



METRO POLICY ADVISORY COMMITTEE

June 24, 2009

Metro Regional Center, Council Chambers

MEMBERS PRESENT

Tom Brian, Chair
Sam Adams
Jody Carson
Nathalie Darcy
Dennis Doyle
Amanda Fritz
Jack Hoffman
Carl Hosticka
Dick Jones
Charlotte Lehan, Second Vice Chair
Robert Liberty
Don McCarthy
Alice Norris
Judy Shiprack
Rick VanBeveren
Richard Whitman
Jerry Willey
Rod Park

AFFILIATION

Washington Co. Commission
City of Portland
City of West Linn, representing Clackamas Co. Other Cities
Washington Co. Citizen
City of Beaverton, representing Washington Co. 2nd Largest City
City of Portland
City of Lake Oswego, representing Clackamas Co. Largest City
Metro Council
Clackamas Co. Special Districts
Clackamas Co. Commission
Metro Council
Multnomah Co. Special Districts
City of Oregon City, representing Clackamas Co. 2nd Largest City
Multnomah Co. Commission
TriMet Board of Directors
Oregon Dept. of Land Conservation & Development
City of Hillsboro, representing Washington Co. Other Cities
Metro Council

MEMBERS EXCUSED

Ken Allen
Shane Bemis, Vice Chair
Pat Campbell
Richard Burke
Richard Kidd
Robert Kindel
Wilda Parks
Michelle Poyourow
Steve Stuart
Mike Weatherby
Dilafruz Williams

AFFILIATION

Port of Portland
City of Gresham, representing the Multnomah Co. 2nd Largest City
City of Vancouver
Washington Co. Special Districts
City of Forest Grove, representing Washington Co. Other Cities
City of North Plains, City in Washington Co. outside UGB
Clackamas Co. Citizen
Multnomah Co. Citizen
Clark Co., Washington Commission
City of Fairview, representing Multnomah Co. Other Cities
Governing Body of School Districts

ALTERNATES PRESENT

Shirley Craddick
Ed Gronke
Keith Mays

AFFILIATION

City of Gresham, representing Multnomah Co. 2nd Largest City
Clackamas Co. Citizen
City of Sherwood, representing Washington Co. other Cities

STAFF: Sherry Oeser, Malu Wilkinson, Andy Cotugno, Robin McArthur, Andy Shaw, Kayla Mullis.

1. CALL TO ORDER AND DECLARATION OF A QUORUM

Chair Tom Brian declared a quorum and called the meeting to order at 5:16 p.m.

2. SELF INTRODUCTIONS AND COMMUNICATIONS

Committee members and audience members introduced themselves.

3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS

There were none.

4. CONSENT AGENDA

- **Consideration of MPAC Minutes for June 10, 2009**
- **Proposed Amendments to MPAC Bylaws**
- **New MTAC Member Nomination**

MOTION: Mayor Alice Norris moved, and Councilor Jody Carson seconded, to approve the consent agenda.

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

5. COUNCIL UPDATE

Councilor Robert Liberty spoke to the following topics concerning the Metro Council:

- The Construction Excise Tax (CET) has been approved by the council and staff is now working on developing administrative roles.
- Centers and Corridors Re-designation process
- Mayor's Institutes on City Design forum scheduled for July 15th at 5:00 p.m. at the White Stag Building in Portland.

6. INFORMATION/ DISCUSSION ITEMS

6.1 2009 Preliminary Residential Urban Growth report: MTAC Comments

Ms. Malu Wilkinson of Metro briefed the committee on the preliminary residential urban growth report (UGR) including comments received from Metro Technical Advisory Committee (MTAC). The timeline of the UGR spans from now until December 2010 and involves several review processes. The current draft UGR reflects changes suggested by MTAC and will set the stage for the policy decisions that will be made in 2010.

MTAC's suggested changes fall under the following topics:

- Changes to MetroScope assumptions, the integrated land use and transportation model that informs refill and development analysis, concerning infrastructure funding and residential incentives in centers;
- Expanding the refill rate to include discussion of policy choices that will effect where in the range Metro will plan for; and
- Conducting additional research on parks and schools land takeouts.

