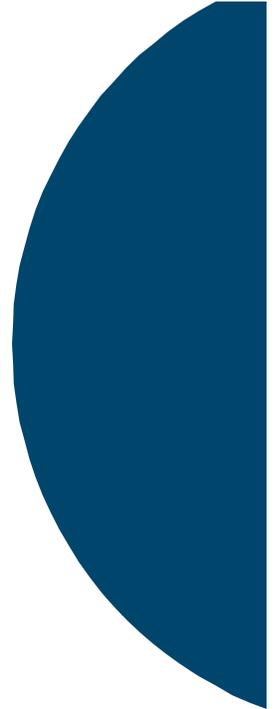


MAKING THE  
**Greatest**  
**PLACE**



**“Cause & Effect” scenarios:  
preliminary results and  
implications**

MPAC / JPACT joint session

October 22, 2008

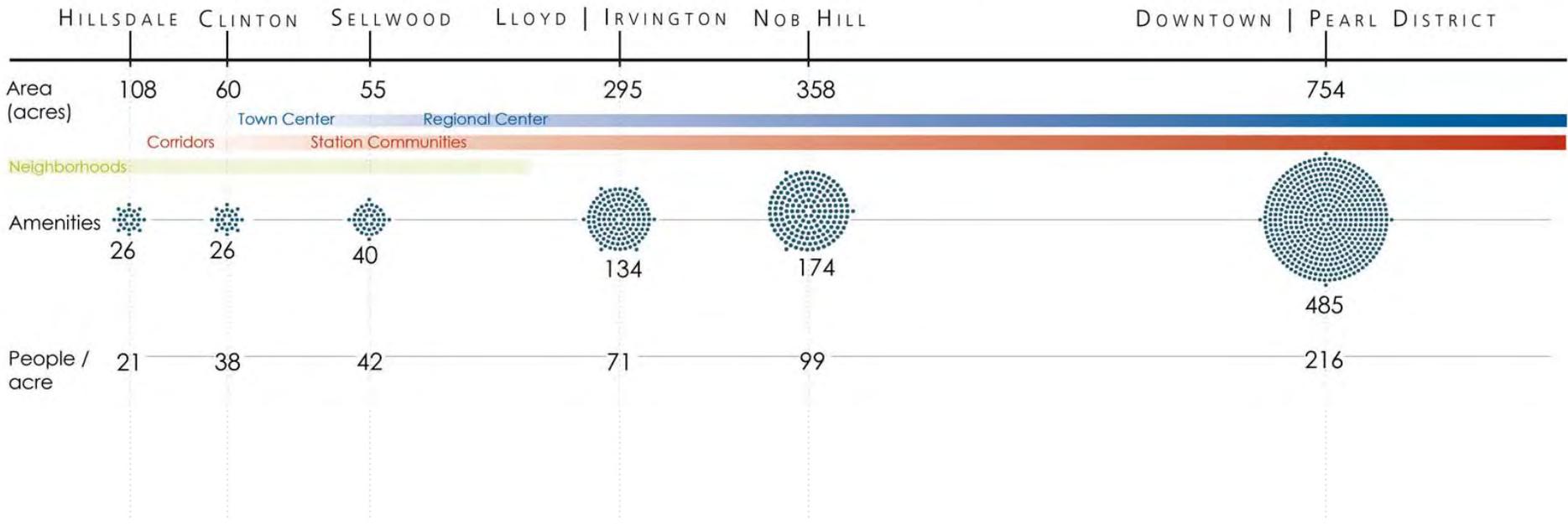
Andy Cotugno, Metro Policy Advisor



# Sequence of recent & upcoming MPAC & JPACT events

- |                |   |
|----------------|---|
| October 8:     | Global trends                           |
| October 22:    | Land use and investment choices         |
| November 12:   | Transportation choices                  |
| December 2008: | Guidance on hybrid scenarios            |
| Spring 2009:   | Evaluation and direction on preferences |
| Late 2009:     | RTP, UGB need, Urban and Rural Reserves |

# ACTIVITY SPECTRUM



# Purpose of today's presentation

- Report emerging findings from land use and investment scenarios
- Solicit your responses to the information
- Preliminary identification of local and regional opportunities and priorities
- Begin a discussion about how we might measure success

