

MINUTES OF THE MAKING THE GREATEST PLACE WORK SESSION MEETING

Tuesday, November 17, 2009, 2-5pm
Metro Council Chambers

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

Councilors Absent:

Council President Bragdon convened the Regular Council Meeting at 2:00 p.m.

Discussion Summary and Statement of Direction

Below is a summary of the direction provided by the Metro Council at the November 17 Making the Greatest Place work session.

Making the Greatest Place Implementation: 2010 and Beyond

Achieving Sustainable, Compact Development in the Portland Metropolitan Area: presentation of the Expert Advisory Group on Center and Corridor Development

Current obstacles that region will need to overcome to further the development of centers and corridors:

- Market's inability to support rent levels for compact development
- Fragmented property ownership
- Parking
- Inflexible development codes
- Fees that don't support compact development

Potential innovations to overcome these obstacles:

- Phased development
- Targeting of public resources
- Reducing transaction costs
- Good design
- Collaboration

Is square footage declining as a result of less lending? Yes, by about 500 square feet.

How long will this financial situation last? For residential, three to five years

Recommendations for an Action Plan:

1. On-going cross-sector (public, private and institutional sectors) collaboration and learning
2. Develop a diagnostic tool
3. Develop a public-private development toolkit
4. Develop a new approach to gap financing
5. Create a new mechanism for metropolitan infrastructure investments that will support compact mixed-use development

6. Advocate for legislative changes and position the region for federal and foundation funding

Recommendations for Metro's role to implement the action plan:

- Convener/facilitator
- Education and Outreach
- New tools for center and corridor/compact, mixed-use development
- Infrastructure financing
- Gap financing bank
- Pilot programs/predevelopment funds
- Expanded incentives
- Technical support

Regional Transportation Plan Report on Discussion and Consent Items

1. Councilor Liberty's 2nd amendment to sunset the Columbia River Crossing (CRC) project by September 1, 2011 if commitments to fund the Locally Preferred Alternative from federal, state, regional and local governments have not been made.

Direction to council liaisons:

- support as long as it doesn't affect action on the RTP by council on December 17, 2009
- Councilor Liberty will draft a one-page memo that lays out what has changed since council approved original CRC resolution

2. Councilor Burkholder's amendment to add language to the RTP to require that before adding additional through lanes beyond the optimal configuration, projects demonstrate that the additional lanes do not compromise the function of the roadway for all modes and that alternative investments are unavailable to address capacity concerns

Direction to council liaisons:

- Support

3. Councilor Collette's amendment to add conditions to the Sunnybrook Road extension project in Clackamas County (project #10019).

Direction to council liaisons:

- Support

4. Washington County letter requesting amendments to the RTP for Highway 217.

Direction to council liaisons:

- Continue supporting staff recommendation that recommends not adding these projects to the project list because no funding source is identified

5. Corridor rankings

Follow-up:

- Staff will bring proposed phasing list back to Council before December JPACT meeting

Urban and Rural Reserves

Resolution on timeline

- Council concerned about the term “best effort”. Prefer different language.
- Last “whereas” clause is confusing. Need to reword and clarify.

Intergovernmental Agreements (IGA)

- Council wants to review draft IGA language
- Council preference is to reference governance, infrastructure finance, and concept planning in IGAs

20-year checkpoint

- Council supports

ADJOURN

Prepared by

Metro Planning and Development staff

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF
November 17, 2009**

Item	Topic	Doc. Date	Document Description	Doc. Number
			There were no attachments to the public record for November 17, 2009	