

Portland Streetcar

STREETCAR DEVELOPMENT LINKAGE: THE PORTLAND STREETCAR LOOP



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CONNECTING PORTLAND'S NEIGHBORHOODS

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REVIVING A TRADITION

PORTLAND EARLY 1900's



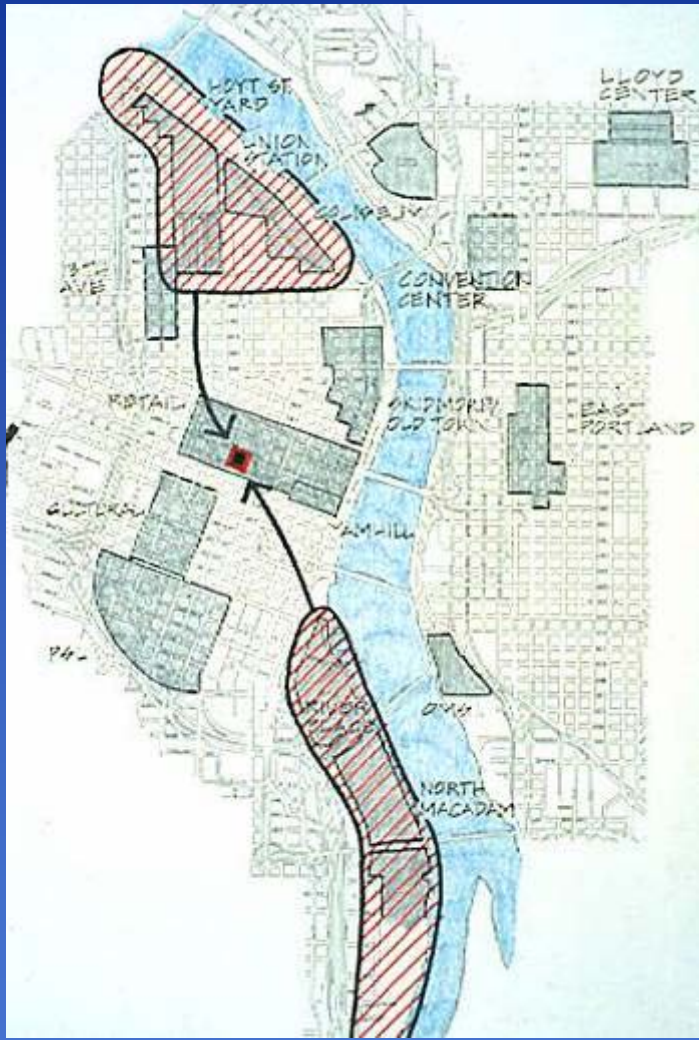
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DEVELOPMENT ORIENTED STREETCAR IN THE 21ST CENTURY



CONCEPT PLAN



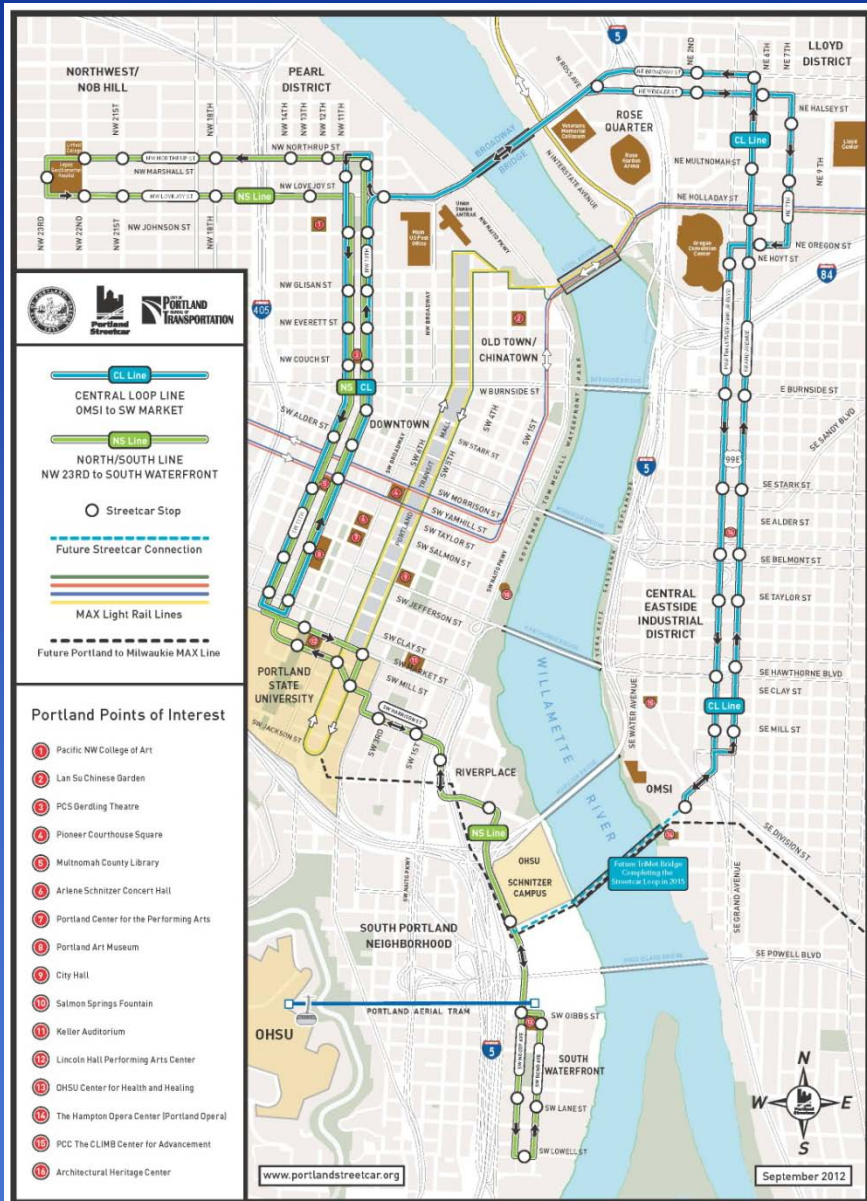
- LINKS RIVER DISTRICT AND NEW SOUTH WATERFRONT DEVELOPMENT AREA

PORTLAND STREETCAR RESULTS

- \$3.5 billion in private investment.
- 12,000 riders per day.
- 10,000 new housing units.
- This housing in high density reduces by 70 million the annual vehicle miles traveled in the region.

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PORTLAND STREETCAR LOOP



- \$148 Million
- 3.35 Miles
- FTA Small Starts
- Open September 2012

STREETCAR DEVELOPMENT BENEFIT METRICS

1. Density of New Development
2. Return in Investment
3. Redevelopment Potential
4. Zoned Development Capacity
5. VMT Reduction
6. Reduced Carbon Footprint