# Making the Greatest Place Choices for the Future

**Urban Form** – local aspirations,  
urban & rural reserves

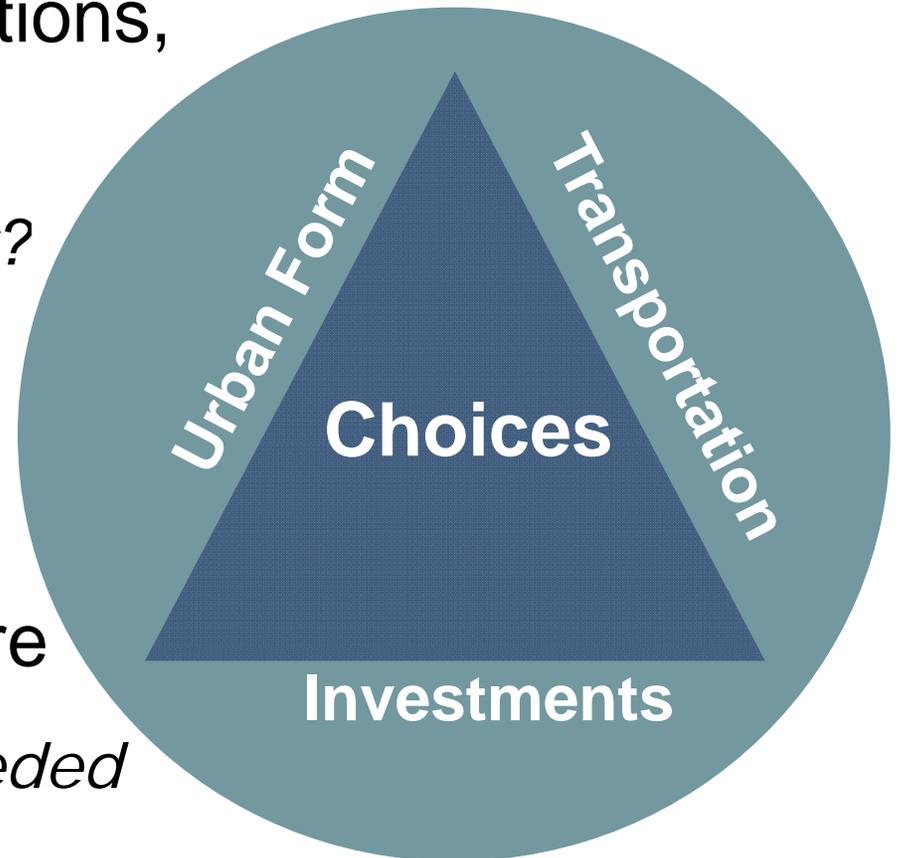
*How and where do we grow?*

**Transportation** - RTP

*How do we travel?*

**Investments** - infrastructure

*How do we prioritize needed  
investments?*



# What does a successful region look like?

- Vibrant, walkable communities
- Sustained economic competitiveness and prosperity
- Safe and reliable transportation choices
- Minimal contributions to global warming
- Clean air, clean water, healthy ecosystems
- Benefits and burdens of growth shared throughout the region





MAKING THE GREATEST PLACE

# A Rapidly Changing Landscape

Trends  
and  
Challenges

- Growing population
- Changing demographics
- Globalizing economy
- Growing congestion
- Changing climate
- Rising energy costs



# What can a scenario tell us?

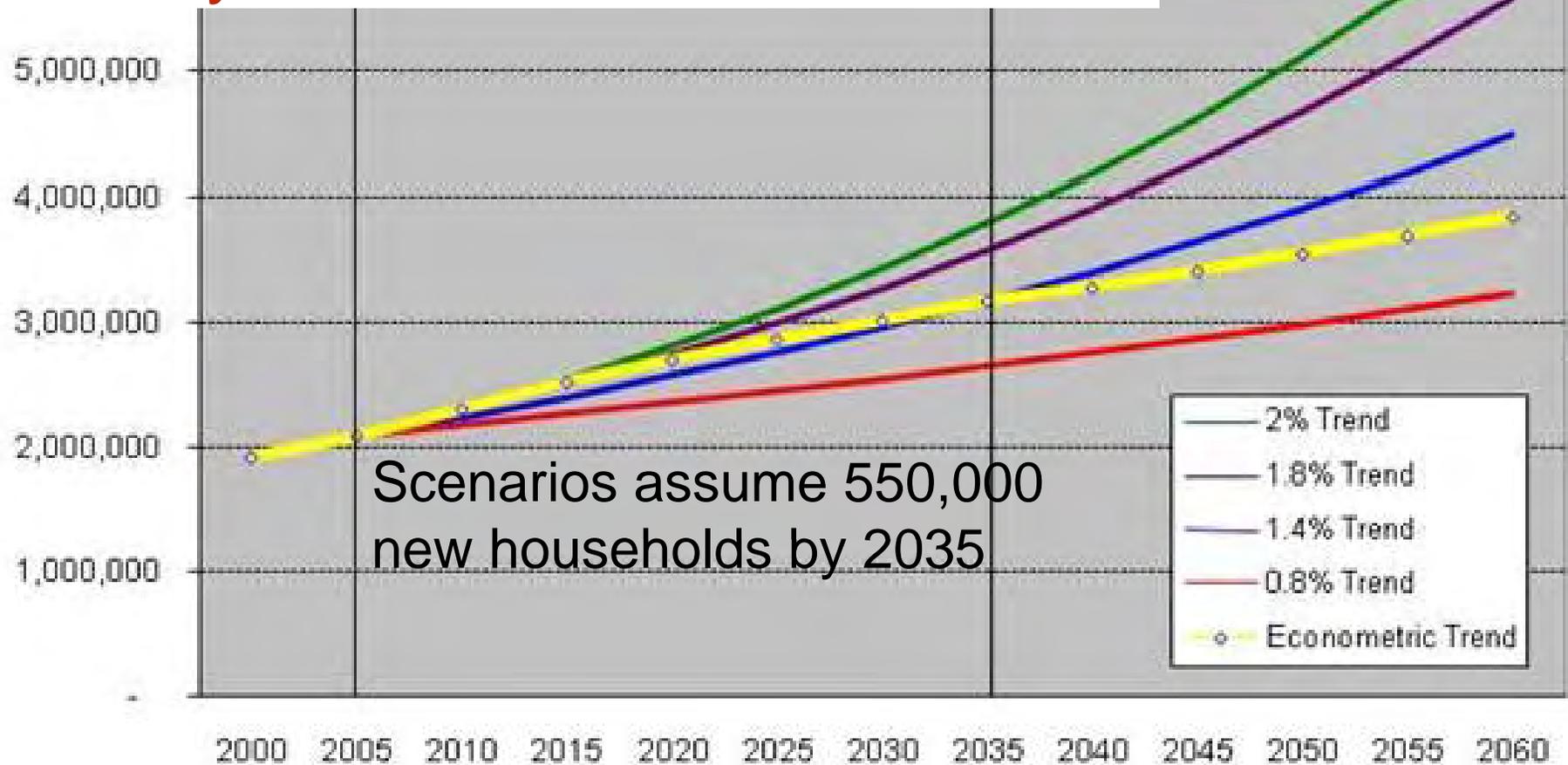
Given a set of policy inputs, scenarios predict for the year 2035:

- Where jobs and housing may choose to locate
- Commute distance
- Housing and transportation costs (private costs)
- Infrastructure costs (public costs)
- Residential-source greenhouse gas emissions
- Acres developed in UGB expansion areas

# What did we test with scenarios?

1. Reference case
2. Tight UGB
3. Infrastructure funding delays
4. Corridor amenity investments
5. Center amenity investments

Assumptions:  
**Reference scenario**  
Population range forecast for 7-  
county area



# Assumptions:

## Reference scenario

### Public investments:

- Financially constrained RTP
  - 1 cent per gallon per year gas tax increase for operations and maintenance
  - Continued federal transportation funds
- Availability of public funding for infrastructure, including in UGB expansion areas
- Local SDCs, street utility fees, payroll taxes
- Continuation of targeted investments such as urban renewal

