NW Sherwood area: added to UGB in 2002

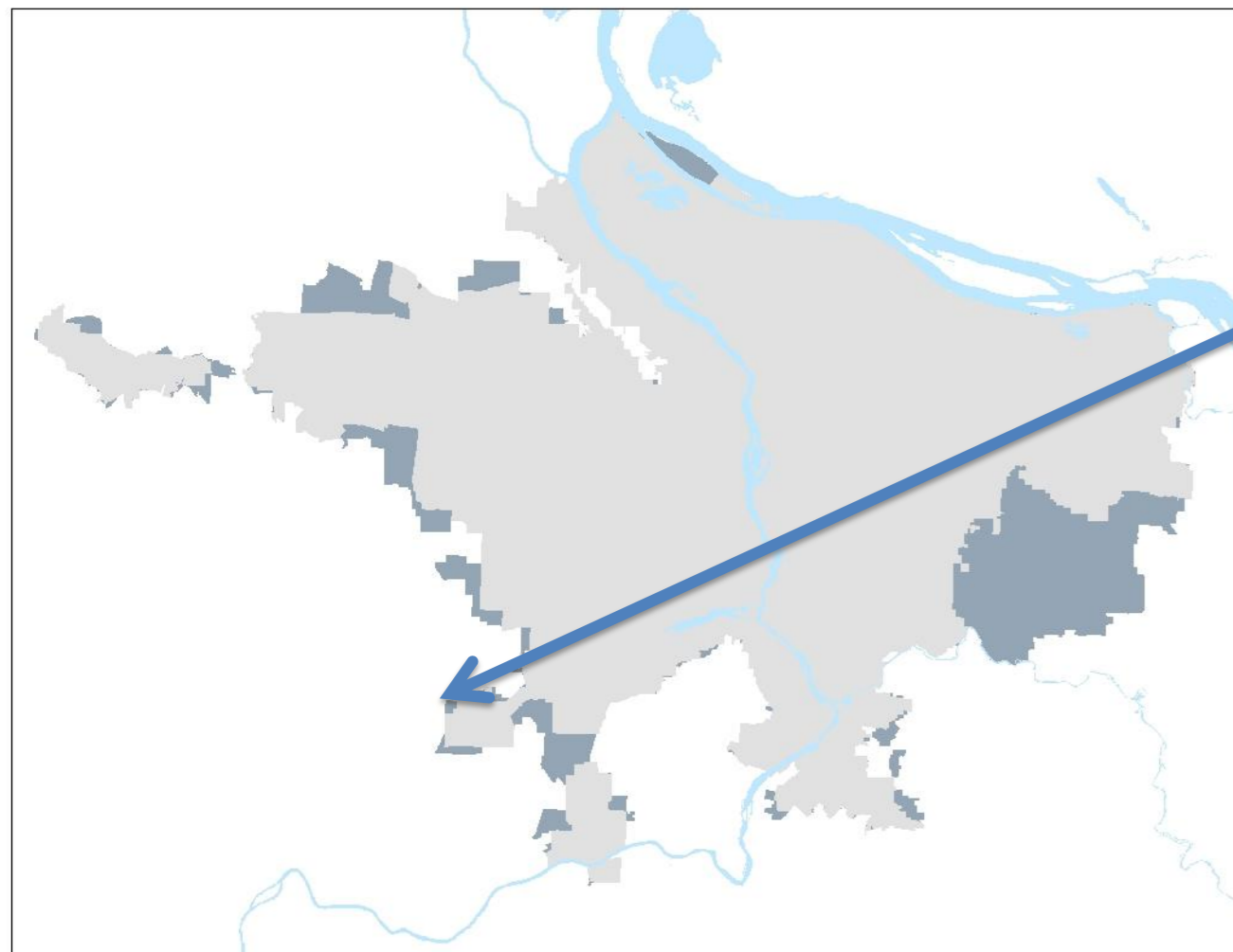
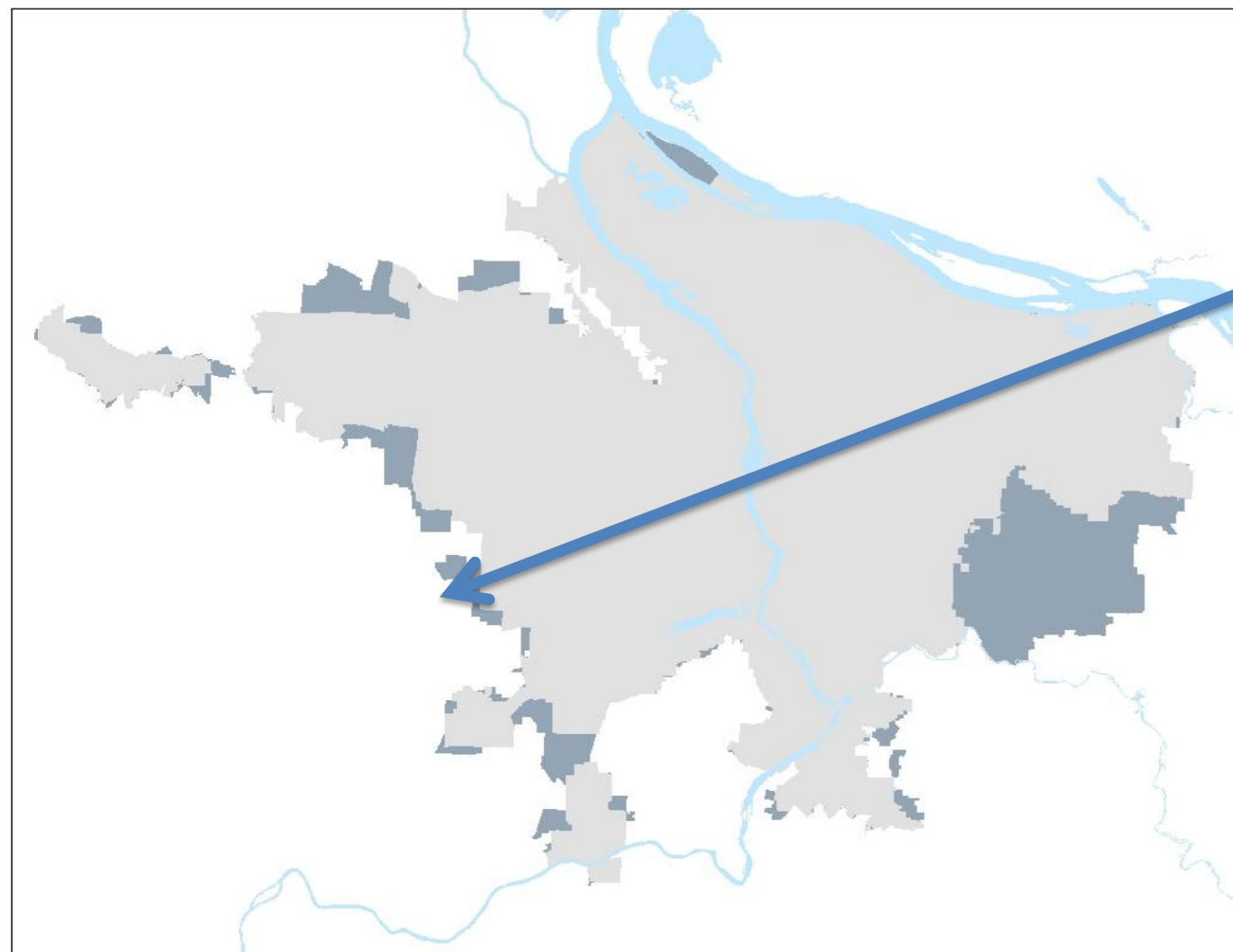


