

A G E N D A

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736
TEL 503 797 1542 | FAX 503 797 1793



METRO

Agenda

MEETING: METRO COUNCIL REGULAR MEETING - revised 3/6/02
DATE: March 7, 2002
DAY: Thursday
TIME: 2:00 PM
PLACE: Metro Council Chamber

CALL TO ORDER AND ROLL CALL

1. **INTRODUCTIONS**
2. **CITIZEN COMMUNICATIONS**
3. **TRANSITION REPORT AND RECOMMENDATIONS RESCHEDULED FOR 3/21/02**
4. **EXECUTIVE OFFICER COMMUNICATIONS**
 - Proposed FY 02-03 Budget Presentation
5. **CONSENT AGENDA**
 - 5.1 Consideration of Minutes for the February 28, 2002 Metro Council Regular Meeting.
6. **ORDINANCES - FIRST READING - PUBLIC HEARING**
 - 6.1 **Ordinance No 02-940**, For the Purpose of Adopting the Annual Budget for Fiscal Year 2002-03, Making Appropriations, and Levying Ad Valorem Taxes, and Declaring an Emergency (*Public Hearing*)
7. **RESOLUTIONS**
 - 7.1 **Resolution No. 02-3171A**, For the purpose of Directing the Executive Officer Park to Submit a Petition to the Land Conservation and Development Commission for a Declaration Ruling Under ORS 183.410 on the Application of Goal 14 and ORS 197.298 to the Expansion by Metro of the Urban Growth Boundary.
8. **COUNCILOR COMMUNICATION**
9. **ADJOURN**

Cable Schedule for Week of March 7, 2002 (TVCA)

	Sunday (3/10)	Monday (3/11)	Tuesday (3/12)	Wednesday (3/13)	Thursday (3/7)	Friday (3/8)	Saturday (3/9)
CHANNEL 11 (Community Access Network) (most of Portland area)						2:00 PM	
CHANNEL 21 (TVCA) (Washington Co., Lake Oswego, Wilsonville)	7:00 PM	1:00 AM		7:00 PM			
CHANNEL 30 (TVCA) (NE Washington Co. - people in Wash. Co. who get Portland TCI)	7:00 PM	1:00 AM		7:00 PM			
CHANNEL 30 (CityNet 30) (most of City of Portland)	8:30 PM (previous meeting)	2:00 PM					
CHANNEL 30 (West Linn Cable Access) (West Linn, Rivergrove, Lake Oswego)	4:30 PM			5:30 AM	1:00 PM 5:30 PM	3:00 PM	
CHANNEL 32 (ATT Consumer Svcs.) (Milwaukie)		10:00 AM 2:00 PM 9:00 PM					

PLEASE NOTE THAT ALL SHOWING TIMES ARE TENTATIVE BASED ON THE INDIVIDUAL CABLE COMPANIES' SCHEDULES. PLEASE CALL THEM OR CHECK THEIR WEB SITES TO CONFIRM SHOWING TIMES.

<i>Portland Cable Access</i>	www.pcatv.org	<i>(503) 288-1515</i>
<i>Tualatin Valley Cable Access</i>	www.tvca.org	<i>(503) 629-8534</i>
<i>West Linn Cable Access</i>	www.ci.west-linn.or.us/CommunityServices/htmls/wltvsked.htm	<i>(503) 650-0275</i>
<i>Milwaukie Cable Access</i>		<i>(503) 652-4408</i>

Agenda items may not be considered in the exact order. For questions about the agenda, call Clerk of the Council, Chris Billington, 797-1542. Public Hearings are held on all ordinances second read and on resolutions upon request of the public. Documents for the record must be submitted to the Clerk of the Council to be considered included in the decision record. Documents can be submitted by email, fax or mail or in person to the Clerk of the Council. For assistance per the American Disabilities Act (ADA), dial TDD 797-1804 or 797-1540 (Council Office).

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CALL TO ORDER AND ROLL CALL

1. INTRODUCTIONS

2. CITIZEN COMMUNICATIONS

**3. METRO TRANSITION ADVISORY TASK FORCE REPORT
AND RECOMMENDATIONS**

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4. EXECUTIVE OFFICER COMMUNICATIONS

- Proposed FY 02-03 Budget Presentation

5. CONSENT AGENDA

5.1 Consideration of Minutes for the February 28, 2002 Metro Council Regular Meeting.

6. ORDINANCES - FIRST READING - PUBLIC HEARING

6.1 **Ordinance No 02-940**, For the Purpose of Adopting the Annual Budget for Fiscal Year 2002-03, Making Appropriations, and Levying Ad Valorem Taxes, and Declaring an Emergency (*Public Hearing*)

7. RESOLUTIONS

7.1 **Resolution No. 02-3171**, For the purpose of Directing the Executive Officer to Submit a Petition to the Land Conservation and Development Commission for a Declaration Ruling Under ORS 183.410 on the Application of Goal 14 and ORS 197.298 to the Expansion by Metro of the Urban Growth Boundary. Community Planning

8. COUNCILOR COMMUNICATION

9. ADJOURN

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Agenda Item Number 5.1

Consideration of the February 28, 2002 Regular Metro Council Meeting minutes.

**Metro Council Meeting
Thursday, March 7, 2002
Metro Council Chamber**

Agenda Item Number 6.1

Ordinance No. 02-940, For the Purpose of Adopting the Annual Budget for Fiscal Year 2002-03, Making Appropriations, and Levying Ad Valorem Taxes, and Declaring an Emergency..

First Reading

**Metro Council Meeting
Thursday, March 7, 2002
Metro Council Chamber**

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ADOPTING THE)
 ANNUAL BUDGET FOR FISCAL YEAR 2002-)
 03, MAKING APPROPRIATIONS, AND)
 LEVYING AD VALOREM TAXES, AND)
 DECLARING AN EMERGENCY)

ORDINANCE NO. 02-940

Introduced by
 Mike Burton, Executive Officer

WHEREAS, the Multnomah County Tax Supervising and Conservation Commission held its public hearing on the annual Metro budget for the fiscal year beginning July 1, 2002, and ending June 30, 2003; and

WHEREAS, recommendations from the Multnomah County Tax Supervising and Conservation Commission have been received by Metro (attached as Exhibit A and made a part of the Ordinance) and considered; now, therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. The "Fiscal Year 2002-03 Metro Budget," in the total amount THREE HUNDRED TWENTY-SEVEN MILLION THREE HUNDRED FOURTY-TWO THOUSAND FOUR HUNDRED (\$327,342,400) DOLLARS, attached hereto as Exhibit B, and the Schedule of Appropriations, attached hereto as Exhibit C, are hereby adopted.
2. The Metro Council does hereby levy ad valorem taxes, as provided in the budget adopted by Section 1 of this Ordinance, at the rate of \$0.0966 per thousand dollars of assessed value for Zoo operations and in the amount of SIXTEEN MILLION SEVEN HUNDRED NINETY SEVEN THOUSAND THREE HUNDRED EIGHT FIVE (\$16,797,385) DOLLARS for general obligation bond debt, said taxes to be levied upon taxable properties within the Metro District for the fiscal year 2002-03. The following allocation and categorization subject to the limits of Section 11b, Article XI of the Oregon Constitution constitute the above aggregate levy.

SUMMARY OF AD VALOREM TAX LEVY

	Subject to the General Government <u>Limitation</u>	Excluded from <u>the Limitation</u>
Zoo Tax Rate Levy	\$0.0966/\$1,000	
General Obligation Bond Levy		\$16,797,385

3. The Smith & Bybee Lakes Trust Fund is hereby renamed the Smith & Bybee Lakes Fund. The purpose of the fund remains the same.

4. The Regional Parks Trust Fund is hereby renamed the Regional Parks Special Accounts Fund. The purpose of the fund remains the same.

5. In accordance with Section 2.02.125 of the Metro Code, the Metro Council hereby authorizes positions and expenditures in accordance with the Annual Budget adopted by Section 1 of this Ordinance, and hereby appropriates funds for the fiscal year beginning July 1, 2001, from the funds and for the purposes listed in the Schedule of Appropriations, Exhibit C.

6. The Executive Officer shall make the filings as required by ORS 294.555 and ORS 310.060, or as requested by the Assessor's Office of Clackamas, Multnomah, and Washington Counties.

7. This Ordinance being necessary for the health, safety, or welfare of the Metro area, for the reason that the new fiscal year begins July 1, 2002, and Oregon Budget Law requires the adoption of a budget prior to the beginning of the fiscal year, an emergency is declared to exist and the Ordinance takes effect upon passage.

ADOPTED by the Metro Council on this _____ day of June, 2002.

Carl Hosticka, Presiding Officer

ATTEST:

Approved as to Form:

Recording Secretary

Daniel B. Cooper, General Counsel

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STAFF REPORT

CONSIDERATION OF ORDINANCE NO. 02-940 ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2002-03, MAKING APPROPRIATIONS AND LEVYING AD VALOREM TAXES, AND DECLARING AN EMERGENCY

Date: February 11, 2002

Presented by: Mike Burton
Executive Officer

BACKGROUND

I am forwarding to the Council for consideration and approval my proposed budget for Fiscal Year 2002-03.

Council action, through Ordinance No. 02-940 is the final step in the process for the adoption of Metro's operating financial plan for the forthcoming fiscal year. Final action by the Council to adopt this plan must be completed by June 30, 2002.

Once the budget plan for Fiscal Year 2002-03 is adopted by the Council, the number of funds and their total dollar amount and the maximum tax levy cannot be amended without review and certification by the Tax Supervising and Conservation Commission. Adjustments, if any, by the Council to increase the level of expenditures in a fund are limited to no more than 10 percent of the total value of any fund's appropriations in the period between Council approval and adoption.

Exhibits B and C of the Ordinance will be available at the public hearing on March 7, 2002.

ANALYSIS/INFORMATION

1. **Known Opposition** – Council hearings will be held on the Proposed Budget during the months of March and April 2002. Several opportunities for public comments will be provided. Opposition to any portion of the budget will be identified during that time.
2. **Legal Antecedents** – The preparation, review and adoption of Metro's annual budget is subject to the requirements of Oregon Budget Law, ORS Chapter 294. Oregon Revised Statutes 294.635 requires that Metro prepare and submit its approved budget to the Tax Supervising and Conservation Commission by May 15, 2002. The Commission will conduct a hearing during June 2002 for the purpose of receiving information from the public regarding the Council's approved budget. Following the hearing, the Commission will certify the budget to the Council for adoption and may provide recommendations to the Council regarding any aspect of the budget.
3. **Anticipated Effects** – Adoption of this ordinance will put into effect the annual FY 2002-03 budget, effective July 1, 2002.
4. **Budget Impacts** – The total amount of the proposed FY 2002-03 annual budget is \$327,342,400.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends adoption of Ordinance No. 02-940.

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Agenda Item Number 7.1

Resolution No. 02-3171, For the Purpose of Directing the Executive Officer to Submit a Petition to the Land Conservation and Development Commission for a Declaration Ruling Under ORS 183.410 on the Application of Goal 14 and ORS 197.298 to the Expansion by Metro of the Urban Growth Boundary.

**Metro Council Meeting
Thursday, March 7, 2002
Metro Council Chamber**

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF DIRECTING THE)
EXECUTIVE OFFICER TO SUBMIT A PETITION)
TO THE LAND CONSERVATION AND)
DEVELOPMENT COMMISSION FOR A)
DECLARATORY RULING UNDER ORS 183.410)
ON THE APPLICATION OF GOAL 14 AND ORS)
197.298 TO THE EXPANSION BY METRO OF)
THE URBAN GROWTH BOUNDARY)

Resolution No. 02-3171

Introduced by Councilor Park

WHEREAS, Metro is responsible for the establishment and management of the urban growth boundary (UGB) for the Portland metropolitan region; and

WHEREAS, ORS 197.299(1) requires Metro to conduct an analysis of the capacity of the UGB for housing and to ensure that the boundary contains capacity for a 20-year supply of land for housing; and

WHEREAS, ORS 197.296 requires Metro to conduct an analysis of the capacity of the UGB for housing every five years; and

WHEREAS, it is likely Metro will have to expand the UGB to add capacity for housing to accommodate housing for the forecast population to year 2022; and

WHEREAS, Metro may find it necessary to allocate housing need to subareas of the region in order to accomplish the objectives of the Regional Framework Plan and the locational factors of Goal 14; and

WHEREAS, neither Goal 14 nor ORS 197.298, which establishes the priority of land to be added to UGBs, expressly states that the goal or statute may be applied to subregions of the Metro region; and

WHEREAS, the analysis Metro would undertake to determine whether allocation of housing and employment need to subregions accomplishes Regional Framework Plan and Goal 14 objectives is costly and time-consuming; now, therefore,

BE IT RESOLVED:

1. That the Executive Officer shall prepare and submit to the Land Conservation and Development Commission a "Petition for Declaratory Ruling" as allowed by ORS 183.410 seeking a determination from the commission whether Metro's practice of allocating regional need for housing and employment to subregions is proscribed or regulated by Goal 14 or ORS 197.298.

2. That the petition shall include the questions set forth in Exhibit A, attached and incorporated into this resolution.

ADOPTED by the Metro Council this ___th day of March, 2002.