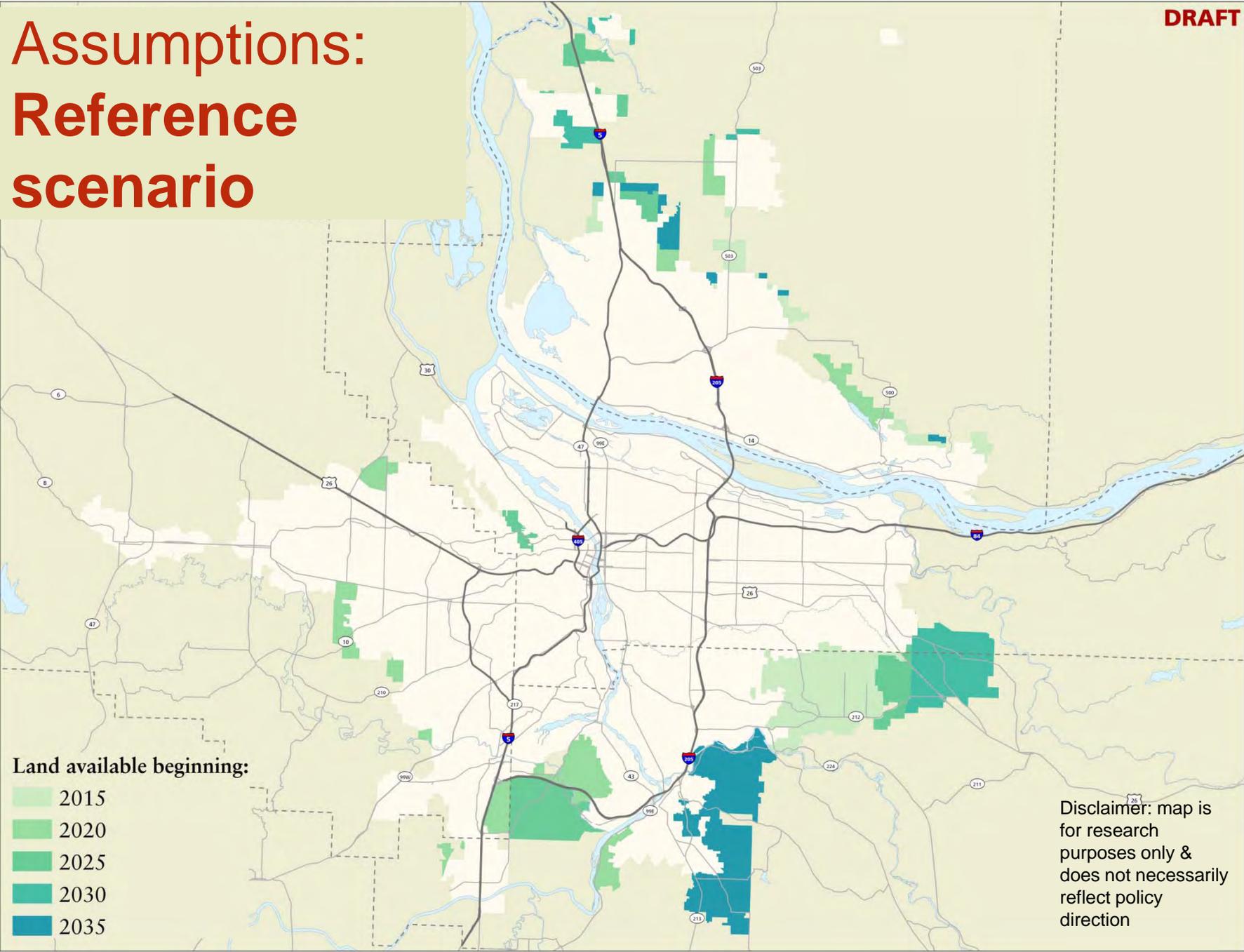
**DRAFT**

# Assumptions: Reference scenario

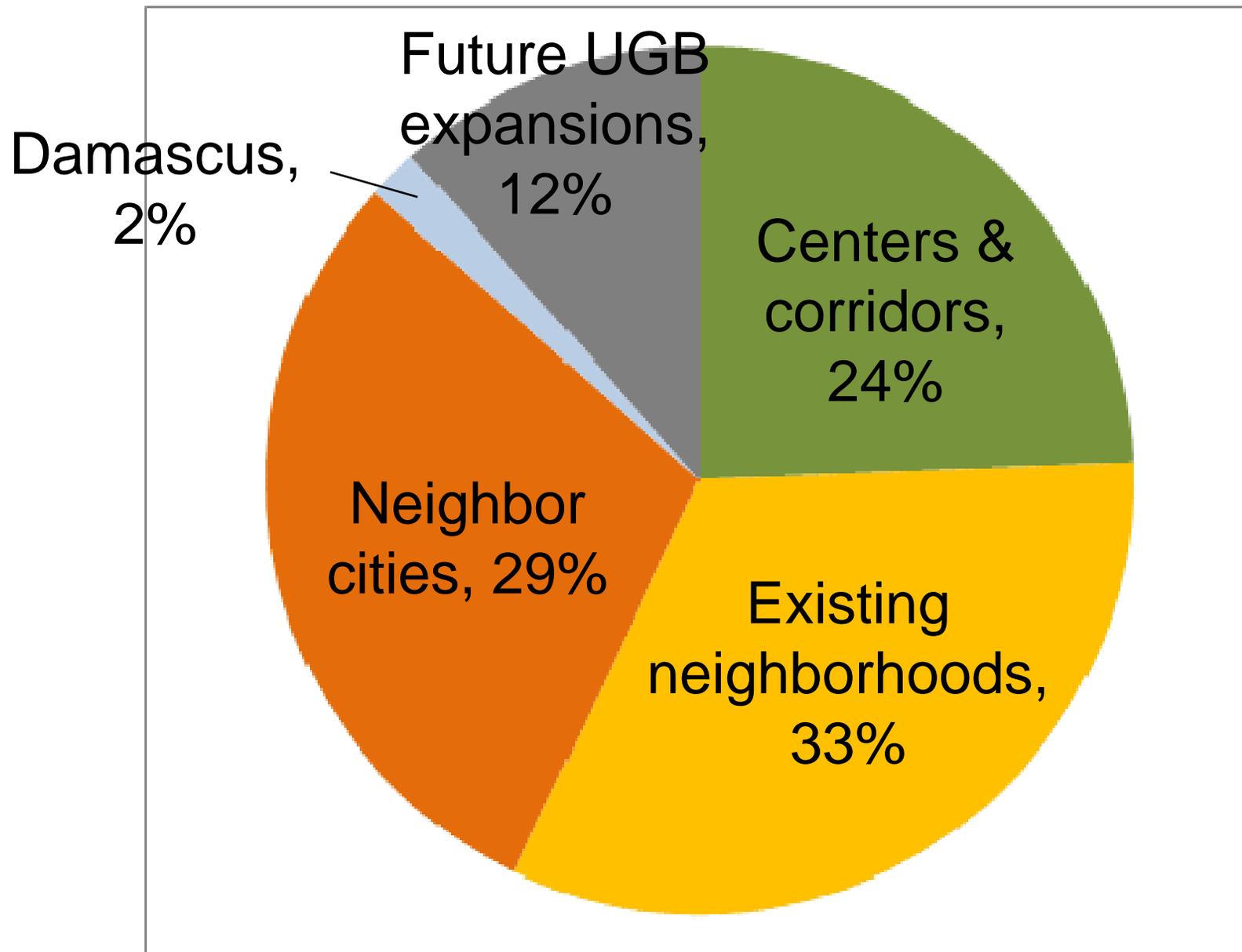
Land available beginning:

