

MINUTES OF THE METRO COUNCIL MEETING

Thursday, July 18, 2002
Metro Council Chamber

Councilors Present: Susan McLain (Deputy Presiding Officer), Rod Park, David Bragdon, Rod Monroe, Rex Burkholder

Councilors Absent: Carl Hosticka (excused), Bill Atherton (excused)

Deputy Presiding Officer McLain convened the Regular Council Meeting at 2:02 p.m.

1. INTRODUCTIONS

There were none.

2. CITIZEN COMMUNICATIONS

There were none.

3. DAMASCUS AREA COMMUNITY DESIGN PLAN

Robert Liberty, 1000 Friends of Oregon, gave a power point presentation on the Damascus Area Community Design. He introduced Karen Pearl Fox, the Urban Design and Affordable Housing Specialist for 1000 Friends of Oregon, and Patrick Condon, holder of the James Taylor Chair in Landscape and Livable Design from the University of British Columbia. This project was sponsored by 1000 Friends of Oregon and Coalition for a Livable Future (a copy of the presentation is included in the meeting record). He spoke to the goals of both organizations. He talked about what the project was, what it was not, why do this project, why do the project now and in the Damascus Area, the Damascus Area Community Design Workshop, and possible Damascus Urbanization Timeline.

Ms. Fox continued with the presentation and spoke to the goals of the project, the process, design challenges, the team approach, presentations of the design to the public, and what happens next. Mr. Condon followed-up by talking about the six design principles which included Design Complete Communities, Build a Healthy Economy, Provide a Linked System of Streets, Parkways and Greenways, Establish Green Infrastructure System, Shift to Lighter Greener Cheaper Infrastructure, Preserve Present Homes and Introduce New Ones. He talked about how all of these principles fit together. He gave an overview of the key issues and existing conditions, developing the plan, integrating land uses into the plan, the detailed plan - the site as it is now and in 2020 as envisioned in the workshop, phasing concepts, land use summary, centers types, housing options, and jobs options. There was a re-introduction of green systems in the community. He emphasized the advantages of this design and the potential for changes in that design.

Deputy Presiding Officer McLain recognized the citizens who wished to testify on this issue.

Mike Hammons, 20320 SE Hwy 212, Clackamas, OR 97015 was a realtor in the Damascus area and a member of the design team. He talked about issues that seemed to tie the hands of the design team, which had to do with several areas that were prime farmland or timberland. The first goal in starting with 15,000 acres was protection of natural areas. What they ended up protecting

was over 30% of the property for natural areas. He talked about several prime farm land or timberland areas that they couldn't touch because it had been set aside through the political process. He asked that if we were going to look at designing the Damascus area and moving the Urban Growth Boundary that Council look more at the overall design rather than what they had already accepted as an arbitrary line. Give them the ability to take an area and redraw the line, get past the politics and get into the overall design so they could come up with the best plan for the area.

Deputy Presiding Officer McLain explained that they had probably started with state laws and the hierarchies that were now part of our political fabric. If they were to look at redrawing those lines, they would have to go back to the State. They were trying to do that through sub-regional analysis looking at some of the community needs and trying to get some of those questions answered. At the present time, it was not legal to develop that type of acreage unless you could find a way to show special need or follow Goal 14 on urbanization. She thought his comments were worth considering.

Mike Hanks, 10225 SW Redwing, Beaverton, OR 97007 said he grew up in the Damascus area. He said the principles that were being discussed made a lot of sense. He talked about the area that Mr. Hammons had talked about and connectivity issues. He encouraged looking at some of the class 3 and 4 soil areas to support expansion of services. When you look at some of the areas where you wanted to bring back some of the greenspaces in the downtown core, realistically it wasn't going to happen. If you could bring in that lower natural basin, it would allow for a pedestrian friendly environment and more opportunity to access the park and creek. He thought Mr. Hammons recommendations made a lot of sense and explained why.

Councilor Bragdon said this was a great application of principles and a wonderful canvas to paint on. He asked if they saw the existing fragmentation of property ownership in the area as being an obstacle? How did things actually get timed and occur?

Mr. Condon said members of the Council might be able to better respond to the question. It was difficult for policy makers to decide. That problem applied everywhere. The other aspects had to do with existing parcelization in this area. The way communities used to develop was very similar to the proposed Damascus development. It was a gradual urbanization. The process was well precedented. The trick was to come up with a plan that fit the parcels rather than making the parcels fit the plan. They found that applying Metro's own 600-foot interconnectivity strategy fit for the plan.

Mr. Liberty said the biggest challenge would be between the areas, which needed to be protected and the amenities. Those would not have the value the developed areas had. There were ways to address this. The overall context was that UGB expansion would cause a huge surge in value. One thing to do was to figure out a way to capture some of that. Expectation for owners who had streams versus those who did not had to be different. There were both legal and natural limitations. An implementation workshop was important. It was important to talk about equity issues between landowners. He talked about the differences in approaches to urbanization in British Columbia. He suggested Metro might want to have some of the British Columbia developers come and give a training workshop on parcel aggregation.

Councilor Park asked if they had any additional thoughts about working through this process to create a new center versus utilizing an existing center and recreating it. Mr. Liberty said it was important for the region to have an experience with large-scale development and redevelopment of the community center. He gave an example of the Pearl District. He made some suggestions

about how to proceed with Damascus. He felt the next big challenge for the region was to provide a model of redevelopment of an existing commercial area such as Hall Boulevard. He said, if Damascus expansion occurred in a large way, it was being done to serve state and regional policy mandates. Therefore, he believed the region owed something to that area which could be help in finding the resources to turn it into a community center.