6.2 Making the Greatest Place Small Group Discussions on Forecasting, Urban Growth Boundary Considerations and Investments

Councilor Carl Hosticka briefed the committee on the topic discussion sheets that will be used to guide small group discussions. The breakout groups will aim to address the policy implications of moving throughout the range projection when deciding what to plan for. The technical analysis always leaves a range of uncertainty, thus decisions concerning growth plans for the Portland metropolitan region will also be based on policy decisions. If UGB expansions are considered, restrictions or requirements will need to be put into place to guide the location selection process and to ensure use of the land for the intended purposes.

The committee discussed the following topics prior to the small group discussions:

- Implications of making choices when using a range;
- Determining risks and correctability of choices within a range;
- Allowing for more than one opportunity to address the small group discussion points;
- Using today's breakout groups as starting point for UGR discussions;
- Discussing MTAC recommendations in full at a future MPAC meeting;
- Suggestion to look at the infill rate in a historical context;
- Specific state requirements for the UGR
 - Default assumption is to add land in order to accommodate growth;
- Costs of refill and infill for different areas around the region;
- Measuring success;
- Capacity distribution throughout the region; and
- Focusing on what kind of communities we want to build instead of an exact number within the growth range.

The committee then broke into assigned breakout groups to discuss what information they need to make informed decisions about small group discussion topics. Please see Attachment A for a summary of each group's responses.

The committee will discuss the small group responses at the next meeting on July 8, 2009.

6.3 Committee Discussion on Possible MPAC Retreat and Upcoming Meeting Schedules

Chair Tom Brian requested that the committee consider holding a MPAC retreat in late September or early October to discuss in greater detail the policy issues that are being brought forth to the committee. Staff will poll the committee on possible dates for holding the retreat and the committee will finalize a retreat date at a future meeting.

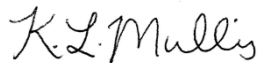
7. MPAC MEMBER COMMUNICATIONS

There were none.

8. ADJOURN

Chair Brian adjourned the meeting at 7:06 p.m.

Respectfully submitted,



Kayla Mullis
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR JUNE 24, 2009

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

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
--	Flyer	N/A	Mayor Institute on City Design Forum: Transformation by Design- Reinventing Urban Spaces and Places	062409m-01
6.1	Memo	6/23/09	To: MPAC From: Malu Wilkinson Re: MTAC recommendations on the preliminary residential urban growth report	062409m-02
6.2	Handout	6/23/09	MPAC Small Group Discussion Topics	062409m-03
6.2	Handout	6/23/09	MPAC Assignments to Small Group Discussions	062409m-04
--	Periodical	Summer 09'	GreenScene- Summer 2009 Issue	062409m-05

Topic: forecasts

Group questions:

- What are the risks or opportunities of planning for a high or low household forecast?
- Where in the range should we choose to plan? Why?

Background:

This spring, Metro produced a range population and employment forecast for the larger 7-county area (Clackamas, Multnomah, Washington, Clark, Columbia, Skamania, and Yamhill counties). There is a 90 percent chance that growth will fall within the forecast range. A preliminary analysis suggests that about 74 percent of the 7-county area's forecasted jobs and about 62 percent of its forecasted households will need to be accommodated in the Portland Metro UGB. Assuming these capture rates, the total number of households and jobs that are expected within the Metro UGB by the year 2030 is summarized as follows:

2030 forecast (Metro region)	Low end of range	High end of range
Households	730,000	805,000
Jobs	975,000	1,200,000

In making growth management decisions, the Metro Council will need MPAC's advice on what amount of household and job growth to plan for. Given the inherent uncertainty of forecasting 20 years into the future, there is a need for policy deliberation that weighs the risks and opportunities of planning for different points on the range. For instance:

- What are the risks of expanding the UGB too much or too little?
- What are the risks of under or over investing in infrastructure?
- What are the risks of expanding the UGB into areas we can't afford to serve?
- What are the risks of addressing growth by focusing limited resources in existing centers and corridors or in UGB expansion areas?

Breakout Group decision:

1. One member felt we should be planning for the high end of the employment forecast and the low end of the household forecast. This is the future that would be best for our citizens, lots of jobs resulting in the most prosperity.
2. Another member felt we should be planning for the mid-to-high range for both jobs and households. Land supply for jobs is needed to be competitive in a global marketplace. Land supply for households is needed to provide people with choices.
3. Concern was expressed that based upon recent experience, we can't afford to serve future UGB expansions.
4. The full group felt that we should see if the compilation of local aspirations will meet our projected demand.
5. The group felt that we cannot abandon our downtowns, especially downtown Portland so it is not really a choice to redevelop vs. expand the UGB.
6. The group asked for more information on the distribution patterns of past household and employment growth, particularly whether the published capture rates (74% and 62%) are holding in recent years. Concern was expressed that our policies are driving more growth toward neighboring jurisdictions.
7. Using a cooking metaphor, it was suggested that you can always add more salt to the recipe to get the right flavor but if you add too much, you can't remove any. We should err on the side of limiting expansion of the UGB because we can always add more.

