

 **Metro** | *Agenda*

Meeting: Metro Policy Advisory Committee (MPAC)
Date: Wednesday, February 25, 2009
Time: 5 to 7 p.m.
Place: Council Chambers

- | | | | |
|----------------|-----|--|--------------------------------------|
| 5 PM | 1. | CALL TO ORDER | Tom Brian, Chair |
| 5:02 PM | 2. | SELF INTRODUCTIONS & COMMUNICATIONS | Tom Brian, Chair |
| 5:07 PM | 3. | CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS | |
| 5:10 PM | 4. | <u>CONSENT AGENDA</u> | Tom Brian, Chair |
| | 4.1 | * Consideration of the MPAC Minutes for January 28, 2009 | |
| | | * New MTAC Member Nomination and Appointments | |
| 5:12 PM | 5. | COUNCIL UPDATE | |
| | 6. | <u>INFORMATION / DISCUSSION ITEMS</u> | |
| 5:15 PM | 6.1 | * Economic and Employment Trends – <u>INFORMATION / DISCUSSION</u> | Malu Wilkinson
Eric Hovee |
| 6:15 PM | 6.2 | * Functional Plan Title 13: Nature in Neighborhoods Compliance Update
– <u>INFORMATION / DISCUSSION</u> | Tim O’Brien
Lori Hennings |
| 6:45 PM | 7. | ADJOURN | Tom Brian, Chair |

- * Material available electronically.
** Material to be e-mailed at a later date.
Material provided at meeting.
All material will be available at the meeting.

*For agenda and schedule information, call Kelsey Newell at 503-797-1916, e-mail: kelsey.newell@oregonmetro.gov.
To check on closure or cancellations during inclement weather please call 503-797-1700.*



METRO

**2009 MPAC Tentative Agendas
 as of February 17, 2009**

All meetings are on Wednesdays, in the Metro Council Chamber, 600 NE Grand Ave., Portland, unless otherwise noted. For current agendas and materials, visit www.oregonmetro.gov/mpac.

<p><u>MPAC Meeting</u> January 14, 2009, 5 to 7 p.m.</p> <ul style="list-style-type: none"> • MPAC member and alternate recognition • Election of 2009 MPAC Officers • High Capacity Transit (HCT) – Confirm screened corridors and evaluation criteria • Local aspirations • Ordinance No. 08-1204, Transit-Oriented Development 	<p><u>MPAC Meeting</u> January 28, 2009, 5 to 7 p.m.</p> <ul style="list-style-type: none"> • New MTAC member nominations and appointments – Action • Local Aspirations (Distribute Centers Books) • Overview of MPAC 101 <ul style="list-style-type: none"> ○ Organization, membership and bylaws ○ State land use goals
<p><u>MPAC Meeting</u> February 11, 2009, 1 to 6 p.m.</p> <ul style="list-style-type: none"> • MPAC Orientation <ul style="list-style-type: none"> • Regional Policies • Making the Greatest Place initiative • Timeline 	<p><u>MPAC Meeting</u> February 25, 2009, 5 to 7 p.m.</p> <ul style="list-style-type: none"> • Employment and Economic Trends • Title 13 – Nature in Neighborhoods
<p><u>MPAC Meeting</u> March 11, 2009, 5 to 7 p.m. <i>(Possible cancellation due to Washington, DC trip?)</i></p> <ul style="list-style-type: none"> • Economic and employment trends discussion 	<p><u>MPAC Meeting</u> March 25, 2009, 5 to 7 p.m.</p> <ul style="list-style-type: none"> • 20- and 50-year forecasts • Preliminary residential urban growth report (intro)

<p><u>MPAC Meeting</u> April 8, 2009, 5 to 7 p.m.</p> <ul style="list-style-type: none"> • Preliminary residential urban growth report (discussion) • Local aspirations summary 	<p><u>MPAC Meeting</u> April 22, 2009, 5 to 7 p.m.</p> <ul style="list-style-type: none"> • Preliminary employment urban growth report (intro) • Regional Transportation Plan (RTP) Needs Assessment – Community Building, Mobility Corridors, Transportation System Management and Operation (TSMO), Freight, High Capacity Transit (HCT)
<p><u>MPAC Meeting</u> May 13, 2009, 5 to 7 p.m.</p> <ul style="list-style-type: none"> • Preliminary employment urban growth report (discussion) • RTP funding and investment strategy (intro) • High Capacity Transit (HCT) priorities (intro) 	<p><u>MPAC Meeting</u> May 27, 2009, 5 to 7 p.m.</p> <ul style="list-style-type: none"> • RTP investment strategy priorities (discussion) • Local aspirations
<p><u>MPAC Meeting</u> June 10, 2009, 5 to 7 p.m.</p> <ul style="list-style-type: none"> • HCT priorities (action) • Direction on RTP funding and investment strategy priorities (action) • 	<p><u>MPAC Meeting</u> June 24, 2009, 5 to 7 p.m.</p>
<p><u>MPAC Meeting</u> July 8, 2009, 5 to 7 p.m.</p>	<p><u>MPAC Meeting</u> July 22, 2009, 5 to 7 p.m.</p>
<p><u>MPAC Meeting</u> August 12, 2009, 5 to 7 p.m.</p>	<p><u>MPAC Meeting</u> August 26, 2009, 5 to 7 p.m.</p>

<p><u>MPAC Meeting</u> September 9, 2009, 5 to 7 p.m. (Possible Joint meeting with JPACT)</p> <ul style="list-style-type: none"> • Review coordinated Making the Greatest Place package for public review 	<p><u>MPAC Meeting</u> September 21, 2009, 5 to 7 p.m.</p> <ul style="list-style-type: none"> • Ordinance on urban reserves (intro) • Resolution to authorize IGAs to designate urban and rural reserves (intro)
<p><u>MPAC Meeting</u> October 14, 2009, 5 to 7 p.m.</p> <ul style="list-style-type: none"> • Ordinance on urban reserves (action) • Resolution to authorize IGAs to designate urban and rural reserves (action) 	<p><u>MPAC Meeting</u> October 28, 2009, 5 to 7 p.m.</p> <ul style="list-style-type: none"> • Resolution approving 2035 RTP pending air quality conformity and findings (intro)
<p><u>MPAC Meeting</u> November 18, 2009, 5 to 7 p.m. (Note: special meeting date)</p> <ul style="list-style-type: none"> • Resolution approving 2035 RTP pending air quality conformity and findings (action) • Resolution on accepting regional range forecast and urban growth report (intro) • 	<p><u>(Due to holidays, only one November MPAC meeting is currently scheduled)</u></p>
<p><u>MPAC Meeting</u> December 9, 2009, 5 to 7 p.m.</p> <ul style="list-style-type: none"> • Resolution on accepting regional range forecast and urban growth report (action) 	<p><u>MPAC Meeting</u> December 16, 2009, 5 to 7 p.m. (if needed)</p>



METRO

Metro Policy Advisory Committee

MINUTES

January 28, 2009

5 to 7 p.m.

Council Chambers

MEMBERS PRESENT

Tom Brian, Chair
Shane Bemis, Second Vice Chair
Nathalie Darcy
Amanda Fritz
Jack Hoffman
Dick Jones
Richard Kidd
Charlotte Lehan
Robert Liberty
Rod Park
Wilda Parks
Judy Shiprack
Dilafruz Williams

AFFILIATION

Washington Co. Commission
City of Gresham, representing the Multnomah Co. 2nd Largest City
Washington Co. Citizen
City of Portland
City of Lake Oswego, representing Clackamas Co. Largest City
Clackamas Co. Special Districts
City of Forest Grove, representing Washington Co. Other Cities
Clackamas Co. Commission
Metro Council
Metro Council
Clackamas Co. Citizen
Multnomah Co. Commission
Governing Body of School Districts

MEMBERS EXCUSED

Sam Adams
Ken Allen
Richard Burke
Pat Campbell
Jody Carson
Carlotta Collette
Dennis Doyle
Robert Kindel
Alice Norris
Michelle Poyourow
Steve Stuart
Rick VanBeveren
Mike Weatherby
Richard Whitman
Jerry Willey

AFFILIATION

City of Portland
Port of Portland
Washington Co. Special Districts
City of Vancouver
City of West Linn, representing Clackamas Co. Other Cities
Metro Council
City of Beaverton, representing Washington Co. 2nd Largest City
City of North Plains, representing the Cities of Wash. Co. Outside the UGB
City of Oregon City, representing Clackamas Co. 2nd Largest City
Multnomah Co. Citizen
Clark Co., Washington Commission
TriMet Board of Directors
City of Fairview, representing Multnomah Co. Other Cities
Oregon Dept. of Land Conservation & Development
City of Hillsboro, representing Washington Co. Other Cities

ALTERNATES PRESENT

Donald McCarthy
Laura Hudson
Deborah Barnes
Doug Neely

AFFILIATION

Multnomah Co. Special Districts
City of Vancouver
City of West Linn, Representing Clackamas Co. Other Cities
City of Oregon City, Representing Clackamas Co. 2nd Largest City

STAFF

Andy Cotungo, Kelsey Newell, Carl Hosticka, Carlotta Collette, Ken Ray, John Williams, Andy Shaw.

1. CALL TO ORDER

Chair Tom Brian called the meeting to order at 5:06 p.m.

2. SELF INTRODUCTIONS & COMMUNICATION

All attendees introduced themselves.

Councilor Rod Park announced that Metro staff have scheduled a meeting for Friday, January 30th to discuss the region’s process for distributing the federal economic stimulus funding for transportation projects in the Portland metropolitan region.

Councilor Robert Liberty made the following announcements:

- Metro has launched key changes to waste disposal, specifically in regards to mixed dry waste. For information or questions regarding these changes contact the Metro Recycling Information center by phone or online.
- Dr. Thomas Sanchez of the University of Utah will give a presentation at 7:30 p.m. on January 28th, 2009 in the Metro Council Chambers about equity in regional transportation as part as the Metro Transportation Speaker Series.
- There will be a joint JPACT/ Metro Council public hearing on Thursday Feb, 12th to receive public testimony on Metro’s 2010-2013 Regional Flexible Fund allocation.
- The Patton Park Apartments developed by the Community Development Organization REACH and supported by TriMet, the Portland Development Commission and Metro’s Transit Oriented Development Program will hold a Grand Opening on Thursday February 12th from 11 a.m. to 1 p.m.

3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS

There was none.

4. CONSENT AGENDA

**Consideration of the MPAC Minutes for January 14, 2009
New MTAC Member Nomination and Appointments**

MOTION: Mayor Richard Kidd moved, Mayor Dennis Doyle seconded, to approve the consent agenda.

ACTION TAKEN: With all in favor, the motion passed.

5. INFORMATION / DISCUSSION ITEMS

5.1 Local Aspirations

Ms. Leila Aman and Ms. Christina Deffebach, both of Metro, provided an updated on staff's work with the Portland metropolitan region's local aspirations; highlighting the *Our Place in the World* and *State of the Centers* reports.

State of the Center report presents a profile of each town center identified in the 2040 Growth Concept. The report will help assist local communities in establishing benchmarks for community aspirations.

Committee discussion included accommodations for changes in the location of town centers and committing to make the areas identified in the 2040 Growth Concept town and regional centers.

5.2 Overview of MPAC 101

Mr. Andy Cotugno briefed the committee on the basic, fundamental aspects of MPAC. His presentation focused on the organization and role of MPAC. Points discussed were:

- Duties
 - Committee established by Metro Charter
 - Recommendation authority
 - Approval Authority
- Membership
 - Direct representation
 - Collective Representation
 - Chair, 1st Vice Chair and 2nd Vice Chair procedures
- Metro Technical Advisory Committee (MTAC)
 - Appointments made by MPAC
 - Provides technical recommendations
- Protocols fro Scheduling Agenda Topic
 - Metro staff is responsible for agenda items that will eventually go to the Metro Council
 - MPAC worksheet
 - MPAC Coordinating Committee

Mr. Richard Benner of Metro briefed the committee on the state land use requirements relevant to Metro. His presentation included information on:

- Capacity for growth
 - Metro's role in local governments
 - 20 year employee and population growth forecast made every 5 years
 - Action must be taken if existing capacity is not sufficient
- Urban and Rural Reserves
 - Requirements for designating reserves
 - Urban Growth Boundary expansion requirements

The committee discussed limited expansion of the Urban Growth Boundary (UGB), need and capacity procedures if a city is under periodic review, priority ranking for land being brought into the UGB and measuring capacity based on actual performance.

An MPAC Orientation has been scheduled February 11th, 2009 at 1 p.m., location to be announced. The orientation will provide an opportunity for greater detail about the technical aspects of MPAC. Staff will distribute event and registration information shortly.

6. ADJOURN

Seeing no further business, Chair Brian adjourned the meeting at 7:03 p.m.

Respectfully Submitted,

Kayla Mullis
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR JANUARY 28, 2009


The following have been included as part of the official public record:

ITEM	TOPIC	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
4.1	Memo	1/27/09	TO: MPAC FROM: Robin McArthur RE: 2009 MTAC nominees for MPAC Approval	12809m-01
5.1	Report	1/2009	State of the Centers Report	12809m-02
5.1	Report	N/A	Our Place in the World	12809m-03
5.3	Binder Materials	N/A	MPAC Orientation Binder Materials	12809m-04

 Metro | Memo

Date: February 3, 2009

To: Metro Policy Advisory Committee

From: Robin McArthur, Planning & Development Director 

Re: New MTAC Members for MPAC Consideration

Per MPAC bylaws Article IV, Section C, applicable to the Metro Technical Advisory Committee, "each jurisdiction or organization named shall annually notify MPAC of their nomination. MPAC may approve or reject any nomination. Revision of the membership of MTAC may occur consistent with MPAC bylaw amendment procedures..."

Please note that DLCD has nominated Jennifer Donnelly, Metro Regional Representative, to be the alternate for DLCD Seat No. 17. Meg Fernekees remains the primary member.

Please note that the Homebuilder's Association has nominated Alan DeHarpport to be their first alternate. Joe Keizur remains the primary member and Dave Nielsen would become the second alternate for Residential Contractor Association Seat No. 21.

If you have any questions or comments about these nominations, please contact me.

Thank you.

