

## MINUTES OF THE METRO COUNCIL MEETING

Thursday, November 29, 2007  
Wilson High School Cafeteria

Councilors Present: David Bragdon (Council President), Robert Liberty, Rex Burkholder, Carl Hosticka, Rod Park, Carlotta Collette

Councilors Absent: Kathryn Harrington (excused)

Council President Bragdon convened the Regular Council Meeting at 5:40 p.m.

### 1. INTRODUCTIONS

Council Liberty introduced Principle Brent from Wilson High School.

### 2. CITIZEN COMMUNICATIONS

Jeanne Roy, Center for Earth Leadership, 2420 SW Boundary Street, Portland OR 97239 thanked the Council for meeting in her neighborhood and the opportunity for citizen communication. She talked about recycling and said Metro's recovery rate had dropped to 50%. She noted that recycling rate had barely increased. She questioned what the region had to show for the money they had invested in recycling. She wondered why initiative such as those in Seattle had not been implemented in the Metro region. She felt it was time for this Council to step up to the plate and develop programs that achieved results.

### 3. HILLSDALE TOWN CENTER PRESENTATION

Councilor Liberty introduced the presenters. He reminded the audience and the citizens who were watching why town centers were important. This community leadership had been behind their town center. He was hopeful that we could develop new partnership that would enhance Region 2040.

Rick Seifert (Chair of Hillsdale Alliance and Hillsdale Neighborhood Association Board), Virginia Tribe (Head Librarian Hillsdale Branch Library), Josh Kadish (Board Chair of the Hillsdale Farmers Market), Rick Nitti (Executive Director of Neighborhood House), Mike Roach (President of the Hillsdale Business and Professional Association), Don Baack (President of the Hillsdale Neighborhood Association and Chair of the Southwest Trails), Wes Risher (Former President of the Hillsdale Neighborhood Association) and Ruth Adkins (Portland School Board member and Rieke and Robert Gray PTA). There were many active members of the community in the audience. Mr. Seifert talked about the Hillsdale Town Center even though Hillsdale was not a city. He shared the population statistics of Hillsdale. They had no elected body but they had themselves. They had started to plan for a town center thirteen years ago. They wanted to be seen as a model town center. They had made great progress once the town center was approved 10 years ago. He thanked Councilor Liberty for initiating this meeting. He provided an overview of the presentation. Wes Risher provided a power presentation on the Hillsdale Town Center (a copy of which is included in the meeting record). He noted the origin of the town center. They had received the town center award. He acknowledged that the City of Portland had helped them with a grant in 1993. Councilor Liberty asked about the nomination for Hillsdale to be a town center. Mr. Risher said the citizens of Hillsdale nominated their town center. He highlighted several categories of contributors. He noted points of interest in the area. He spoke to retaining the

elementary school, Rieke Elementary School, through citizen efforts. He highlighted other progress the town center had made over the last 10 years. He noted the Hillsdale Farmers Market, which occurred on Sundays all year round. He said the Market has enhanced the Hillsdale community. He spoke to several trails and watersheds in the area. He then talked about mixed-use housing that was being developed in the area. He noted challenges and opportunities that the Hillsdale area faced. They were looking for an opportunity for a grocery store to come back to the area. They were also looking for a more permanent home for the Farmers Market. He noted other significant development opportunities. He expressed concern with the significant disconnect with utilities. They struggled with pedestrian access to the town center. He provided some positive images of the area.

Councilor Liberty thanked the group for their presentation. Commissioner Eric Sten, City of Portland, offered some remarks. He was here to be a cheerleader for the town center. He was excited to see the Metro Council meet in this area. He had been working with the Hillsdale team for quite a few years. This was a true rebuilt town center in the City. He talked about the potential for the closure of Rieke Elementary School. People wanted to see more development and better planning for this area. From his point of view, this was an area, which had a committed community. He noted the need to put infrastructure in place and make the town center work. He talked about the trail network that had been put together. He also wanted to see more affordable housing. There was a need to get all of the systems to work and make sense. He thought rebuilding this area's town center was essential. He hoped that in a couple of years attendance at Rieke Elementary School would increase.

Mr. Seifert provided history on the annual book sale. Virginia Tribe said the library had been part of this community for years. She said, this community reads. They saw inter-generational use of the library. They were constantly dealing with people that were brand new to the area. She noted the kind of assistance the library provided to connect the community. The library offered a bridge to the community. It was a good branch library. You could see a lot of influence of the community in how the library was built and what people valued in and for the library. The library was part of the town center and one of the reasons why the library was as busy as it was for a branch library. They valued their position in the neighborhood and the community.

Josh Kadish, Chairman of the Farmers Market said he was also a musician working to bring more music to the area. He felt that the Farmers Market was a civic institution. Mr. Kadish said the market was proposed as part of the town center plan. The market attracted a lot of people to the town center. The market fed other businesses. The market had been a business incubator and was a place where people come and meet each other. Ideas were floated, community events were talked about, and people saw the vibrant community around the schools. The market had a multiplier effect. The market was a link to the broader world. He provided some examples of how this was occurring. They were known as a place where significant "food" things happened as well.

