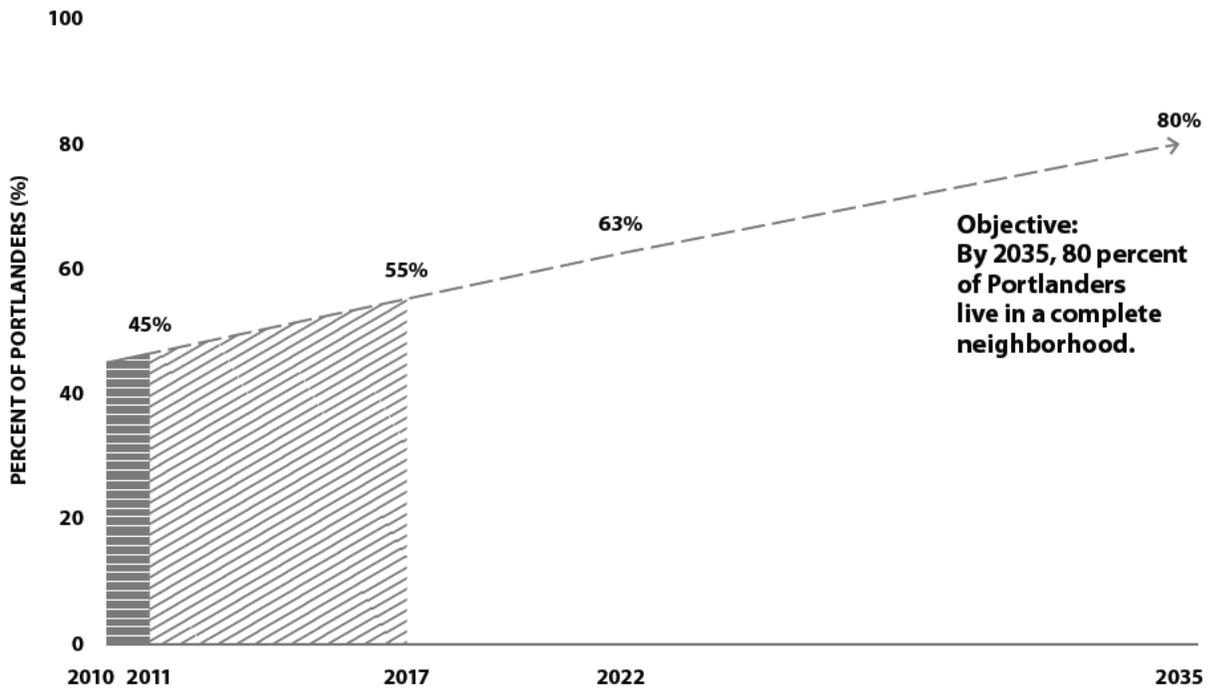


PROSPEROUS. EDUCATED. HEALTHY. EQUITABLE.

THE PORTLAND PLAN

APRIL 2012

9 COMPLETE NEIGHBORHOODS



PERCENT OF PORTLANDERS WHO LIVE IN COMPLETE NEIGHBORHOODS

A complete neighborhood is a neighborhood where people have safe and convenient access to the goods and services needed in daily life. This includes a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable active transportation options, and civic amenities. An important element of a complete neighborhood is that it is built at a walkable and bikeable human scale, and meets the needs of people of all ages and abilities.

Why measure complete neighborhoods?