Image: Google

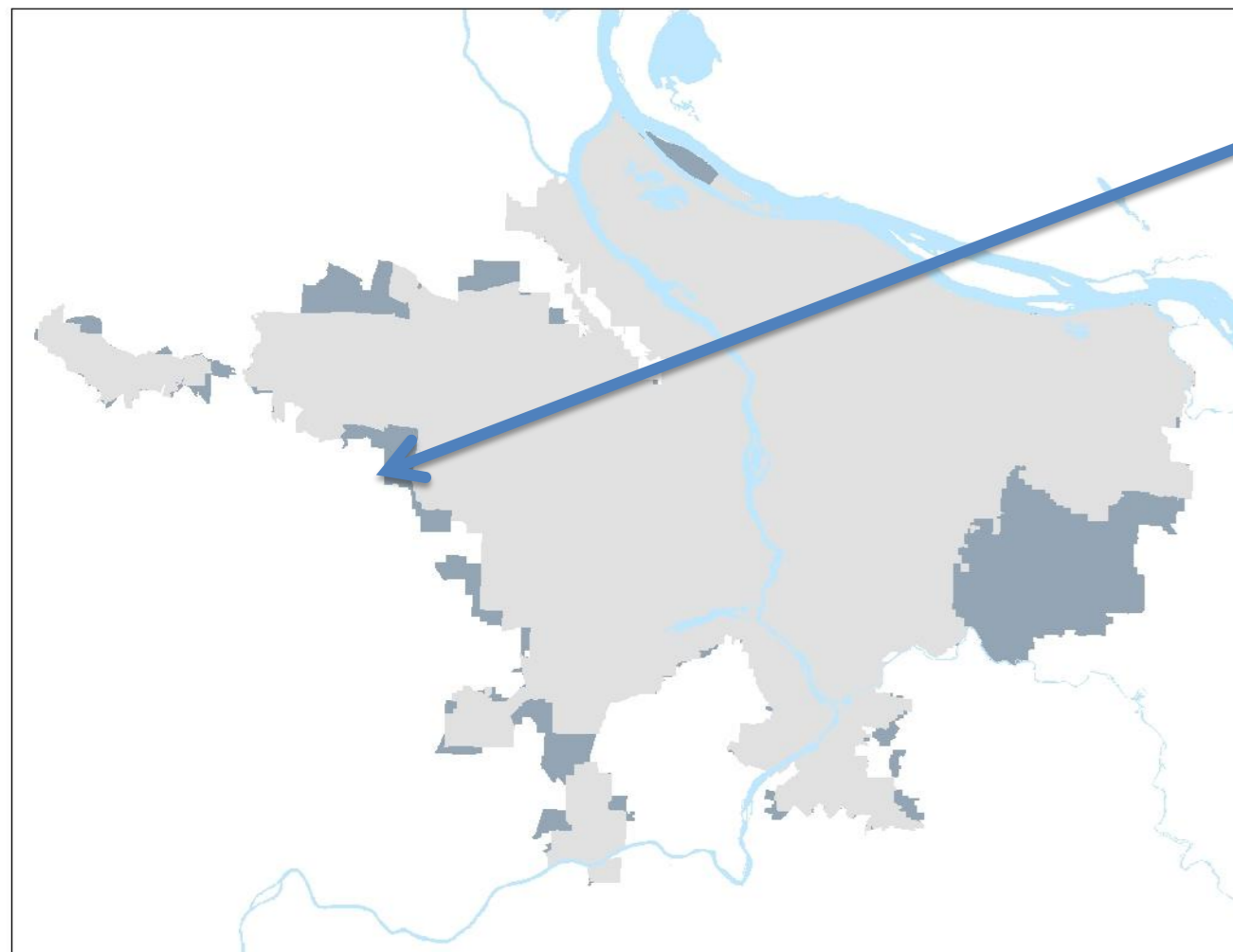
What do past UGB expansions look like today?