MPAC Worksheet

Agenda Item Title (include ordinance or resolution number and title if applicable): Economic and Employment Trends

Presenter: Malu Wilkinson and Eric Hovee, consultant

Contact for this worksheet/presentation: Malu Wilkinson

Council Liaison Sponsor: Rod Park

Purpose of this item (check no more than 2):

Information

Update

Discussion

Action

MPAC Target Meeting Date: February 25, 2009

Amount of time needed for:

Presentation 30 min

Discussion 30 min

Purpose/Objective (what do you expect to accomplish by having the item on *this meeting's* agenda):

To present and discuss current research findings of economic and employment trends

Action Requested/Outcome (What action do you want MPAC to take at *this meeting*? State the *policy* questions that need to be answered.)

- Are there any information gaps or issues that need more clarification?
- What strategies might achieve better job performance in centers and better site utilization in employment and industrial areas? What strategies make sense for 20- and 50-year timeframes?

Background and context:

In 2008, the Metro Council adopted six characteristics of a successful region that describe outcomes to guide the region's efforts to accommodate population and employment growth while enhancing quality of life for current and future residents. One outcome focuses specifically on the economy: *current and future residents benefit from the region's sustained economic competitiveness and prosperity.*

State land use laws require Metro to produce an analysis of the region's capacity to meet the forecasted 20-year demand for jobs and housing by the end of 2009. To support efforts to

analyze demand and capacity and identify urban reserves, Metro is undertaking a fresh look at the employment methodology with the assistance of a consultant team led by Eric Hovee, E.D. Hovee and Company.

The employment and economic trends work will provide a new paradigm for evaluating job demand and associated employment land demand for the 5-, 20-, and 50-year time horizons. The work includes:

- An analysis of past and future economic trends related to location decisions and changing development practices,
- An updated inventory of employment land across the region, and
- Policy options for assessing employment capacity needs.

An important part of this work is to learn from businesses in our region. In December and January, Metro worked with business associations around the region to coordinate a series of focus groups with key business interests and employers to discuss economic trends over the short and long-term as well as to identify aspirations of these stakeholders. Two employment roundtables are planned for this spring to engage leaders in the region's business community in a discussion of long-term economic trends and how they influence important policy and investment decisions facing the region's policymakers over the next few years in the areas of land use and transportation.

To help coordinate technical analysis at the regional and local level and provide advice on the most efficient and effective means to solicit stakeholders and elected official consideration of critical assumptions and policy choices, an Employment Coordination and Advisory Committee was established. This group consists of 12 local government and other agency staff as well as business representatives and will meet throughout 2009.

What is the schedule for future consideration of item (include MTAC, TPAC, JPACT and Council as appropriate):

MTAC discussed employment and economic trends at their February 18 meeting. As additional information is obtained from roundtable discussions and further research, findings will be shared and discussed at future MPAC meetings.

MPAC Worksheet

Agenda Item Title (include ordinance or resolution number and title if applicable):

Functional Plan Title 13: Nature in Neighborhoods Compliance Update

Presenter:

Lori Hennings and Tim O'Brien

Contact for this worksheet/presentation:

Tim O'Brien

Council Liaison Sponsor:

Councilor Carl Hosticka

Purpose of this item (check no more than 2):

Information X

Update

Discussion

Action

MPAC Target Meeting Date: 02/25/09

Amount of time needed for:

Presentation 15

Discussion 15

Purpose/Objective (what do you expect to accomplish by having the item on *this meeting's* agenda):

(e.g. to discuss policy issues identified to date and provide direction to staff on these issues)

Provide a brief overview of Title 13 for new MPAC members.

Inform MPAC regarding jurisdictional compliance status related to Title 13 and to frame a realistic timeline for region-wide compliance with the Title 13 requirements.

Inform MPAC regarding the "State of the Watersheds" report that Metro completed in December 2008. The report is intended to help inform the region regarding the success in meeting regional performance objectives and targets established in Title 13.

Action Requested/Outcome (What action do you want MPAC to take at *this meeting*? State the *policy* questions that need to be answered.)

Do MPAC members have any comments about the progress in implementing Title 13 Nature in Neighborhoods to share with Metro Council as the Council considers the need for extension requests?

Are there any questions about Metro's program for ongoing watershed health monitoring and the importance of local jurisdiction participation in submitting relevant materials?

Background and context:

Title 13: Nature in Neighborhoods of the Urban Growth Management Functional Plan (Functional Plan) was created to (1) conserve, protect, and restore a continuous ecologically viable streamside corridor system, from the stream's headwaters to their confluence with other streams and rivers, and with their floodplains in a manner that is integrated with upland wildlife habitat and with the surrounding urban landscape; and (2) to control and prevent water pollution for the protection of the public health and safety, and to maintain and improve water quality throughout the region. In essence, Title 13 was meant to achieve its intended purpose through the conservation, protection and appropriate restoration of riparian and upland fish and wildlife habitat.

The Metro Council adopted Title 13 of the Urban Growth Management Functional Plan on September 29, 2005. The Department of Land Conservation and Development acknowledged Metro's habitat protection program on January 5, 2007. This action requires that all participating local jurisdictions are in compliance with Title 13 by January 5, 2009.

What has changed since MPAC last considered this issue/item?

MPAC last considered this item when they recommended Title 13 Nature in Neighborhoods for action to Metro Council almost 4 years ago. Some cities and counties have since taken actions to implement the regional program and others are in the process of doing so. Metro has also completed the first State of the Watersheds report.

What packet material do you plan to include? (must be provided 8-days prior to the actual meeting for distribution)

Memorandum outlining compliance status and a brief discussion on the State of the Watersheds report

What is the schedule for future consideration of item (include MTAC, TPAC, JPACT and Council as appropriate):

If a local jurisdiction seeks a time extension for compliance with Title 13, MPAC will be notified of the date of the Metro Council's public hearing to consider the extension.

Metro staff will produce a State of the Watersheds report every even numbered year for ten years as required by Title 13.



Date: Tuesday, February 17, 2009
To: MPAC Members & Interested Parties
From: Tim O'Brien, Principal Regional Planner and Lori Hennings, Senior Natural Resource Scientist
Re: Title 13: Nature in Neighborhoods

Introduction

Title 13: Nature in Neighborhoods of the Urban Growth Management Functional Plan (Functional Plan) was created to (1) conserve, protect, and restore a continuous ecologically viable streamside corridor system, from the stream's headwaters to their confluence with other streams and rivers, and with their floodplains in a manner that is integrated with upland wildlife habitat and with the surrounding urban landscape; and (2) to control and prevent water pollution for the protection of the public health and safety, and to maintain and improve water quality throughout the region. In essence, Title 13 was meant to achieve its intended purpose through the conservation, protection and appropriate restoration of riparian and upland fish and wildlife habitat.

Title 13 requires that local jurisdictions perform the following:

- Adopt Metro-identified Habitat Conservation Areas (HCAs) or demonstrate that existing or amended local maps substantially comply with the HCA maps
- Enact code changes to provide protection measures to identified HCAs for new and redevelopment
- Identify and remove barriers in existing codes that prohibit or limit the use of Habitat Friendly Development Practices
- Provide information to Metro for use in monitoring watershed health

The regional standards set forth in Title 13 have been established to meet State Goal 5 requirements for riparian areas, wetlands and wildlife habitat. There are four ways a local jurisdiction may comply with the requirements of Title 13.