Carl Hosticka, Presiding Officer

Approved as to Form:

Daniel B. Cooper, General Counsel

Attachment: Exhibit A

DBenner:rmb

Depts\Action\Draft 02-3171 LCDC Petition.doc

Questions for Petition for Declaratory Ruling from LCDC Under ORS 183.410

Goal 14 Questions:

1. If Metro determines there is a subregional need (part of regional need), does Goal 14 allow Metro, using the basis and methodology set forth in this petition, to allocate housing and employment to subregions, and to apply the locational factors of Goal 14 by subregion to select land for inclusion within the UGB?
2. If Metro determines there is a subregional need, does Goal 14 allow Metro to treat the Central City and each of the seven Regional Centers within the region as a subregion and, using the basis and methodology set forth in this petition, allocate some of the region's housing and employment need to each?
3. If Metro determines there is a subregional need, does Goal 14 allow Metro to treat each of the 32 (??) centers within the region as a subregion and, using the basis and methodology set forth in this petition, allocate some of the region's housing and employment need to each?
4. If Metro determines there is a subregional need, does Goal 14 allow Metro to treat Wilsonville and Forest Grove/Cornelius as subregions and, using the basis and methodology set forth in this petition, allocate some of the region's housing and employment need to these subregions?

ORS 197.298 Questions:

5. If Metro determines there is a subregional need (part of regional need), does ORS 197.298(1) allow Metro, using the basis and methodology set forth in this petition, to apply the statutory priorities for inclusion of land within a UGB on a subregional basis?
6. May Metro take lower priority land near the subregion into the UGB if the only higher priority land available is too far from the subregion to accommodate the subregional need?
7. May Metro include land of lower priority simply by demonstrating, pursuant to ORS 197.298(1), that there is not enough higher priority land to accommodate the amount of land needed, or must Metro also demonstrate that it must include the lower priority land for one of the reasons set forth in ORS 197.298(3)?
8. May Metro treat subregional need for general housing and employment land as a "specific type of identified land need" under ORS 197.298(3)(a) and bring farmland into the boundary if the only higher priority available is in a distant part of the region?
9. May Metro treat the need for a school in a school district as a "specific type of identified land need" under ORS 197.298(3)(a) and bring farmland within or close to the school district into the boundary if the only higher priority land available is in a distant part of the region?
10. May Metro treat subregional need for affordable housing as a "specific type of identified land need" under ORS 197.298(3)(a) and bring farmland into the boundary if the only higher priority land available is in a distant part of the region?
11. May Metro include lower priority land, when land of higher priority is available, for reasons other than the those set forth in ORS 197.298(3)?

DBenner:rmb

Depts\Action\Draft 02-3171 Exhibit A

MINUTES OF THE METRO COUNCIL MEETING

February 28, 2002

Metro Council Chamber

Councilors Present: Carl Hosticka (Presiding Officer), Susan McLain, Rod Park, Bill Atherton, David Bragdon, Rod Monroe, Rex Burkholder

Councilors Absent:

Presiding Officer Hosticka convened the Regular Council Meeting at 2:07 p.m.

1. INTRODUCTIONS

There were none.

2. CITIZEN COMMUNICATIONS

There were none.

3. SOUTH CORRIDOR STUDY BRIEFING

Councilor Burkholder suggested rescheduling this briefing.

4. CONSENT AGENDA

4.1 Consideration of minutes of the February 14, 2002 Regular Council Meeting.

Motion: **Councilor Bragdon** moved to adopt the meeting minutes of the February 14, 2002, Regular Council meeting.

Vote: The vote was 7 aye/ 0 nay/ 0 abstain, and the motion passed.

5. ORDINANCES - FIRST READING

5.1 **Ordinance No. 02-939**, For the Purpose of Amending Metro Code Chapter 7.01 to Amend the Metro Excise Tax to Provide Revenues for Metro's Regional Parks and Greenspaces Programs.

Presiding Officer Hosticka assigned Ordinance No. 02-939 to Natural Resources and Solid Waste & Recycling Committees.

6. ORDINANCES – SECOND READING

6.1 **Ordinance No. 02-933**, For the Purpose of Amending Metro Code Chapter 5.01 to Provide for the Regulation of Chipping or Grinding of Wood Waste at a Facility that is Otherwise Regulated by Metro.

Motion: **Councilor Atherton** moved to adopt Ordinance No. 02-933.

Seconded: **Councilor Bragdon** seconded the motion.

Councilor Atherton explained the ordinance was to address the issue and include a regulation for hog fuel. It had passed out of committee unanimously.

Presiding Officer Hosticka opened a public hearing on Ordinance No. 02-933. No one came forward. **Presiding Officer Hosticka** closed the public hearing.

Councilor Atherton thanked the staff for their hard work.

Vote: The vote was 7 aye/ 0 nay/ 0 abstain, and the motion passed.

6.2 Ordinance No. 02-934, For the Purpose of Amending the FY 2001-02 Budget and Appropriations Schedule Transferring \$31,000 from Contingency to Operating Expenses in the Building Management Fund, and Declaring an Emergency.

Motion: **Councilor Bragdon** moved to adopt Ordinance No. 02-934.

Seconded: **Councilor Burkholder** seconded the motion.

Councilor Bragdon reviewed Ordinance No. 02-934 explaining the transfer was related to improved security measures such as a visitor management project and security cameras as well as enhancements for the hearing impaired in the chamber and Room 370. He recommended approval.

Presiding Officer Hosticka opened a public hearing on Ordinance No. 02-934. No one came forward. **Presiding Officer Hosticka** closed the public hearing.

Councilor McLain asked if this was over a two-year period?

Councilor Bragdon responded that this was all in the current fiscal year. He closed by indicating that this was not an increase in the budget but a transfer from contingency fund to take care of operating expenses for MRC building.

Vote: The vote was 7 aye/ 0 nay/ 0 abstain, and the motion passed.

7. RESOLUTIONS

7.1 Resolution No. 02-3146B, For the Purpose of Encouraging the Procurement of Wood Products from Sustainable Sources and Promoting the Sustainable Forest Product Industry.

Motion: **Councilor Burkholder** moved to adopt Resolution No. 02-3146B.

Seconded: **Councilor McLain** seconded the motion.

Councilor Burkholder summarized the resolution and noted the reasons for supporting this resolution. The intent of the legislation was to promote a change in Metro's purchasing behavior to support and encourage the purchase and use of wood products from sustainable sources as well as being prepared in a sustainable manner. This resolution directed the Executive Officer to examine a procurement policy that would meet these goals and report back to Council within 180 days. He noted key issues of investigation including third party certification programs and

providing preference. He felt this was in line with Metro's history of promoting environmentally sensible and sustainable actions, he encouraged support.

Councilor Park asked for clarification on the term "certified". Would it apply to the Oregon Forest Practices Act?

Councilor Burkholder spoke to the term certified well-managed versus sustainable managed and explained why this had been used in the resolution. Certification was a better phrase to use.

Councilor Park said the Oregon Forest Practices Act was implemented to satisfy a good portion of the Endangered Species Act. He was seeking assurances that certified well-managed meant what Oregon was already doing.

Steve Apotheker, ENACT Coordinator and REM Waste Reduction Planner, said the Oregon Forest Board had recently undertaken a study to look at how the practices that were currently being required comply with some of the certification programs. At Metro they would be working to develop criteria and a program that was consistent with the same goals that the private sector had already adopted.

Presiding Officer Hosticka restated the question. Did compliance with the Oregon Forest Practices Act mean that you were certified.

Councilor Park further clarified his question. He wanted to make sure that they were using the definition of a State program as being acceptable. Was Metro adopting something that would be in conflict with a State certified program?

Mr. Apotheker said he believed that the State and was undergoing the same process. The overall goal was the same; they wanted to build demand from well-managed forests.

Councilor Burkholder said there were some pieces of the Forest Practices Act that were not covered. He further clarified those areas.

Councilor Park said that the Auditor had been signaling to speak.

Alexis Dow, Auditor, speaking as a private citizen, said there was two primary certification programs that were recognized in the industry and by the retail trade. She explained those certifications. She added that the industry itself had recently commissioned Nadar Engineering to do a comparison of the two major programs and see if they were effective. The results of the study should be released within the next three months.

Councilor Park said they used the term "certified well-managed forest". He wanted clarification on the term.

Paul Garrahan, Assistant Counsel, said what this resolution did was to direct the Executive Officer and staff to conduct a study on the issue and in the end what "certified well-managed" meant would depend on what the recommendations from the study showed.

Councilor Bragdon commented that the applicability of the resolution was accurate. This would provide for additional certification. He felt this made Metro a responsible consumer and used Metro's market power in a positive way to achieve ends. He spoke to the concerns he had

expressed at committee including fiscal impact. Most of these concerns had been addressed in committee and were included as revisions in the resolution.

Councilor Park said he understood the concept but would be abstaining from the vote.

Vote: The vote was 6 aye/ 0 nay/ 1 abstain, and the motion passed with Councilor Park abstaining from the vote.

7.2 Resolution No. 02-3147, For the Purpose of Reallocating a Portion of the Multnomah County Local Share Funds from the Metro Open Spaces Bond.

Motion: Councilor Atherton moved to adopt Resolution No. 02-3147.

Seconded: Councilor McLain seconded the motion.

Councilor Atherton reviewed the resolution explaining the changes in allocations from the original Intergovernmental Agreement and why the resolution was before Council.

Councilor McLain said they had done a good job of looking at the project changes. She thought there had been really good staff work on this resolution.

Councilor Burkholder asked about communication from Multnomah County?

Heather Kent, Regional Parks and Greenspaces, said they had sent a letter to Multnomah County. They were required to consult with Multnomah County. They had notified the county but the county had made no formal comments.

Councilor Park said he would be voting for this resolution.

Vote: The vote was 7 aye/ 0 nay/ 0 abstain, and the motion passed.

7.3 Resolution No. 02-3155, For the Purpose of Appointing Donald Olson and Elizabeth Tucker and Reappointing Scott Seibert to the Metro Committee for Citizen Involvement (MCCI).

Motion: Councilor Monroe moved to adopt Resolution No. 02-3155.

Seconded: Councilor Atherton seconded the motion.

Councilors Monroe said appointments were recommended by the Executive Officer. He felt these appointments were good and urged an aye vote.

Councilor Burkholder said he was glad they were appointing these three individuals. There were still some openings. He noted which positions were available.

Vote: The vote was 7 aye/ 0 nay/ 0 abstain, and the motion passed.

Councilor McLain asked if MCCI was going to present before the Metro Council. She suggested inviting them to come to a future Council meeting.

Councilor Burkholder said he would plan for this.

Presiding Officer Hosticka said they were working on a long-range strategic plan and thought MCCI could present this plan to the Council.

Councilor McLain suggested reviewing the plan before it was finalized.

7.4 Resolution No. 02-3166, For the Purpose of Approving Portland Regional Federal Transportation Priorities for FFY 2003 Appropriations.

Motion: **Councilor Monroe** moved to adopt Resolution No. 02-3166.

Seconded: **Councilor Burkholder** seconded the motion.

Councilor Monroe reviewed the reason for this resolution and noted some of the funding requests and continued support requests. He acknowledged that this resolution had been agreed to regionally and unanimously.

Councilor Burkholder said there was nothing in this resolution having to do with South Corridor and explained why.

Councilor Park said these projects were all very timely. He spoke to the Sauvie Island Bridge funding and noted the need to support the agricultural industry in that area. He felt this was a good project.

Councilor Monroe said they had added a paragraph in the position paper about the South Corridor Study. He urged support of the resolution.

Vote: The vote was 7 aye/ 0 nay/ 0 abstain, and the motion passed.

8. CONTRACT REVIEW BOARD

8.1 Resolution No. 02-3154, For the purpose of Exempting from Competitive Bidding Requirements and Authorizing Release of RFP 02-1005-ZOO for Soft Drink and Bottled Beverages at the Oregon Zoo.

Motion: **Councilor Monroe** moved to adopt Resolution No. 02-3154.

Seconded: **Councilor McLain** seconded the motion.

Councilor Monroe said the soft drink contract at the Zoo had expired. The Zoo wanted the flexibility to negotiate with responsive proposers such items as service, delivery, equipment and donations. He explained that this resolution gave them the best deal.

Councilor Bragdon said he had expressed concerns at the committee, he further explained those concerns. The Oregon Zoo had assured him that these issues would be addressed.

Councilor McLain said it was really important to not harm the goal of the facilities. She spoke to personal experience at her school. She suggested talking to other companies who had had these kinds of contracts.

Presiding Officer Hosticka asked if the Council would look at the contract once it came back, was it subject to Council approval?

Dan Cooper, General Counsel, responded to Presiding Officer Hosticka's question. He explained that this resolution and Code requirements did not require that the contract come back to Council but this could be added to the resolution if desired.

Councilor McLain shared further concerns about the image issue. She suggested a review before approving the contract.

Kathy Kiaunis, Oregon Zoo Deputy Director, explained the provisions of the resolution. The gift portion of this would be negotiated with the winning soda vendor, it would be tasteful and similar to other donors.

Councilor McLain expressed concerns about donation recognition and asked if they were going after a large donation? Was the Zoo looking for the vendor to build something?

Ms. Kiaunis said the vendor would get recognition just like any other donor did.

Councilor McLain cautioned that this was where they could have potential risk for image and perception of the Zoo.

Councilor Burkholder expressed concern about the term "prominently acknowledged".

Councilor Bragdon agreed that there was some leeway in the document, which was intentional to give the staff some negotiating room. The intent of his remarks was similar to Councilors McLain and Burkholder, he wanted to get on the record their concerns about garish advertisement. The staff was in agreement with those concerns.

Councilor McLain noted the list of potential promotion and marketing prospects, which included billboards. She shared further concerns.

