

MINUTES OF THE METRO COUNCIL GREATEST PLACE WORK SESSION MEETING

Wednesday, September 17, 2008
Council Chamber

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

Councilors Absent:

Council President Bragdon convened the Metro Council Work Session Meeting at 2:00 p.m.

Objectives:

- Review outcomes for fall events
- Review preliminary scenario findings
- Share advisory committee comments on infrastructure costs and discuss next steps
- Council review and input on urban growth report rollout and agreement on approach

1. Overview of Fall Rollout: Framing Choices

- Fall events (Robin McArthur) (attached)
- Messages (John Donovan/Robin McArthur)
- Products
 - Sample activities and amenities work (Leila Aman/Mark Bosworth)
 - Preliminary scenario findings (Chris Deffebach/Ted Reid) (handout)

Councilor Burkholder discussed Metro's role in climate change. He discussed key individuals involved in the climate change piece. He said there would be discussions in the future, and wanted to stress the collaborative nature of the process.

John Donovan, Metropolitan Group, discussed messages. He said it was important to build the case for why the audience should pay attention as well as turn the corner for refinements and preparation for policy decisions to come. He said this worked from an existing blueprint, and wanted the architecture for fall's events to be clear and inviting. Councilor Liberty talked about the need to address the fact that decisions would be made, and that at some point the Council would have to act. Councilor Park talked about built-in obligations, state law, and priorities involved in key player "order." Mr. Donovan discussed prioritization issues. Councilor Park said if the Council were clearer about communicating priorities, expectations might be solidified more accurately and realistically. Mr. Donovan talked about different assessment strategies. Councilor Harrington said it was important to talk more in communities about what was happening regionally so that perceptions were more accurate. Councilor Park talked about discrepancies and disagreements in centers and corridor discussions. Mr. Donovan said it was very important to be clear about what the Council was addressing, but it was also important to ensure alignment of community needs in context to the region.

Councilor Burkholder was concerned about being neutral. He said the world had changed in terms of growth, and how to reconcile such change and direction was important to identify in future discussions. Councilor Park said growth should be looked at as an opportunity rather than

a burden. Councilor Liberty said it was important to reflect that development patterns have changed dramatically and should be represented as so.

Chris Deffebach, Planning Manager, introduced and discussed “Products” (see agenda). She talked about the importance of providing quality of life indicators and various amenities for incoming residents, rather than simply looking at how to house a certain number of individuals.

Mark Bosworth, Planning Department, talked about aspirations for functioning centers. He talked about attracting businesses in different corridor areas. Leila Aman, Planning Department, talked about the relationship between number of people in an area and the number of urban amenities available. Ms. Aman discussed different neighborhoods with different amenities (see attachment). Councilor Liberty talked about various roles of the Nob Hill district. Ms. Aman talked about research parameters and conclusions drawn. She talked about different relationships between homeowners to civic activity. Councilor Liberty talked about the role of income in connection to such relationships. Councilor Park talked about undesirable urban amenities. Ms. Aman described research methods and subsequent conclusions of urban amenity studies. Councilor Liberty talked about volume of movement through different areas. He talked about the marketability of different neighborhoods and the reach of such markets. Councilor Harrington wanted to ensure that people per acre numbers were absolutely correct across the board. Ms. Aman talked about the relationship between areas in terms of growth and building height, allowing a representation of the different ways to grow (up, out, or infill). Councilor Harrington wanted to ensure the evolution of communities was factored into overall data. Councilor Park was interested in crime rates in the area as well.

Ted Reid, Planning Department, presented a Powerpoint presentation (see attachments). He talked about implementing the 2040 Growth Concept. President Bragdon asked about revenue generation. Councilor Park asked about operating and capitalization costs. Councilors Park and Harrington asked about the term “affordable” in context with prices and income of a particular part of the region. Councilor Liberty talked about issues of housing access. Councilor Liberty said it was important to focus on the “punchlines” of the data, as there were a lot of interesting results. Councilor Park asked about preference for single-family dwellings. President Bragdon asked how the word “preference” tied into individual economics. Councilor Liberty talked about growth in connection to the urban growth boundary (UGB). Councilor Park talked about basic assumptions as counter to directional needs. Councilor Harrington said that reference was free. Councilor Park requested an overlay of Urban Land Institute (ULI) information. President Bragdon talked about effectiveness of corridors. He also talked about the concept of “business as usual.” Councilor Hosticka talked about placement of homes in traditional neighborhoods throughout the region, and that it was not realistic to assume everyone would be “placed” in 20-story high-rises.

Councilor Liberty talked about the performance of centers and corridors, and attracting subsequent growth. He discussed the reality that the region was becoming more compact, rather than growing outward, and there was a lot of interesting data to work with. He said he saw study results as narrowing the policy spectrum that had initially been larger and less concise.

2. Comparative Infrastructure Costs: What we’re hearing (Malu Wilkinson/Andy Shaw)

Andy Shaw, Infrastructure Finance Manager, talked about costs of development. Malu Wilkinson, Planning Department, discussed findings of infrastructure costs – and major factors involved in setting respective costs. She talked about using available data. Mr. Shaw talked

about infrastructure discussions that had occurred. He talked about connecting themes to available data, and using analysis as a tool to understand decisions for the future, but not as a sole decision-making mechanism. Councilor Hosticka talked about who ultimately pays for infrastructure costs. Councilor Liberty said scenarios outlining who pays for what needed identified and presented in a specific manner. President Bragdon said it was important for staff to present neutral information, but it was also important for the Council to communicate their position and opinions. Councilor Park said it was important to see where growth would occur near the UGB, but there were also intercity discussions about growth, and many of these intercity discussions carry regional implications. He said, at some level, individual jurisdictions needed to take responsibility in order for help to be provided.

3. Urban Growth Report Rollout

- Overview (Chris Deffebach)
- Schedule and process (Chris Deffebach/John Donovan) (handout)
- 20-year range forecast approach (Chris Deffebach) (attached)
- Employment Study Status (Malu Wilkinson) (attached)

Ms. Deffebach talked about regional growth management choices. Ms. Wilkinson talked about the demand and capacity analysis, and about using the “gap” as a discussion guide. Councilor Hosticka asked how “capacity” was defined. Ms. Wilkinson said its definition was part of future methodologies that were currently being developed. Councilor Hosticka said it sounded like discussions from 2002. Ms. Wilkinson said many state laws were still in place, but altering methodologies could aide in avoiding repetitive discussions and analysis. Councilor Liberty said it would be important to evaluate land consumption predictions of the past. Councilor Burkholder said he was concerned that poor performance was not rewarded, and that the Council was not stuck with a number into the future. Councilor Hosticka talked about range forecasts for capacity and land supply. Councilor Park talked about employment’s role in different analysis. Councilor Liberty expressed concerns with the term “range forecast,” because assumptions often stray from actuality. Councilor Harrington talked about the context for range forecast work. President Bragdon talked about community preference for zoning.

There being no further business to come before the Metro Council, Council President Bragdon adjourned the meeting at 5:02 p.m.

Prepared by,



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**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF
SEPTEMBER 17, 2008**

Doc. Date	Document Description	Doc. Number
9/17/08	Making the Greatest Place Powerpoint presentation: "Cause & Effect" scenarios: preliminary results and implications. September 17, 2008	091708cw-1
9/17/08	Urban Amenities Handout, September 17, 2008	091708cw-2
9/17/08	Handout: Framing Choices message platform: outreach to local elected officials, other stakeholders, September 17, 2008	091708cw-3