MPAC Response:

MPAC small group discussions
June 24, 2009

Topic: urban growth boundary considerations

Group question:

- What conditions should be met before the region expands the UGB?

Background:

Metro is in the midst of performing its periodic analysis of the UGB's capacity to accommodate the next 20 years of residential and employment growth. Past UGB expansions have demonstrated that land availability on its own does not result in development. If a UGB expansion is ultimately deemed necessary (and urban reserves are in place), MPAC and the Council may want to consider a number of factors, such as:

- What is the status of concept planning?
- Are there commitments to make infrastructure finance available?
- Is governance agreed to?
- Would an expansion support and existing center, industrial or employment area?
- Has there been significant progress in accommodating growth in centers, corridors, industrial, employment, and recent UGB expansion areas?

Breakout Group decision:

1. This group addressed conditions to consider for future UGB expansion assuming a regional decision had been made that expansion is needed.
2. Concept Planning should be required before land is brought into the UGB.
3. Infrastructure investment requirements and funding commitments should be made before land is brought into the UGB.
4. Governance should be agreed to before land is brought into the UGB and the land should be contiguous to the jurisdiction taking governance responsibility.
5. There should be agreement to performance goals for the current UGB and we should monitor progress toward these goals.
6. We should evaluate the adequacy of the effort local governments are making toward achieving refill goals.
7. A question was raised on who has financial responsibility for Concept Planning for these new Urban Reserves.
8. Concern was expressed that there is interplay between expansion in one jurisdiction and the impact that has on center development in an adjacent jurisdiction.
9. There should be a conscious effort to target resources to the areas where development is desired.

MPAC Response:

Topic: investments in redevelopment and infill (refill)

Group questions:

- What are the risks and opportunities of planning for a high or low rate of redevelopment and infill (refill)?
- What are the risks and opportunities of not pursuing an aggressive redevelopment and infill rate (refill)?
- What would it take to increase future redevelopment and infill (refill) rates?
- What refill rate should we plan for?

Background:

The estimated cost of building the public and private facilities needed to accommodate growth in jobs and housing in the three-county Portland region through 2035 is \$27-41 billion. Traditional funding sources are expected to cover only about half that amount. Even if the region does not experience this projected growth, \$10 billion is needed just to repair and rebuild our existing infrastructure. All options are expensive—costs cannot be avoided by focusing growth in centers and corridors or by expanding the UGB. Where we choose to spend limited public dollars will determine where growth will occur and the quality of our communities.

In making growth management decisions, MPAC and the Metro Council must determine what portion of future growth is likely to occur through redevelopment and infill (refill). Higher redevelopment and infill (refill) rates reduce the potential need for UGB expansions. Between the years 2000 to 2006, 15 to 35 percent of residential growth occurred through redevelopment and infill (refill average of 27 percent). Scenario modeling indicates that, with current policy direction and investment commitments, future residential redevelopment and infill (refill) rates are likely to be even higher (30 to 33 percent refill) because of increased demand for close-in, mixed-use locations.

Public investments can further increase the amount of redevelopment and infill (refill) that occurs inside the existing UGB. Modeled scenarios suggest redirecting existing public investments to focus more on centers and corridors, accompanied by a tight UGB policy, may result in up to about 45 percent of residential development occurring through redevelopment and infill.

Breakout Group decision:

1. We need clear examples of redevelopment and infill to better understand different density levels and to allay concerns about inappropriate development in neighborhoods.
2. Information is needed on where the trends are taking us.
3. We need to be clearer about what kind of communities we are creating.
4. Concern was expressed that we have lost the MPAC agendas involving sharing of information on local aspirations.
5. Information is needed on progress in meeting density targets in Concept Planning areas in order to better understand how much growth can be absorbed.
6. One of the consequences of not hitting our refill targets is that we don't realize the ridership targets needed to support HCT investment.
7. Another is there is not enough of a household base to support desired businesses.
8. Questions were raised on who pays for needed infrastructure.
9. Concern was raised about not just letting brownfields just sit un-redeveloped.

MPAC Response: