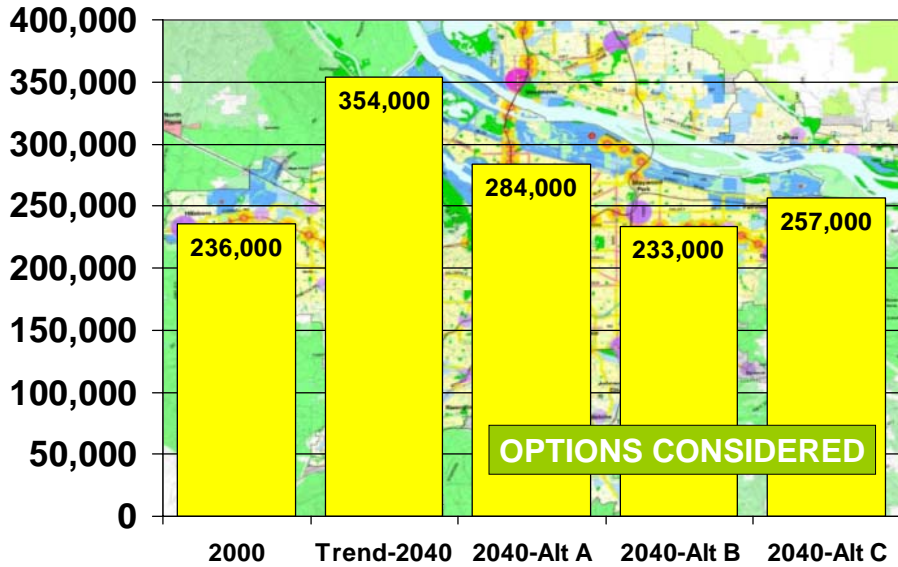


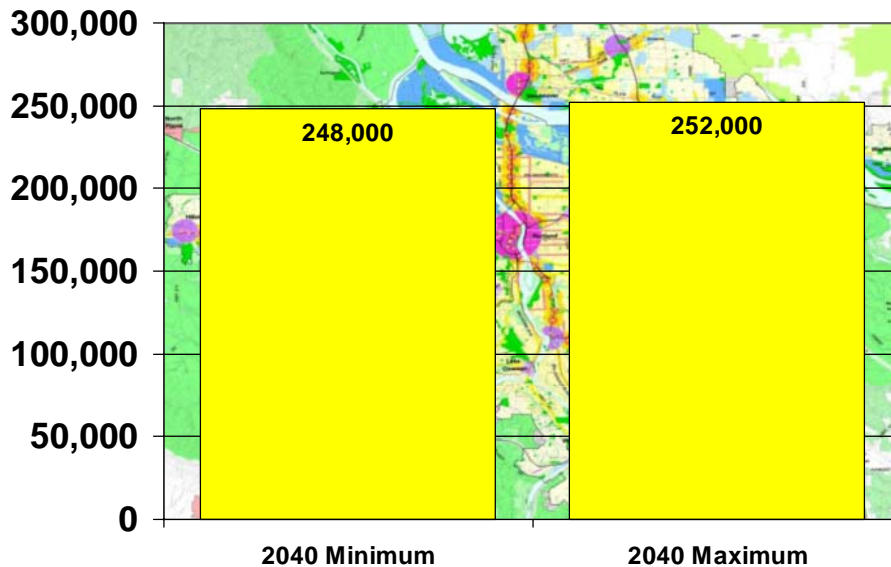
UGB Planning: Late 1990s