South Cooper Mt.: added to UGB in 2002



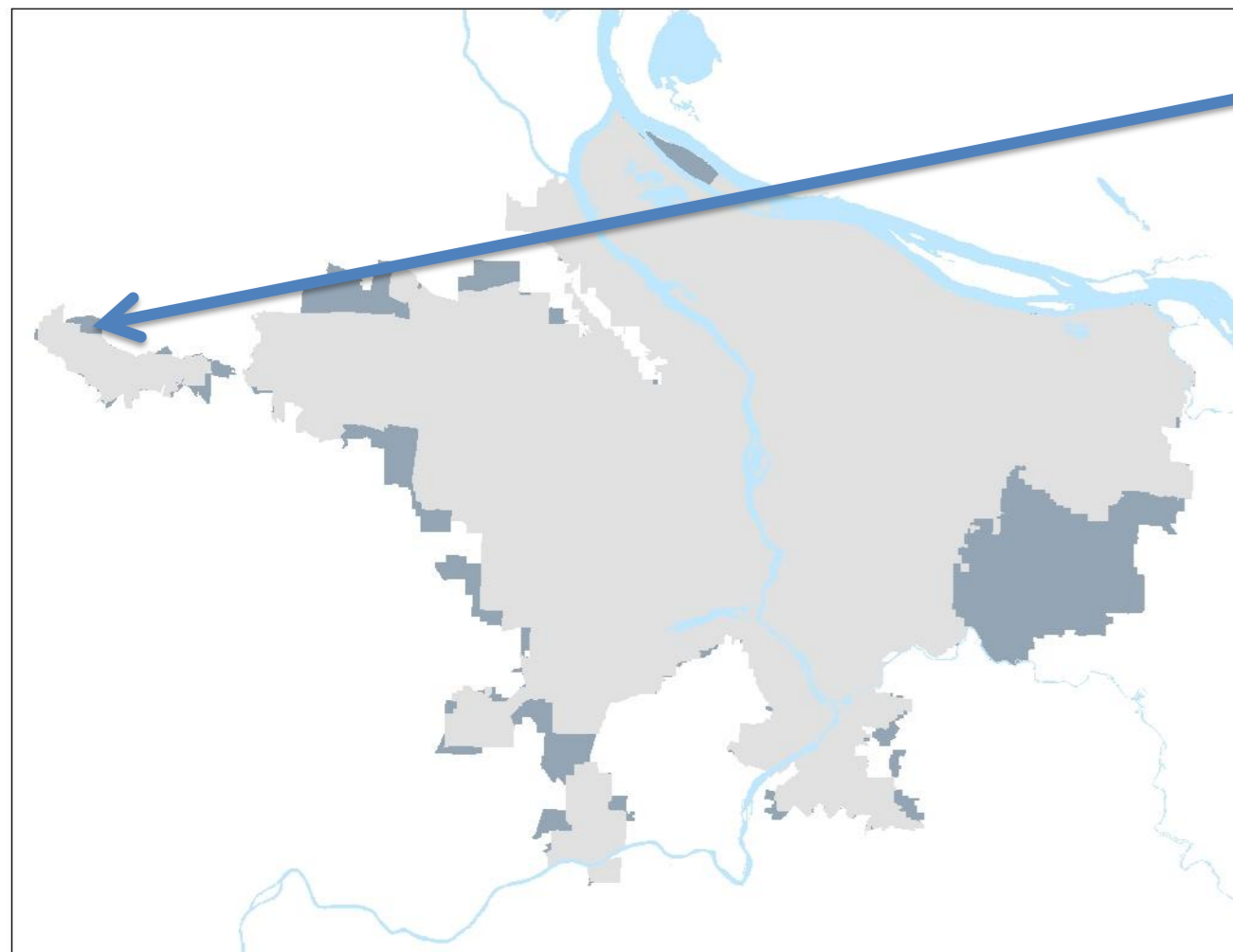
What do past UGB expansions look like today?

South Hillsboro: added to UGB in 2011



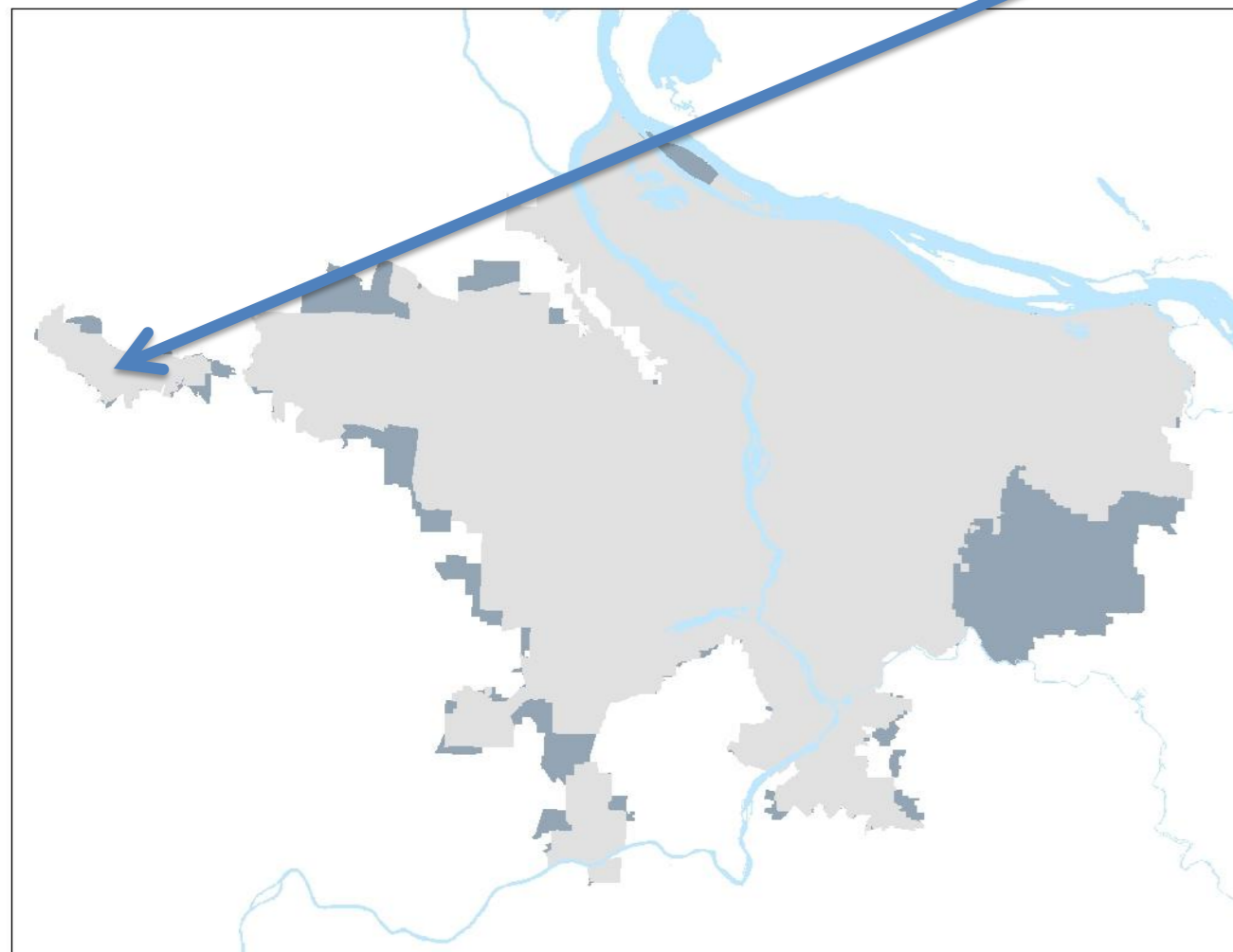
What do past UGB expansions look like today?