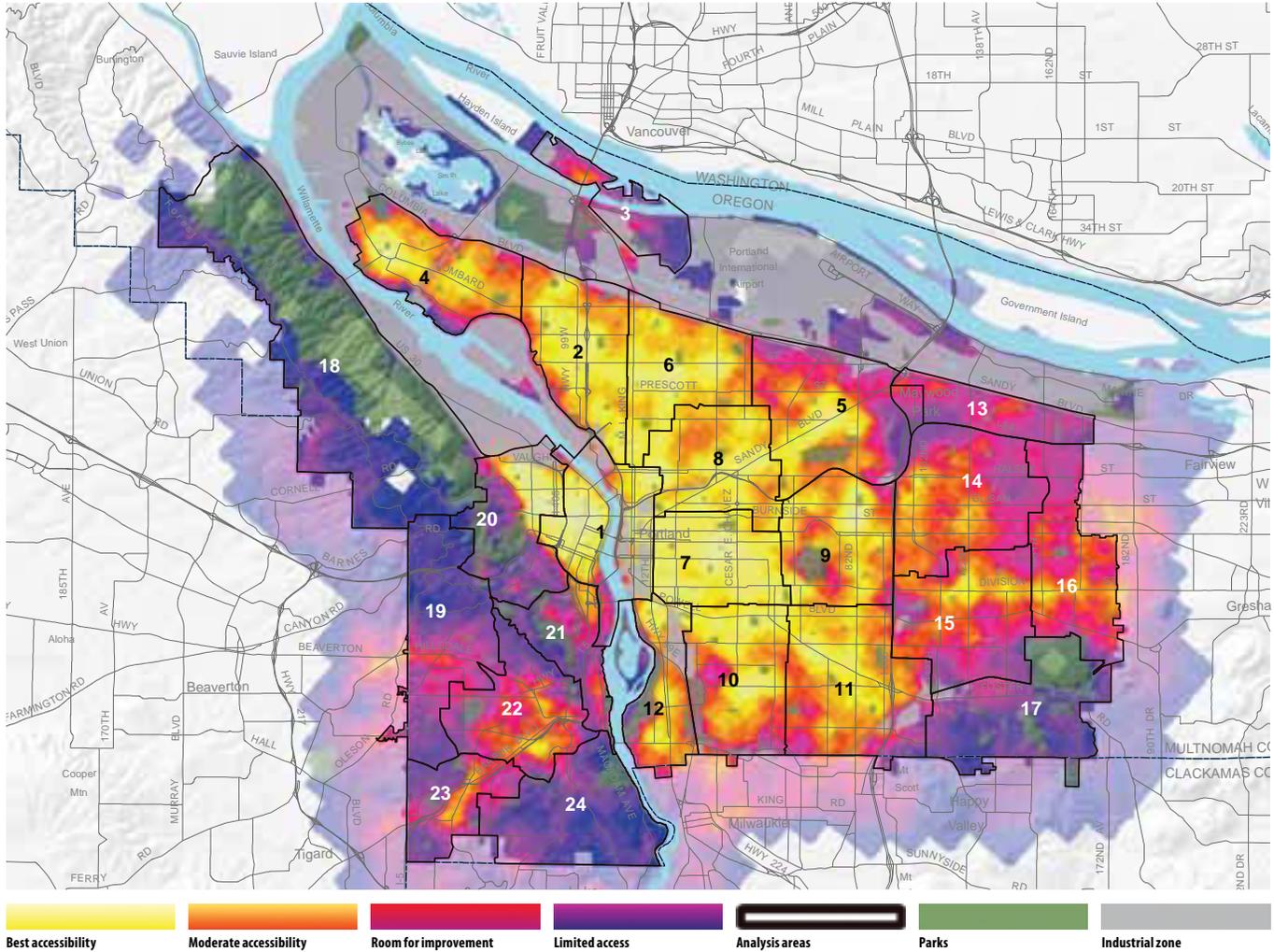
Having safe, convenient and walkable access to schools, parks, a grocery store and transit can help reduce household transportation costs, make it easier to incorporate exercise into your daily life and reduce carbon emissions.

Today, less than half of all Portlanders (45 percent) live in areas with good access to schools, parks, grocery stores, sidewalks and transit, according to the City of Portland’s 20-minute neighborhood index.

Areas with high levels of access are found in all areas of the city, but most are concentrated in Portland’s inner district, which includes areas such as Belmont-Hawthorne-Division, Montavilla and Central Portland.