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PROMOTE HIGH DENSITY

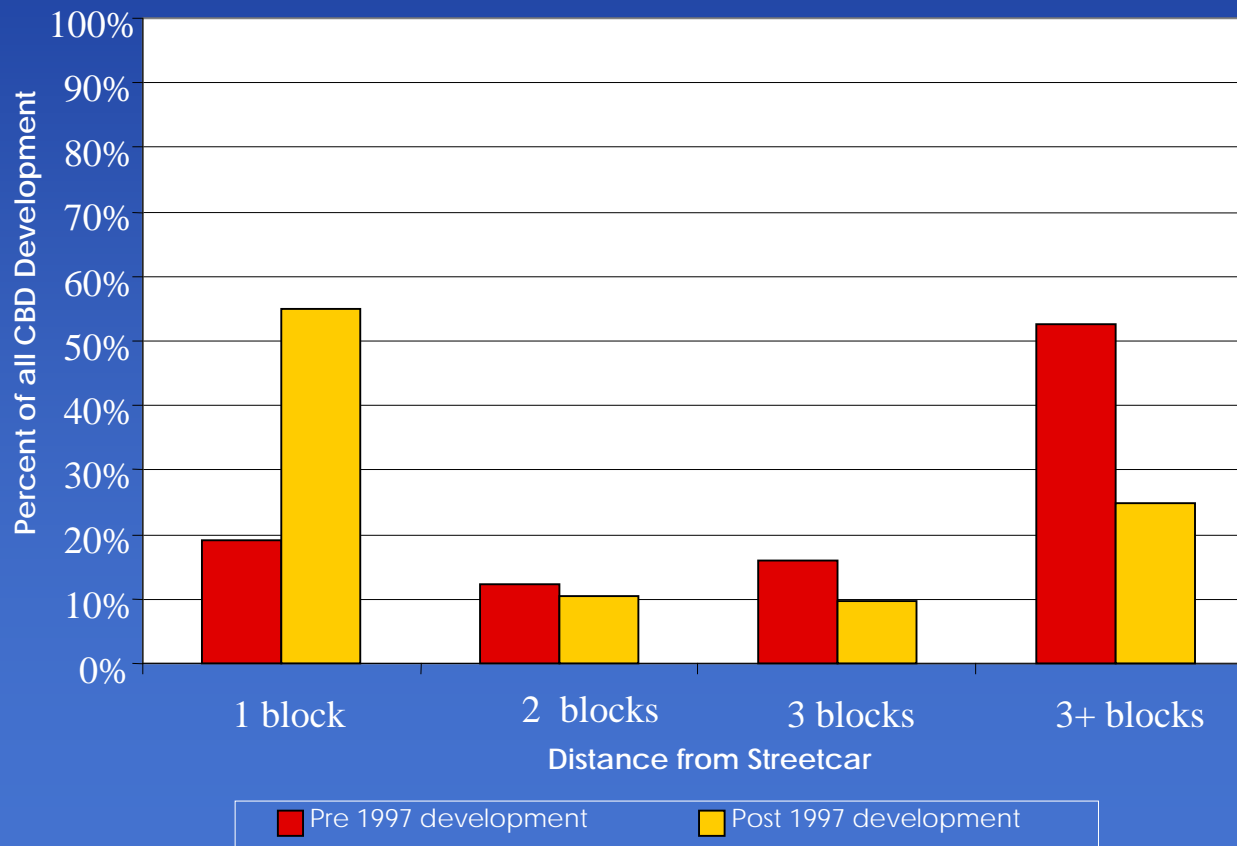
- Market uncertainty for **condos**
- **Density** required with **streetcar** investment



PORTLAND STREETCAR Density of Development



PORTLAND STREETCAR Percent Development on Streetcar



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Density after Streetcar was built