- Model Ordinance and HCA maps
- Existing, new or amended comprehensive plan, implementing ordinances and maps that substantially comply with Title 13
- Program of alternative approaches that substantially comply with Title 13
- District Plans and alternative approaches

The jurisdictions of the Tualatin Basin Natural Resources Coordinating Committee adopted a Goal 5 program that was incorporated into Title 13 and provided a compliance path for jurisdictions within the basin.

The Metro Council adopted Title 13 of the Urban Growth Management Functional Plan on September 29, 2005. The Department of Land Conservation and Development acknowledged Metro's habitat

protection program on January 5, 2007. This action requires that all participating local jurisdictions are in compliance with Title 13 by January 5, 2009. Additionally, cities and counties are required to apply the requirements of Title 13 directly to their land use decisions after January 5, 2009, whether or not they have adopted comprehensive plan provisions and land use regulations to implement Title 13, after notice from Metro. Metro sent the required 120-day notice on January 22, 2009

Compliance Status

As specified in the Functional Plan, Metro staff has been working with our local partners to help them reach compliance status with Title 13 before this deadline. This guidance has come in the form of active involvement in code revisions in several jurisdictions, as well as providing funding specifically aimed at identifying barriers in local codes to Habitat Friendly Development Practices. In addition, Metro staff implemented a successful Habitat Friendly Development Practices program for developers, in collaboration with the Homebuilders Association and partially funded by the Oregon Department of Environmental Quality.

This update is intended to inform MPAC regarding jurisdictional compliance status related to Title 13 and to frame a realistic timeline for region-wide compliance with the Title 13 requirements. The following categories represent the current status of local jurisdictions throughout the region relative to Title 13 compliance:

Adopted HCAs, Protection Measures and Habitat Friendly Code Revisions

- Jurisdictions with adopted HCAs, protection measures and Habitat Friendly Development Practices code revisions:
 - Beaverton, Cornelius, Durham, Forest Grove, Gresham, Hillsboro, King City, Sherwood, Tigard, Tualatin, Clackamas County and Washington County
- Jurisdictions with a first half of 2009 target date for submittal:
 - Fairview, Happy Valley, Lake Oswego, Milwaukie, Oregon City, Portland (the North Reach of the Willamette portion), Troutdale, West Linn, Wilsonville, and Multnomah County
- Jurisdictions in progress with no confirmed target date for submittal:
 - Wood Village, Gladstone, Damascus, Portland (remainder of city), and Rivergrove

The City of Portland has submitted a letter expressing their intent to request an extension based on their proposal to address Title 13 via a District Planning process.

Next Steps

Metro staff will continue to assist staff from the local jurisdictions to facilitate compliance with Title 13 and provide a more detailed compliance timeline to the Metro Council by spring 2009. Staff will also work with the Metro Council regarding any extension requests that are received.

Watershed Health Monitoring Status

In addition to jurisdictions' compliance, Title 13 directs staff to monitor watershed conditions over a 10-year period, with results available by the end of each even-numbered year. The first 2-year comparison "State of the Watersheds" report is due December 31, 2008. The results are intended to help inform Council about the region's success in meeting regional performance objectives and targets established in Title 13.

The following table describes Title 13 objectives, targets and indicators used in the State of the Watersheds report. Indicators are measured by watershed and jurisdiction.

Performance objective and target	Indicator
Preserve and improve streamside, wetland and flood area habitat connectivity (sub-watershed scale). <i>2015 targets:</i> <ul style="list-style-type: none"> • Increase forest and other vegetation within 50' of streams by 10%, and within 50-150 feet of streams and wetlands by 5%. • Protect at least 90% of undeveloped floodplain acres. 	1. % vegetation within 50 feet of streams and wetlands 2. % forest within 50 feet of streams and wetlands 3. % vegetation within 50-150 feet of streams and wetlands 4. % forest within 50-150 feet of streams and wetlands 5. Number of acres of Class I and II high value riparian habitat 6. Number of acres of undeveloped floodplain
Preserve large areas of contiguous habitat and avoid fragmentation, (sub-watershed scale). <i>2015 targets:</i> <ul style="list-style-type: none"> • Preserve 75% of Class A and B acres. • Preserve 80% of habitat interior acres. 	7. Number of acres of Class A and B high value upland habitat 8. Number of acres of interior habitat
Preserve and improve special habitats of concern (sub-watershed scale). <i>2015 target: preserve 95% of known Habitats of Concern.</i>	9. Number of acres and categorical types of special or at-risk habitats.
Additional measures (not part of Title 13 indicator list). <i>No targets. These measures were added to incorporate available field data, add site-specific information, and incorporate new high-quality tree cover data, respectively.</i>	10. Tree cover by sub-watershed and jurisdiction 11. Water quality by stream reach 12. Breeding Bird Survey data analysis

To assist Metro in monitoring watershed health, Title 13 requests that local jurisdictions report their non-regulatory activities at the end of every odd year. These activities include quantifying restoration, natural area acquisition, and environmental education. Numerous jurisdictions provided partial or full reports on their non-regulatory activities for the 2007 reporting year, including Clackamas County, Lake Oswego, Gresham, Happy Valley, Portland, Wilsonville, and the Tualatin Basin Partners (via Clean Water Services).

Next Steps

The 2008 State of the Watersheds results are complete, and the report is currently being formatted for distribution to Council and the public in March 2009. December 31, 2009 is the next due date for local jurisdictions' Title 13 non-regulatory reporting. Staff has mapped known restoration efforts to help assist in identifying needs and opportunities relating to watershed health and is working with the restoration community to identify regional restoration priorities.

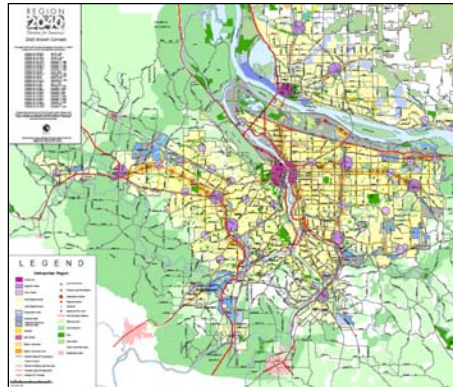
Materials following this page were distributed at the meeting.

EMPLOYMENT & ECONOMIC TRENDS ANALYSIS

Status Report

Presentation for:
Metro Policy
Advisory
Committee

February 25, 2009



E. D. Hovee & Company, LLC - Economic & Development Services
Bonnie Gee Yosick LLC - Economic Analysis • FCS Group - GIS & Land Analysis



Project Status

Tasks Completed:

- Employment Demand Factors & Trends
(Data analysis - E. D. Hovee)
- Variables Affecting Location Decisions
(U.S./global review - Bonnie Gee Yosick)
- Industry Focus Groups
(Business outreach - Adam Davis)

How this Research is Being Used:

- Shaping New Demand Assessment Paradigm
- Comparison with Capacity Inventory
- Framing Choices for Job Needs

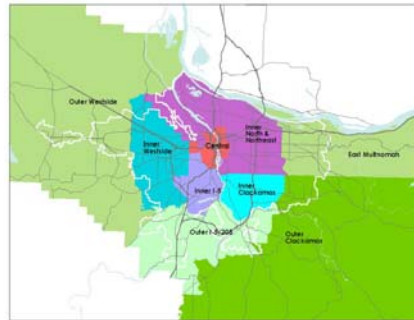


Surprises?