20-Minute Neighborhoods Index

The City developed the 20-minute neighborhood index to measure access to these amenities, products and services. If a neighborhood achieves a score of 70 or higher, on a scale of zero to 100, it is considered a relatively complete neighborhood.



20-Minute Analysis Area	Percent of population within 1/2 mile of grocery store	Percent of population within 1/2 mile of a park	Percent of population within 3 miles of a full-service community center	Percent of population within 1/2 mile of elementary school	Percent of population within 1/4 mile of frequent transit
1 Central City	64%	96%	95%	33%	70%
2 Interstate Corridor	16%	97%	100%	58%	74%
3 Hayden Island-Bridgeton	7%	29%	34%	0%	3%
4 St. Johns	14%	91%	100%	45%	65%
5 Roseway-Cully	17%	73%	72%	34%	47%
6 MLK-Alberta	41%	98%	98%	49%	81%
7 Belmont-Hawthorne-Division	59%	100%	68%	53%	87%
8 Hollywood	57%	83%	100%	49%	60%
9 Montavilla	34%	82%	100%	40%	49%
10 Woodstock	46%	100%	96%	51%	40%
11 Lents-Foster	32%	91%	100%	42%	43%
12 Sellwood-Moreland-Brooklyn	47%	95%	0%	29%	16%
13 Parkrose-Argay	0%	82%	12%	25%	1%
14 Gateway	27%	97%	98%	24%	12%
15 122nd-Division	18%	99%	91%	33%	17%
16 Centennial-Glenfair-Wilkes	20%	80%	31%	23%	18%
17 Pleasant Valley	0%	62%	26%	11%	0%
18 Forest Park-Northwest Hills	0%	12%	5%	7%	0%
19 Raleigh Hills	18%	56%	88%	12%	7%
20 Northwest	61%	73%	75%	6%	51%
21 South Portland-Marquam Hill	8%	61%	22%	0%	18%
22 Hillsdale-Multnomah-Barbur	21%	77%	100%	17%	5%
23 West Portland	13%	83%	94%	19%	15%
24 Tryon Creek-South Terwilliger	4%	19%	26%	7%	0%

How aggressive is this target?

Achieving this objective — increasing the percent of Portlanders with safe walkable access to goods and services to 80 percent — will take focused action to:

- Increase housing in areas with services.
- Support economic development.
- Bring more services, including transit, to some of the areas that do not currently have them.
- Retain and attract grocery stores and markets in currently underserved neighborhoods.

Why isn't the target 100 percent? The 80 percent target acknowledges that some parts of Portland, particularly those with large amounts of natural areas, cannot accommodate the population and infrastructure needed to support the bigger and stronger business districts required to be considered a walkable urban place by 2035, without significantly compromising environmental quality and function.

This target finds its roots in both the adopted 2009 Climate Action Plan and in the public comment received throughout the Portland Plan's community involvement efforts.

Many things contribute to complete neighborhoods. People are first and foremost. An increase in households is needed to increase demand for amenities that make a complete neighborhood. Access to healthy food, parks and recreational activities, and businesses that provide what households need on a frequent basis are also among the most critical components. Providers of such amenities respond to increased demand. On the following pages, you will find additional information about these fundamental elements of complete neighborhoods.



HIGH PERFORMERS: ACCORDING TO WALKSCORE'S 2011 RANKINGS NEW YORK, SAN FRANCISCO, AND BOSTON ARE THE TOP THREE WALKABLE CITIES IN THE UNITED STATES. PORTLAND RANKS 12TH, JUST BEHIND LONG BEACH, CALIFORNIA, AND AHEAD OF LOS ANGELES. (SOURCE: WALKSCORE, 2011 RANKINGS.)

Access to healthy food

To meet the complete neighborhoods objective, we need to ensure that 90 percent of Portlanders live within a half-mile of a location that sells healthy food and that the percent of people with access to healthy food should not significantly vary across different racial and ethnic groups.

