

A G E N D A

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MEETING: METRO TECHNICAL ADVISORY COMMITTEE
 DATE: February 17, 2010
 DAY: Wednesday
 TIME: 10:00 – noon
 PLACE: Room 370A&B

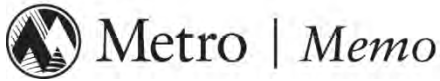
TIME	AGENDA ITEM	ACTION REQUESTED	PRESENTER(S)
10:00 a.m.	CALL TO ORDER AND INTRODUCTIONS		Robin McArthur
1. 30 min.	MetroScope Role in Capacity Ordinance <i>Objective: Describe revised MetroScope assumptions and use of the model in capacity analysis</i>	Informational	Malu Wilkinson
2. 1 hour	Regional Framework Plan (RFP)/Urban Growth Management Functional Plan (UGMFP) <ul style="list-style-type: none"> • MTAC Schedule • Draft UGMFP Title 11 changes (Planning for New Urban Areas) • Draft RFP policy on urban and rural reserves <i>Objective: Input on draft changes</i>	Discussion	Sherry Oeser Dick Benner
3. 30 min.	Regional Greenhouse Gas Emissions Inventory <i>Objective: Common awareness of the region's primary sources of greenhouse emissions</i>	Informational	Kim Ellis Heidi Rahn Carol Hall
Noon	ADJOURN		

MTAC meets the 1st & 3rd Wednesday of the month. The next regular meeting is scheduled for March 3, 2010.

For further information or to get on this mailing list, contact Paulette Copperstone @ paulette.copperstone@oregonmetro.gov or 503-797-1562

Metro's TDD Number – 503-797-1804

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Date: February 12, 2010
To: MTAC
From: Malu Wilkinson, Ted Reid
Re: 2010 Capacity Ordinance: assessment of residential efficiency measures

Background and purpose

On December 10, 2009, the Metro Council accepted, by resolution, the 2030 forecast and Urban Growth Report (UGR). The forecast and UGR are the basis for growth management decisions that will be made by the Metro Council by the end of 2010. The UGR finds that without additional infrastructure investments or other policy changes, residential development is not forecast to occur with adequate efficiency to accommodate growth, resulting in a need for additional residential capacity. Depending on the amount of residential growth that may be realized, the UGR finds unmet demand for 27,400 to 104,900 dwelling units. Metro's Chief Operating Officer, Michael Jordan, has recommended that growth management decisions focus on the middle 1/3rd of the forecast range, which indicates a need for capacity for 44,100 to 62,100 additional dwelling units.

Because there is a need for additional residential capacity, Oregon Revised Statute 197.296(6) directs Metro to take one or more of the following actions to accommodate the additional housing need:

- Amend its urban growth boundary (UGB) to include sufficient buildable lands to accommodate housing needs for the next 20 years.
- Amend its comprehensive plan, regional plan, functional plan or land use regulations to include new measures that demonstrably increase the likelihood that residential development will occur at densities sufficient to accommodate housing needs for the next 20 years without expansion of the UGB.

Assessing efficiency measures

In keeping with the region's stated goal to foster a compact urban form, Metro will assess whether newly adopted public actions and investments are likely to increase the efficiency of residential development inside the current UGB. Any newly adopted public actions or investments that are likely to increase residential development efficiency in the current UGB ("efficiency measures") will be documented in a Capacity Ordinance that will be considered by the Metro Council by the end of 2010. Any UGB expansions, if needed, will also be documented in the Capacity Ordinance.

Two assessment approaches will be used to determine the effectiveness of adopted actions. These two approaches will include: 1) the use of MetroScope (an integrated transportation and land use simulation

model), and; 2) an assessment approach that will be designed by an economic consultant. MetroScope is well-suited for testing the effects of regional actions such as UGB expansions into urban reserves and the implementation of the State Regional Transportation Plan and local actions such as urban renewal. The assessment approach that will be devised by an economic consultant will be better suited for testing the effects of local actions such as development code streamlining, streetcar investments, or pedestrian improvements.

Assessing outcomes and performance

Aside from providing information about future residential capacity utilization, MetroScope scenarios can provide insights into the possible outcomes of a set of policies and investments. As with the *Performance* section of the UGR, Metro Staff will, this spring and summer, provide new MetroScope scenario assessments of performance that will include average commute distances, infrastructure costs, and housing and transportation affordability measures.

Proposed changes to scenario assumptions

The MetroScope scenarios that informed the UGR assumed a continuation of policies and investment trends that were in place at the time. That same guiding principle informs the assumptions that will go into these new scenarios. However, a number of policies and investments have recently changed or are anticipated to change in 2010. The following table summarizes the major assumptions that were used for the UGR scenarios and notes the proposed assumptions for scenarios that will inform the 2010 capacity ordinance.

Input assumption type	2009 UGR scenario assumption	2010 capacity ordinance scenario assumption
Demand	2030 range forecast	Middle trend forecast
Supply	Zoning in place at the time (November 2008)	Updated zoning as of January 2010
	2007 buildable land inventory	Same as UGR scenarios
	Infrastructure delay in recent UGB expansions: Happy Valley-2010 Damascus-2020 All other post-1997 UGB expansions-2015	Same as UGR scenarios
	Prospective UGB expansions follow State hierarchies and become available beginning in 2025	Use designated urban reserves for prospective UGB expansions. Test several different sequences of UGB expansions.
	Clark County 2005 zoning	Same as UGR scenarios
	Clark County 2005 inventory of vacant, buildable land	Same as UGR scenarios
	Clark County prospective UGB expansions per Superior Court decision	Same as UGR scenarios
	Neighbor city capacity assumed to match Oregon State Economist's 2004 county-level population forecasts	Same as UGR scenarios
Transportation accessibility	"True" Financially-Constrained RTP	State RTP (see table below for list of notable projects)
Construction costs and incentives	SDCs of \$25,000 per new dwelling unit	Same as UGR scenarios
	Residential incentives that were in place as of Spring 2009	Same as UGR scenarios with the addition of urban renewal in Beaverton, Hillsboro, and Tualatin
Other	Neighborhood scores based on historic sales data	Neighborhood scores based on historic sales data with conservative adjustments in targeted locations to reflect new investments such as planned streetcar investments.