Councilor Atherton asked Ms. Kiaunis about how long the contract was for?

Ms. Kiaunis said they were hoping to issue a five-year contract.

Presiding Officer Hosticka asked about a formal review and what it would entail.

Mr. Cooper said they could amend the resolution to include a formal review. He explained the difference between informal and formal reviews. The Code did not provide for informal reviews but they happened.

Motion to

Amend: **Councilor Bragdon** moved to amend the resolution to allow the Council final review of the contract.

Seconded: **Councilor Burkholder** seconded the motion.

Mr. Cooper explained that this was a resolution, there were no requirements limiting the Council's ability to amend this and take final action today.

Councilor Bragdon explained his amendment and said it formalized the Council's opportunity to review the contract.

Councilor Monroe asked Ms. Kiaunis if this would present any kind of problem in terms of the Zoo's ability to negotiate and get the best contract.

Ms. Kiaunis said it might cause a delay. Her larger concern relating to the amendment was that she was unsure how well the contract would spell out the Councilors' concerns.

Councilor McLain explained that if these issues were not tied down in the contract that was more worrisome than anything else was. Most donors would want to know what kind of signage would occur. This was the kind of thing the Council wanted to see in the contract. The Council wanted to know what substantial signage meant.

Councilor Park spoke against the amendment, explaining this was one of the areas where Council was crossing into what they were paying staff to do. Council had given good direction, given staff an outline of what the Council wanted to occur. He would think that during the course of this negotiation if staff thought that something was sensitive, they would bring it back to the Executive Officer and he would bring it to Council if he thought it was crossing the line.

Councilor Atherton asked Mr. Cooper about the RFP and benefits extended to the vendor.

Mr. Cooper responded that the current authorization allowed the Zoo Director to set special admissions and provided for management flexibility. There was no requirement for those particular benefits to come back to the Council outside the contract. Some of those benefits would be extended by the Oregon Zoo Foundation because they were the one who was selling the membership. He spoke to standard marketing practices at the Zoo that the Council had already authorized.

Presiding Officer Hosticka said he would be voting in favor of the amendment and explained why. He felt it was worth an extra review.

Councilor Bragdon said the Oregon Zoo was such an asset. The experience that individuals had there needed to be a high quality one. This would allow the Council a final review before the entered into a contract of this size and duration.

Vote to Amend: The vote was 6 aye/ 1 nay/ 0 abstain, the amendment passed with Councilor Park voting no.

Vote on the Main Motion: The vote was 7 aye/ 0 nay/ 0 abstain, and the motion passed.

8.2 Resolution No. 02-3158A, For the Purpose of Exempting From Competitive Bidding Requirements and Authorizing Release of RFP 02-1004-ZOO for PBX Replacement at the Oregon Zoo.

Motion: Councilor Monroe moved to adopt Resolution No. 02-3158A.

Seconded: Councilor Bragdon seconded the motion.

Councilor Monroe said the PBX system was sorely out of date, both hardware and software needed replacement. This RFP allowed for replacement of the system.

Vote: The vote was 7 aye/ 0 nay/ 0 abstain, and the motion passed.

9. **EXECUTIVE SESSION HELD PURSUANT TO ORS 192.660(1)(e).
DELIBERATIONS WITH PERSONS DESIGNATED TO NEGOTIATE
REAL PROPERTY TRANSACTIONS.**

**EXECUTIVE SESSION, HELD PURSUANT TO ORS 192.660(1)(h), TO
CONSULT WITH LEGAL COUNSEL CONCERNING THE LEGAL
RIGHTS AND DUTIES OF A PUBLIC BODY WITH REGARD TO
CURRENT LITIGATION.**

Time Began: 3:22

Members Present: Nancy Chase, Charlie Ciecko, Heather Kent, members of the media, Mike Burton, council staff, Dan Cooper

Time Ended: 4:05

9.1 **Resolution No. 02-3159, For the Purpose of Authorizing the Executive Officer to Purchase the Taber Property as an Addition to Howell Territorial Park.**

Motion: Councilor McLain moved to adopt Resolution No. 02-3159.

Seconded: Councilor Burkholder seconded the motion.

Councilor McLain explained the resolution and the site benefits. This was an outstanding site for Metro. It fit well with the previous purchase in the area and with Howell Territorial Park. She recommended purchase.

Councilor Burkholder said, given the current rejection of the master plan for Howell Territorial Park, he thought it appropriate to have a discussion about the wisdom of purchasing this piece of property. It appeared that they might not be able to develop the park in the way that would meet the needs of the region's citizens with Multnomah County's current position on this site.

Councilor McLain said there were two elements to be considered, first, did the Council feel that the purchase in 1996 was a worthwhile purchase for future opportunity for a regional park? She felt that this purchase fit the bond measure guidelines. Did this property meet those criteria? She said she felt that it did. Second, the Council needed to look at the political and short-term/long-term planning filter. She felt there was future opportunity for the park. If it became obvious that they would not realize a regional park in the future, they could sell this property as well as the property purchased in 1996. She suggested legal staff provide detail on how they could do this.

Mr. Cooper said this issue of what if property was acquired with openspaces funds and in the future a determination was made that it was no longer appropriate to continue to use it for that same purpose, what could happen then, was actually explicitly addressed in all of the local share agreements Metro had entered into with each of the local park providers that got local share money. If the determination was made that the property would better be put to some other use and was no longer appropriate to be used for the open space purpose, then the government that owned it, whether it was Metro or a local park provider, could obtain an appraisal, determine what the fair market value was, and transfer it to another governmental purpose or sell it as surplus property under Oregon law provided that the fair market value was deposited into the fund from which the money was spent and then put to the openspaces purpose.

Councilor Park said Councilor Burkholder brought up a good point, he found it troublesome that they had asked Multnomah County for an official position on this and so far the county had declined. Metro was acting on their behalf in purchasing this property after they had declined allowing a regional park to go in on this property. He understood they had a short timeline to respond. He was struggling with what was best for the citizens of the region.

Councilor McLain said this was addressed in committee. She understood they needed to consult with Multnomah County on this issue but the Council was the actor in this issue as far as the role of managing these parks. Multnomah County did not have to take a position, they were not required to take a position. Metro was acting as the caretaker and manager. Metro was given the purchasing power for that local share and they had to do what they believed was good for the general public.

Councilor Park said his comment was what Multnomah County should do and what they could do was two different issues. He felt there were mixed signals.

Councilor Monroe said he would be supporting this resolution. If they didn't purchase he was concerned that a private owner would purchase the property possibly for a "hobby farm mansion" which would be next to the historical site and would not be conducive to that historic site. He spoke to Metro's options. This was prime land and the value would not be diminished in the future. He felt the open space was protected and that this acquisition strengthened the possibility of having a viable useful park site in the future.

Councilor Bragdon said this was an unusual purchase. Typically when the local share projects had come forward they had come forward with enthusiastic support of the host jurisdiction as well as partnership on planning. He felt this hadn't occurred with this site. He asked about the timeframe with the right of first refusal?

Ms. Kent responded that they had a short timeframe on right for first refusal.

Councilor Park asked what the designation was of the land?

Mr. Ciecko said they had already extended once to complete their due diligence. Metro's time was very short at this point, between two and three weeks to exercise the option. The owner's attorney suggested completing this as soon as possible and explained why.

Presiding Officer Hosticka said he felt the motivation of Multnomah County was irrelevant to his decision although he interpreted their response as a non-approval. His decision was based on whether or not acquisition of this parcel would be good public policy in terms of preserving that area along with the adjacent area as open space that would be available for public use now and into the future. He believed this was the case regardless of the disposition of the property in the short term. He thought preserving it for openspace was a good thing to do.

Councilor Park asked what the land use type was on this property.

Ms. Kent said it was EFU land but there was a house on the site currently.

Councilor Park asked, if that was a legally developable home site, did they still have to show the income in this particular spot or if it was EFU was it automatically grand-fathered in?

Mr. Cooper said there was an existing house, tearing it down to put in a bigger house was perfectly legal.

Councilor McLain urged support. This would allow for purchase of property right next to Howell Territorial Park. She summarized the staff report and noted benefits.

Vote: The vote was 5 aye/ 2 nay/ 0 abstain, and the motion passed with Councilors Park and Burkholder voting no.

9.2 **Resolution No. 02-3162**, For the Purpose of Authorizing the Executive Officer to Purchase the Sho International Property in the Willamette Narrows Section of the Willamette River Greenway Target Area.

Motion: **Councilor Atherton** moved to adopt Resolution No. 02-3162.

Seconded: **Councilor Bragdon** seconded the motion.

Councilor Atherton said this purchase was for about 30 acres. It was adjacent to State of Oregon property. It exceeded the minimum acreage goals and this was why it was before Council today. However, it completed valuable connections and created a parcel size suitable for a regional park or natural area. It was a Tier 1 acquisition level and filled the goals of the refinement plan.

Councilor Bragdon said this site was a critical piece, a missing link. He asked, other than the target area acreage issue, was it in conformity with Resolution No. 01-3106?

Jim Desmond, Regional Parks and Greenspaces, responded yes.

Councilor Burkholder asked about the easement that the golf course held, was that for irrigation purposes and what were the conditions of the easement?

Ms. Chase responded there was a maintenance path that allowed truck access to irrigation.

Councilor Burkholder asked who was responsible for maintenance of the easement?

Ms. Chase said the golf course current maintained the easement but once Metro became an owner that would be an issue they would work on with the golf course.

Councilor Burkholder said there were issues with erosion in the area. He said this was one of the gems of the region.

Councilor Park supported this purchase. The thirty acres leveraged another 200 acres and provided linkage.

Councilor McLain said acquiring this property would enhance Willamette River restoration and water quality issues that Metro supported.

Councilor Atherton closed by adding that the Nature Conservancy owned the island.

Vote: The vote was 7 aye/ 0 nay/ 0 abstain, and the motion passed.

9. **COUNCILOR COMMUNICATION**

Presiding Officer Hosticka said last night MPAC considered a proposed methodology on sub-regional analysis that had been submitted to them in a memo dated February 21st from Andy Cotugno. The motion was passed 11/6 (a copy of the motion and vote were included in the meeting record). He thought the motion gave Metro permission but didn't give direction and it also indicated that the sub-regional issue was highly contentious.

Councilor McLain said MPAC gave them advise but not a mandate. The majority wanted the question asked but they wanted more conversation about sub-regional in general and as a concept as well as the methodology. To be the most effective in asking for that formal question at the State level to get on their April agenda, what was needed out of this Council on March 7th?

Mr. Cooper said they had been working with the Presiding Officer on a draft resolution that would authorize the filing of a request for a declaratory ruling with the Commission to asked the specific questions and incorporate the methodology that was reviewed by MPAC into that so they get a formal petition for the Commission to deal with. That would then trigger the opportunity for the Commission to either agree to answer the questions or do something else which might include rule making. They had had some responsible reaction from the department itself who was now recognizing what issues might be coming its way. The draft resolution will be available prior to the Council meeting next week for council review.

Councilor McLain asked if they would be discussing this at the Community Planning Committee next Tuesday?

Councilor Park said it was on the agenda. He clarified the proposed resolution.

Presiding Officer Hosticka noted that two members of Council would be in Washington DC next Thursday when considering this resolution. He suggested those members indicate any concerns before going to Washington DC and then set up some process for communication during the Council meeting.

Councilor Monroe said he favored moving forward with this concept but would not be available by phone.

Councilor Park suggested talking about the exception process since it was broached at MPAC. MTAC, MPAC and Community Planning Committee would be discussing it.

Presiding Officer Hosticka said specifically it was options on how to proceed regarding Table 1 numbers and request for exceptions from Table 1 numbers.

Councilor McLain said the resolution dealing with exceptions that the Council had just passed never talked about this item being pulled out of that exception process. There were two or three possibilities of how to handle it, two of them seemed to take the Functional Plan and carry it out, one of them seemed to say that Metro was understanding that they were not meeting that goal anywhere. She thought it was a bigger deal than what was presented at MPAC. She suggested additional conversation about this at Community Planning and that they really understand what they were doing. To her it was setting a precedent even to suggest that they would pull back from a Functional Plan requirement in such as way that they were saying that they were not going to follow through with their own goals.

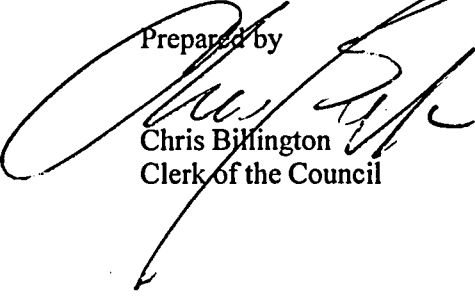
Presiding Officer Hosticka said this would be discussed at Community Planning next week.

Councilor Park said this would be looked at least two times, at Community Planning next week, then at MPAC and then back to Community Planning again. The discussion will be about the two options laid out by Legal Counsel. He thought the final report would be a celebration of success. They would be hitting about 99% of the capacity for housing and 107% for job capacity. He thought this was something to celebrate.

11. ADJOURN

There being no further business to come before the Metro Council, Presiding Officer Hosticka adjourned the meeting at 4:40 p.m.