Today, access to grocery stores is better for some Portlanders than others. The residents in the Central City have the best access — more than 70 percent of the residents are within a half-mile of a grocery store. On the other end of the spectrum, Pleasant Valley, Forest Park and the Parkrose-Argay areas have no residents who live within one-half mile of a grocery store. Given the variation throughout the city, overall about 30 percent of Portlanders are within half-mile of a grocery store. In some areas, it may be a good idea to encourage the development of alternatives to traditional grocery stores such as urban agriculture, co-ops and community supported agriculture.

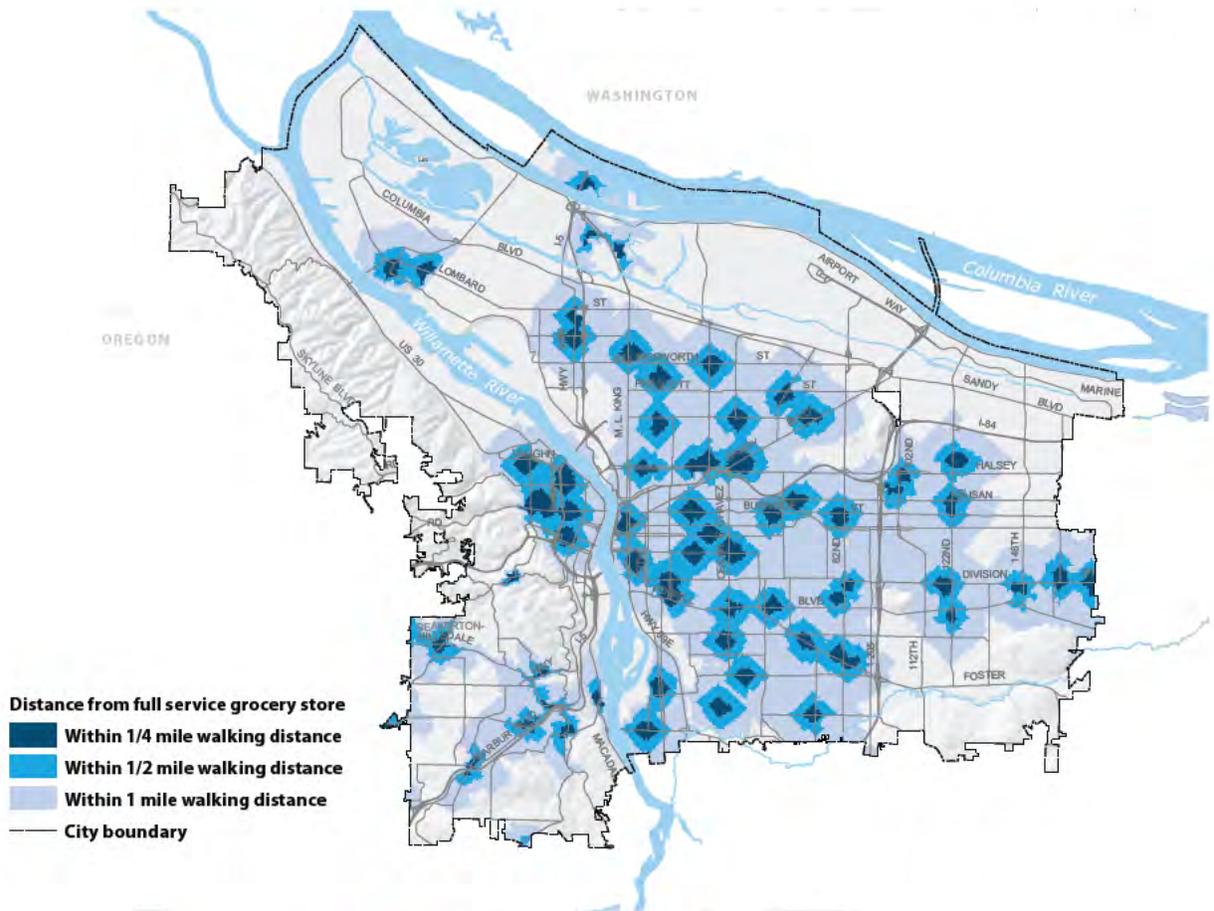
Access to parks and greenspace

Access to parks and greenspace is also a critical component of a healthy complete neighborhood, it is also an area in which Portland performs reasonably well. However, there is definitely more progress to be made. As Portland's population increases, it will be necessary to improve and expand services at existing parks, develop undeveloped park spaces into more accessible and functional facilities, and find new ways of making it easier for Portlanders to find places of respite and places to recreate.