David Hill Rd. area: added to UGB in 2002



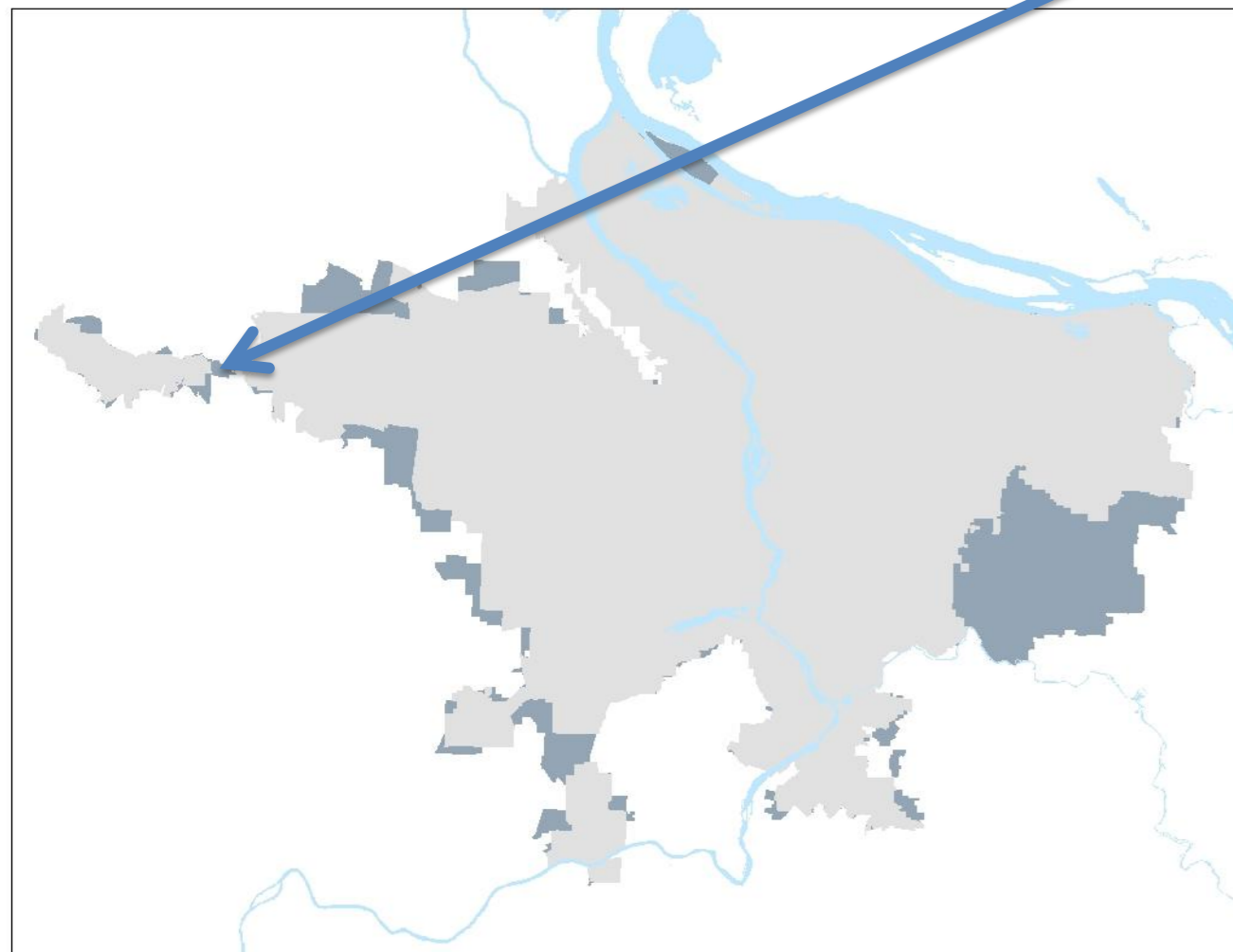
What do past UGB expansions look like today?