Prepared by



Chris Billington
Clerk of the Council

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF FEBRUARY 28,
2002**

TOPIC	DOCUMENT DATE	DOCUMENT DESCRIPTION	DOCUMENT NUMBER
COMMITTEE REPORT	2/28/02	RESOLUTION NO. 02-3159 COMMITTEE REPORT FROM MICHAEL MORRISSEY TO METRO COUNCIL	022802C-01
COMMITTEE REPORT	2/26/02	RESOLUTION No. 02-3147 FROM MICHAEL MORRISSEY TO METRO COUNCIL	022802C-02
MEMO ON SUB- REGIONAL ANALYSIS	2/28/02	MEMO FROM SUZANNE MYERS HAROLD, MPAC COORDINATOR TO METRO COUNCIL CONCERNING MPAC ACTION ON PROPOSED METHODOLOGY FOR SUB- REGIONAL ANALYSIS	022802C-03



METRO BUDGET
 Fiscal Year 2002-03
 Presented to Metro Council
 March 7, 2002

A LOOK BACK

- Eight budgets, beginning in FY 96
- FY 96 Budget = \$379 million
- FY 03 Budget = \$327 million

WHAT WE'VE SEEN IN THESE YEARS

- 2040 Implementation
- Urban Growth Management Functional Plan Adopted
 - 7 Titles
 - Goal 5 next year
- Regional Transportation Plan Adopted
- Open Spaces - over 7,000 new acres

What We've Seen . . .

- **Zoo's Great Northwest Project**
 - New entrance and guest facilities
 - Mountain Goat exhibit
 - Steller Cove exhibit
 - Eagle/Salmon exhibit (work in progress)

What We've Seen . . .

- **OCC Expansion**
- **Expo Halls D & E**
- **Two New MAX Lines**
- **Allocated over \$1 billion for roads since '92**
- **Transferred facility ownership and management (Parks, Expo, Stadium)**
- **Reduced tip fee by 17% from \$75 to \$62.50/ton**

What We've Seen . . .

- **Increases in attendance at Metro facilities**
 - Zoo - 30%
 - Parks - 14%
 - Expo - 65%

What We've Seen . . .

● **Improved efficiency**

- Consolidated IT functions into a single department
- Created Communications Team
- Implemented Capital Improvement Planning program
- Implemented financial management system (PeopleSoft)
- Food service revenues at the Zoo lead the nation
- Increased revenues at Parks facilities
- Improved safety and security at Metro facilities

**CRITICAL
FUNDING
NEEDS**

Regional Parks and Open Spaces

- **Discretionary Fund Balance will be \$0 in FY 05**
- **Additional acres to manage**
- **Growing backlog of capital maintenance needs**
- **No renewal and replacement reserves**

INITIATIVE

- **Parks Funding**
 - \$1/ton on solid waste - additional \$1.2 million
 - What it does:
 - ↳ improves care of what we already have
 - ↳ preserves operational funding for an additional two years

Regional Transportation System

- **System in Crisis**
- **Identified 20-year need of \$7.6 billion**
 - Only \$3.2 billion in resources projected
 - Leaves a gap of \$4.4 billion
- **Increase in Federal help not likely**
- **State has not provided sufficient additional funding**
- **Local Options are very limited**

INITIATIVE

- **Transportation Funding**
 - Transportation Investment Task Force charged with finding solutions to meet the regional need
 - Address both personal and freight movement in the region
 - Recommend ballot measures and legislative proposals by November 2002

FY 02-03 BUDGET

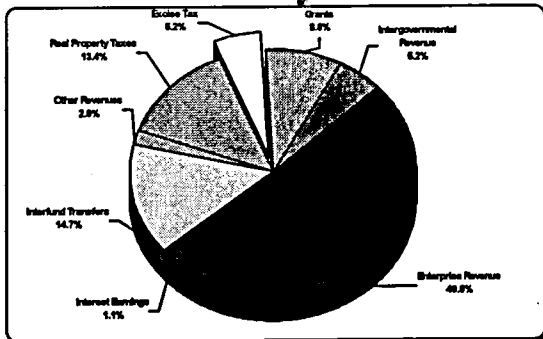
● **Total Budget down \$88m (-21%)**

- from \$415 million in FY 02 to \$327 million in FY 03 due to:

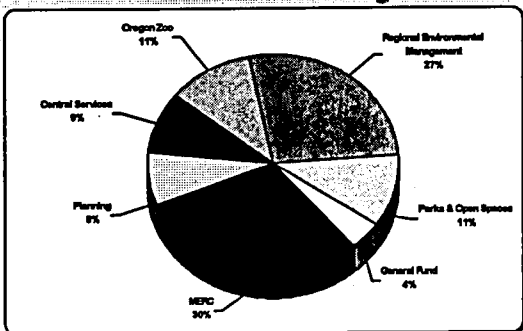
- ⇒ progress on OCC expansion
- ⇒ success of Open Spaces
- ⇒ planned reduction of Solid Waste Fund Balance

- Actual spending down \$48 million

Where the Money Comes From



Where the Money Goes



SIGNIFICANT GOALS

- **MERC**
 - OCC Expansion opening April 2003
 - Additional Staffing for expanded facility
- **Zoo**
 - Projecting 1.25 million visitors
 - Eagle/Salmon
 - Butterfly Exhibit

Significant Goals . . .

- **Planning**
 - Periodic Review with a decision on the UGB
 - Goal 5 Adoption
- **REM**
 - Emphasis on waste reduction
 - St. Johns Closure

Significant Goals . . .

- **Central Services**
 - Manage Health Care Costs
 - Standardize desktop computers and software
 - Act on backlog of Audit recommendations
 - Upgrade PeopleSoft

Conclusion

● **This budget:**

- Preserves important regional services
- Continues work on major capital projects
- Proposes two initiatives
 - Short-term, to address operating needs of Metro's Regional Parks system
 - Longer-term, to begin to address the region's critical transportation needs



METRO

BALLOT TITLE

CAPTION: AMENDS METRO CHARTER: ~~PROTECTS NEIGHBORHOODS' LIVABILITY PROHIBITS INCREASED DENSITY IN EXISTING NEIGHBORHOODS; REQUIRES BOUNDARY AMENDMENT REPORTS~~

QUESTION: Shall Metro Charter: ~~protect neighborhoods' livability; prohibit~~ Prohibit increased Metro density increase in single-family existing neighborhoods; require report to residents on proposed boundary amendments' effects UGB changes?

SUMMARY: Amends Metro Charter's regional planning provisions to ~~protect livability of existing neighborhoods. Prohibits~~ prohibit Metro from requiring density increase in identified single-family neighborhoods. Requires report on effects of certain proposed Urban gGrowth Boundary amendments on existing residential neighborhoods, including impacts on traffic and parks. Requires report be provided to ~~households~~ residents within one mile of proposed Urban gGrowth boundary amendment and to all cities and counties within Metro. Measure becomes effective instead of Ballot Measure 26-11 if it obtains more affirmative votes. Requires revote in 2014 to remain effective.

EXPLANATORY STATEMENT

This measure refers to voters proposed amendments to provisions of the Metro Charter dealing with Regional Planning Functions. ~~It requires the Regional Framework Plan to protect the livability of existing neighborhoods.~~ The measure also prohibits Metro from requiring increased density of in identified existing single-family neighborhoods.

Currently, Metro performs required land-use planning activities under Oregon's land-use planning program. Oregon law authorizes Metro to adopt "functional plans" addressing matters that affect responsible development of greater metropolitan Portland. Metro may recommend or require changes to local governments' comprehensive land use plans and to ordinances that implement those plans.

In 1996, after consulting with the Region's elected officials, Metro exercised its authority by adopting the Urban Growth Management Functional Plan, which sets forth performance standards for increasing housing supplies. These standards require an increase of capacity for housing inside the Urban Growth Boundary before considering any further boundary expansion. The standards also allow cities and counties to increase housing densities selectively in areas that local governments determine are most suitable for future development.

In 1997, Metro adopted the Regional Framework Plan, which contains housing supply standards that parallel those of the Urban Growth Management Functional Plan and also identifies certain neighborhoods as "inner" or "outer" neighborhoods. The Urban Growth Management Functional Plan is now part of the Regional Framework Plan. This measure would require certain changes to the Urban Growth Management Functional Plan and the Regional Framework Plan. The Metro Council must implement those changes within one year if this measure is adopted.

The proposed measure amends the Metro Charter to require that the Regional Framework Plan "protect the livability of existing neighborhoods." In doing so, Metro must consider factors including air and water pollution, crime, and the provision of an adequate police, fire, transportation and emergency services, as well as public utilities, and access to parks, open space and neighborhood services.

The measure prohibits the Regional Framework Plan from requiring an increase in the density of existing single-family neighborhoods inside the urban growth boundary that are identified in the plan solely as "Inner" or "Outer" neighborhoods.

The proposed measure requires that before approving any amendment to the urban growth boundary in excess of 100 acres the Metro Council must prepare a report on the effect of the proposed amendment on existing residential neighborhoods. The report must address traffic patterns, the potential addition of parks and openspace protection to benefit existing and future residents of the added territory; and the costs to existing residents of providing public services to the additional area. The report must be provided to all households within one mile of the proposed urban growth boundary amendment area and to all cities and counties within Metro.

The measure provides that if both it and Ballot Measure 26-11 are approved, only the measure with the greater number of affirmative votes will become effective. This measure is repealed on June 30, 2015, unless a majority of voters in the 2014 general election vote to retain it.

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF DIRECTING THE)	Resolution No. 02-3171A
EXECUTIVE OFFICER TO SUBMIT A PETITION)	
TO THE LAND CONSERVATION AND)	Introduced by Councilor Park
DEVELOPMENT COMMISSION FOR A)	
DECLARATORY RULING UNDER ORS 183.410)	
ON THE APPLICATION OF GOAL 14 AND ORS)	
197.298 TO THE EXPANSION BY METRO OF)	
THE URBAN GROWTH BOUNDARY)	

WHEREAS, Metro is responsible for the establishment and management of the urban growth boundary (UGB) for the Portland metropolitan region; and

WHEREAS, ORS 197.299(1) requires Metro to conduct an analysis of the capacity of the UGB for housing and to ensure that the boundary contains capacity for a 20-year supply of land for housing; and

WHEREAS, ORS 197.296 requires Metro to conduct an analysis of the capacity of the UGB for housing every five years; and

WHEREAS, it is likely Metro will have to expand the UGB to add capacity for housing to accommodate housing for the forecast population to year 2022; and

WHEREAS, Metro may find it necessary to allocate housing need to subareas of the region in order to accomplish the objectives of the Regional Framework Plan and the locational factors of Goal 14; and

WHEREAS, neither Goal 14 nor ORS 197.298, which establishes the priority of land to be added to UGBs, expressly states that the goal or statute may be applied to subregions of the Metro region; and

WHEREAS, the analysis Metro would undertake to determine whether allocation of housing and employment need to subregions accomplishes Regional Framework Plan and Goal 14 objectives is costly and time-consuming; now, therefore,

BE IT RESOLVED:

1. That the Executive Officer shall prepare and submit to the Land Conservation and Development Commission a "Petition for Declaratory Ruling" as allowed by ORS 183.410 seeking a determination from the commission whether Metro's practice of allocating regional need for housing and employment to subregions is proscribed or regulated by Goal 14 or ORS 197.298.

2. That the petition shall include the questions set forth in Exhibit A and the methodology set forth in Exhibit B, both attached and incorporated into this resolution.

ADOPTED by the Metro Council this 7th day of March, 2002.

Carl Hosticka, Presiding Officer

Approved as to Form:

Daniel B. Cooper, General Counsel

Attachments: Exhibit A
Exhibit B

DBenner:rmb

3/6/02

Depts\Action\Draft 02-3171A LCDC Petition.doc

Questions for Petition for Declaratory Ruling from LCDC Under ORS 183.410

Goal 14 Questions:

1. If Metro determines there is a subregional need (part of regional need), does Goal 14 allow Metro, using the basis and methodology set forth in this petition, to allocate housing and employment to subregions, and to apply the locational factors of Goal 14 by subregion to select land for inclusion within the UGB?
2. If Metro determines there is a subregional need, does Goal 14 allow Metro to treat the Central City and each of the seven Regional Centers within the region as a subregion and, using the basis and methodology set forth in this petition, allocate some of the region's housing and employment need to each?
3. If Metro determines there is a subregional need, does Goal 14 allow Metro to treat each of the 38 centers within the region as a subregion and, using the basis and methodology set forth in this petition, allocate some of the region's housing and employment need to each?
4. If Metro determines there is a subregional need, does Goal 14 allow Metro to treat Wilsonville and Forest Grove/Cornelius as subregions and, using the basis and methodology set forth in this petition, allocate some of the region's housing and employment need to these subregions?

ORS 197.298 Questions:

5. If Metro determines there is a subregional need (part of regional need), does ORS 197.298(1) allow Metro, using the basis and methodology set forth in this petition, to apply the statutory priorities for inclusion of land within a UGB on a subregional basis?
6. May Metro take lower priority land near the subregion into the UGB if the only higher priority land available is too far from the subregion to accommodate the subregional need?
7. May Metro include land of lower priority simply by demonstrating, pursuant to ORS 197.298(1), that there is not enough higher priority land to accommodate the amount of land needed, or must Metro also demonstrate that it must include the lower priority land for one of the reasons set forth in ORS 197.298(3)?
8. May Metro treat subregional need for general housing and employment land as a "specific type of identified land need" under ORS 197.298(3)(a) and bring farmland into the boundary if the only higher priority available is in a distant part of the region?
9. May Metro treat the need for a school in a school district as a "specific type of identified land need" under ORS 197.298(3)(a) and bring farmland within or close to the school district into the boundary if the only higher priority land available is in a distant part of the region?
10. May Metro treat subregional need for affordable housing as a "specific type of identified land need" under ORS 197.298(3)(a) and bring farmland into the boundary if the only higher priority land available is in a distant part of the region?
11. May Metro include lower priority land, when land of higher priority is available, for reasons other than the those set forth in ORS 197.298(3)?