By 2035, the city will ensure that all Portlanders are within a half mile-safe walking distance from a park or greenspace.

Note: This metric often stands alone as a separate measure. It is incorporated here for analysis purposes and to emphasize its importance as a component of neighborhood completeness.

The Distance from Parks Access map on the facing page was prepared by Portland Parks and Recreation. Different calculations were used in the 20-Minute Neighborhoods Index. Please see the 20-Minute Neighborhoods Analysis background report at www.pdxplan.com.



Access to businesses and services

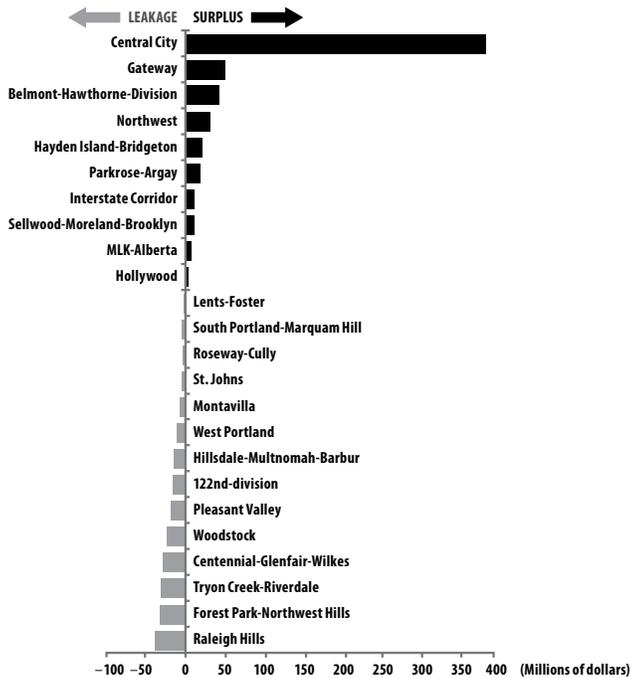
Strong neighborhood business districts are a cores component of complete neighborhoods. A good measure of business district vitality is business surplus and leakage. If a business district shows a surplus, it means that businesses sold more than expected, based on the market demand of the area. For example, the Central City has a huge surplus, because many people from outside the Central City go there to purchase goods and services. If a business district shows leakage, it means that businesses sold less than the market demand for the area, and local residents went elsewhere to find goods and services. This often happens when local businesses do not have the items or services that local residents or businesses need.

The goal is to limit leakage from neighborhood business districts and support the development of neighborhood businesses that offer the goods and services needed by their neighbors. Of course, there will always be some leakage and some surplus. For example, some business districts may have a concentration of specialty shops that attract people from across the city. It isn't reasonable to expect that you will find everything to meet your needs in your closest neighborhood business district, but it is reasonable to expect that Portlanders should be able to find many common items and services they need on a daily basis nearby.

The Neighborhood Economic Development Strategy, prepared by the Portland Development Commission, includes a thorough and multi-variable approach to measuring neighborhood business vitality, including new business licenses, new business growth, positive job growth, resident income, transit access and retail needs satisfaction.

For detailed information on the neighborhood vitality index, please read the Neighborhood Economic Development strategy at www.pdc.us.

Neighborhood business leakage



Source: Bureau of Planning and Sustainability analysis of various data. Data from U.S. Census Bureau, American Community Survey, 2005–2009.