Holladay Park area: added to UGB in 2002



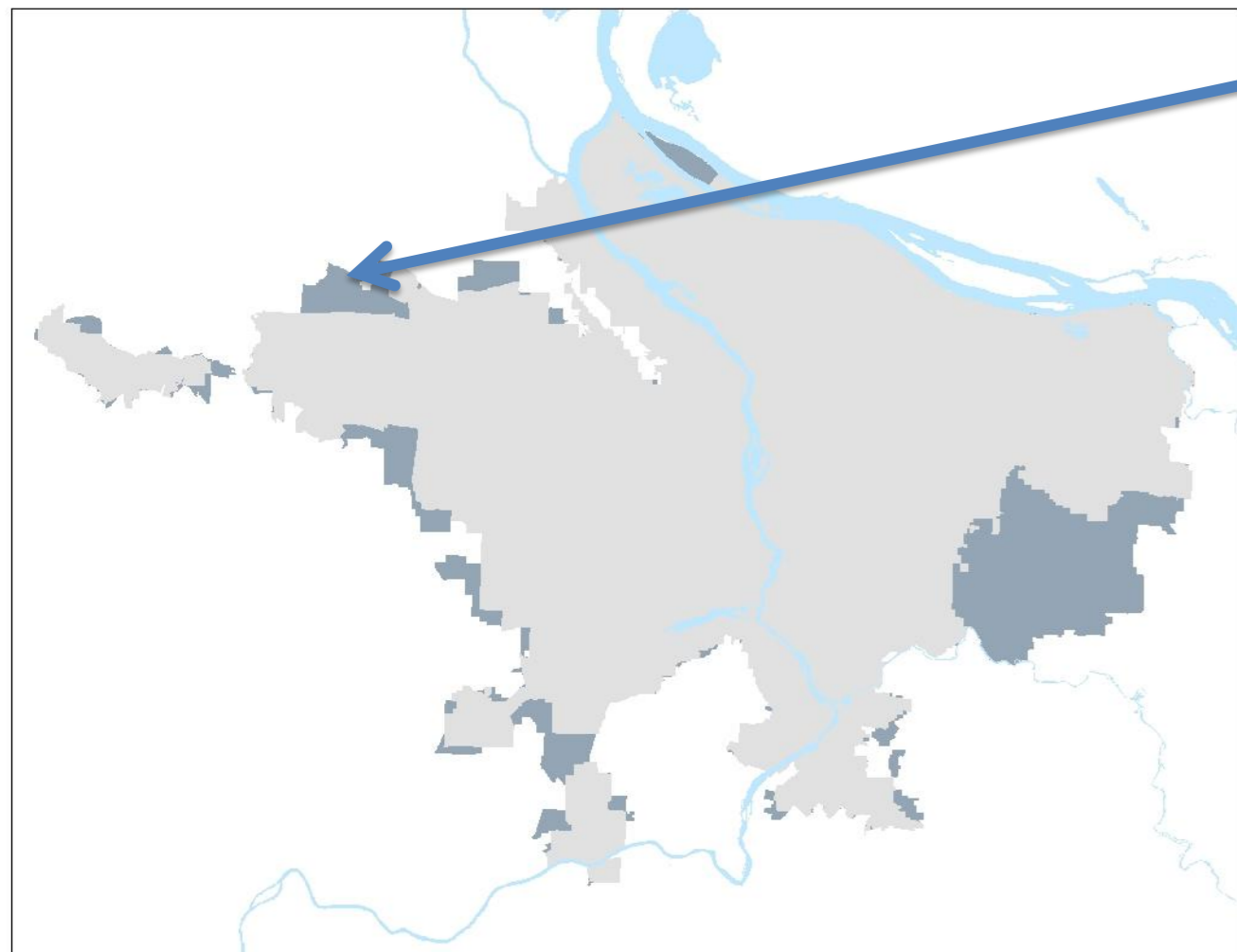
What do past UGB expansions look like today?

SE Cornelius: added to UGB in 2014



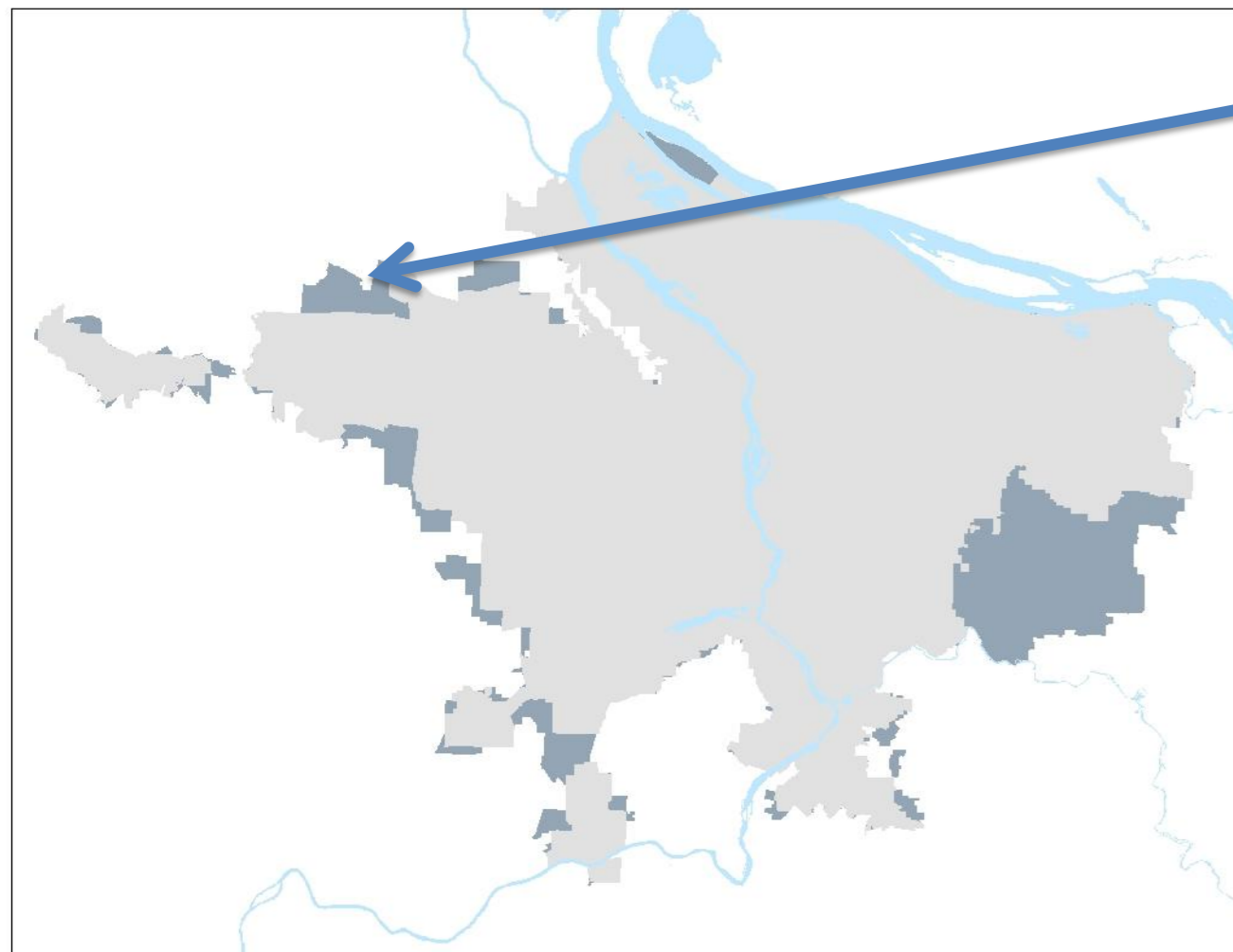
What do past UGB expansions look like today?