Overview themes:

- Modest job growth post-2000 & migration to outer ring suburbs
- Increased FAR of building intensity for urban 2040 design types but weak job gains
- Strong Title 4 job gains @ stable development density
- FAR, not jobs per building area, as the major driver of change in employment 'footprint'
- Business commitment to regional vision with incremental change

Tri-County Market Geographies



PDX Business Focus Groups



Photos courtesy of Davis, Hibblitts & Midghall.

Purposes:

- Business & industry perspectives
- Traded sector focus (6/8 groups)
- Emerging building & site trends
- Regional competitive advantage

8 Groups/47 Participants:

- Biotech/medical
- Distribution/logistics
- Food/beverage
- Metals/machinery
- High tech
- Retail
- Regional service providers
- Business locators



Global Risks & Opportunities (Important to Metro Area Economy)

- Financial market instability
- Housing market recovery
- Fiscal environment
- Global positioning (dollar volatility, pathway cities, China & emerging markets, out-sourcing)
- Going green (energy, climate change, water)
- Development costs
- Demographics

The Bottom Line: Finding the Portland Metro Advantage

Page 4



Emerging Trends

- Transit important for work commutes (across all sectors)
- Auto orientation still critical for customer/client/patient access
 - ✓ Parking major (+/-)
 - ✓ Auto use ranges across region
- Job growth not flourishing w/ TOD
- Work force a critical concern
 - ✓ Attracting young talent
 - ✓ Quality of life draw
- Going green when supported by customers/clients/workers/investors

What We Heard:

"Need to be closer to university facility"

- biotech

"Green building requirements are hard to understand or implement"

- distribution

"We've made a conscious decision to go with LEED platinum ratings for any new construction we do"

- institution

"Future of this region is all about intellectual capital."

- high tech

"Transit and the transit modes drive what we can do"

- regional service

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Doing Business in Portland Metro

Advantages	Disadvantages
<i>What we heard – most frequently</i>	
<ul style="list-style-type: none"> • Talented work force (“the cutting edge comes out of Oregon”) • Multi-modal access • Quality of life (urban, recreation) • Relationships (business-to-business & customer) 	<ul style="list-style-type: none"> • Poor market proximity (no critical mass) • Shallow labor pool (skill positions) • Limited, high cost sites • Traffic congestion (freight, passenger) • Public policy issues (taxes, fees, permitting, infrastructure)
<i>What we heard - less frequently</i>	
<ul style="list-style-type: none"> • Sustainability commitment (business, environmental, land use) • Reasonable cost of doing business • Population growth (good demographics) • Gateway location 	<ul style="list-style-type: none"> • Cost of doing business (cost of living) • Limited investment capital (with need for incentives) • Industrial encroachment / gentrification



Sustaining Competitive Advantage

(Messages to Metro & Local Jurisdictions)

- More land in the right place(s) with in-place infrastructure
- Sustainability an increased focus, a necessary cost of doing business
- Economic stability of Portland – a plus (but no clear *drivers* of future growth)
- Congestion an issue – for local delivery + freeway system
- Taxes, fees, permitting – streamline
- Value capture/infrastructure funding as with UGB additions for jobs
- Encourage high end jobs & wage levels
- Be flexible in policy application
- Pay attention to short + long-term

What we heard:

“We do what no one else in the world can do”
- manufacturing

“[Sustainability] built into our DNA”
- retail

“It’s all about time to market”
- high tech

“We need 1,500 acres in a large industrial park. Because then there is synergy.”
- business locator

“Flexibility – that’s the word”
- major employer



Matching Local & Global Input

Congruence:

- Responsive to the global marketplace (especially traded sector businesses)
- Portland as cost-competitive (compared to other west coast cities)
- Market leadership (for cultivating talent & green business practices)

Variations in Approach:

- PDX willingness to look long-term (engaged in the civic culture)
- Global pathway / 24-hour market? (versus smaller regional player)

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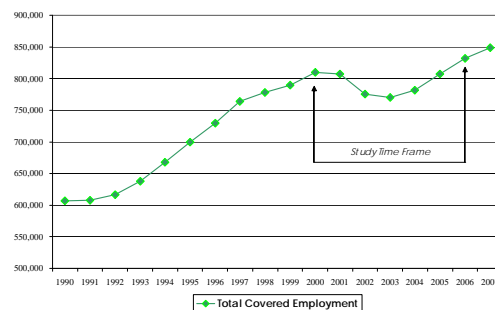


Industry Sector Overview

- *Service* sector represents 56% of jobs + most of job growth
- *Health care & social assistance* dominated service sector growth
- *Industrial* sector comprises 30% of job base (down from 32% in 2000)
- *Retail* jobs also declined (excluding dining) – a reversal from the 1990s

Forecast: No return back growth rates of the 1990s

Tri-County Job Demand (1990-2007)



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Industrial Trends & Outlook

Range of Product Types:

- ✓ Warehouse/distribution ✓ Manufacturing ✓ Tech-flex

National & Metro Perspectives:

- Portland near top tier of strongest markets (moderate vacancy)
- Price competitive with west coast (but getting more expensive)
- Regional industry concern with adequate large site availability

Emerging Trends:

- Off-shoring versus domestic market responsiveness
- Supply-chain management
- RFID/distribution configuration
- Shortened product life cycles
- Geographic concentration & specialization
- Mass customization

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Office Trends & Outlook

Stable Product Types:

- ✓ Class A (investment-grade) ✓ Class B (smaller/older) ✓ Class C (including historic)

National & Portland Perspectives:

- Portland experiences strong occupancies relative to nation
- CBD office faring better than suburban (a reversal)
- Space demand driven by internal regional needs

Emerging Trends:

- Smart buildings & green design
- Corporate campuses/decentralization
- Mergers & acquisitions/globalization
- Office space downsizing / hoteling?
- Link to education
- Small business & live/work

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Retail Trends & Outlook

Niched Development Products – Constant Reinvention:

- ✓ Convenience/neighborhood ✓ Community ✓ Regional

National & Regional Perspectives:

- Store closings (but PDX less overbuilt than some metros)
- Customer emphasis on value and tenant priority for quality
- Portland lower per capita space but strong spending

Emerging Trends?

- Constantly changing niche formats – as for power, lifestyle, hybrid & transport-integrated centers
- Downtown/urban retail (including vertical stacking)
- Online shopping / multi-channel integration

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Institutional Trends & Outlook

Products Often Overlooked:

- ✓ Education ✓ Health Care ✓ Corrections ✓ Other Public/Private

National/Regional Perspectives:

- Generally not tracked as a market/investment product
- Major source of PDX metro area job growth
- Auto orientation for critical customer / patient functions

Emerging Trends:

- Demographics (aging, suburban growth)
- Private redevelopment partnerships
- Unconventional sites

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Mixed Use

Product Types:

- ✓ Residential/Retail
- ✓ Office/Retail
- ✓ Unconventional/Niche

National/Regional Perspectives:

- Generally not tracked as a separate market / investment product
- Regional interest beyond downtown



Emerging Trends:

- Suburban mixed use (office / retail / housing)
- Retail / medical office
- Active redevelopment role (public / private)



Summary Outlook

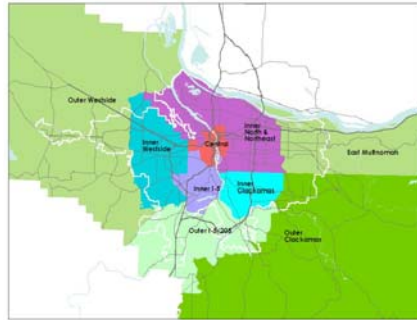
(Short-, Mid-, Long-Term)