Metro Periodic Review of the Urban Growth Boundary Subregional Assessment Paper

Introduction

Our economic region is composed of 24 cities, 3 counties and a number of cities located in Clark County. The region can be stratified according to any number of economic markets; political boundaries, utility/service providers or travel-sheds or destinations. This memorandum provides background information defining a methodology for examining the region based on various subregional areas.

Stratifying the region according to subregions provides a means of identifying current conditions:

- the possibly correcting imbalances with future changes
- minimizing impacts on areas outside of the region
- and optimizing the 2040 Growth Concept Plan

What follows is the identification of technical and policy issues related to subregional research, a synthesis of State law and the policies contained in Metro's Regional Framework Plan (Framework Plan). A discussion of the use of the MetroScope model to examine this issue also provides a basis to define and evaluate the performance of subregions and to introduce recommendations for a research agenda and new policy development.

Technical, Legal and Policy Issues

In order to identify and begin comparing various subregions a number of questions must be answered. The issues are as follows:

- What are the appropriate entities that make up subregions within our region?
- How does subregional allocation of general housing and employment need fit into the priority scheme in ORS 197.298?
- What policies are currently in place to guide the identification of subregions?
- How important are subregions to the functionality and implementation of the 2040 Growth Concept?
- What policies are necessary to implement to correct imbalances within the region?
- What are the appropriate measures of a subregion in balance?
- How large or small should a subregion be considered? Why?

Entities that Operate within Subregions of Our Economic Region

A number of organizations have been formed to address the provision of services to various parts of the region. The geographic boundaries of these areas have been drawn to take advantage of geographic features and to maximize delivery of services. Other service entities rely less on concrete boundaries related to topographic features such as cities and counties, planning or social organizations. Finally, market areas are defined by businesses and are based on demographic and economic profiles or agglomeration of similar industry types. Examples of some of these districts are shown on Maps 2 through 3. The following entities function as subregional providers of services within the region:

- Special Districts: School, Water, Sewer, Parks and Fire
- Cities and Counties
- Market based areas: clustered around economic centers

- Various community organizations – newspaper, postal service, geopolitical entities such as community planning organizations, business organizations, granges, neighborhood associations, etc.

All of these types of providers operate in specific areas and may have land needs associated with them to provide services or optimize economic activity.

Goal 14 Guidance for Allocation of Need by Subregion

Goal 14 provides a framework for evaluating land needed to serve a subregion. State Goal 14 lists two factors, 3 and 4, that relate to the subregional discussion. Factor 3, *orderly and economic provision for public facilities and services* and Factor 4 *maximum efficiency of land uses within and on the fringe of the existing urban area* provide some guidance on how a subregion might be defined and measured.

In proposed amendments to Goal 14, OAR section 660-024-0070 (published in June 2000, but not adopted), the State expressed some of its ideas about how to perform a subregional analysis:

- subregional need may not exceed needs for the whole region;
- form a policy basis for establishment of subregions;
- establish boundaries and policy objectives for each subregion;
- demonstrate that the boundaries and policy objectives are consistent with and help achieve framework and functional plans for the whole region; and
- demonstrate that the subregions and boundaries of the subregions are necessary to achieve one or more of the Goal 14 locational factors.

Additionally, proposed language states:

- Regional governments that have identified subregions of a regional UGB shall follow the requirement in Sections (1) (alternative lands analysis) of this rule for lands adjacent to a segment of the UGB that borders a particular subregion rather than for the entire UGB, provided that segment is coterminous with the urban growth boundary for at least 30 miles.

Based on the tenor of the proposed changes to the rule, the size of subregions and the application of Goal 14 hierarchy of lands are issues that must be taken into consideration when addressing the subregional assessment. Drawing subregional boundaries too small is counter-productive to the formulation and implementation of regional planning policies and circumvents the hierarchical land system in the statute. Conversely, drawing boundaries too large fails to recognize that there may be instances where there are localized land needs that cannot be met outside that localized area. A third point to consider is that all subregions operate within the confines of one economic region that is subject to market equilibrium forces. The market will respond to counter balancing pressures that ultimately seek an equilibrium solution.

ORS 197.298 Guidance for Allocation of Need by Subregion

“ORS 197.298(1) establishes priorities for land that may be included within an urban growth boundary. The subsection requires Metro to include “exception” land (higher priority) before it includes farmland (lower priority), for example. Attachment 1 provides a graphic representation of how the priorities apply to expansion of the UGB. To include farmland, Metro must demonstrate that the exception land is “inadequate to accommodate the amount of land needed.”

The question raised by a subregional allocation of general housing and employment need is whether Metro may apply the priority of lands to just those lands outside the boundary of a designated subregion or must first exhaust all available higher priority (exception) land, no matter how distant from the subregional need, before including lower priority (farm zoned) land. The statute does not expressly answer this question.

The Court of Appeals and LUBA have offered some guidance, however, in the few cases that have considered subregional allocation of housing need. Both have agreed that nothing in the law prohibits subregional allocation.¹ Both say Metro must consider subregional need in the context of overall regional need.² The Court of Appeals has cautioned that Metro must explain the basis for any determination that an area serves as a subregion. It must also explain why the needs of the area should be viewed in isolation from regional need.³ Language in a LUBA footnote suggests that Metro can identify a subregional need and look to rural land near the subregion to accommodate that need.⁴

In sum, neither the statute nor the cases that interpret it give a clear, unequivocal answer to the question raised by subregional allocation. But the cases offer some support for the proposition that Metro may apply the priority of lands in ORS197.298(1) to just those lands outside the boundary of, but near, a designated subregion.

Schools and Public Facilities

When Metro determines how much land is needed for housing and employment, it includes land for public facilities and services in its calculations. Hence, when Metro adds land to the UGB, it includes land for those facilities and services. It is possible, however, that the only land that is higher priority for UGB inclusion under state law is distant from the provider of the service and cannot meet the provider's need.

State law provides an exemption from the priorities for this situation. The law allows Metro to include lower priority land if it has identified a specific type of need – such as the need for a school or a water storage facility – that “cannot be reasonably accommodated on higher priority land...” ORS 197.298(3)(a). This exemption involves subregional analysis on a small scale. It involves a specific need, for a school site, for example, not the general need for housing and employment. Because the need for the school arises in the district, and must likely be met within or near the district, the appropriate subregion is probably the school district and nearby land.

Metro must apply the priorities in state law to its search for appropriate land for the school site, but only to land in the subregion. Thus, if a site is available on exception land near the school district, Metro must take the exception land into the boundary rather than nearby farmland. But Metro is not bound to take in exception land far from the school district (and the subregion) if that land cannot reasonably accommodate the district's need for a school. If there is no exception land that can reasonably accommodate the use, Metro can take the farmland into the UGB.

Thus, Metro can apply this exemption in state law without having to undertake the kind of analysis required to allocate the general housing and employment need to subregions.

¹ Residents of Rosemont v. Metro, 173 Or. App 321 (2001); 1000 Friends of Oregon v. Metro, 18 Or. LUBA 311 (1989).

² 1000 Friends of Oregon v. Metro and Ryland Homes, 174 Or. App. 406 (2001); 1000 Friends of Oregon v. Metro and Ryland Homes, 38 Or. LUBA 565 (2000).

³ Residents of Rosemont, 173 Or. App. 321 (2001).

⁴ Residents of Rosemont, LUBA No. 2000-02 (2000).

Metro Framework Plan Policies

The following review of Framework Plan serves as an evaluation of which Metro policies will assist in developing and evaluating subregional needs. The Framework Plan is a document that is intended to unite all of Metro's adopted land use policies and requirements. The Charter directs Metro to address management and amendment of the UGB, evaluate urban design and settlement patterns and monitor housing densities within the region. The Framework Plan contains a lengthy discussion of the 2040 Growth Concept Plan which is intended to serve as an evolving blue print for the region for a period of up to 50 years and states that the preferred form of growth is to be contained within a carefully managed UGB. The introductory section of the Framework Plan provides language that directly states the importance of centers and a subregional examination to evaluate of the functionality of the region as a whole.

The relevant sections are quoted below:

Planning for all centers seek a balance between jobs/housing and unique blends of urban amenities so that more transportation trips are likely to remain local and become more multi-modal.

In keeping with the jobs/housing balance in centers, a jobs/housing balance by subregional areas can and should be a goal. This would account for housing and employment outside of centers, and direct policy to adjust for better jobs/housing ratios around the region.⁵

The Framework Plan divides the region into four market areas besides downtown Portland. The areas represented by these areas in Beaverton, Gresham, Hillsboro and Oregon City.

This review of the Framework Plan is divided into broad topic areas and includes: Built Environment/ Neighbor Cities, Economic Vitality, Transportation, Schools and Clark County.

Built Environment/ Neighbor Cities

- *Description of 2040 Growth Concept, Neighbor Cities* – There should be a strong balance between jobs and housing in the Metro region and in the neighbor cities. The more a balance of jobs and households is retained, the more trips will remain local.
- *Neighbor Cities* – To minimize the generation of new automobile trips, a balance of sufficient number of jobs at wages consistent with housing prices in communities both within the Metro UGB and in neighboring cities should be pursued.
- *1.2 Built Environment* – Continued growth of regional economic opportunity, balanced so as to provide an equitable distribution of jobs, income, investment and tax capacity throughout the region and to support other regional goals and objectives.
- *1.3 Housing & Affordable Housing* – Balance of jobs and housing within the region and subregions.

⁵ Regional Framework Plan page 12 and 17.

Economic Vitality

- **1.4 Economic Opportunity** – Encourage a diverse and sufficient supply of jobs, the number and wage level of jobs within each subregion should be balanced with housing cost and availability within the subregion.
- **1.5 Economic Vitality** – To support economic vitality throughout the entire region, Metro shall undertake the following steps:
 - Monitor regional and subregional indicators of economic vitality, such as the balance of jobs, job compensation and housing availability.
 - If Metro's monitoring finds that existing efforts to promote and support economic vitality in all parts of the region are inadequate, Metro shall facilitate collaborative regional approaches that better support economic vitality for all parts of the region.
- **1.141 School Siting** – Coordinate to site school in an already developed and urbanizing areas.
- **1.14.2 Schools** – Are considered to be public facilities and additions to the UGB may only be approved by Metro following completion of conceptual plans for school facilities.

Transportation

- **Policy Overview** – Ensuring efficient access to jobs, housing, cultural and recreational opportunities, shopping in and throughout the region and providing transportation facilities that support a balance of jobs and housing (policy highlights in Overview).
- **System Objectives** – In developing new transportation system infrastructure, the highest priority should be providing accessibility and mobility to and from central city, regional centers and industrial areas and intermodal facilities. Specific needs, associated with ensuring access to jobs, housing, cultural and recreational opportunities and shipping within and among the centers, should be assessed and met through a combination of intensifying land uses and increasing transportation system capacity so as to mitigate negative impacts on environmental quality and where and how people live, work and play. The region's system-wide policies are (among others):
 - **Jobs/Housing Balance** – Support a balance of jobs and housing in each subarea of the region to reduce the need for additional transportation facilities. Provide housing that is easily accessible to jobs and that is affordable to all members of the workforce.
 - **2.7** – Support a balance of jobs and housing in each subarea of the region to reduce the need for additional transportation facilities. Provide housing that is easily accessible to jobs and that is affordable to all members of the workforce.

Clark County

- **6.1.5** – Metro should encourage cooperative efforts to promote business location throughout the region, including Clark County, in order to improve the job/housing balance in the metropolitan area.

What Does All Of This Tell Us? – A Policy Basis for Subregional Analysis

These policy statements from the Regional Framework Plan, together with State law (Goal 14 and the statutes), guide the Metro Council's decision on how to accommodate the next 20 years' worth of forecasted growth. Whatever steps Metro chooses to take – expansion of the UGB, measure to

increase the capacity of centers, other steps – Metro must address these Framework Plan policies. The policies, taken together, seek appropriate ratios between housing and employment in various parts of the region in order to accomplish stated objectives: to reduce the number and length of auto trips; to better match wage levels with housing costs; to achieve a higher level of multi-modal transportation; to achieve a more equitable distribution of employment opportunities, investment and tax capacity; and other objectives.

“Metro may choose to allocate housing and employment need to subregions of the region to attain the desired ratios of housing and employment. The Framework Plan identifies subregions – market areas around regional centers – which may prove to be the most effective basis for such an allocation. Testing and measurement (see section on “Measuring the Efficiency of Subregions/MetroScope”) determine which configuration of subregions best achieves the Framework Plan policies.

“If Metro chooses to expand the UGB to accommodate housing and employment need, and to use its selection of expansion land to help accomplish these Framework Plan policies, it must do so in a manner that complies with state law (Goal 14 and the statutes).”

The existing policies that have been highlighted above from the Framework Plan provide some direction for subregional analysis and correcting potential imbalances.

A subregional analysis is proposed to address whether certain geographic areas of the region are expected to be more or less successful than other parts of the region as growth occurs over the next 20 years. If so, are there actions that Metro can take through the land use system to help areas succeed better? With that general objective, what geographic areas, or subregions, are appropriate to examine and what constitutes success?