Evergreen Rd. area: added to UGB in 2005



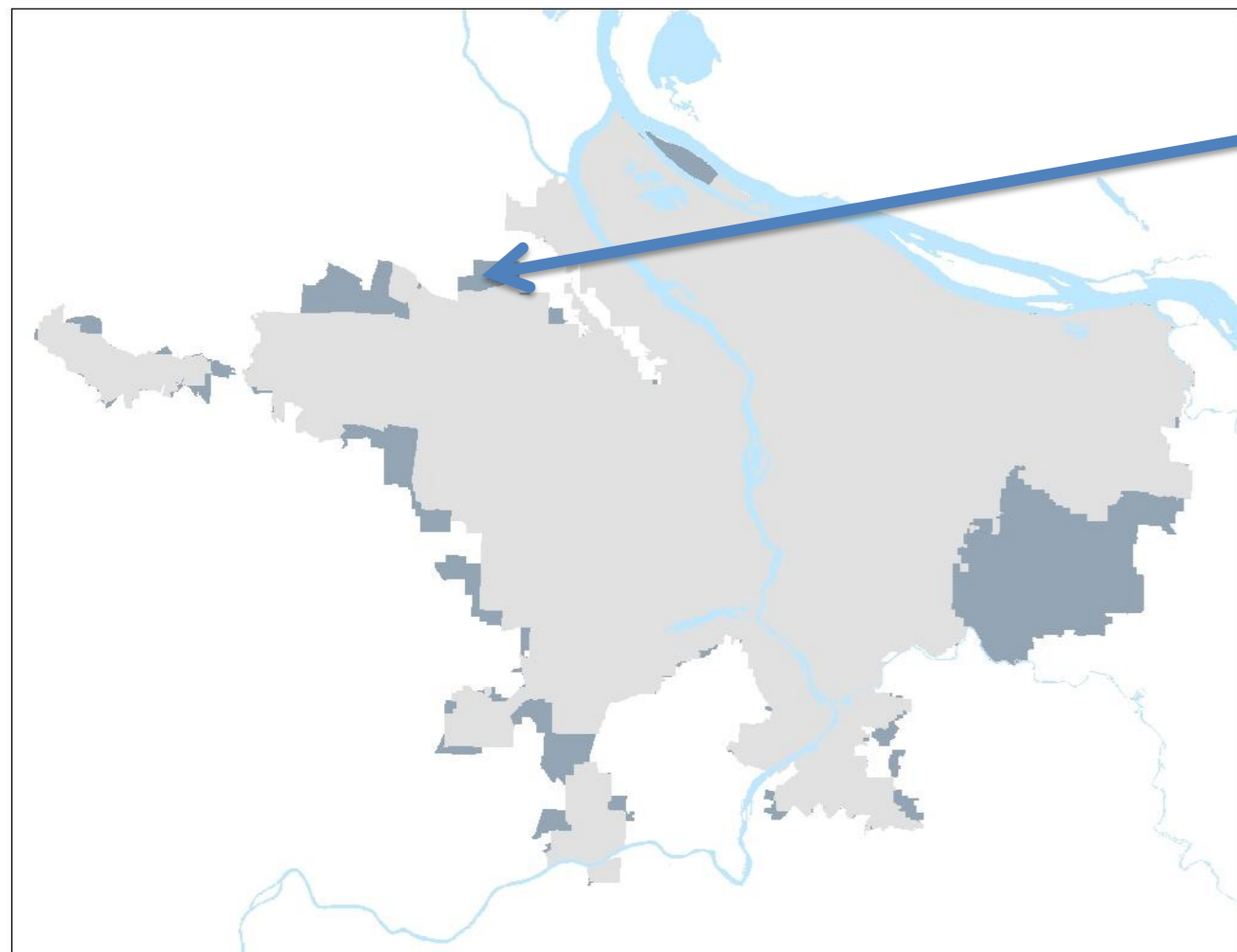
What do past UGB expansions look like today?

W. Union Rd. area: added to UGB in 2004



What do past UGB expansions look like today?