Property	5 Year	20 Year	40-50 Year
Industrial	<ul style="list-style-type: none"> • Price advantage • Export driven • Large site opportunity? 	<ul style="list-style-type: none"> • Build from existing clusters (green) • 2nd tier distribution 	<ul style="list-style-type: none"> • World class higher ed • Multi-level industrial?
Office	<ul style="list-style-type: none"> • Slowed development • Urban market recapture • LEED bonus 	<ul style="list-style-type: none"> • Depends on young creatives • Mixed use w/TOD 	<ul style="list-style-type: none"> • Flexible live-work • Education link for income growth
Retail	<ul style="list-style-type: none"> • More stable than nation? • Flight to quality & value 	<ul style="list-style-type: none"> • Dated center reuse • TOD opportunity 	<ul style="list-style-type: none"> • Outer ring urban • Online/multi-channel
Institutional	<ul style="list-style-type: none"> • Constrained funding • Plan for mid-term 	<ul style="list-style-type: none"> • Aging boomers • Satellite facilities 	<ul style="list-style-type: none"> • Added share of jobs • Densification of use
Mixed Use	<ul style="list-style-type: none"> • Slowed development • Public-private stimulus? 	<ul style="list-style-type: none"> • Rebound opportunity • Beyond Central City 	<ul style="list-style-type: none"> • Portland's global pathway opportunity



Paradigm to Look @ the Numbers

By Market Subareas



- Ring geographies
- Industry conventions
- Metroscope aggregations

By Design Type

Urban Focused:

- Regional Centers
- Town Centers
- Corridors

Title 4 Industrial Lands:

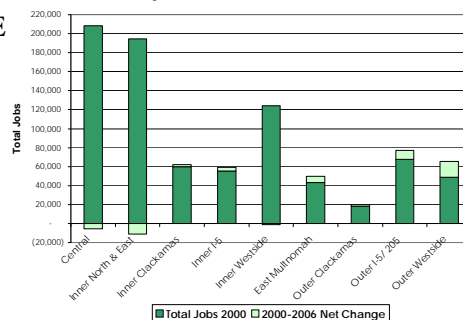
- Employment Areas
- Industrial Areas
- RSAs



Where have jobs located?

- 75% of *existing jobs* in central & inner ring subareas
- However, Central & Inner N/NE *losing jobs* while outer rings increased by 3% annually
- Central & inner ring job loss greatest for *industrial* – except for Inner Clackamas
- *Outer rings* added industrial jobs (offsetting 65% of inner/central job losses)
- *Retail jobs* also migrated out

Jobs by Subarea (2000-2006)



Employment by Design Type

Urban focused Design Types gain jobs (but @ below average regional growth):

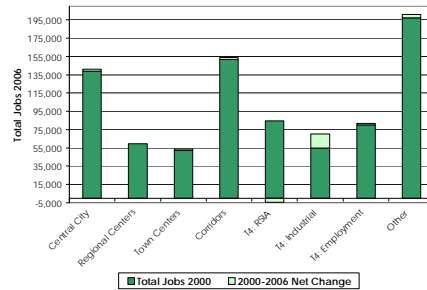
- Exception is Town Centers (increased @ close to the regional rate)
- City Centers & corridors (@ less than ½ the regional rate)
- Service & public sector fuel much of urban design type growth

Title 4 lands also gain jobs (with Industrial Areas @ 5% per year)

- Services account for the bulk of net added jobs (except Industrial areas)
- Employment areas grew more slowly & RSAs lost jobs

Other Areas (24% of jobs & below average growth)

Jobs by Design Type (2000-2006)



Building Space & Site Needs

Building Space:

- Rapid industrial change – sites are expensive
- Hi-cube distribution
- “New age shop” for manufacturing
- Office needs diverse – more collaboration/conferencing
- Retail shift to smaller (at least near-term)

Location/Site:

- Site competition @ least Longview to Salem
- For 20+ acres, look outside the region
- Distribution needs freeway access (I-5+)
- Clustering for competitive advantage
- Labor force a driver
- Customer/client business closer to population
- Not eager for brownfield redevelopment
- Stay in the same footprint

What we heard:

“It’s more height and more crane”
- metals firm

“Your own personal work space is getting smaller and smaller”
- service sector

“The area we currently do business in is too expensive for the land that we need”
- manufacturing

“The key component is the I-5 corridor”
- distribution

“Just used last shovel ready sites”
- High tech



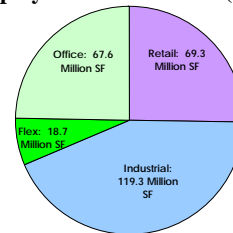
What Has Developed?

- 275 million sq ft of competitive building inventory (as of 2009)
- Industrial @ 43% of existing inventory, 51% of new construction
- Retail space also an increased share of building area for jobs
- Overall distribution of new space doesn't match job growth

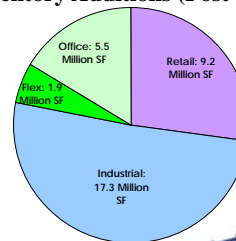
Behind the numbers:

Service jobs to industrial & retail space

Employment Real Estate (2009)



Inventory Additions (Post-2000)



More on Patterns of Development

- Multi-story works best for office
- Mixed opinions on retail – best @ high value urban/constrained sites
- Manufacturing holding @ 1-2 floors (high vertical, more w/admin/R&D)
- Multi-level not workable for distribution given current economics – but *hi-cube* is
- Impetus for more building on-site, efficiency, adaptive reuse, multi-level parking on constrained sites

What we heard:

"Multi-story manufacturing is not possible"
- metals firm

"Our new model is to make the building slightly smaller, maybe taller"
- distribution

"We're going to need more footprint not less. You can't stack tractors."
- distribution

"We're a big believer in high density and work-live environments"
- central city industry

"In our production facility, gravity flow might work...I could definitely see a 2-3 story building maybe working"
- food & beverage

"What we're building now in the town centers are all 2, 3 and 4-story offices"
- regional service



How Efficiently is Job Land Used?