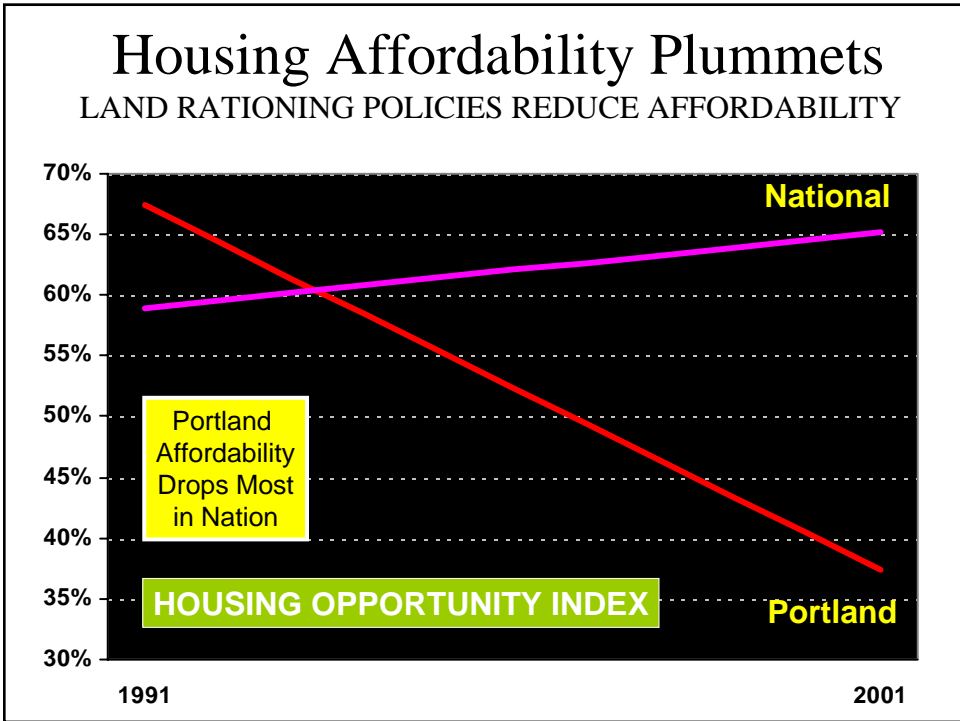
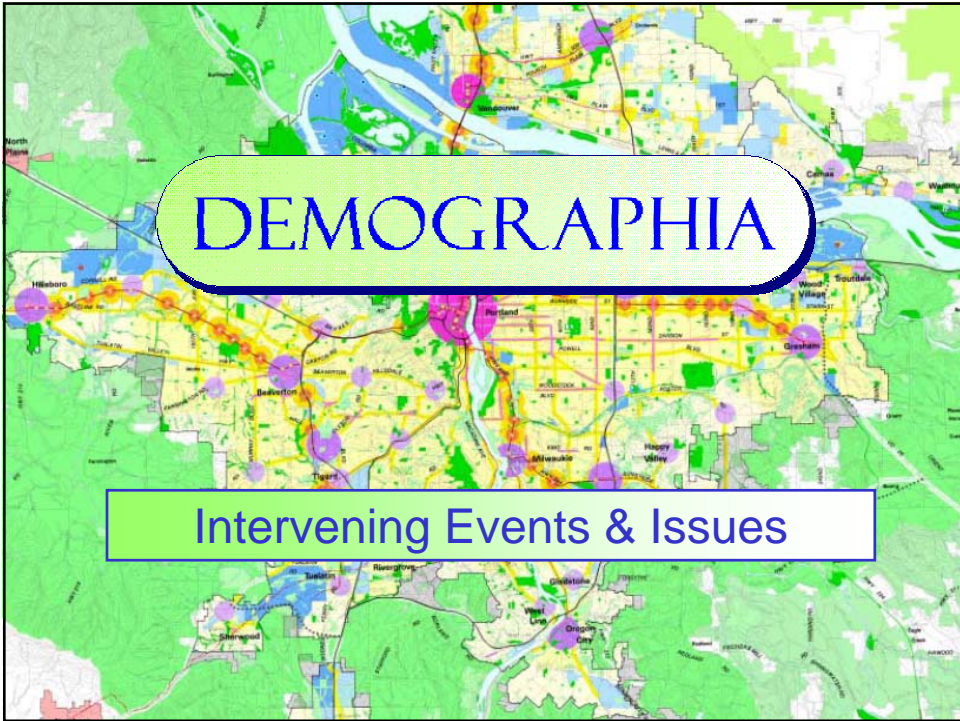
ACRES WITHIN URBAN GROWTH BOUNDARY: SCENARIOS