N. Bethany area: added to UGB in 2002



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FLOOR PLAN



Heritage 3P08

Floor Plan
Single Family

The Commons at Abbey Creek

Priced from \$405,995

1,698 square feet
3 bed
2.5 bath
2 story
2 car

Other Home Floor Plans in this Community



Diamond 3816

Priced from \$445,995
2,170 square feet
4 bed, 2.5 bath, 2 car, 2 story



Coral 3817

Priced from \$465,995
2,251 square feet
4 bed, 2.5 bath, 2 car, 2 story



Jasper 3819

Priced from \$455,995
2,163 square feet
4 bed, 2.5 bath, 2 car, 2 story

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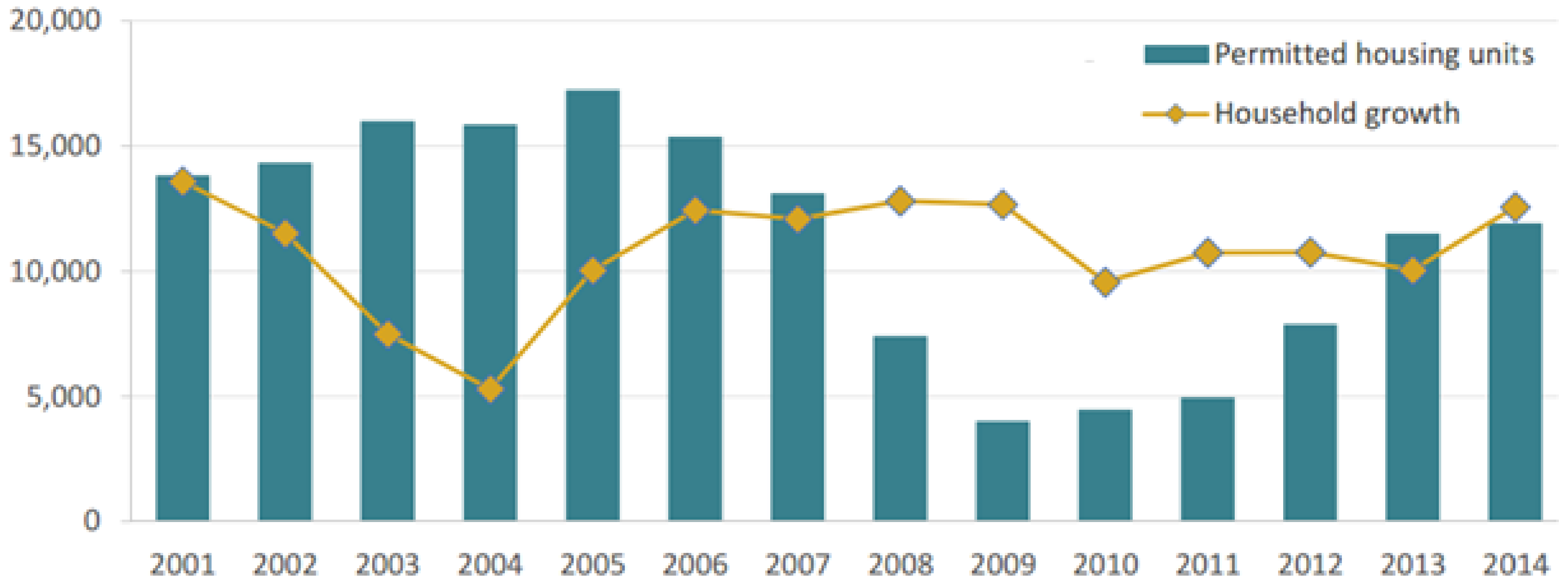
Inside the Loop, affordable housing giving way to high-dollar development

By Monica Rhor | December 26, 2015 | Updated: December 29, 2015 12:42pm

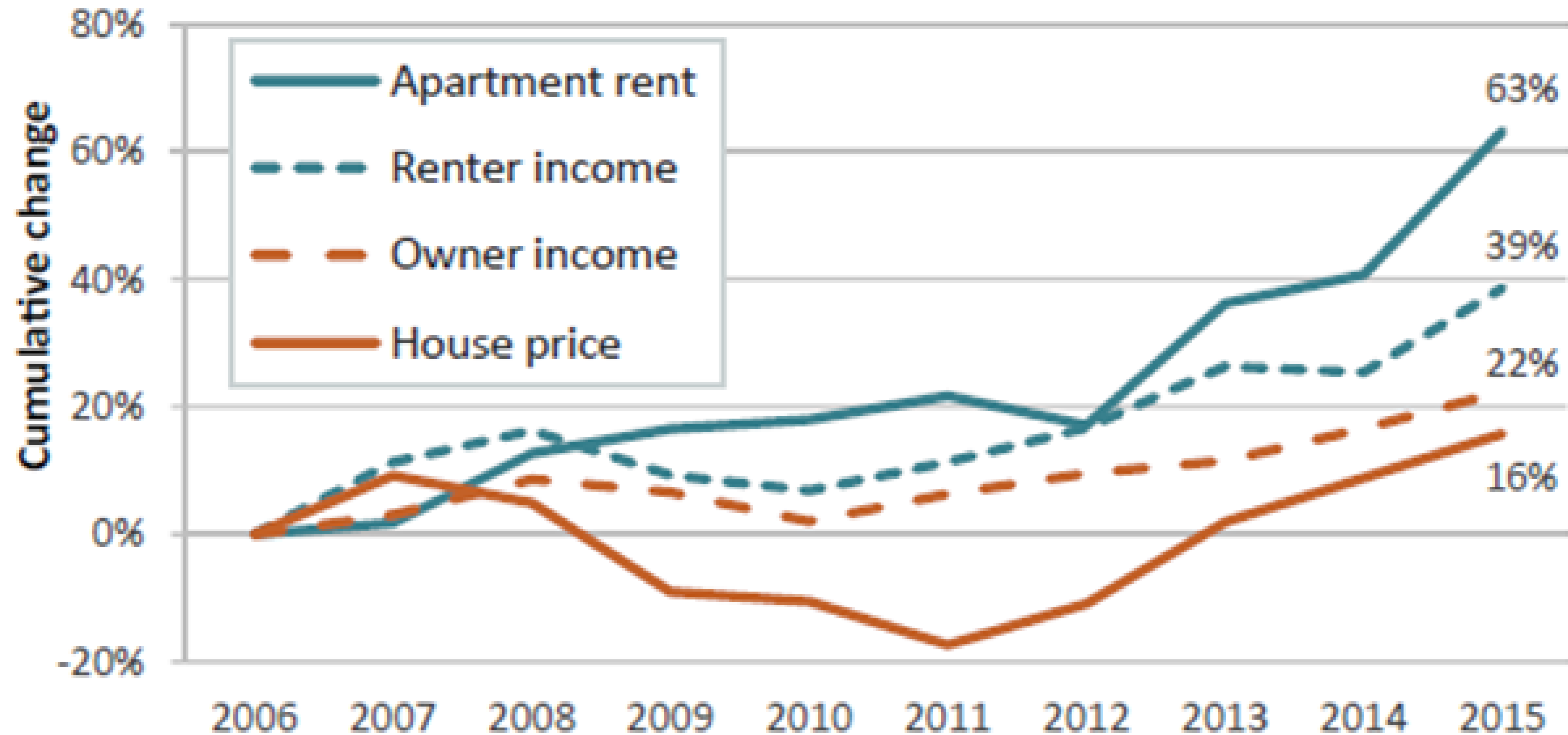


Housing production lagged during the Great Recession, but household growth didn't