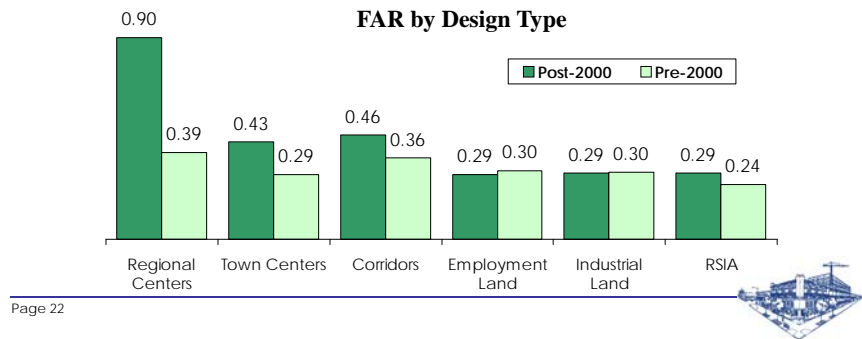
Measured by FAR – Floor Area Ratio (Not Including Residential)

Urban Focused Design Types Add Density Post-2000

- Across the region
- Only central areas have FARs above 1.0

Title 4 Industrial Areas Experience Little FAR Change

- FARs stable @ about 0.30
- Only increased FAR indicated is for RSIA



Other Demand Factors

Vacant vs. Redevelopable Land (Preliminary-450 lot sample):

- More than half (53%) of development on previously developed sites
- Redevelopment rates greatest for central & inner ring geographies

Consumer Expenditures as Retail Driver:

- 4-county demand & supply in rough balance (4% below U.S. average)
- Metro area deviates from national norms (by specific retail category)

Institutional Utilization:

- Metro 2035 forecast for 20% of new jobs to be in health & education
- 60-80% of employment @ sites of 50+ jobs
- Substantial growth anticipated for outer ring geographies

Industrial Building & Site Use (20% of forecast job growth):

- Wholesale / distribution to account for 45% of industrial job growth
- High tech for another 25%, construction 21%, other manufacturing 2%

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Summary Implications

(for New Demand Paradigm & Choice Options)

Drawn From	Implication
<i>Data Analysis</i>	<ul style="list-style-type: none"> • Less sector focus – more on market subareas & design types • Capacity <i>feedback</i> loop – affecting tri-county/UGB capture • Job to site demand driven by FAR • Opportunity for urban FAR increase; not proven for industrial • Stronger refill opportunity for central & inner ring geographies
<i>Literature Review</i>	<ul style="list-style-type: none"> • Building reuse & unconventional site use for emerging industries • Role of incentives & infrastructure investment • Institutions as <i>anchors</i> for outer ring development • Role of <i>world class</i> work force training & higher education
<i>Business Outreach</i>	<ul style="list-style-type: none"> • Multiple ways to less site footprint (including industry) • Reserving capacity for major planned industrial campus • <i>Green</i> as a distinct competitive edge



Findings & Policy Questions

What is the vision for the region's economy?

- Issues beyond land supply affect job outcomes
- Global / U.S. benchmarking?

How are economic opportunities best realized in the context of the 2040 regional vision?

- No clear economic driver for long-term job needs
- Achieving better job performance with 2040 urban design types & site use with Title 4 lands?



MAYOR REMARKS – BULLET POINTS
RE: E.D. HOVEE “ECONOMIC & EMPLOYMENT TRENDS” REPORT
February 25, MPAC Meeting

- Congratulate E.D. Hovee Project Team on delivering a high quality work product.
- Want to share some observations re: Hovee Report Findings that relate to the 3 *Industrial* Clusters (High-tech and Emerging Renewal Energy (Solar) Manufacturing & Bio-Pharma Clusters) in West WashCo and Anchored in Hillsboro:
 - Industrial trends research cited in the Hovee Report and our City Economic Opportunities Report by Johnson-Reid concur:
 - The Industrial Sites Sizes, Site Characteristics and Clustering Location Needs of large and small businesses in these 3 Clusters have not changed in recent years and will continue to be the business model for future companies seeking to locate and expand in this Region.
- This “tried & true”, successful business model for new businesses or expansion of established businesses in these Clusters will not change or be abandoned in the foreseeable future.
- If the Region is unable to accommodate this industry business growth/expansion model, it will lose its ability to attract new companies in these 3 Clusters and risk losing existing companies that have no expansion room.
- Accommodating the 20-years and 50-years Land Need Estimate for the larger and smaller companies and associated businesses that comprise these Clusters will require much more land than the 50-Year, 3500 Industrial Urban Reserve Acres of Interest and the 20-Years, 1200 acres of potential Industrial UGB Expansion Areas recently-identified by Hillsboro.
- The industrial trends demonstrate that effectively accommodating the long-term growth needs of these Clusters will require a *West WashCo Industrial Subregional Approach*” to designating enough Industrial Urban Reserves and UGB Expansion Areas in Forest Grove, Banks, Cornelius and North Plains – as well as Hillsboro.
- Our City EOA reports that every direct job in Anchor business in each Cluster generates 2.5 indirect jobs throughout the local and regional economies. Healthy Cluster job growth/levels will be key to successful job growth and diversification in 2040 Center and corridors throughout WashCo (incl. Beaverton, Tigard, Tualatin, Sherwood) and much of the Region.
- Once completed we will transmit our Hillsboro EOA to MPAC and Metro for its Urban Reserves and UGB Review records. Our Consultant, Johnson-Reid, and our staff are here today to answer questions if any.

Nature in Neighborhoods (Title 13)

Metro's Fish and Wildlife Habitat Program

Metro Policy Advisory Committee
February 25, 2009



Vision Statement

"The overall goal is to conserve, protect, and restore a continuous ecologically viable streamside corridor . . . integrated with surrounding urban landscape . . . to be achieved through conservation, protection and appropriate restoration . . . through time."

"...stream & river corridors maintain connections with adjacent upland habitats, form an interconnected mosaic of urban forest and other fish and wildlife habitat..." *October 2000*



Nature in Neighborhoods 3-step Planning Process

- Step 1 : Conduct an inventory and map regionally significant habitat (*completed 2002*)
- Step 2: Analyze the economic, social, environmental, energy (ESEE) impacts of protecting - or not protecting - habitat (*completed 2004*)
- Step 3: Develop a habitat protection program (*completed 2005*)



Nature in Neighborhoods "All the Tools in the Toolbox"

- Flexible development standards (T 13)
- Habitat-friendly development practices (T 13)
- Acquisition
- Restoration & stewardship
- Monitoring and Reporting (T13)



Development Standards

- Clear and objective
 - Required by Goal 5
- Discretionary Process



Development Standards

- Creates new standards for Habitat Conservation Area areas
- Establishes consistent regional standards for highest value streamside habitats (Class I and II Riparian habitats) in current UGB
- 62% of acres already covered by existing WO or FMA standards
- Builds off existing Regional Water Quality Standards (Title 3) by requiring development to first **Avoid**, then **Minimize**, and last to **Mitigate** for lost habitat function



Examples of Incentives

- Habitat preservation count toward open space requirements
- Transfer of development rights both on and off site
- Density bonuses
- Building setback flexibility



Habitat-friendly Development Practices

- Remove barriers
- Metro provides technical assistance
- Tools to **avoid** habitat impacts
- Design and construction practices to **minimize** hydrologic impacts, wildlife corridors and fish passage (green roofs, rain gardens, bridge crossings, box culverts)
- Tree planting and preservation





Compliance Alternatives

- Adopt Metro's HCA map and model code
- Change existing maps and codes
- Alternative approaches that will protect and restore habitat (reg. and non-reg.)
- District Plans
- Tualatin Basin Natural Resources Coordinating Committee



Schedule

- Sept. 2005 Metro Council adopted Title 13 ordinance
- Jan. 2007—State LCDC acknowledged Nature in Neighborhoods program
- Jan 2009—Local governments in compliance



Compliance Status

- Adopted Programs: Beaverton, Cornelius, Durham, Forest Grove, Gresham, Hillsboro, King City, Sherwood, Tigard, Tualatin, Clackamas County & Washington County
- 1st Half 2009: Fairview, Happy Valley, Lake Oswego, Milwaukie, Oregon City, Portland (N. Reach), Troutdale, West Linn, Wilsonville & Multnomah County
- No Confirmed Date: Gladstone, Damascus, Portland (remainder), Rivergrove & Wood Village