Mr. Seifert said they were an incubator for public service. Ruth Atkins, School Board member, said it was an honor to have the Council in Hillsdale. The Hillsdale town center had a full Kindergarten through 12 years of public education. The schools were key to their community. They had the largest low income housing in the State. When the School District tried to close Rieke Elementary School the entire community objected. We needed to integrate our school planning into our urban planning. They were in the midst of a school redesign system in the school district. They would be holding public hearings in January about the use of school space in the School District.

Rick Nitti, Neighborhood House, talked about Neighborhood House, which was a non-profit social service organization. Core services were directed towards the local community such as youth and senior services. This was a vibrant community. He talked about the hidden class in Hillsdale that the Neighborhood House served. He shared services provided for homeless families, low-income seniors, and low-income housing. Southwest Portland was a diverse community. 31% of the children enrolled were on the federal lunch school program. Southwest Portland was a mixed community, which included low-income families and seniors. The programs were highly successful in large part because of the Hillsdale community. The stronger the Hillsdale Town Center was, the stronger the support for low-income families. Mr. Seifert said communication-defined community. Good communication created strong communities. He had been instrumental in building communities through good communication. They needed to communicate between their parts. Talking and listening had nurtured four undertakings. The importance they placed on communication had been essential to the success of their town center.

Mike Roach, President of the Hillsdale Business Association, said he had many opportunities to contribute to the development of the Hillsdale Town Center. He provided some history about the efforts in creating a Hillsdale plan. He spoke of compromise to reach consensus and how successful that consensus had been in bringing the Town Center to fruition. Hillsdale treated its customers as more than consumers.

Don Baack talked about the importance of trails in the area. 16% of the area had sidewalks. They had tried to put together a trail system. He talked about the Red Electric Multi-model trail. He noted the pedestrian loop, which would take a lot of time. He asked Metro for their help. He spoke to building a bridge with very little funds. He talked about creating a community center. He noted the charettes that had been held to ask the community what they wanted for a community center. He spoke to the desires for an amphitheater. It would be an important step to their town center. Mr. Risher said they were trying to determine how Metro could help them with their town center planning. They were interested in having an implementation manager. He talked about the Vancouver British Columbia successes. Hillsdale was a community of interested volunteers. They thought if they had an implementation manager, they would see greater significant town center development. He was hoping this person could help them navigate connecting all of the parts. They had heard about Metro's efforts on town centers and place making. The City of Portland Planning Department had been working with the community to help them move forward on the town center.

Thomas Benke, Environmental Compliance Organization, 7845 SW Capitol Hwy, Suite 8, Portland OR 97219 talked about the charettes that had been presented. He noted that what Mr. Baack had not talked about was the lack of involvement with their stakeholders. He had daughters who had played soccer. He wanted to keep soccer fields in the area.

Councilor Collette said she was very impressed with the presentation. She talked about the elements that made a functional community.

Councilor Park said the last comment was interesting. He talked about the schools being an integral part of the community such as sustainability. He spoke about schools in the industrial zones and asked about addressing this issue in the rural areas. He asked Ms. Atkins about integration of schools in outer suburbs. Ms. Atkins addressed what the school district's strategies were at the time. Councilor Park asked if the Portland School District had planned to place schools in industrial sites. Ms. Atkins said she was not aware of any schools being placed in

industrial sites. Councilor Hosticka wondered what the short list was that Metro could help with. The City of Portland's Planning Commission had done some review of zoning codes in the area. There were opportunities to explore what they could do with zoning to solve some of the housing challenges. Mr. Baack talked about hide and ride partners. They also had planned for a bicycling parking facility. Councilor Burkholder said he had taken notes about how the work they had done could be a model for carrying out other projects. Metro had a strategy for livability not density. Hillsdale was a showcase for livability. Council President Bragdon noted that Mr. Baack was a trail builder, combining advocacy with implementation. They had spent a lot of time overhauling Metro to move from planning to implementation. It seemed that they needed a synthesizer. He noted that Region 2040 was not a "one size fits all" concept. As a regional organization, how could they be helpful? Mr. Risher talked about the skill sets needed to help the town center develop. For them to move forward with the implementation of the plan, they needed someone from the City of Portland that would work with them and Metro. He wanted to explore this kind of position with Metro. Council President Bragdon said they were also doing some soul searching as to what kind of organization Metro was and would be. Mr. Seifert said they needed to be practical about what they wanted this person to do.

Councilor Liberty thanked all of those who had participated. He felt it was helpful to have this conversation. They had a wide range of participants.

#### **4. TRANSIT ORIENTED DEVELOPMENT (TOD) ANNUAL REPORT**

Councilor Liberty introduced the topic.