-  2015
-  2020
-  2025
-  2030
-  2035

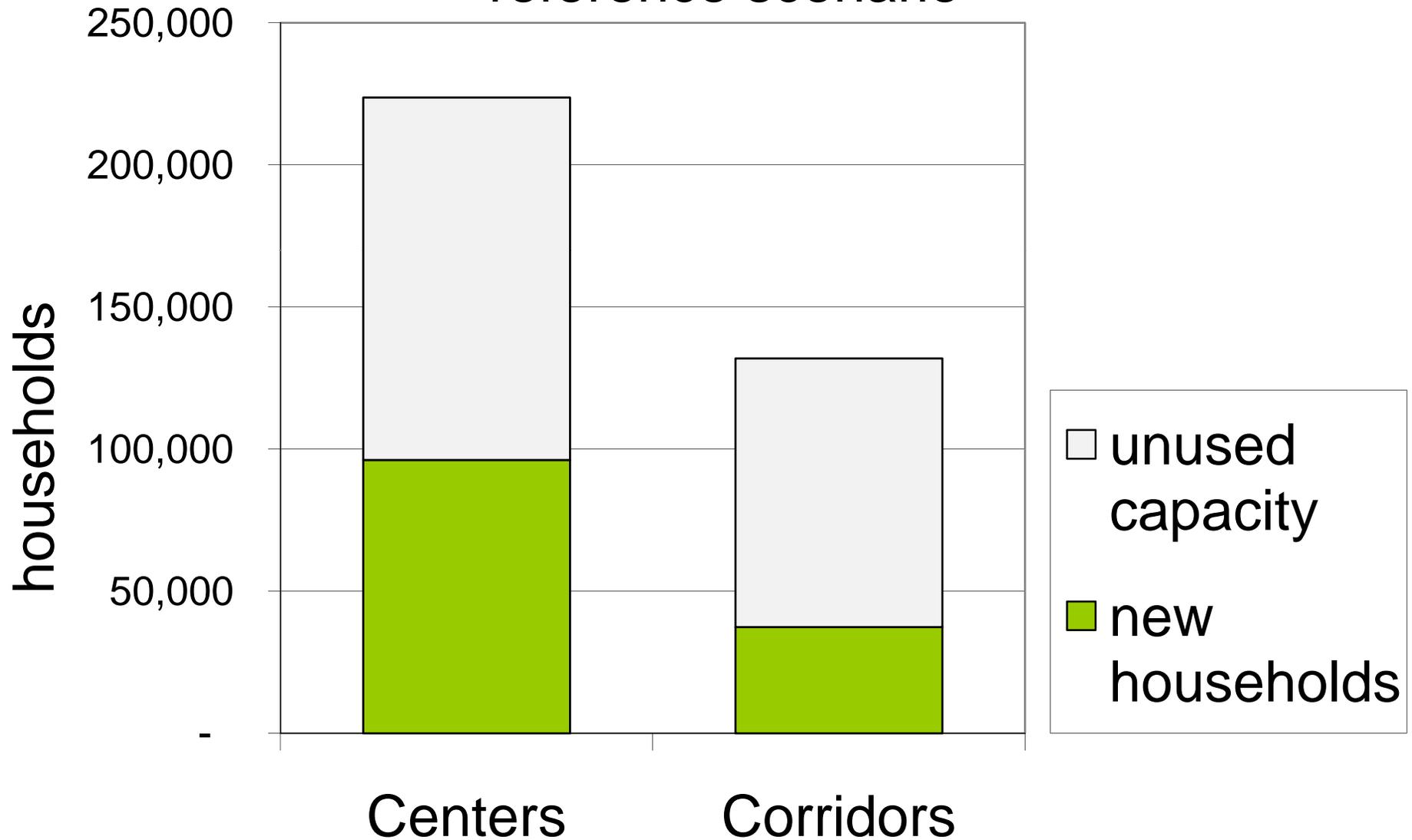
Disclaimer: map is for research purposes only & does not necessarily reflect policy direction



Under the reference scenario, 550,000 new households may make these location choices