UGB 2040 Adopted Alternative

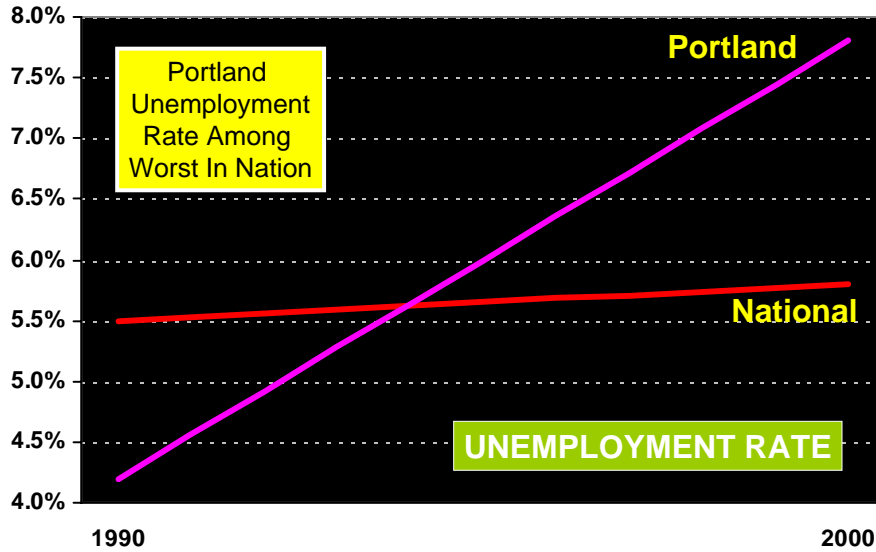
MAXIMUM 16,000 ACRE ADDITION PLANNED BY 2040