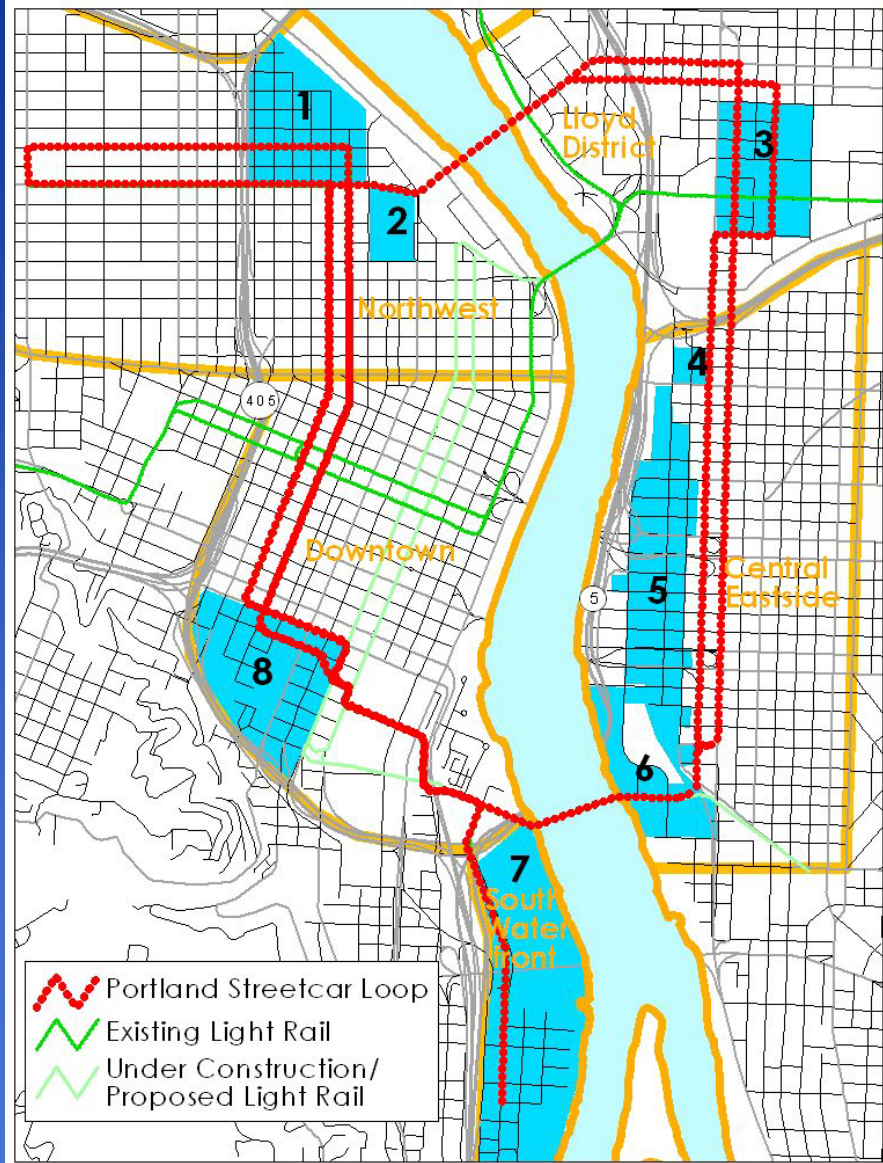
Density before Streetcar was built

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LOOP ECONOMIC DEVELOPMENT POTENTIAL