# Unused center (including central city) and corridor capacity by the year 2035 under the reference scenario



# Tight UGB scenario

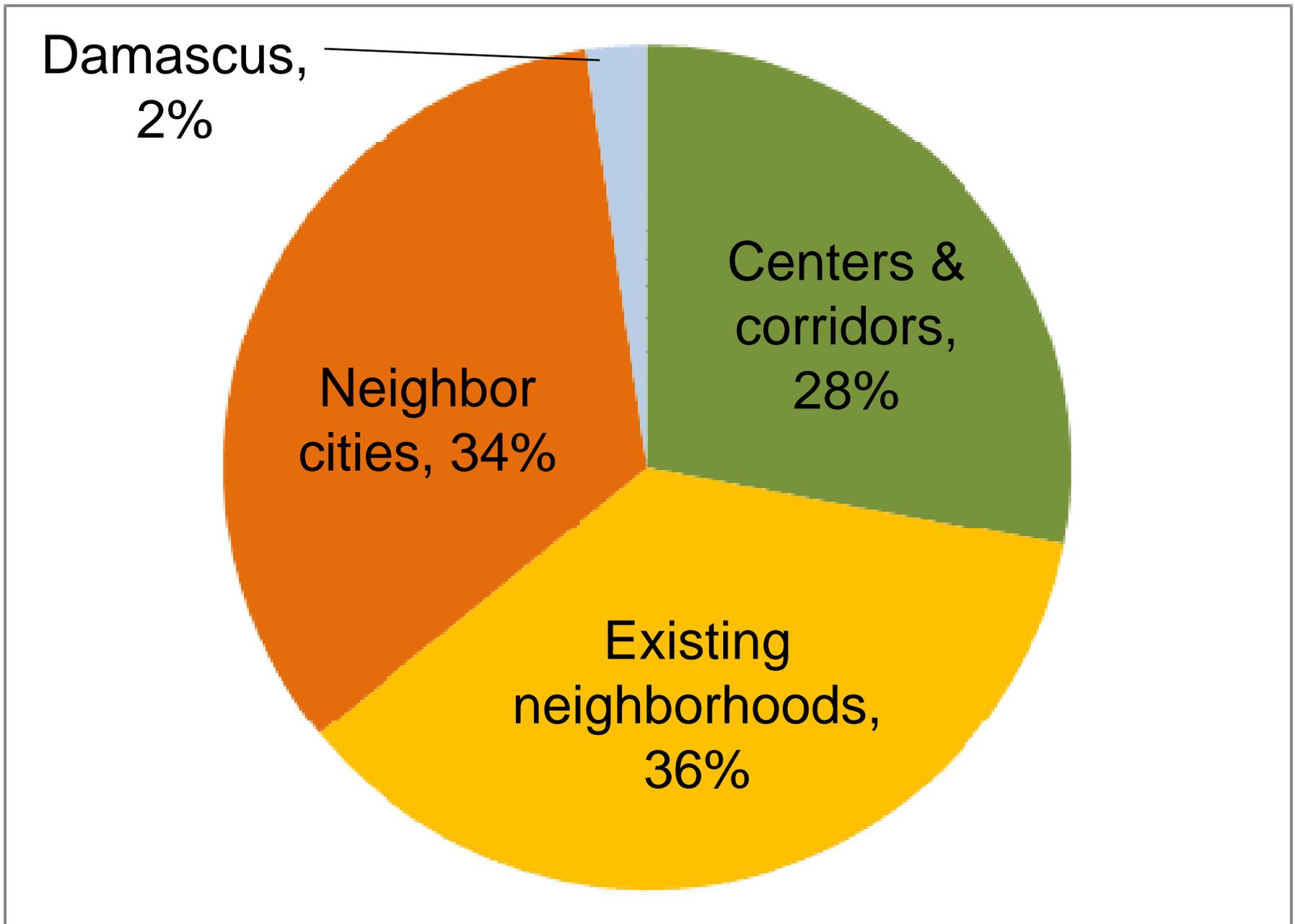
What are the implications of not expanding the UGB in the future?

Or

What are the effects of a lack of funding for infrastructure in future UGB expansion areas?