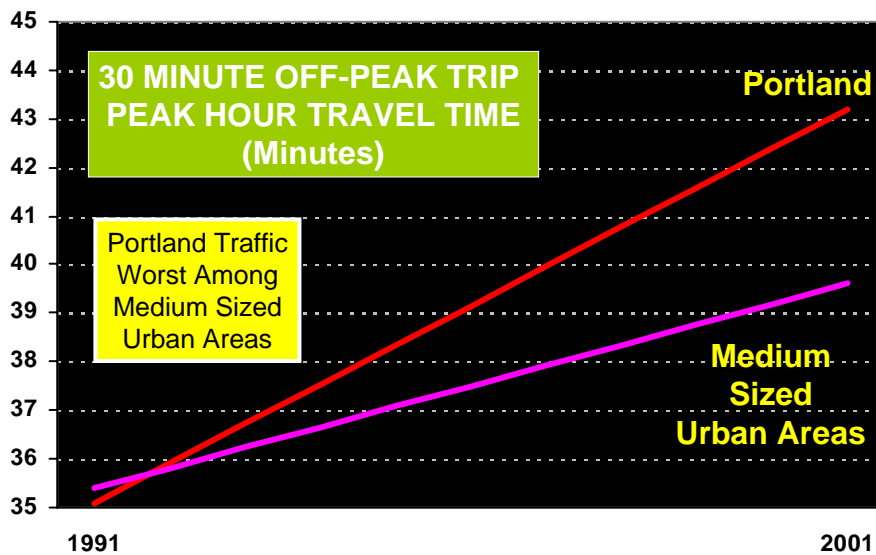
Portland Unemployment Explodes

LOCAL BUSINESS CLIMATE WORSENS DRAMATICALLY



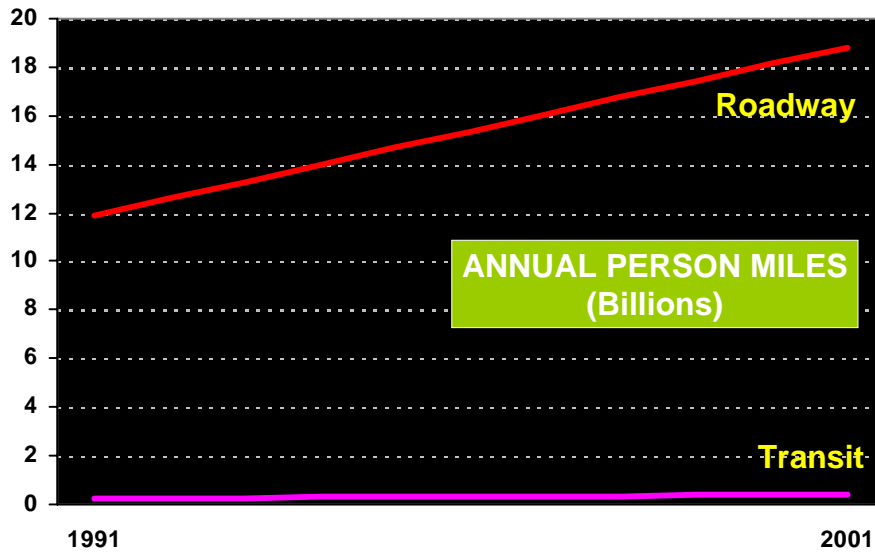
Portland Traffic is Worst

ANTI-HIGHWAY POLICIES INCREASE CONGESTION