Two perspectives are recommended for this evaluation:

- What goals have the region set for certain areas and are we expected to achieve those goals?
- Can we identify areas that might suffer negative consequences of the region’s growth management goals and are there actions that can be taken to mitigate those consequences?

Are we achieving our goals?

The most appropriate framework for answering this question on a subregional basis is the 2040 Growth Concept and the “2040 Fundamental” established as performance measures to evaluate the effectiveness of the 2040 Growth Concept. The key priority land use elements identified in the 2040 Growth Concept are Centers and Industrial Areas.

Centers:

The 2040 Growth Concept establishes a hierarchy of higher density mixed-use centers, each intended to serve different functions, as follows:

- The Central City is intended to be the employment, government, services, retail, cultural and entertainment center for the entire region. As such, the market area is in excess of one million people to support these retail, services and cultural activities and to provide labor for this job growth. To achieve this, the goal for the Central City is to maintain its regional share of general and retail employment as the region as a whole grows.

- Regional Centers are intended to be concentrations of employment, services and retail that is supported by a market area of more than 100,000 population to support retail and services and to provide labor for job growth.
- Town Centers are intended to provide local retail and services. All residential areas of the region are intended to be served by a Town Center within three miles.

Industrial Areas:

Industrial Areas and Intermodal freight terminals are identified in the 2040 Growth Concept to provide essential economic prosperity for the region by maintaining areas for basic industry and trade. Industrial Areas are intended to be restricted from non-industrial development so as to avoid unnecessary traffic congestion hindering truck access and to reserve industrial vacant land inventory for industrial development purposes. Industrial areas also require access to sufficient labor within a reasonable distance.

Measures of Success:

Attachment A are the 2040 Fundamentals which provide a framework for defining measures for a subregional analysis. Presented below are key components relating to Centers and Industrial areas.

1. Development of Centers

- Document the level and density of employment growth within the Central City, each Regional Center and each Town Center to determine if they are expected to grow over the next 20 years at the rate and density desired. Determine if the Central City employment growth is expected to keep pace with total regional employment growth. Identify Regional Centers that are lagging behind; determine if there are regional land use policies and actions that can improve their level and density of development. Note: all centers will not develop at the same rate. Centers that are lagging behind may simply be more likely to expand in the next 20-year period.
- Develop a mixed-use index for each center for current and future conditions to determine the magnitude and degree of job and residential mixed-use diversity (housing x jobs/housing + jobs). This index increases with both size and degree of jobs/household mix within a ½ mile radius. Determine if there are regional land use actions that can improve their magnitude and degree of mix.
- For the Central City, determine if there is sufficient labor within a reasonable distance to support job growth. Define the market area encompassing at least one million people; in addition, define an eight-mile radius market area. For this area:
 - calculate the ratio of total jobs per household; compare to the regional average
 - percent of workers drawn from within this area
 - average work trip length to jobs within the Central City
 - non-SOV mode share for work trips to the Central City
- For the Central City, determine if there is sufficient market area to support retail and service job expansion. Define the market area encompassing at least one million people; in addition, define an eight-mile radius market area. For this area:
 - calculate the ratio of retail and services jobs per household; compare to the regional average
 - percent of non-work trips to the Central City drawn from within this area
 - average non-work trip length to the Central City
 - non-SOV mode share for non-work trips to the Central City

- For the Regional Centers, determine if there is sufficient labor within a reasonable distance to support job growth. Define the market area encompassing at least 100,000 people; in addition, define an eight-mile radius market area. For this area:
 - calculate the ratio of total jobs per household; compare to the average of other Regional Centers
 - percent of work trips to each Regional Center drawn from within this area
 - average work trip length to each Regional Center
 - non-SOV mode share for work trips to each Regional Center
- For the Regional Centers, determine if there is sufficient market area to support retail and service job expansion. Define the market area encompassing at least 100,000 people; in addition define an eight-mile radius market area. For this area:
 - calculate the ratio of retail and services jobs per household; compare to the average of other Regional Centers
 - percent of non-work trips to each Regional Center drawn from within this area
 - average non-work trip length to each Regional Center
 - non-SOV mode share for non-work trips to each Regional Center
- For the Town Centers, determine if there is sufficient market area to support retail and service job expansion. Define the market area encompassing at least three miles. For this area:
 - calculate the ratio of retail and services jobs per household; compare to the average of other Town Centers
 - percent of non-work trips to each Town Center drawn from within this area
 - average non-work trip length to each Town Center
 - non-SOV mode share for non-work trips to each Town Center

2. Development of Industrial Areas

- For Industrial Areas, determine if there is sufficient labor to support industrial job expansion. Define the market area encompassing at least 100,000 people; in addition define an eight-mile radius market area. For this area:
 - calculate the ratio of total jobs per household; compare to the average of other Industrial Areas
 - percent of work trips to each Industrial Area drawn from within this area
 - average work trip length to each Industrial Area
 - non-SOV mode share for work trips to each Industrial Area
- For Industrial Areas, determine if key truck access routes are projected to be impaired by excessive commuter traffic congestion.

Are there undue negative consequences on a subregional basis as a result of our land use policies?

Answering this question does not presuppose a particular geographic area. Therefore, this evaluation should be designed to look for areas within the region that have negative consequences that are disproportionately larger than other parts of the region. For example,

- Identify household incomes throughout the region to determine if there are expected to be concentrations of poverty;

- Determine if parts of the region now have or are expected to have a development pattern that will not have sufficient market value to generate the tax base required to provide public services;
- Determine if parts of the region are expected to have a greater housing affordability problem as compared to other parts of the region;
- Determine if parts of the region have or are expected to have an excessively long commute trip as compared to other parts of the region due to lack of access to jobs;
- Determine if parts of the region have or are expected to have an excessively long trip to obtain local retail services as compared to other parts of the region;
- Evaluate key transportation indicators to determine if certain parts of the region perform better than other parts; and
- Determine if there is an excessive shift of Metro area growth to neighboring cities.

Next Steps/Analysis Approach

Metro proposes to carry out the above referenced evaluation through the use of an integrated land use/transportation forecasting tool called MetroScope. MetroScope⁶ is a tool that is available to test the effectiveness of current policies and changes to policies and the resulting impacts on subregions. It involves forecasting growth patterns taking into account input assumptions on available land for development, redevelopment and the relative accessibility of different areas of the region. The process involves incremental allocation of growth every five years, with each five-year step involving changes to developable and redevelopable lands, changes to the transportation system and assessing the resulting performance. Several of the MetroScope case studies that have been completed, in effect test certain subregional concepts. These case studies will be used to evaluate subregional performance issues to provide the basis for testing and evaluating a case study that attempts to mitigate the identified negative consequences. This final "subregional" case study will allow us to evaluate whether we can reasonably expect this option to perform better than other approaches. Based upon this information, it will be possible to draw conclusions about whether it is appropriate and necessary to take land use actions, including UGB amendments, on a subregional basis. It will also define the policy issues that are to be addressed on a subregional basis and the suitable geographic boundaries.

If there is a conclusion that Metro should proceed with a subregional decision, Metro proposes to introduce code amendments defining the requirements to be addressed for such a decision. If it is concluded that a subregional decision is unnecessary or inappropriate, there will be no further action taken and Metro will complete its Periodic Review on strictly a regional basis.

The following MetroScope case studies have been completed:

- 1) Base Case – an application of State law and current Functional Plan policies, includes UGB expansion only on exception areas;
- 2) I-5 North Added Capacity – tests the impacts of added capacity improvements to the I-5 Corridor between Portland and Clark County;
- 3) 2040 Centers – tests the impacts of focused transportation investments and incentive programs on selected Regional and Town Centers with limited UGB expansion;
- 4) New Community in Damascus – tests the development of a new community in the Damascus area by focusing UGB expansion in that area;
- 5) Hold the UGB – tests holding the UGB constant while trying to provide incentives to centers (model run is in progress).

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⁶ See MetroScope Technical Documentation Manual, July 16, 2001, for model specifications.



METRO

2040 Fundamentals

Approved by Metro Council Community Planning Committee

June 5, 2001

Reviewed and Recommended by MPAC

June 27, 2001

-
- 1. Encourage efficient use of land within the UGB by focusing on development of 2040 mixed use centers and corridors;**
 - 2. Protect and restore the natural environment through actions such as protecting and restoring streams and wetlands, improving surface and ground water quality, and reducing air emissions;**
 - 3. Provide a balanced transportation system including safe, attractive facilities for bicycling, walking and transit as well as for motor vehicles and freight;**
 - 4. Maintain separation between the Metro region and neighboring cities by working actively with these cities and their respective counties;**
 - 5. Enable communities inside the Metro area to preserve their physical sense of place by using, among other tools, greenways, natural areas, and built environment elements;**
 - 6. Ensure availability of diverse housing options for all residents by providing a mix of housing types as well as affordable homes in every jurisdiction;**
 - 7. Create a vibrant place to live and work by providing sufficient, accessible parks and natural areas, improving access to community resources such as schools, community centers and libraries as well as by balancing the distribution of high quality jobs throughout the region, and providing attractive facilities for cultural and artistic performances and supporting arts and cultural organizations; and**
 - 8. Encourage a strong local economy by providing an orderly and efficient use of land, balancing economic growth around the region and supporting high quality education.**

[Performance Measures Program]

Table 1 provides a comparison of the various inputs to each case study. Case studies were defined by varying land additions, incentives, transportation improvements and by providing more zoning capacity.

Tables 2 and 3 provide a comparison of the results from the Base Case, I-5 North Added Capacity, Enhanced 2040 Centers, developing a new community in Damascus. All of these case studies have been designed to test policy extremes and are not intended to provide a winning combination to satisfying the region's 20-year land supply needs. Analyzing these case studies is helpful to identify hot spots in housing and job prices, concentrations or increases of jobs and housing which may be indicative of latent demand in these areas. The effects of different policy choices on land prices, densities, utilization of land and rates of redevelopment are contained in Tables 2 and 3. Tables 4 and 5 highlight the conditions within the transportation system according to the case study. MetroScope allows the reporting of data in a variety of geographic areas from transportation area zones, census tracts, 20 zones and 6 employment zones. Tables 6 and 7 compare per capita tax base changes for the region segregated by 20 zones. A 20-zone comparison of values was used because the model can not precisely approximate jurisdictional boundaries.

We have stratified commute information in Table 8 by RTP based subregions and contains jobs/housing ratios. By contrasting demand and the existing jobs/housing ratios tools can be applied to develop a subregional case study to test influencing these measures or indicators. Table 8 provides a preliminary tabular summary of the subregional area population, a calculation of an existing jobs/housing ratio (employment/population), and deviations from the regional average and commuting patterns. Those subregions that have a negative difference from the regional average are areas that could benefit from strategies to equalize the imbalances between jobs and housing.

Table 1. MetroScope Case	Base Case	I-5 North Added Capacity	Enhanced 2040 Centers	New Community Damascus	Hold the UGB	Subregional Analysis
Model Inputs						
UGB Acres Added (2000- 2025)	Yes- distributed 34,207 ac.	Yes- distributed 33,873 ac.	Yes- limited 13,339 ac.	Yes- in Damascus 15,878 ac.	No acres added	TBD
UGA Acres Added- Clark County (2000-2025)	23,648 ac.	23,648 ac.	23,648 ac.	23,648 ac.	23,648 ac.	23,648 ac.
2000 Buildable Lands Analysis ⁷	✓	✓	✓	✓	✓	✓
Available Housing Land- Oregon⁸						
Redevelopment and Infill acres	5,832 ac.	5,832 ac.	5,832 ac.	5,832 ac.	5,832 ac.	5,832 ac.
Renewal acres	135 ac.	135 ac.	135 ac.	135 ac.	135 ac.	135 ac.
Vacant acres	22,176 ac.	22,176 ac.	22,176 ac.	22,176 ac.	22,176 ac.	22,176 ac.
Available Jobs Land- Oregon⁹						
Refill acres	4,362 ac.	4,362 ac.	4,362 ac.	4,362 ac.	4,362 ac.	TBD
Renewal acres	338 ac.	338 ac.	338 ac.	338 ac.	338 ac.	338 ac.
Vacant acres	13,292 ac.	13,292 ac.	13,292 ac.	13,292 ac.	13,292 ac.	13,292 ac.
Existing Zoning as of 1/01	✓	✓	✓	✓	✓	✓
Refill Land Filter Applied	2010/ 2020	2010/ 2020	2010/ 2020	2010/ 2020	2010/ 2020	2010/2020
Incentives/ Capacity Measures						
Existing Urban Renewal Subsidy and Tax Incentives /Up-zoning	Yes	yes	yes	yes	yes	yes
	No	no	yes	yes	yes	TBD
	no	no	Yes- Central East side	Yes- Damascus	Yes- Central East side	TBD
Additional Urban Renewal Areas	Only those currently in place	Only those currently in place	Additional capacity added in regional and town centers	Those currently in place, plus Damascus	Additional capacity added in regional and town centers	TBD
Renewal Subsidy Costs ¹⁰	\$742,348,781	\$735,923,781	\$1,597,292,481	\$1,021,557,274	TBD	TBD
Transportation System						
Priority RTP Improvements	✓	✓	✓	✓	✓	✓
Lane miles	8,022	8,059	7,932	8,054	7,932	TBD
Transit Hours	12,818	12,994	12,633	12,870	12,633	TBD
Modifications to the RTP ¹¹	Yes- along I-5 Columbia Blvd. Interchange Project removed, LRT stops at Expo instead of Vancouver	Yes- along I-5, HOV lanes (NB and SB), 8 lane bridge, Greeley Banfield widening, Loop LRT	Yes- projects at the edge of the UGB are removed	Yes- focused Damascus, new phasing of Sunrise and 205 express lanes added	Yes- projects at the edge of the UGB removed, (same as Centers)	TBD

Revised 2/5/02

⁷ Includes an initial inventory of residential acres less exempt coded Federal, State and local land less church owned land inside of the UGB. Other net factors are removed by MetroScope as land supplies are developed.