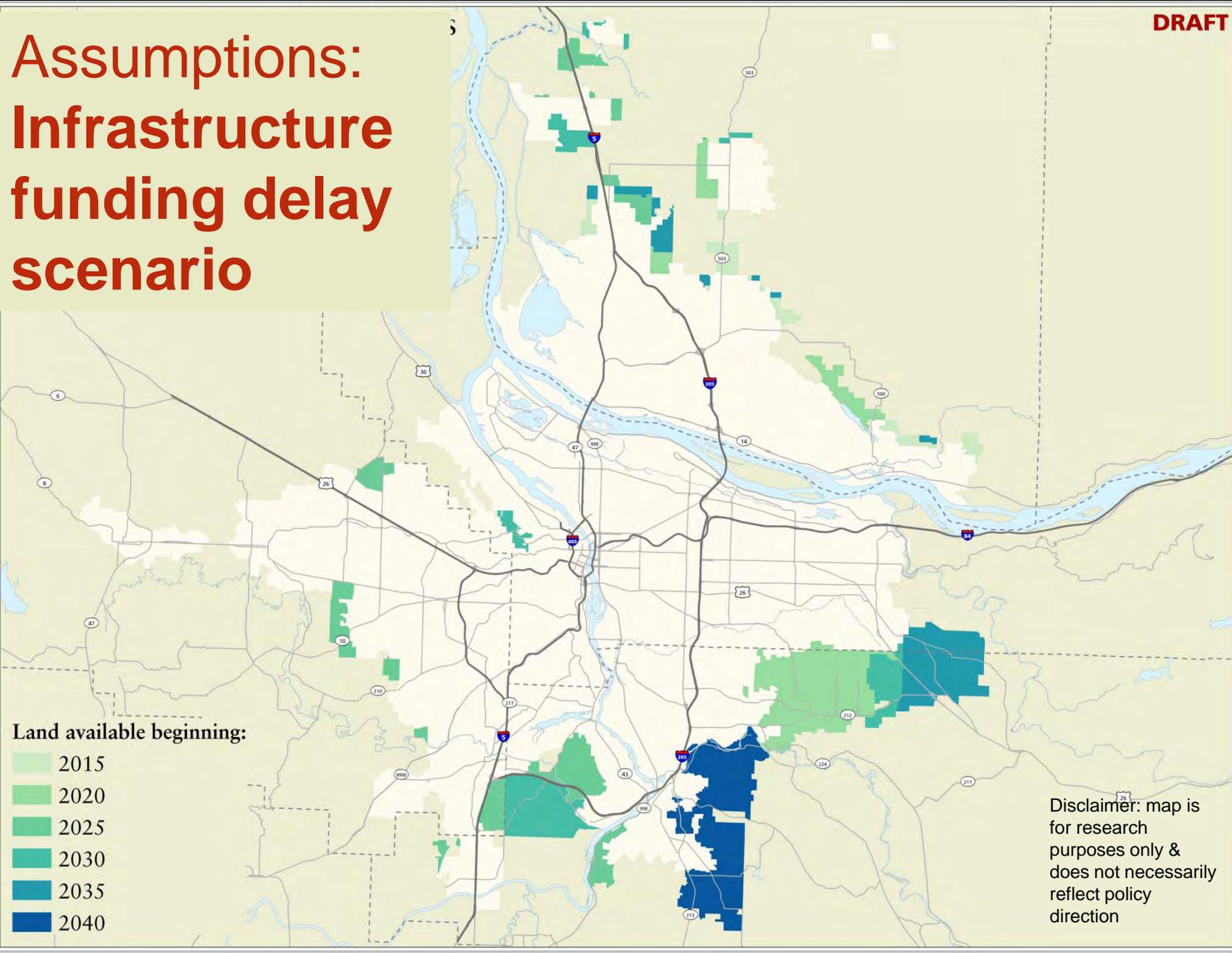
# Findings: tight UGB scenario



# Infrastructure funding delay scenario

What are the implications of a delay in funding infrastructure in UGB expansion areas?

# Assumptions: Infrastructure funding delay scenario

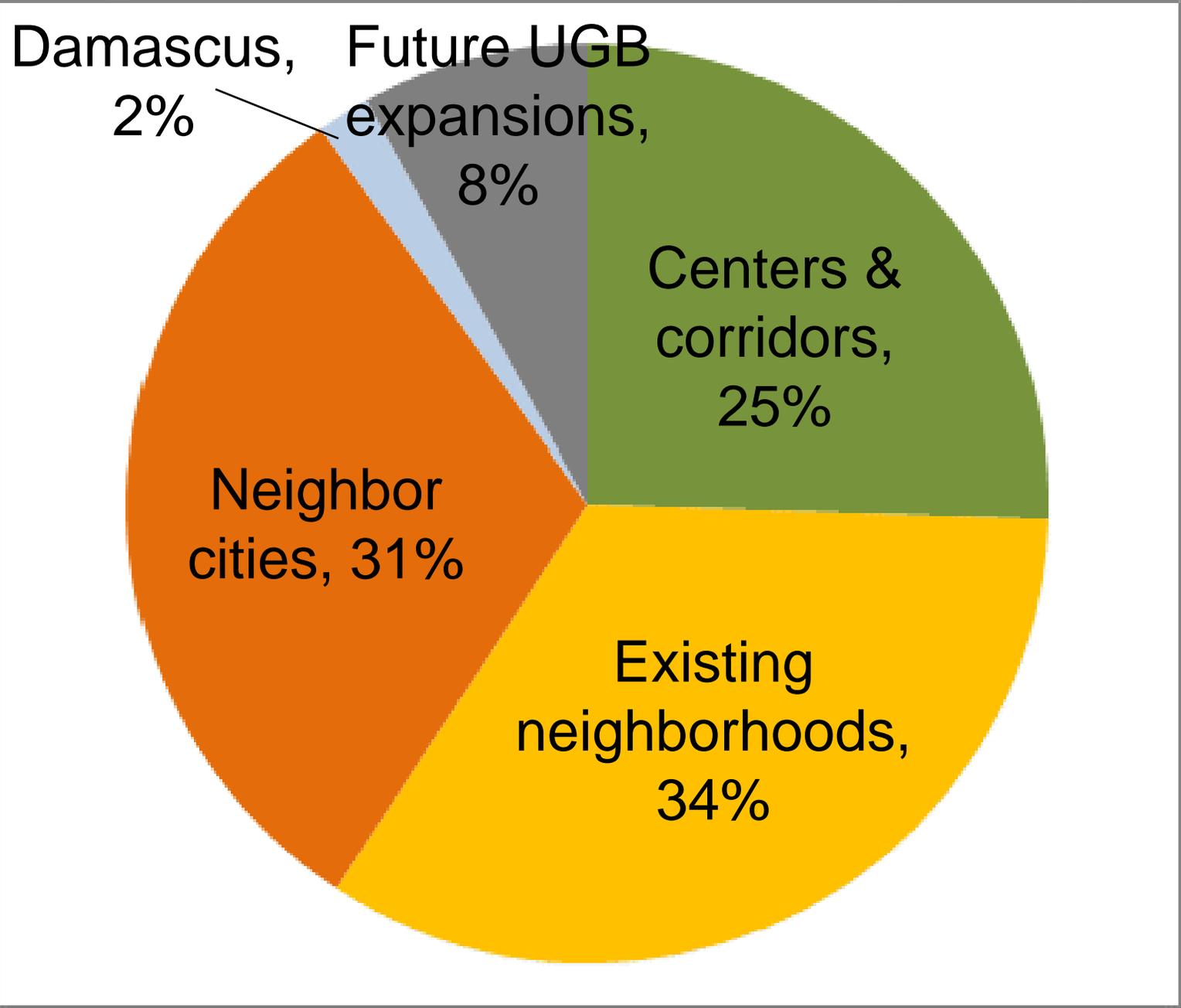


Land available beginning:

- 2015
- 2020
- 2025
- 2030
- 2035
- 2040

Disclaimer: map is for research purposes only & does not necessarily reflect policy direction