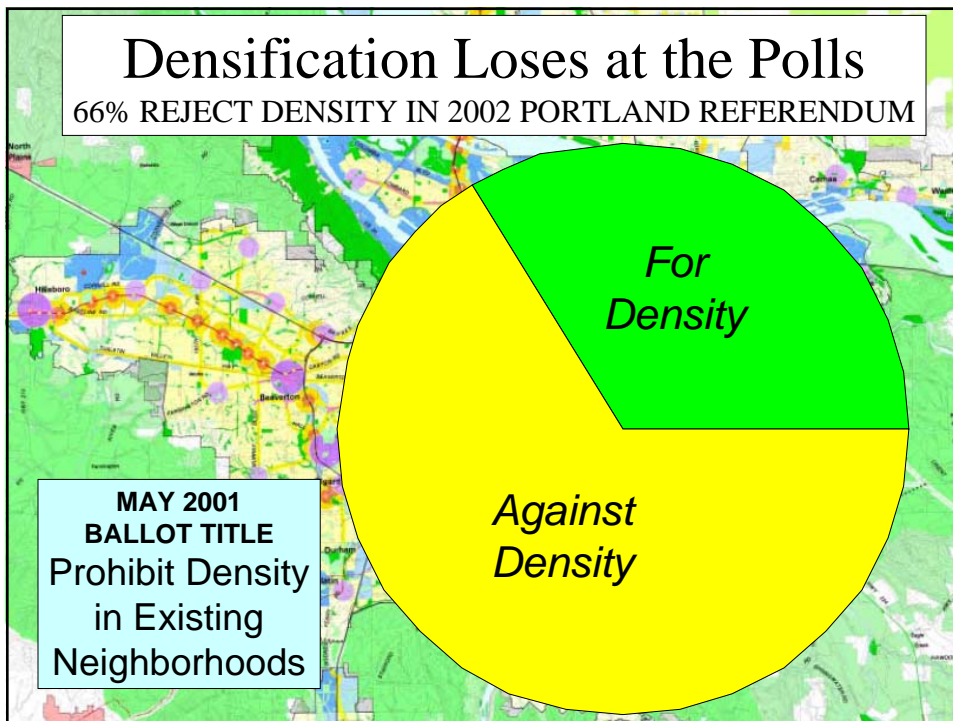
Virtually All Travel Increase is Auto

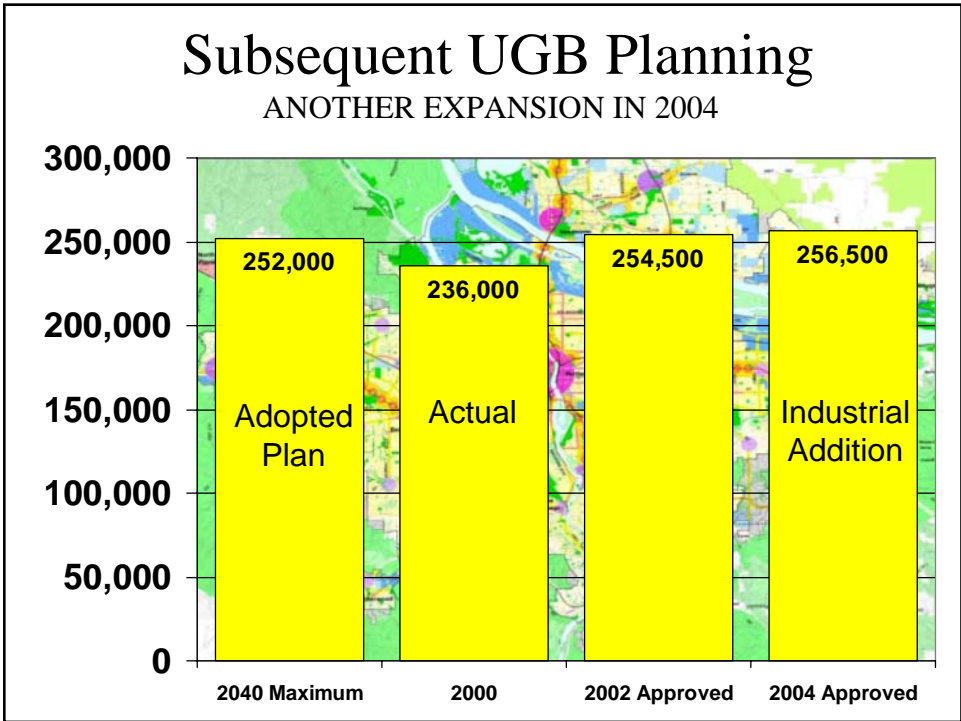
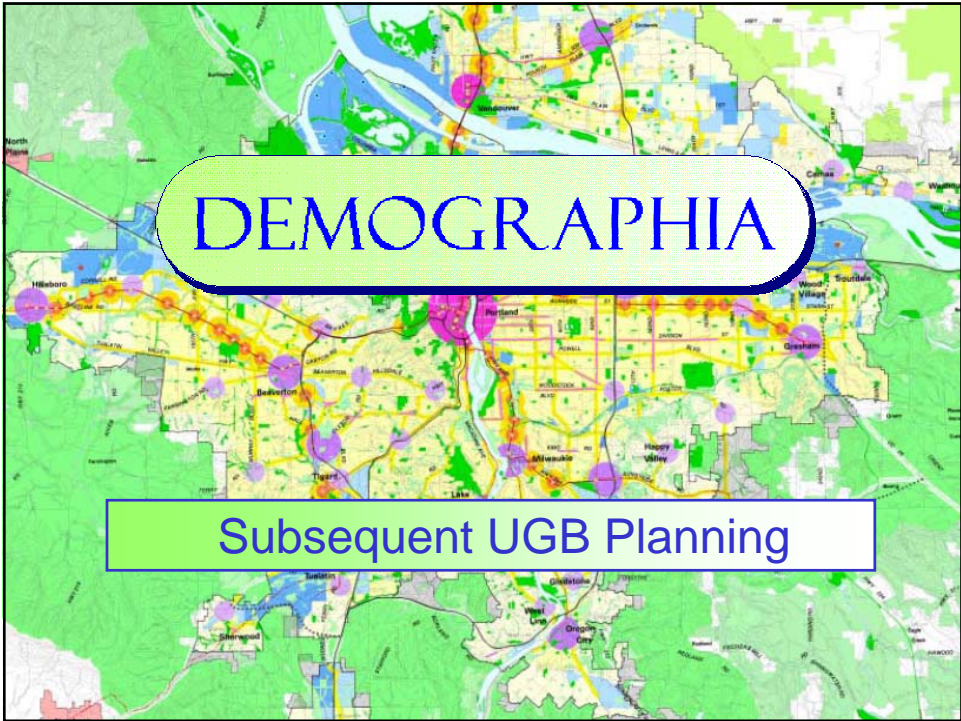
HEAVY TRANSIT SPENDING MAKES LITTLE DIFFERENCE