Phil Whitmore, Planning Department, provided a power point presentation on the Annual Report (a copy of the report and power point are included in the record). He talked about his experience in moving power lines in Gresham and the time it took. He noted the goals of the TOD program, including funding sources and expenditures. He talked about the history of the TOD program. He noted program results concerning housing, retail, and office. He noted the type of projects that fell under the preview of the TOD program. He then reviewed all of the successes of the program. Councilors asked clarifying questions about the various projects. He noted challenges and opportunities. Councilor Park touched on the synergistic effect of the TOD program. Councilor Liberty asked about other potential projects. Mr. Whitmore responded to his question and provided suggestions for the Hillsdale Town Center and meshing it with the TOD program. He talked about what was economic feasible currently and in the future. They didn't have to own the site to participate in the development.

#### **5. CONSENT AGENDA**

Councilor Park asked to separate consideration of the minutes from the two consent resolutions. There was no objection to the request.

##### **5.1 Consideration of minutes of the November 15, 2007 Regular Council Meeting.**

Motion:

Councilor Burkholder moved to adopt the meeting minutes of the November 15, 2007 Regular Metro Council.
---

Vote:

Councilors Burkholder, Liberty, Collette and Council President Bragdon voted in support of the motion. The vote was 4 aye, the motion passed with Councilor Park abstaining from the vote and Councilor Hosticka absent
---

from the vote.

5.2 **Resolution No. 07-3877**, For the Purpose of Confirming the Council President's Appointments to the Transportation Policy Alternatives Committee (TPAC) For 2008-2009.

5.3 **Resolution No. 07-3886**, For the Purpose of Confirming the Appointment of Jim Stahly to the Metro Central Station Community Enhancement Committee (MCSCEC).

Motion: Councilor Park moved to adopt Resolution Nos. 07-3877 and 07-3886.

Vote: Councilors Burkholder, Liberty, Park, Collette and Council President Bragdon voted in support of the motion. The vote was 5 aye, the motion passed with Councilor Hosticka absent from the vote.

## 5. ORDINANCES - SECOND READING

5.1 **Ordinance No. 07-1168**, For the Purpose of Amending Metro Code Chapter 2.21 Claims under ORS 197.352) to Implement Ballot Measure 49 and Declaring an Emergency.

Motion:	Councilor Liberty moved to adopt Ordinance No. 07-1168.
Seconded:	Councilor Burkholder seconded the motion

Councilor Liberty introduced the ordinance and asked Richard Benner, Senior Metro Attorney, to explain the changes to the law and the Code. Mr. Benner reviewed the ordinance and the changes in law from Measure 37 to Measure 49. Councilors asked clarifying questions. Mr. Benner responded to their questions.

Council President Bragdon opened a public hearing on Ordinance No. 07-1168 No one came forward. Council President Bragdon closed the public hearing.

Vote: Councilors Park, Hosticka, Burkholder, Collette, Liberty and Council President Bragdon voted in support of the motion. The vote was 5 aye, the motion passed with Councilor Hosticka absent from the vote.

## 6. CHIEF OPERATING OFFICER COMMUNICATION

Michael Jordan, COO, was not present

## 7. COUNCILOR COMMUNICATION

There were none.

## 8. ADJOURN

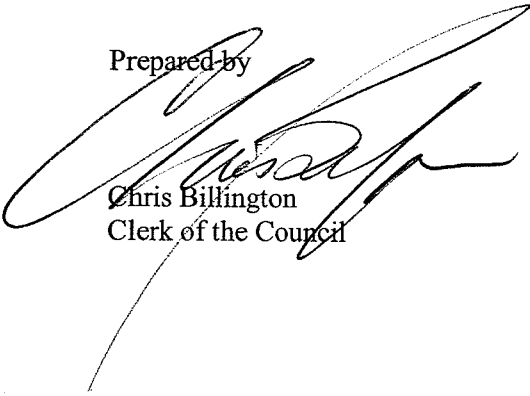
There being no further business to come before the Metro Council, Council President Bragdon adjourned the meeting at 8:32 p.m.

Metro Council Meeting

11/29/07

Page 6

Prepared by

A large, stylized handwritten signature in black ink, appearing to read 'Chris Billington', is written over the printed name and title.

Chris Billington  
Clerk of the Council

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF  
 NOVEMBER 29, 2007**

<b>Item</b>	<b>Topic</b>	<b>Doc. Date</b>	<b>Document Description</b>	<b>Doc. Number</b>
3.0	Power Point Presentation	11/29/07	To: Metro Council From: West Riser, Hillsdale Town Center Re: Power Point Presentation on Hillsdale: A Model Town Center	112907c-01
3.0	Power Point Presentation	11/29/07	To: Metro Council From: Don Baack Re: Hillsdale and surrounding area trails	112907c-02
4.0	Power Point Presentation	11/29/07	To: Metro Council From: Phil Whitmore, Planning Department Re: Transit Oriented Development and Centers Program Power Point	112907c-03
4.0	Annual Report	2007	To: Metro Council From: Phil Whitmore, Planning Department Re: Transit-Oriented Development and Centers Program	112907c-04
6.1	Exhibit B as amended	11/29/07	To: Metro Council From: Richard Benner, Metro Senior Attorney Re: Exhibit B to Ordinance No. 07-1168	112907c-05