

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF APPROVING THE EXPO) RESOLUTION 00-3019
CENTER MASTER PLAN AND AUTHORIZING)
STAFF TO FILE THE PLAN WITH THE CITY OF) Introduced by Mike Burton, Executive
PORTLAND, OFFICE OF PLANNING AND) Officer, Councilor Rod Monroe
DEVELOPMENT REVIEW) and Councilor Ed Washington

WHEREAS, the Conditional Use Permit associated with the current Expo Center exhibition Hall D construction project requires the submission of an Expo Center Master Plan application to the City of Portland, Office of Planning Development and Review, before any future developments will be permitted; and

WHEREAS, MERC authorized by Resolution 00-02 the hiring of a contractor to conduct Master Plan consulting services and the consulting firm Barney and Worth was hired to provide said services; and

WHEREAS, the consultant, Barney & Worth, Inc., has prepared and submitted an Expo Center Master Plan in accordance with the code requirements established by the City of Portland's Office of Planning Development and Review; and

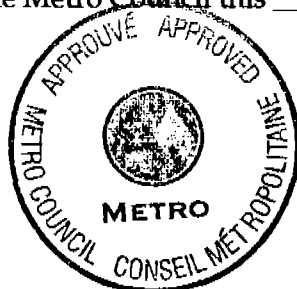
WHEREAS, the Expo Center Master Plan has been submitted to MERC for consideration and approval; and

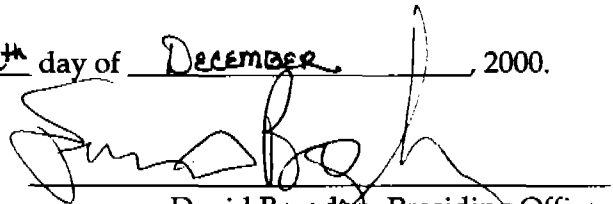
WHEREAS, MERC has approved the Expo Center Master Plan via Resolution 00-41 and authorized staff to forward the plan to the Metro Council for its consideration, review, and action; now, therefore

BE IT RESOLVED,

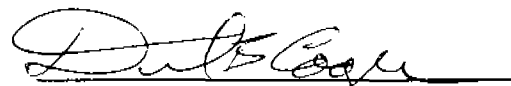
That the Metro Council approves the Expo Center Master Plan and authorizes staff to file the plan with the City of Portland, Office of Planning and Development review.

ADOPTED by the Metro Council this 12th day of December, 2000.




David Bragdon, Presiding Officer

Approved as to Form:


Daniel B. Cooper, General Counsel

STAFF REPORT

Consideration of Resolution 00-3019 for the purpose of approving the Expo Center Master Plan and authorizing staff to file the plan with the City of Portland, Office of Planning and Development Review

Date: November 22, 2000

Mark B. Williams
Bruce Warner

Brief Description of Resolution

Approval of the Expo Center Master Plan and authorizing MERC to file the plan with the City of Portland, Office of Planning and Development Review.

Background

MERC Resolution 00-02 authorized consultant Barney & Worth, Inc. to conduct Expo Center Master Planning consulting services and submit a Master Plan in accordance with requirements established by the City of Portland, Office of Planning Development and Review.

The Master Plan identifies possible improvements to the Expo Center's property to develop, in phases, upgraded and expanded exhibition and event facilities on the Expo Center campus. The impact of such improvements and steps to prevent or mitigate any impacts on area residents, businesses and natural resources are addressed in the plan as required by the City planning code.

General components of the master plan include a summary, Expo site description, uses and functions, site development plans, transportation and parking, mitigation of Expo development impacts, environmental compatibility, development review, neighborhood communication and coordination, project review procedures for future development, public involvement and appendices. A summary of the major elements of the Master Plan is as follows:

- Replacement and expansion of the remaining exhibit halls - A, B and C - to match the look of Hall E and Hall D (now under construction).
- New flexible meeting rooms to accommodate smaller conferences and meetings.
- A light rail station and park-and-ride lot to be located east of Expo's exhibit halls. Covered, accessible pedestrian walkways will connect light rail to Expo halls.
- Construction of replacement parking (495 spaces) to offset a portion of the spaces to be lost to light rail and other projects. Even with these new parking spaces, Expo will have about 150 fewer spaces than today.
- Other improvements to meet current standards for seismic safety and accessibility.
- Improved pedestrian and bicycle connections to Expo and the 40-Mile Loop trail system.
- Creation of an "environmental reserve" area along Expo's southern boundary, in the area considered earlier for a concert pavilion.

During the development of the Master Plan, MERC and Expo Center staff, and Barney & Worth, Inc. participated in the following major activities:

- Attended the required pre-application conference with the City of Portland, Office of Planning Development and Review
- Established an Expo Center Master Plan Advisory Committee and held subsequent meetings with this group to receive input and feedback on the direction and components of the master plan
- Solicited public input and involvement in the development of the plan by creating Master Plan "Fact Sheets" and surveys that were mailed to 11,000 households in the master planning area
- Conducted a major traffic study and analysis
- Held two Master Plan "Public Open House" opportunities inviting comments from the general public, residents and businesses in the master planning area
- Gave Master Plan presentations and held meetings at neighborhood associations, civic organizations and networking fair

Outstanding Questions

There are no anticipated impacts from ballot Measure 7 on this project.

Fiscal Impact:

There is no fiscal impact associated with approving the Master Plan and adoption of this resolution. Approval of the Master Plan by the City of Portland will give Metro/MERC permission to proceed on these projects from a land use perspective, but will not mandate any of the specified capital improvements nor require any associated expenditures.

The development of hard construction cost estimates, funding for planned capital improvements and approval of any associated expenditures are separate future actions distinct from the Master Plan itself.

MERC Commission Action

The MERC Commission has approved the Expo Center Master Plan by Resolution 00-41 on November 15, 2000 and recommends that the Metro Council approve the Expo Center Master Plan.

Executive Officer Recommendation

The Executive Officer recommends that the Metro Council approve the Expo Center Master Plan and authorize MERC staff to file the plan with the City of Portland, Office of Planning and Development Review.