⁸ Initial acres for housing purposes located within the UGB.

⁹ Initial acres used for employment purposes.

¹⁰ Includes residential and non-residential subsidies.

¹¹ In addition to modifications of the Priority system RTP improvements from 2020 to 2025 the Preferred system improvements were used. Clark County provided Metro with an improved network that was used for all case study runs.

Table 2. MetroScope Output Summary Land Use Measures		Case Study Results					
Model Outputs- 2000 to 2025							
Residential Land		Base Case	I-5 North Added Capacity	Enhanced 2040 Centers	New Community Damascus	Hold the UGB	1997 UGR¹² Update published 1999
Capture Rate		66.2%	66.0%	59.0%	60.0%	Not available yet	70%
Redevelopment and Infill Rate		26.6%	26.6%	44%	32.3%	"	28.5%
Housing Price Index (price escalation above inflation)							
owner		+27%	+28%	+43%	+43%	"	
renter		+16%	+15%	+16%	+22%	"	
Land Utilization Measures:							
Total Initial Acres Available ¹³		28,143 ac.	28,143 ac.	28,143 ac.	28,143 ac.	28,143 ac.	22,500 ac.
Initial Vacant Acres		22,176 ac.	22,176 ac.	22,176 ac.	22,176 ac.	22,176 ac.	22,176 ac.
Initial Renewal/refill Acres		5,967 ac.	5,967 ac.	5,967 ac.	5,967 ac.	5,967 ac.	5,967 ac.
Acres Added to the UGB		34,207 ac	33,873 ac	13,339 ac	15,878 ac	0 ac	3,897 ac ¹⁴
Consumed Acres within the UGB ¹⁵		52,990 ac	52,630 ac	38,540 ac	41,324 ac	ac	Not available
Refill Acres		7,730 ac	7,715 ac	9,328 ac	8,542 ac	"	"
Renewal Acres		1,643 ac	1,636 ac	2,528 ac	1,820 ac	"	"
Vacant Land		21,011 ac	20,991 ac	21,420 ac	21,453 ac	"	"
Percent Utilization (acres): refill land		90.5%	90.3%	92.2%	94.0%	"	"
Percent Utilization (acres): vacant land		94.7%	94.6%	96.5%	96.7%	"	"
Percent Utilization (acres) : UGB additions		76.8%	76.6%	85.8%	90.1%	"	"
Percent Utilization (acres): renewal land		74.2%	73.8%	82.7%	82.2%	"	"
Dwelling Unit Capacity/ Owner		731,165	730,554	715,523	730,444	"	"
Dwelling Unit Capacity/ Renter		348,971	349,574	364,614	349,691	"	"
Developed Density- vacant land		4.9 du/ac	4.9 du/ac	5.0 du/ac	4.9 du/ac	"	"
Developed Density- land added to UGB		3.2 du/ac	3.1 du/ac	2.3 du/ac	4.4 du/ac	"	"
Developed Density- renewal areas		9.6 du/ac	9.8 du/ac	13.9 du/ac	10.0 du/ac	"	"
Developed Density- refill		6.0 du/ac	6.07 du/ac	6.2 du/ac	6.1 du/ac	"	"
Overall Density Average		4.5 du/ac	4.5 du/ac	5.5 du/ac	5.3 du/ac	"	"
Dwelling Unit Allocations:							
Oregon		238,207	236,790	213,287	219,077		
Washington		95,617	96,220	121,157	118,670		

Revised 2/13/02

¹² A numbers of the figures noted have been modified from the UGR to provide a comparison to MetroScope.

¹³ Includes an initial inventory of non-residential acres less exempt coded Federal, State and local land less church owned land inside of the UGB. Other net factors are removed by MetroScope as land supplies get developed.

¹⁴ Includes UGB amendments made in 1998 and 1999 and locational adjustments.

¹⁵ Includes the total acres of land consumed and includes refill, vacant, land additions to the UGB and renewal areas.

Table 3. MetroScope Output Summary Land Use Measures	Case Study Results					
Model Outputs- 2000 to 2025 Non-residential Land	Base Case	I-5 North Added Capacity	Enhanced 2040 Centers	New Community Damascus	Hold the UGB	1997 UGR Update published 1999
Capture Rate ¹⁶	76.5%	76.1%	77.4%	77.3%	Not available yet	82%
Redevelopment and Infill Rate	44.0%	44.0%	43.3%	39.4%	"	40%
Land Utilization Measures ¹⁷						
Initial Vacant Acres Available	13,292 ac	13,292 ac	13,292 ac	13,292 ac	13,292 ac	12,700 ¹⁸
Initial Refill and Renewal	4,362 ac	4,362 ac	4,362 ac	4,362 ac	4,362 ac	5,080 ac
Total Initial Acres Available	17,654 ac	17,654 ac	17,654 ac	17,654 ac	17,654 ac	17,780 ac
Additional Refill Acres Added to UGB	2,644 ac	2,644 ac	3,496 ac	4,949 ac	0 ac	Not available
Additional Vacant Acres Added to UGB	3,597 ac	3,597 ac	3,597 ac	5,102 ac	"	"
Total Additional Acres Added to UGB	6,241 ac	6,241 ac	7,093 ac	10,051 ac	"	"
Total Vacant Acres Available	16,889 ac	16,889 ad	16,889 ac	18,394 ac	"	"
Total Refill and Renewal Available	7,006 ac	7,006 ac	7,858 ac	9,311 ac	"	"
Total Non-residential Land	23,895 ac	23,895 ac	24,747 ac	27,705 ac	"	"
Total Refill/Renewal Acres Consumed	3,522 ac	3,522 ac	4,240 ac	4,154 ac	"	"
Consumption rate (refill/renewal)	50.3%	50.3%	54.0%	44.6%	"	"
Total Vacant land/Additions Acres Consumed	10,433 ac	10,433 ac	10,743 ac	11,176 ac	"	"
Consumption Rate (vacant/additions)	61.8%	61.8%	63.6%	60.8%	"	"
Density Measures ¹⁹						Not available
Vacant land/additions Allocations	324,015	322,455	331,440	343,639	"	"
Employees per gross acre	31.1 emp/ac	30.9 emp/ac	30.9 emp/ac	30.7 emp/ac	"	"
Refill and Renewal Allocations	254,185	252,959	253,314	240,155	"	"
Employees per gross acre	72.2 emp/ac	71.8 emp/ac	59.7 emp/ac	57.8 emp/ac	"	"
Total Employment Allocation	578,200	575,414	584,754	583,794	"	"
Overall Density	41.4 emp/ac	41.2 emp/ac	39.0 emp/ac	38.1 emp/ac	"	"
Non-residential Price Index ²⁰	+26%	+26%	+9%	+9%	"	Not available
Manufacturing	-8%	-8%	-17%	-20%	"	"
Warehouse	+16%	+15%	+4%	+3%	"	"
Retail/ Services	+43%	+43%	+22%	+23%	"	"
General office	+36%	+36%	+13%	+16%	"	"
Medical/Health	+50%	+50%	+20%	+24%	"	"
Government	+11%	+10%	+7%	+7%	"	"
Employment Growth Allocation					"	"
Oregon UGB	578,200	575,414	584,754	583,794	"	"
Clark County UGA	151,600	154,386	145,046	146,006	"	"

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¹⁶ The non-residential capture rate is computed on a fixed UGB as of 2000.

¹⁷ All land is for non-residential purposes.

¹⁸ Total acres of non-residential use based on estimates from the UGR.

¹⁹ Employees per gross acre

²⁰ Represents price increases over the base year 2000 for land and improvements over inflation.

Table 4. MetroScope Output Summary Additional Measures	Case Study Results					
	Base Case	I-5 Trade Corridor	Enhanced 2040 Centers	New Community Damascus	Hold the UGB	2000 Conditions
Model Outputs 2025 Transportation Conditions						
Vehicle Hours of Delay per 1000 VMT ²¹	8.31	8.09	10.79	10.15	Not available yet	2.49
Vehicle Hours of Delay per VHT	.21	.20	.25	.24	"	.08
Average Week Day VMT/ capita	16.39	16.36	16.54	16.8	"	16.23
Average Week Day VMT/ emp	21.98	21.94	22.17	22.54	"	24.11
Average Speed (PM2)	25	25	23	24	"	31
Auto Percent Commuting w/in the Area					"	
Central Portland	66.3%	66.0%	64.5%	63.8%	"	70.0%
East Multnomah County	34.5%	34.4%	36.5%	32.4%	"	28.9%
East Clackamas County	42.5%	42.3%	46.0%	45.5%	"	42.6%
Southwest	59.3%	59.2%	60.3%	60.6%	"	51.6%
Westside	75.3%	75.2%	74.6%	75.2%	"	66.3%
Clark County	77.5%	78.6%	69.0%	70.0%	"	74.4%
Person Percent Commuting w/in the Area					"	
Central Portland	73.9%	73.6%	73.0%	72.3%	"	74.5
East Multnomah County	33.3%	33.2%	35.6%	31.8%	"	28.9
East Clackamas County	40.6%	40.5%	44.4%	43.6%	"	42.4
Southwest	57.2%	57.2%	58.6%	58.9%	"	50.9
Westside	74.0%	73.9%	73.5%	74.2%	"	65.7
Clark County	75.7%	75.5%	66.8%	67.9%	"	73.7
Mode Share						
Auto	86.83%	86.71%	86.65%	86.87%	"	90.49%
Transit	5.90%	6.03%	5.94%	5.85%	"	3.37%
Walk/Bike	7.28%	7.25%	7.41%	7.28%	"	6.15%
Average Auto Person Commute Distance ²² (HBW ²³) Begin and End w/in the Area						
Central Portland	4.6	4.6	4.5	4.5	"	4.4
East Multnomah County	3.7	3.7	3.6	3.6	"	3.5
East Clackamas County	5.2	5.2	4.9	5.2	"	5.4
Southwest	4.7	4.7	4.6	4.8	"	5.1
Westside	5.0	5.0	5.0	5.0	"	4.9
Clark County	7.1	7.1	7.6	7.6	"	6.2
Average Auto Person Commute Distance (HBW) Begin in and End Outside Area						
Central Portland	8.0	8.0	8.0	8.2	"	8.2
East Multnomah County	9.5	9.5	9.3	9.2	"	9.6
East Clackamas County	11.6	11.6	11.4	11.4	"	12.1
Southwest	9.8	9.8	9.4	9.5	"	10.1
Westside	9.0	9.1	9.1	9.1	"	9.7
Clark County	15.3	15.3	16.0	16.1	"	14.0

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²¹ VMT= vehicle miles traveled.

²² All distances for auto person trips and total persons are in miles.

²³ HBW= home based work trips.

Table 5. MetroScope Output Summary Additional Measures	Case Study Results						
	Model Outputs 2025 Transportation Conditions	Base Case	I-5 Trade Corridor	Enhanced 2040 Centers	New Community Damascus	Hold the UGB	2000 Conditions
Average Auto Person Commute Distance (Non-HBW) Begin and End w/in the Area						Not available yet	
Central Portland	3.0	3.0	2.9	3.0	"	3.0	
East Multnomah County	2.6	2.6	2.6	2.6	"	2.6	
East Clackamas County	3.3	3.3	3.2	3.3	"	3.3	
Southwest	3.0	3.0	2.9	3.0	"	3.1	
Westside	3.2	3.2	3.2	3.2	"	3.2	
Clark County	4.1	4.1	4.1	4.1	"	3.8	
Average Auto Person Commute Distance (Non-HBW) Begin in and End Outside the Area							
Central Portland	7.5	7.5	7.3	7.5	"	7.2	
East Multnomah County	6.6	6.6	6.4	6.3	"	6.8	
East Clackamas County	8.5	8.6	8.2	8.0	"	9.3	
Southwest	7.9	7.9	7.7	7.9	"	8.4	
Westside	7.8	7.8	7.6	7.7	"	7.9	
Clark County	12.6	12.5	13.8	13.8	"	11.2	
Total Person Commute Distance (HBW) Begin and End w/in the Area							
Central Portland	4.0	4.0	3.9	4.0	"	4.1	
East Multnomah County	3.5	3.5	3.4	3.5	"	3.4	
East Clackamas County	5.0	5.0	4.7	5.0	"	5.3	
Southwest	4.6	4.6	4.5	4.6	"	5.0	
Westside	4.7	4.8	4.7	4.7	"	4.8	
Clark County	7.0	6.9	7.4	7.4	"	6.0	
Total Person Commute Distance (HBW) Begin in and End Outside Area							
Central Portland	8.0	8.0	8.0	8.1	"	8.2	
East Multnomah County	9.6	9.5	9.4	9.3	"	9.6	
East Clackamas County	11.6	11.6	11.3	11.4	"	12.0	
Southwest	9.8	9.9	9.4	9.6	"	10.1	
Westside	9.0	9.1	9.1	9.0	"	9.8	
Clark County	15.3	15.3	16.0	16.1	"	14.1	
Total Person Commute Distance (Non-HBW) Begin and End within the Area							
Central Portland	2.7	2.7	2.7	2.7	"	2.8	
East Multnomah County	2.5	2.5	2.5	2.5	"	2.5	
East Clackamas County	3.2	3.2	3.1	3.2	"	3.4	
Southwest	2.8	2.8	2.8	2.9	"	3.0	
Westside	3.0	3.0	3.0	3.0	"	3.1	
Clark County	3.9	3.9	3.9	3.9	"	3.7	
Total Person Commute Distance (Non-HBW) Begin in and End Outside Area							
Central Portland	7.4	7.4	7.3	7.4	"	6.9	
East Multnomah County	6.6	6.6	6.4	6.3	"	6.7	
East Clackamas County	8.5	8.5	8.1	7.9	"	9.2	
Southwest	7.8	7.8	7.6	7.8	"	8.2	
Westside	7.7	7.7	7.6	7.6	"	7.8	
Clark County	12.6	12.5	13.7	13.8	"	11.3	