Source U.S. Census Bureau. Johnson Economics



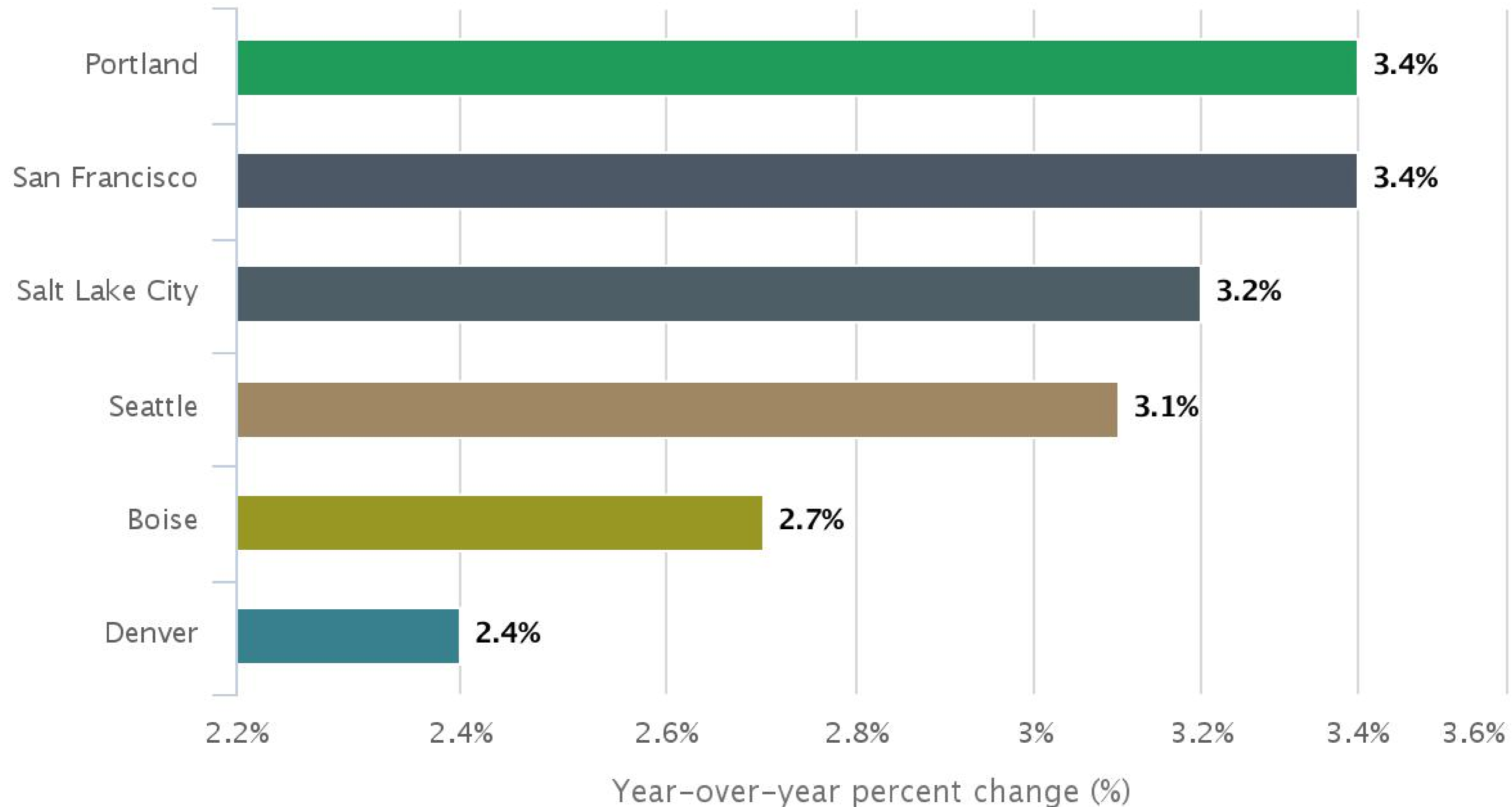
Renter households face affordability challenges



Strong job growth in greater Portland

Employment growth

By metropolitan area, 2014-2015



Peer review of 2014 buildable land inventory

Jill Sherman, Gerding Edlen

Eric Cress, Urban Development Partners NW

Steve Kelley, Washington County

Brian Hanes, Washington County

Erin Wardell, Washington County

Colin Cooper, Hillsboro

Ali Turiel, Hillsboro

Emily Tritsch, Hillsboro

Ken Rencher, Beaverton

Mike Rizzitiello, Beaverton

Larry Conrad, Clackamas County

Denny Egner, Lake Oswego, Milwaukie

Chris Neamtzu, Wilsonville

Chuck Beasley, Multnomah County

Adam Barber, Multnomah County

Tom Armstrong, Portland

Tyler Bump, Portland (alternate)

Brian Martin, Gresham

Mike Tharp, Norris, Beggs, and Simpson

Bob LeFeber, Commercial Realty Advisors

Drake Butsch, First American Title Company

Stuart Skaug, CB Richard Ellis

Dan Grimberg, Arbor Homes

Jeff Bacharach, Bacharach Law

Andrew Tull, 3J Consulting

Justin Wood, Home Builders Association of
Metropolitan Portland

Anne Debbaut, DLCD

Jennifer Donnelly, DLCD

Tom Hogue, DLCD

Gordon Howard, DLCD

Jerry Johnson, Johnson Economics

Eric Hovee, E.D. Hovee and Associates

Peer review of 2014 residential market feasibility methods

Erin Wardell, Washington County

Jeannine Rustad, Hillsboro

Emily Tritsch, Hillsboro

Gordon Howard, DLCD

Anne Debbaut, DLCD

Jennifer Donnelly, DLCD

Tom Armstrong, Portland

Justin Wood, Home Builders Association

Jerry Johnson, Johnson Economics

Eric Hovee, E.D. Hovee and Associates

Peer review of 2014 employment land methods

Bob LeFeber, Commercial Realty Advisors

Mark Childs, Capacity Commercial

Steve Kountz, Portland

Tyler Bump, Portland

Brian Owendoff, Capacity Commercial

Mike Tharp, Norris, Beggs, and Simpson

Peer review of 2014 regional forecast

Dr. Tom Potiowsky, PSU

Dr. Jennifer Allen, PSU

Jerry Johnson, Johnson Economics

Dr. Jason Jurgevich, PSU

Dave Lenar, NW Natural

Dr. Randall Pozdena, ECONorthwest

Steve Storm, NW Natural