Councilor Park said there were ways of doing this differently, in increments that would not allow the planning of the entire center. The question was to bring the entire area in and let a master plan occur or bring it in starting from the UGB and slowly work your way east. Development patterns would be different dependent upon which approach you took.

Mr. Liberty responded that there was something to be said for planning on a large scale. Even if the land need analysis showed you couldn't bring something in, in a big chunk, he didn't believe it had to be contiguous, you can have plans for where your expansion was going to go so you know that the large chunk would come in and begin focusing investment at the core of it. He said it sounded as if the Executive Officer was going to propose a larger area than Phase 1. The important point was that making it as the heart of the community and doing that as a regional effort to plan for growth and have new development meant some regional contribution in making that a success right out of the blocks. His organization and others in the community would be interested in helping that effort.

Councilor Park asked Mr. Liberty about the phases. If you knew you had Phase 1 but weren't sure that you had Phase 2 and 3, would you still have the same recommendation or the same type of center? Would the size of the downtown core be the same?

Mr. Liberty said, as he understood the design, the community core was for the Phase 1 area as much as it would be for the entire plan. Mr. Condon added that the pattern of development was more important than the FSRs that were going to be there right away. The population that swells during Phase 1 around Damascus Center was adequate to create a vibrant center there, which would have the capacity of only becoming even more vibrant as Phase 2 and 3 came in. The whole plan would take 20 to 30 years. It rapidly started to build up once the wheels were set in motion. It was more important how you approached the urban fabric question than the exact degree of urban use. It all contributed to the vibrancy in the area, the economic vitality of the area as well as the degree of flexibility that the area could exhibit over time. Ms. Fox said each of the phases had varying degrees of commercial center and each was a center unto itself yet the three together created a centergistic center, one built upon the other. However, each was a complete community. She talked about each phase and the differences. There was a real interconnected link between building a viable urban center and the interrelationship of the tripod of the three centers.

Councilor Park asked, in terms of infrastructure size, would each one of the centers have their own system? Mr. Condon responded that they did not get into the degree of the infrastructure systems that would serve Phase 2 and 3 but they did feel somewhat confident that the existing infrastructure was easier to imagine than Phase 2 and 3. There was an existing core of urban services in that area that could incrementally expanded.

Deputy Presiding Officer McLain thanked the group for their efforts. She acknowledged Metro's efforts to assist in these planning efforts.

Mr. Liberty said if you look at Peter Calthorpe's design for this area at the time Metro was looking at the growth concept, one thing that struck him about it was there was a lot in common and that was because the landscape dictated certain outcomes. Another was that the natural

systems were going to make it a special place. You had two people operating nine years apart coming to similar conclusions. They thought the principles and instructions would be appropriate to use in any urban growth expansion.

4. EXECUTIVE OFFICER COMMUNICATIONS

There were none.

5. CONSENT AGENDA

5.1 Consideration of minutes of the July 11, 2002 Regular Council Meeting.

Motion	Councilor Burkholder moved to adopt the meeting minutes of the July 11, 2002, Regular Council meeting
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Vote:	Councilors Bragdon, Monroe, Park, Burkholder, and Deputy Presiding Officer McLain voted aye. The vote was 5 aye, the motion passed with Councilors Hosticka and Atherton absent.
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6. ORDINANCES – FIRST READING

6.1 **Ordinance No. 02-960**, For the Purpose of Amending Metro Code Chapter 2.19 to Modify the Term Limitation Provisions Applicable to Metro Advisory Committee and to Enlarge the Membership of the Solid Waste Advisory Committee.

Deputy Presiding Officer McLain indicated that the Presiding Officer had assigned Ordinance No. 02-960 to the Governmental Affairs Committee.

7. RESOLUTIONS

7.1 **Resolution No. 02-3208**, For the Purpose of Accepting the May 21, 2002 Primary Election Abstract of Votes for Metro.

Motion	Councilor Monroe moved to adopt Resolution No. 02-3208.
Seconded:	Councilor Burkholder seconded the motion

Councilor Monroe noted several date errors in the resolution.

Motion to Amend:	Councilor Monroe moved to amend Resolution No. 02-3208 to change the year 2005 to 2006 in numbers 3, 4 and 6.
Seconded:	Councilor Bragdon seconded the amendment.

Councilor Monroe noted that the auditor, districts 1 and 4 terms ended December 31, 2006 not 2005.

Vote to Amend:	Councilors Park, Burkholder, Bragdon, Monroe and Deputy Presiding Officer McLain voted aye. The vote was 5 aye, the amendment passed.
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Vote on the Main Motion:	Councilors Burkholder, Bragdon, Monroe, Park and Deputy Presiding Officer McLain voted aye. The vote was 5 aye, the motion passed.
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8. COUNCILOR COMMUNICATION

Councilor Burkholder announced a brown bag in the chamber tomorrow, August 19th. Bill Wilkinson would present "A Prescription for Active Communities: Making the Connections Between Health, Land Use and Transportation".

Councilor Monroe announced that he would be going to British Columbia for a week so would not be available for meetings next week.

9. ADJOURN

There being no further business to come before the Metro Council, Deputy Presiding Officer McLain adjourned the meeting at 3:44 p.m.

Prepared by

Chris Billington
Clerk of the Council

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JULY 18, 2002

ITEM #	TOPIC	DOC DATE	DOCUMENT DESCRIPTION	DOC. NUMBER
5.1	MINUTES	7/11/02	METRO COUNCIL MINUTES OF JULY 11, 2002 SUBMITTED FOR APPROVAL	071802C-01
3	POWER POINT PRESENTATION	JULY 2002	POWER POINT PRESENTATION BY 1000 FRIENDS OF OREGON AND COALITION FOR A LIVABLE FUTURE TO THE METRO COUNCIL ON DAMASCUS AREA COMMUNITY DESIGN PLAN	071802C-02