Potential
Development

\$5 Billion



Source: PDC, Metro, E. D. Hovee & Company, LLC, as of 2008

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CURRENT DEVELOPMENT

Existing FAR Density & Portland Streetcar Loop



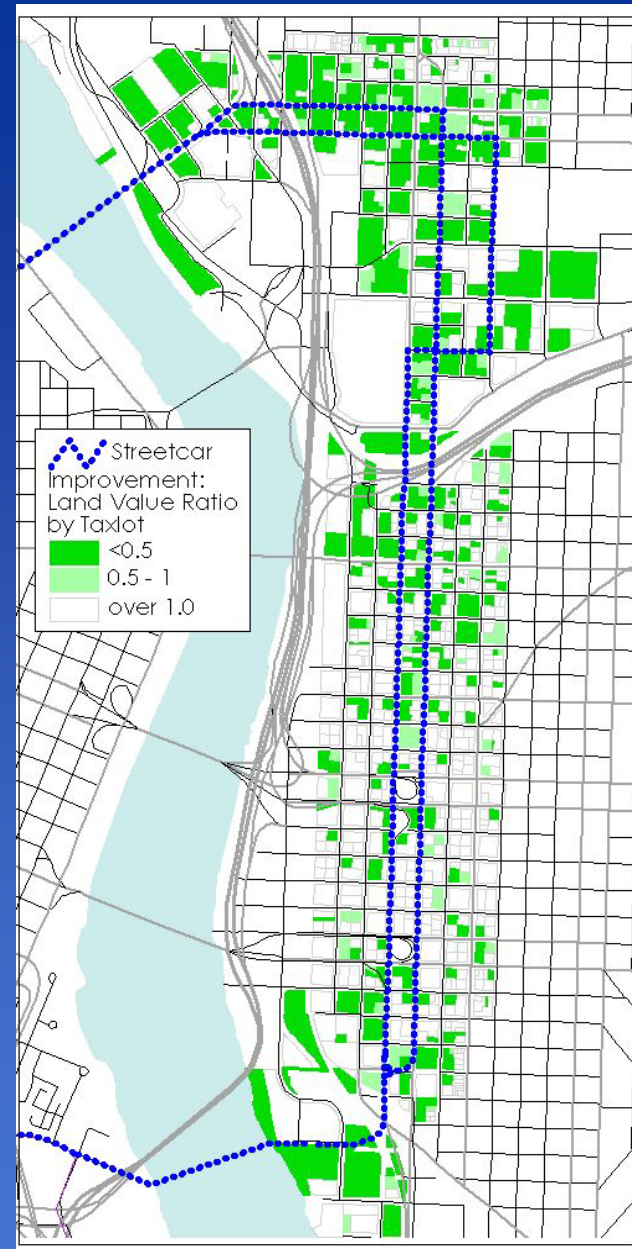
PLANNED DENSITY

FAR Development Potential with Portland Streetcar Loop



Source: Planning Bureau, City of Portland

IMPROVEMENT TO LAND VALUE



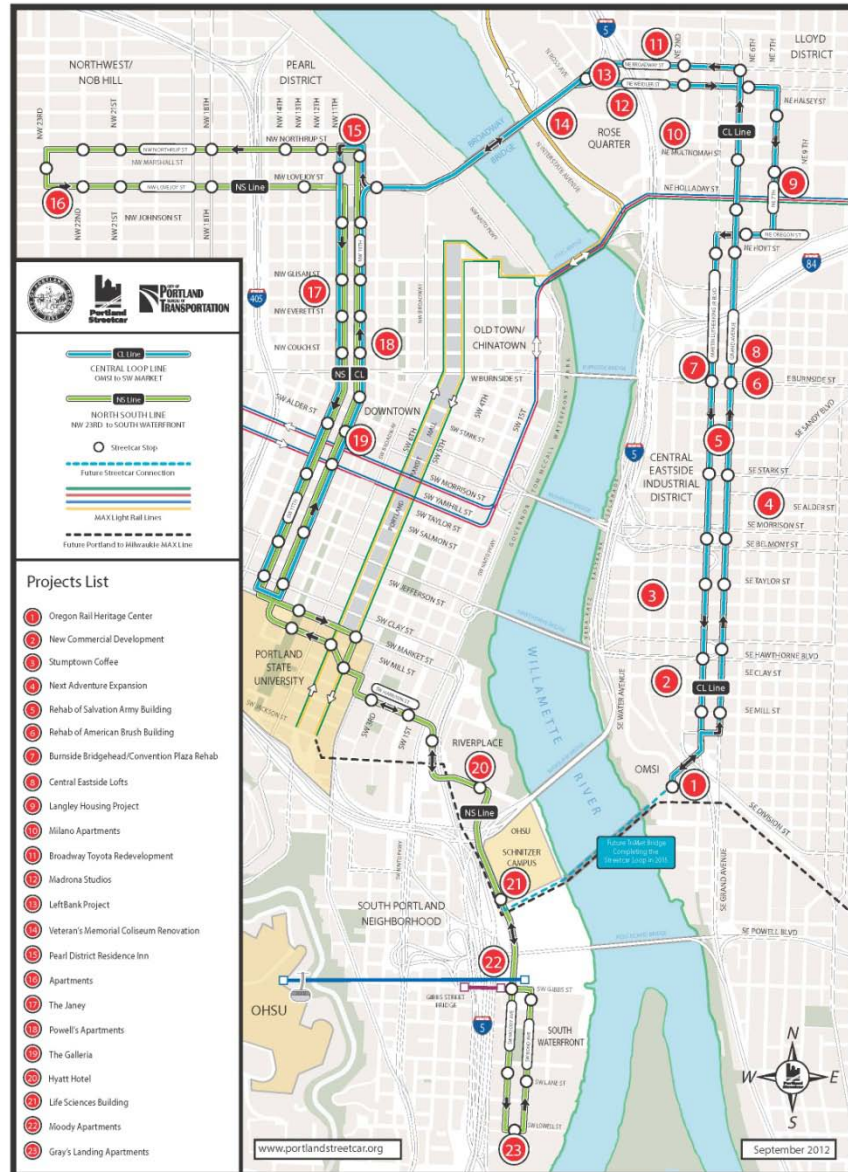
Source: Metro RLIS as of August 2007, E. D. Hovee & Company, LLC