# Findings: infrastructure funding delays



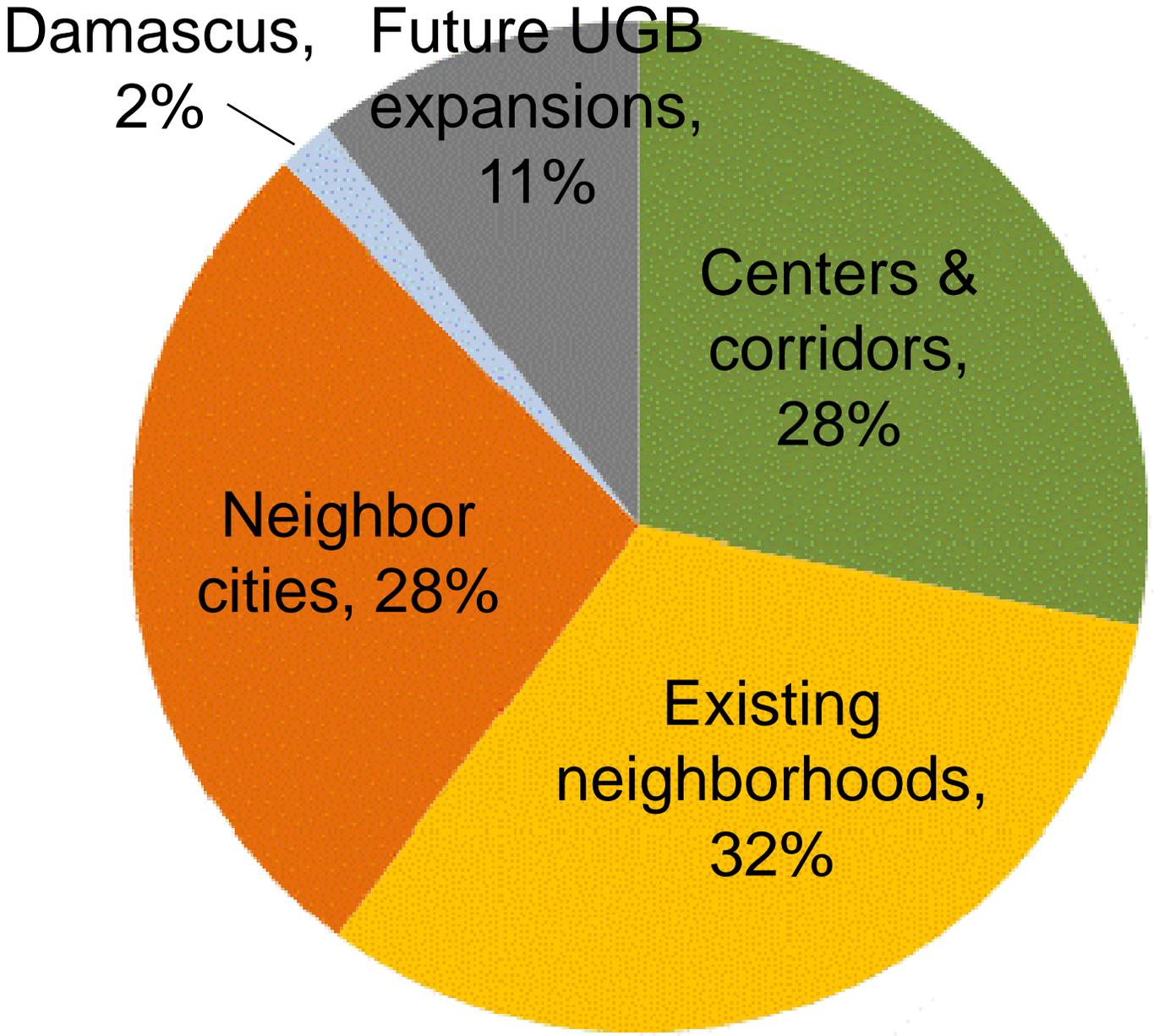
# Corridor amenity investment scenario

How effective are investments in amenities in corridors for attracting more new households to corridors?

## Assumptions: **corridor amenity investment scenario**

- 15 corridors with mixed-use, multi-family, or commercial zoning were selected for testing
- As a proxy for investments in amenities, the relative desirability of these test corridors was increased by 20%
- Zoning was kept the same, but building height limits were increased in test corridors
- All other assumptions are the same as the reference scenario