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Table 6. MetroScope Output Summary Price Measures	Case Study Results						
Model Outputs							
<i>Per Capita Taxable Values: 20 District Areas</i>	Base Case	I-5 Trade Corridor	Enhanced 2040 Centers	New Community Damascus	Hold the UGB	2000 Per DU Value	2000 Conditions Dwelling Units
Tax Base- Residential²⁴							
Zone 1	\$159,487	\$159,487	\$123,922	\$176,163	Not available yet	\$ 85,669.56	9,841
Zone 2	\$163,110	\$163,110	\$183,900	\$182,908	"	\$ 112,249.31	148,622
Zone 3	\$211,308	\$211,308	\$226,514	\$232,821	"	\$ 138,228.08	51,766
Zone 4	\$171,850	\$171,850	\$192,196	\$193,343	"	\$ 111,078.51	39,331
Zone 5	\$179,460	\$179,460	\$195,256	\$199,219	"	\$ 113,768.12	45,541
Zone 6	\$169,306	\$169,306	\$192,686	\$191,255	"	\$ 113,027.53	31,030
Zone 7	\$203,137	\$203,137	\$223,175	\$230,257	"	\$ 119,969.07	19,017
Zone 8	\$234,334	\$234,334	\$263,598	\$263,153	"	\$ 160,284.46	26,121
Zone 9	\$196,925	\$196,925	\$220,109	\$218,619	"	\$ 114,520.58	12,439
Zone 10	\$178,551	\$178,551	\$197,071	\$195,678	"	\$ 112,793.02	15,094
Zone 11	\$189,800	\$189,800	\$207,076	\$204,813	"	\$ 117,027.59	10,920
Zone 12	\$181,625	\$181,625	\$205,048	\$201,639	"	\$ 121,758.82	23,207
Zone 13	\$166,170	\$166,170	\$187,902	\$186,193	"	\$ 113,858.93	40,150
Zone 14	\$180,156	\$180,156	\$201,276	\$199,530	"	\$ 122,942.15	49,657
Zone 15	\$177,708	\$177,708	\$200,930	\$199,763	"	\$ 113,046.01	21,472
Zone 16	\$166,155	\$166,155	\$186,713	\$185,830	"	\$ 102,697.47	11,337
Zone 17	\$170,748	\$170,748	\$196,155	\$194,843	"	\$ 110,779.83	123,460
Zone 18	\$194,331	\$194,331	\$219,752	\$216,864	"	\$ 122,120.76	11,100
Zone 19	\$165,807	\$165,807	\$189,770	\$188,317	"	\$ 102,845.22	27,802
Zone 20	\$181,562	\$181,562	\$211,829	\$208,681	"	\$ 117,237.02	2,593

Revised 2/13/02

²⁴ The 20 plus zone system has been modified to separate rural from urban areas more fully.

Table 7. MetroScope Output Summary Price Measures	Case Study Results						
Model Outputs <i>Per Capita Taxable Values: 20 District Areas</i>	Base Case	I-5 Trade Corridor	Enhanced 2040 Centers	New Community Damascus	Hold the UGB	2000 Per DU Value	2000 Dwelling Units
Tax Base- Non-residential²⁵							
Zone 1	\$187,970	\$187,970	\$187,950	\$201,888	Not available yet	\$25,838	9,841
Zone 2	\$17,804	\$17,804	\$16,856	\$17,986	"	\$31,066	148,622
Zone 3	\$28,065	\$28,065	\$27,274	\$29,230	"	\$23,053	51,766
Zone 4	\$6,947	\$6,947	\$7,518	\$7,738	"	\$21,709	39,331
Zone 5	\$20,379	\$20,379	\$20,190	\$20,370	"	\$66,081	45,541
Zone 6	\$9,585	\$9,585	\$8,965	\$10,090	"	\$24,339	31,030
Zone 7	\$12,145	\$12,145	\$17,897	\$11,641	"	\$28,344	19,017
Zone 8	\$14,108	\$14,108	\$14,855	\$14,161	"	\$26,197	26,121
Zone 9	\$17,143	\$17,143	\$22,611	\$25,082	"	\$28,891	12,439
Zone 10	\$22,189	\$22,189	\$24,839	\$25,394	"	\$30,337	15,094
Zone 11	\$43,047	\$43,047	\$56,341	\$61,116	"	\$35,487	10,920
Zone 12	\$30,261	\$30,261	\$26,193	\$31,970	"	\$28,588	23,207
Zone 13	\$24,463	\$24,463	\$21,622	\$25,167	"	\$26,661	40,150
Zone 14	\$22,214	\$22,214	\$23,260	\$22,080	"	\$33,610	49,657
Zone 15	\$44,147	\$44,147	\$29,123	\$35,193	"	\$56,079	21,472
Zone 16	\$20,882	\$20,882	\$22,680	\$23,306	"	\$31,622	11,337
Zone 17	\$16,694	\$16,694	\$14,660	\$15,315	"	\$27,569	123,460
Zone 18	\$16,016	\$16,016	\$16,761	\$16,711	"	\$9,720	11,100
Zone 19	\$18,977	\$18,977	\$20,836	\$22,642	"	\$275	27,802
Zone 20	\$5,155	\$5,155	\$10,095	\$5,717	"	\$301	2,593

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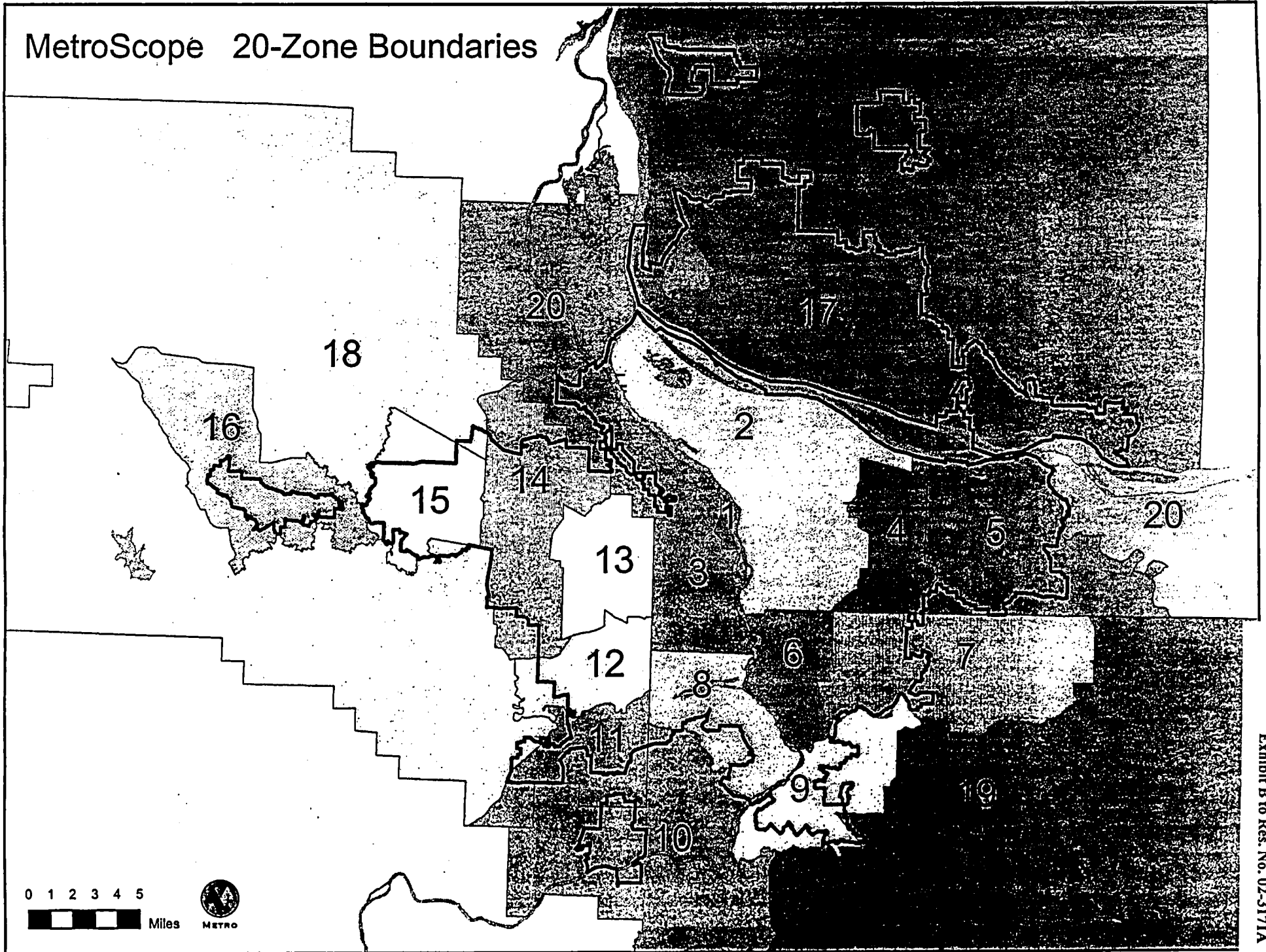
²⁵ The 20 plus zone system has been modified to separate rural from urban areas more fully.

TABLE 8.

SUBREGIONS	Travel Distance 0-8 miles from Regional Centers							
	Population 2000	Employment 2000	Emp/ Pop Ratio	% Difference from the Average	HH working in the subregion	% Difference from the Average	Jobs taken w/in the subregion	% Difference from the Average
Downtown	580,226	561,543	.97	35%	77.0%	31.5%	53.0%	-1.4%
Gateway	493,871	287,269	.58	.7%	52.0%	4.3%	57.0%	.07%
Gresham	276,239	114,444	.41	-28.3%	38.0%	-23.8%	58.0%	2.4%
Clackamas	338,605	179,616	.53	-8.2%	41.0%	-17.8%	51.0%	-9.9%
Oregon City	196,858	107,767	.55	-5.3%	40.0%	-19.8%	48.0%	-15.2%
Wa. Square	402,511	283,134	.7	21.7%	60.0%	20.3%	57.0%	0.7%
Beaverton	408,365	276,510	.68	17.2%	61.0%	22.3%	61.0%	7.7%
Hillsboro	181,353	95,004	.52	-9.3%	55.0%	10.3%	67.0%	18.3%
Clark County/ Vancouver	296,288	191,055	.64	11.6%	52.0%	4.3%	54.0%	-4.6%
Regional Average: W/out Downtown			.58		49.9%		56.6%	
Regional Average: w/ Downtown			.62		52.9%		56.2%	

Revised 2/5/02

MetroScope 20-Zone Boundaries



**PRESENTATION POINTS FOR METRO COUNCIL
RESOLUTION NO. 02-3171
March 7, 2002**

- Presiding Officer Hosticka, Metro Councilors, thank you for an opportunity to testify on this resolution and questions for LCDC. My name is Matthew Udziela, Associate Planner with Cogan Owens Cogan, 813 SW Alder Street, Suite 320, Portland, Oregon 97205.
- We have been monitoring the UGB expansion decision and commend you on your work towards developing a subregional analysis approach. We would like to offer some thoughts as to how to look at these questions.

Regarding the Goal 14 questions:

- If Metro is trying to solicit feedback from LCDC on specific subregional analysis methodology, we recommend being more specific in the following ways:
 - Being clear regarding which Regional Centers you're describing in question 2
Suggested change: If Metro determines there is a subregional need, does Goal 14 allow Metro to treat the Central City and each of the seven Regional Centers (Washington Square, Beaverton, Hillsboro, Oregon City, Clackamas Town Center, Gateway, Gresham) within the urban growth boundary (~~region~~) as a subregion and, using the basis and methodology set forth in this petition, allocate some of the region's housing and employment need to each?
 - Distinguish between the Regional Centers in question 2 and the "centers" in question 3.
Suggested change: If Metro determines there is a subregional need, does Goal 14 allow Metro to treat each of the 32 (??) Regional and Town Centers within the urban growth boundary ~~region~~ as a subregion and, using the basis and methodology set forth in this petition, allocate some of the region's housing and unemployment need to each?
 - Treat Wilsonville and Forest Grove/Cornelius in question 4 as *examples* of individual communities that might be used for subregional analysis.
Suggested change: If Metro determines there is a subregional need, does Goal 14 allow Metro to treat individual communities, e.g., Wilsonville and Forest Grove/Cornelius as subregions and, using the basis and methodology set forth in this petition, allocate some of the region's housing and unemployment need to each?

Regarding the ORS 197.298 questions:

- We have an additional question, perhaps in addition to question 11 or as a question 12:
 - *If Metro finds higher priority land is not productive, may Metro use lower priority land to meet an identifiable subregional need pursuant to ORS 197.298?*