EASTSIDE PROJECTIONS 2007-2020

	Projection 2020	Committed 2012
Residential Units	1,183	1,085
Rehabilitated S.F.	2,837,000	800,000
New S.F.	1,484,000	366,300

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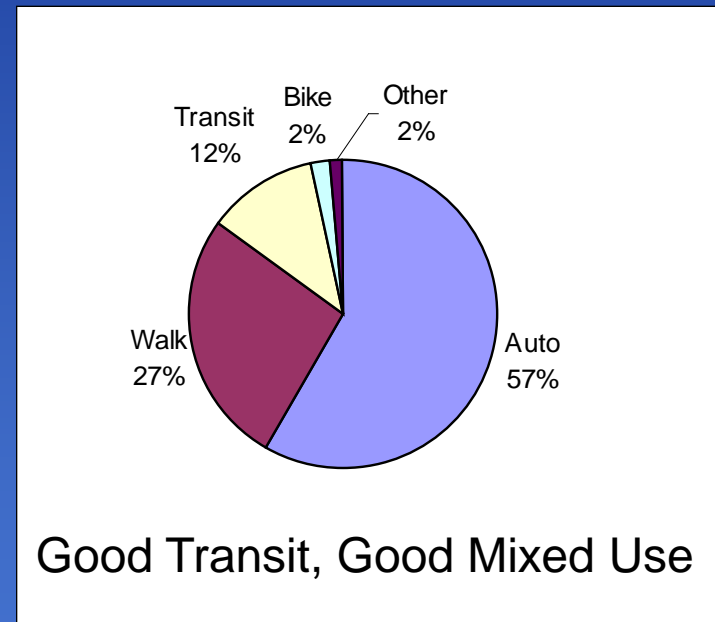
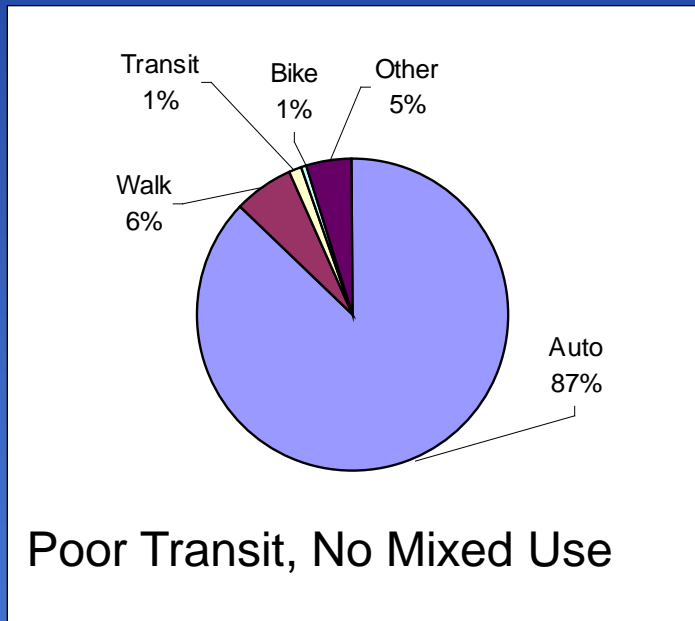
PROJECTS COMMITTED OR UNDER CONSTRUCTION



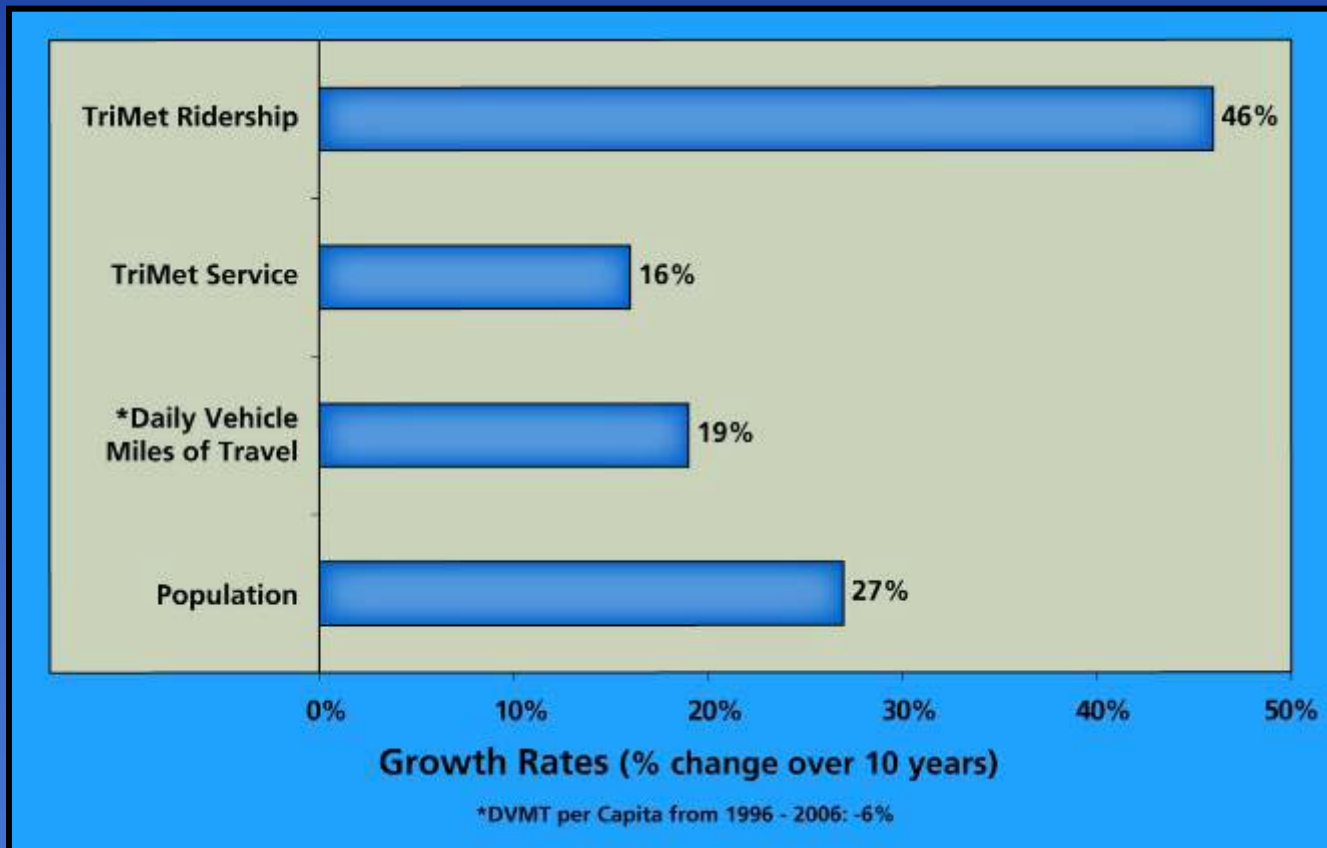
Eastside \$439 Million

Westside \$507 Million

TRAVEL MODES IN PORTLAND BY AREA



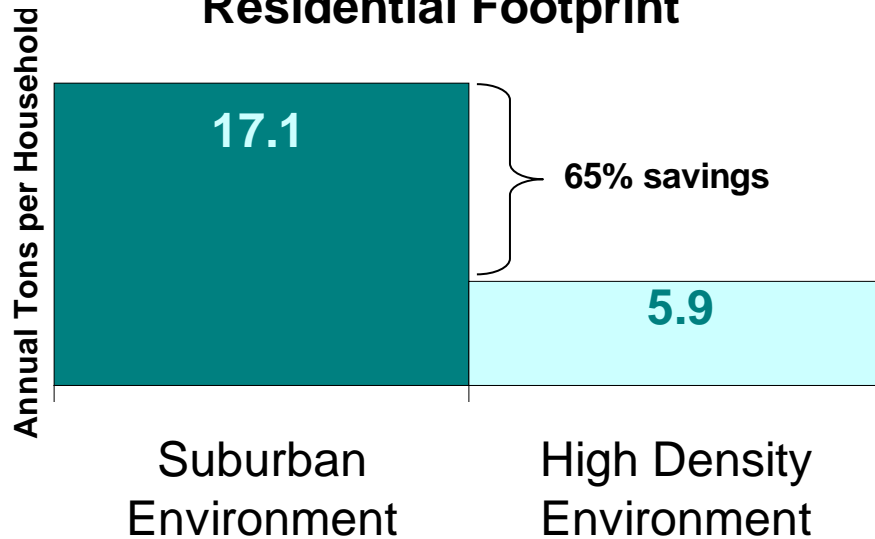
RIDERSHIP/VMT GROWTH 1996-2006



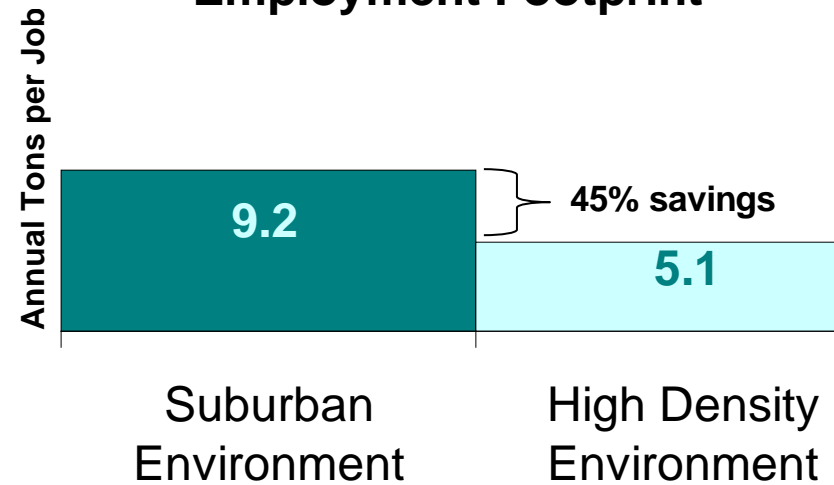
REDUCE GREENHOUSE GAS EMISSIONS

High Density / Suburban Carbon Footprint Comparisons

Residential Footprint



Employment Footprint



Source: E. D. Hovee & Company, LLC.

HIGH RISE CATALYST PROJECT CONCEPT LLOYD CROSSING



Source: GBD Architects, 2012

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