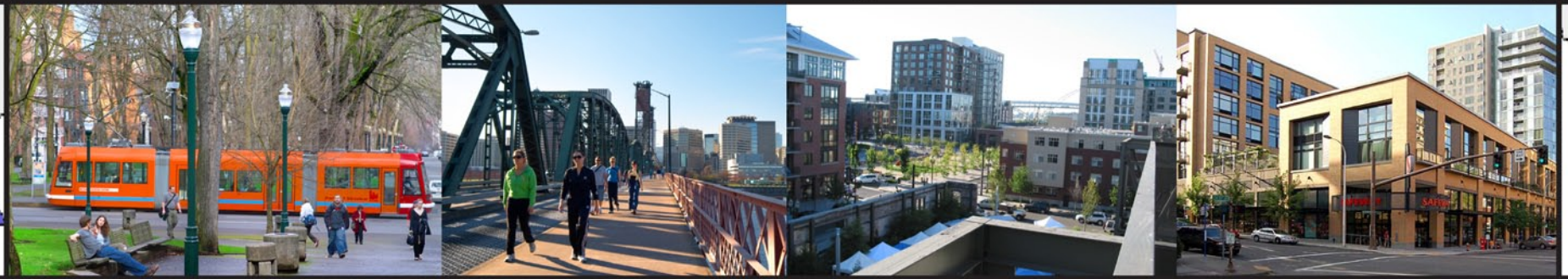
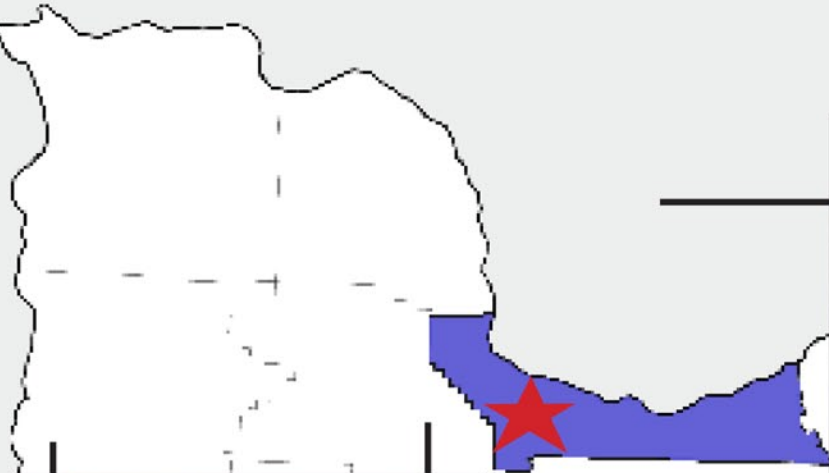


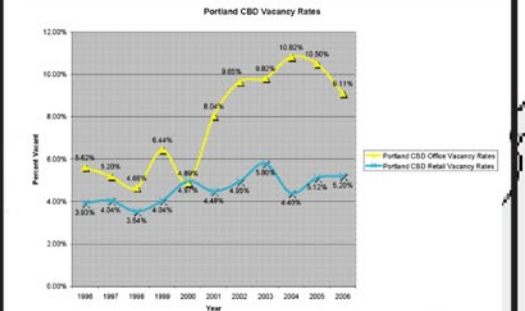
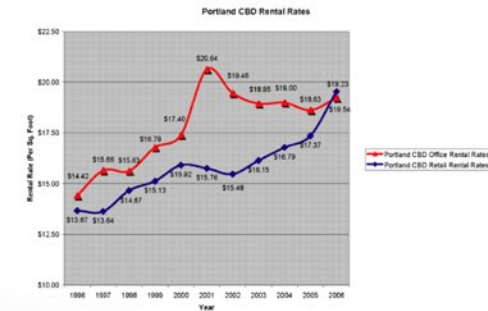
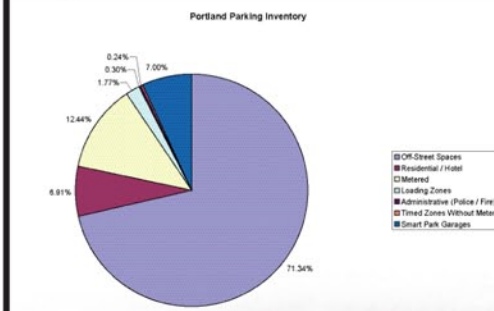
PORTLAND, OREGON 11.13.06

TIM DRUMM | MICHAEL HAAK | PLANNING METHODS | FALL 2006



GROWTH AND DEVELOPMENT ISSUES

- ▶ Growth Opportunities
 - ▶▶ New Housing - Converting apartments to condos
 - ▶▶ Potential "burying" of I-405
- ▶ Growth Constraints
 - ▶▶ Low downtown resident income base
 - ▶▶ Boundaries - U.S. Interstate-405 and the Willamette River
- ▶ Major Influences in Development
 - ▶▶ Public/Private Partnerships
 - ▶▶ Growth in office and retail development. Creating Jobs Downtown.



PROJECT MAP

Each number depicted on the development map represents a planned, ongoing, or previously completed project within the downtown boundary. These projects range from churches to large mixed-use developments.

The three most interesting projects include:

- 92 PIONEER PLACE**
 - ▶ Mixed-Use Project
 - ▶ 3.5 city blocks
 - ▶ Comprised of two 4-level retail pavilions
 - ▶ A 60,000 s.f. Saks Fifth Ave. department store
 - ▶ A 16 story 284,000 Class A office building
 - ▶ Anchor Tenants: Saks, Tiffany's, etc.
 - ▶ 100 Retail Stores
 - ▶ 180 Parking Spaces
- 14 MEIER & FRANK**
 - ▶ The department store on the lower five floors and basement
 - ▶ A 330-room full-service hotel will be located on the upper floors
 - ▶ \$140 million project
- 16 MUSEUM PLACE**
 - ▶ Downtown Portland
 - ▶ Three blocks
 - ▶ Residential - 515 units (223 condos, 292 apartments)
 - ▶ Retail - Approximately 60,000 square feet
 - ▶ Office Space - Approximately 50,000 square feet.



DOWNTOWN PORTLAND, OREGON

- ▶ Acreage - 630 Acres
- ▶ Residential Population - 13,400
- ▶ Downtown Employment Population - 82,761
- ▶ Retail SF Available - 1,236,916 SF

TRANSPORTATION/TRANSIT ISSUES

- ▶ Population growth continues to outpace growth projects.
- ▶ Improved freight access and river crossings.

DEMOGRAPHIC/SOCIAL ISSUES

- ▶ Lack of Safety
- ▶ Aggressive Panhandlers
- ▶ Homeless and Mentally Ill Roaming Streets
- ▶ Visible Drug Activity

COMPARISON TO DENVER

- ▶ Similarities
 - ▶▶ Commitment to maintaining historical significance
 - ▶▶ Commitment to increasing residential density
- ▶ Differences
 - ▶▶ Portland is more committed to overall pedestrian environment.
 - ▶▶ Portland is more focused on development/redevelopment along the Willamette River

LESSONS LEARNED

- ▶ Continuity between agencies and organizations focused on downtown development and overall improvement is essential.
- ▶ Density, Density, Density... - Increasing density in the downtown area provides for a self-sustaining neighborhood that allows and encourages future growth and development.
 - ▶▶ Portland has 13,673 people/Sq. Mile
 - ▶▶ Denver has 8,781 people/Sq. Mile