# Findings: corridor amenity investments



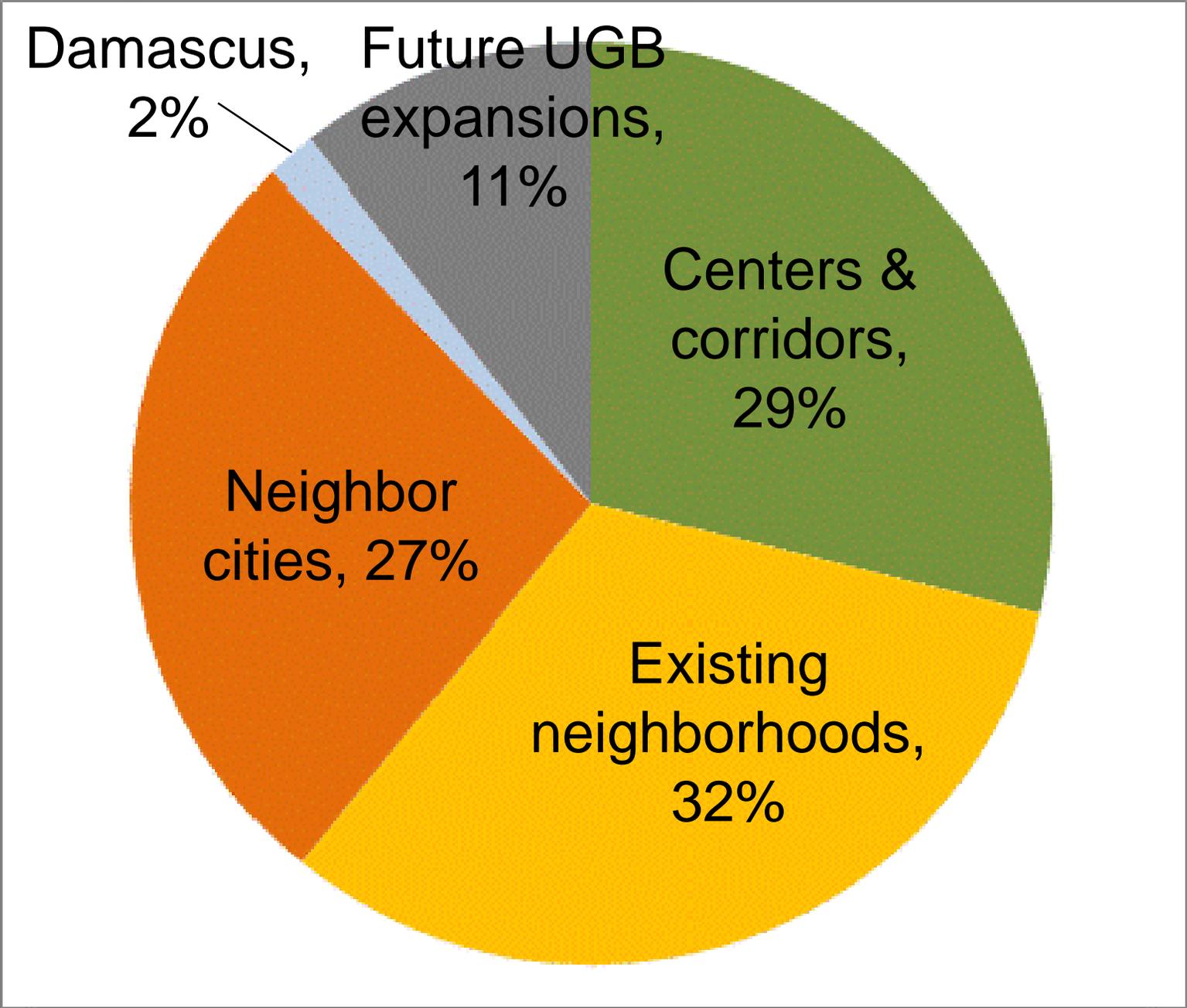
# Center amenity investment scenario

How effective are investments in amenities in regional centers for attracting more new households to centers?

## Assumptions: **center amenity investment scenario**

- As a proxy for investments in amenities, the relative desirability of regional centers was increased by 20%
- Zoning was kept the same, but building height limits were increased in regional centers
- All other assumptions are the same as the reference scenario

# Findings: center amenity investments



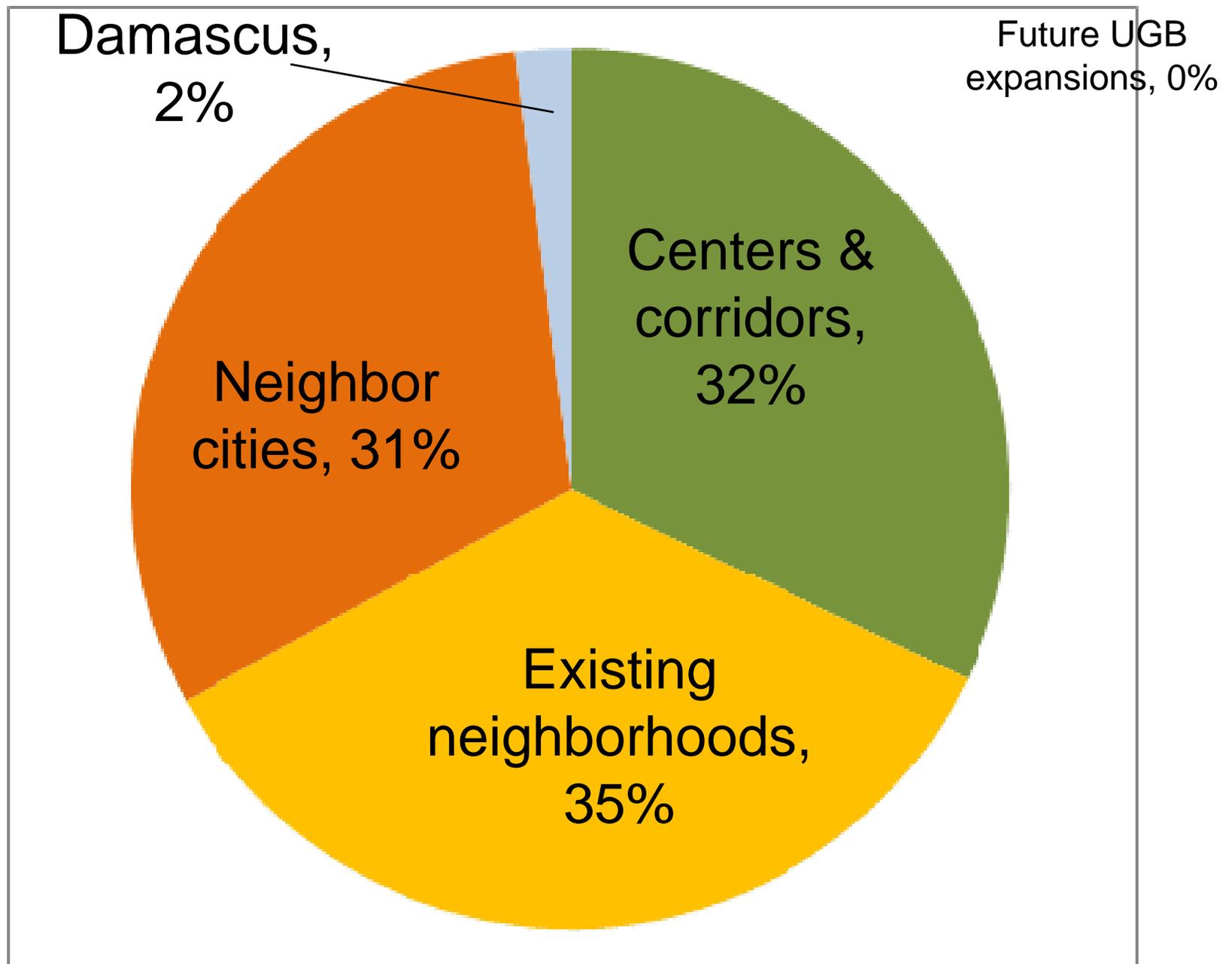
What might happen if we combine more than one strategy?

Center amenity investments

+

Tight UGB

## Findings: center amenity investments + tight UGB



# Observations:

- The 2040 Growth Concept works
- Scenarios suggest ways to better implement the plan
- Focusing more growth in centers and corridors could:
  - Help to reduce infrastructure costs
  - Reduce costs of housing and transportation
- Reducing greenhouse gas emissions will require a concerted, coordinated effort

## MAKING THE GREATEST PLACE

# Key decisions ahead

## Regional

- Local and Regional Aspirations → Urban Growth Report - 2009
- Regional Transportation Plan and HCT Plan – 2009
- Urban and Rural Reserves - 2009
- Infrastructure and Investment Decisions

## Local

- Comprehensive Plans
- Transportation System Plans