Densification Loses at the Polls

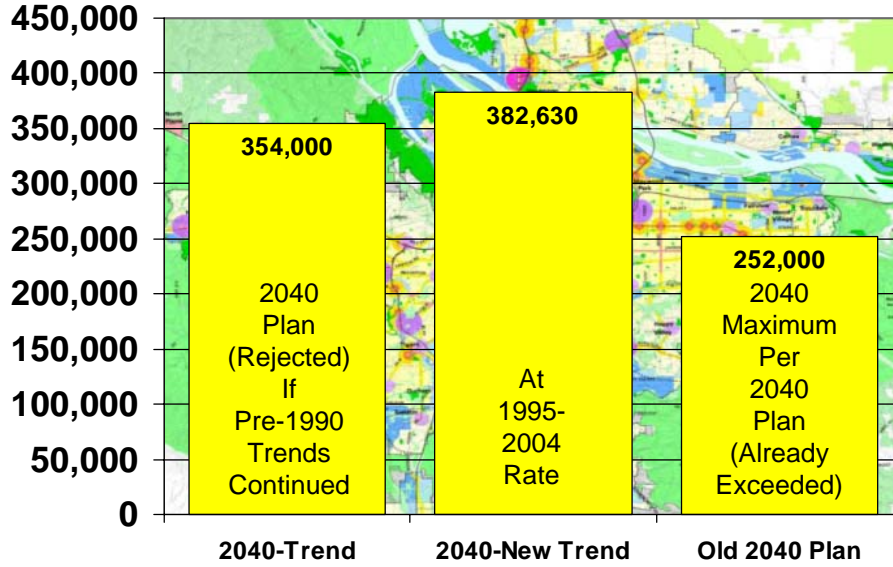
66% REJECT DENSITY IN 2002 PORTLAND REFERENDUM





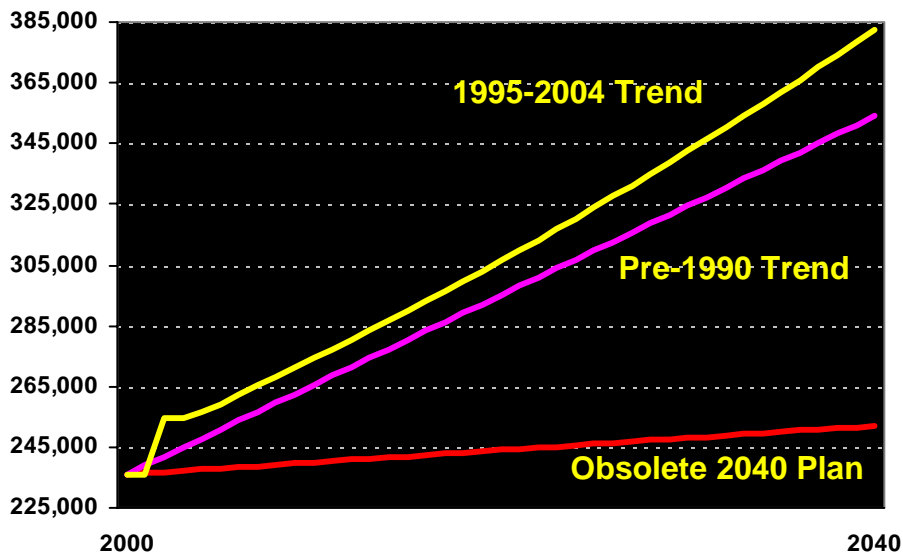
Urban Growth Boundary in 2040

COULD EQUAL LAISSEZ FAIRE PRE-1990S TREND



Urban Growth Boundary in 2040?

PRE-1990 DEVELOPMENT TREND COULD BE EXCEEDED



Portland UGB: Chronology

ACTUAL COMPARED TO 2040 PLAN

Date	Acres
1995 Actual (2040 Plan)	232,074
2000 Actual	235,904
2002 Actual	254,542
2004 Actual	256,482
2040 Plan	248,000 - 252,000
Amount by Which Exceeded: 2004	1.8% - 3.4%
Past Trends Projection (1995)	354,000
1995-2004 Expansion Rate	10.5%
Annual Rate	1.1%
2040 at 1995-2004 Annual Rate	382,630
Compared to 2040 Plan	51.8% - 54.3%
Compared to Past Trends Projection	8.1%