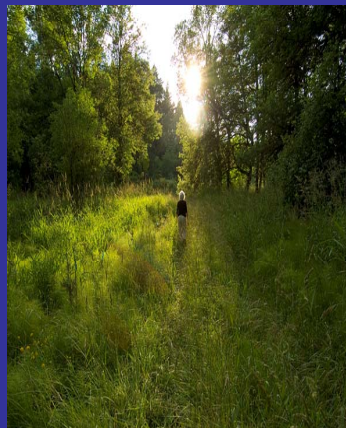
Higher Habitat Standards for Future UGB Expansions

- Limit future conflicts between urban uses and habitat
- Protect four classes of riparian and upland habitats
- Can assume lower housing and employment capacity in habitat areas



Acquisition - Local and Regional Initiatives

- Metro: 8,120 acres and 74 miles of river and stream frontage
- \$44 Million for local park and natural area projects
- Fisherman's Bend Clackamas River
- Council Creek



Restoration and Stewardship

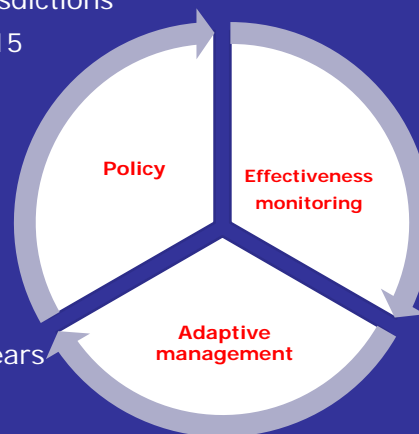


- Improve watershed health, habitat value and connectivity
- Build capacity of watershed groups
- Create partnerships
- Identify priority projects and funding (Metro restoration grants)

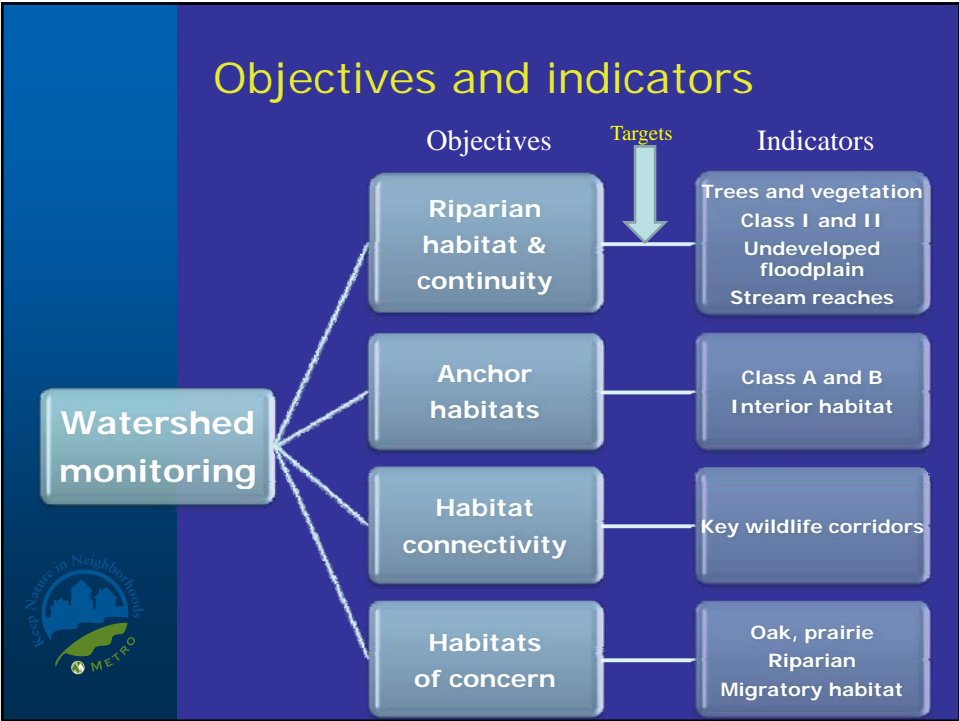


Monitoring and Reporting

- Title 13 implementation
 - Monitor habitat gains/losses
 - Watersheds and jurisdictions
 - Council check-in 2015
- Federal compliance
 - Clean Water Act
 - End. Species Act
- Coordinate data
 - Metro: even years
 - Jurisdictions: odd years



Objectives and indicators



Undeveloped floodplain

- Key ecosystem services
 - groundwater recharge, cold water, stream flow, habitat...
- 10 year target: preserve 90%
- 2006-2008 loss: 262 acres (-1.7%)
- On target? **Yes**



Gotter Prairie

Keep Nature in Neighbourhoods METRO

Habitats of Concern

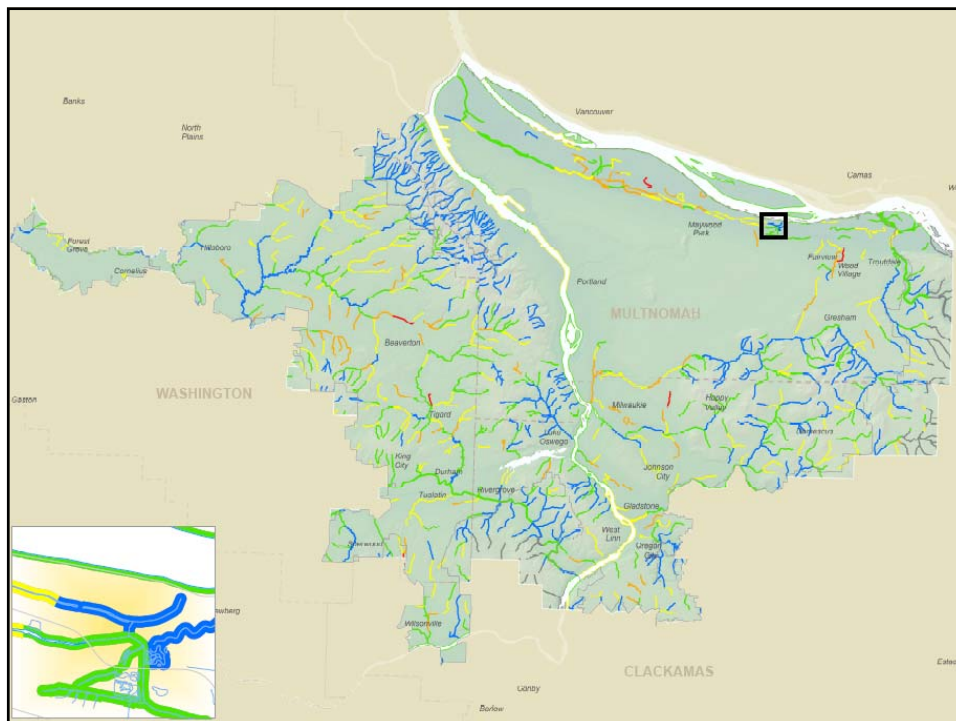
- Oak, prairie, bottomland, wetlands
 - declining wildlife and plant species
- 10 year target: preserve 95%
- 2006-2008 loss: 180 acres (-0.7%)
- On target? **Yes**



White-breasted Nuthatch



Cooper Mountain



Thank you



METRO
PEOPLE PLACES
OPEN SPACES

For more information
www.oregonmetro.gov/habitat

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