2035 RTP Major Projects

Federal RTP System

**State RTP System
(in addition to Federal RTP projects)**

Transit

- Columbia River Crossing LRT
- Milwaukie LRT
- Portland to Lake Oswego Streetcar
- Eastside Streetcar
- Burnside/Couch Streetcar to Hollywood TC

Throughway

- I-5 Columbia River Crossing
- Sunrise from I-205 to 172nd Ave.
- OR 217, US 26 & I-5/I-84 Interchange Improvements

Arterial

- I-5/99W Connector Alt. 7 Recommendation (3 arterial improvements without Southern Arterial)
- Sellwood Bridge

Transit

- Barbur LRT
- WES service improvements (15 peak/15 off-peak headways)
- I-205 BRT from Clackamas Town Center to Tualatin
- On-street BRT Division/Powell
- Broadway/Weidler Streetcar
- NE MLK Streetcar (close the Eastside streetcar loops)
- NW 19th/20th (Burnside to Savier/Thurman) Streetcar

Throughway

- Operational improvements on I-205
- Operational improvements on I-5
- Additional interchange improvements on OR 217, US 26, I-5, I-205, and I-84

Arterial

- I-5/99W Connector Alt. 7 Recommendation (3 arterial improvements including Southern Arterial)

2/10/10

Exhibit E to Ordinance No. 10-XXXX

TITLE 11: PLANNING FOR NEW URBAN AREAS

3.07.1105 Purpose and Intent

The Regional Framework Plan calls long-range planning to ensure that areas brought into the UGB are urbanized efficiently. It is the purpose of Title 11 to guide such long-range planning for areas designated urban reserves prior to their addition to the UGB. It is also the purpose of Title 11 to provide interim protection to areas added to the UGB until cities and counties amend their comprehensive plans and land use regulations to allow urbanization of the areas.

3.07.1110 Planning for Areas Designated Urban Reserve

A. Prior to adding an area to the UGB pursuant to Metro Code 3.07.1420 or 3.07.1430, the county responsible for land use planning for the area and any city likely to provide governance or an urban service for the area, shall, in conjunction with Metro and the appropriate city or cities, develop a concept plan for the area. The date for completion of the concept plan shall be jointly determined by Metro and the responsible local governments.

B. A concept plan shall:

1. Show the general locations of the types of uses desired for the area, including appropriate public, civic and institutional uses;
2. Show the general locations of sewer, water and storm-water systems and transportation facilities to serve the area, the connections of these systems, if appropriate, to existing systems within the UGB, preliminary estimates of the costs of the facilities and services, and proposed methods to finance the facilities and services;
3. Show water quality resource areas and habitat conservation areas that will be subject to performance standards under Titles 3 and 13 of the Urban Growth Management Functional Plan (UGMFP);

4. Be coordinated with the comprehensive plans and land use regulations that apply to adjacent and nearby lands already within the UGB;
5. Include an agreement between or among the county, the city or cities that will provide any urban service to the area, and other service providers that determines which city, cities or special districts will be the eventual providers of urban services, as defined at ORS 195.065(4), when the area is added to the UGB;
6. Include an agreement between or among the county and the city or cities that determines the city or cities that will have authority to annex the area, or portions of it, following addition to the UGB;
7. Provide that territory added to the UGB must be annexed to a city prior to, or simultaneously with, application of city land use regulations to the territory; and
8. Be coordinated with appropriate cities, special districts and schools districts.

C. A concept plan shall have no legal effect upon the comprehensive plan policies or land regulations that apply to the area prior to its addition to the UGB. A concept plan shall guide, but shall not bind, the designation by the Metro Council of design types or other conditions included pursuant to subsection B of Section 3.07.1455 in the ordinance that adds the area to the UGB, or amendments to city or county comprehensive plans or land use regulations following addition of the area to the UGB. Failure to reach agreement on a concept plan does not preclude addition of the area to the UGB by the Metro Council.

3.07.1120 Planning for Areas Added to the UGB

- A. The county or city responsible for comprehensive planning of an area, as specified by the intergovernmental agreement adopted pursuant to 3.07.1110B(6) or by the ordinance that added the area to the UGB, shall adopt comprehensive plan provisions and land use regulations for the area to address the requirements of subsection C by the date specified by the ordinance or by subsection B of section 3.07.1455 of the Metro Code.
- B. If the concept plan developed for the area pursuant to Section 3.07.1110 assigns planning responsibility to more

than one city or county, the responsible local governments shall provide for concurrent consideration and adoption of proposed comprehensive plan provisions and land use regulations unless the ordinance adding the area to the UGB provides otherwise.

C. Comprehensive plan provisions for the area shall include:

1. Specific plan designation boundaries derived from and generally consistent with the boundaries of design type designations assigned by the Metro Council in the ordinance adding the area to the UGB;
2. Provision for annexation to a city and to any necessary service districts prior to, or simultaneously with, application of city land use regulations to the territory to facilitate provision of urban services as defined in ORS 195.065(4) and access to public schools;
3. Provisions that ensure zoned capacity for the number and types of housing units, if any, specified by the Metro Council pursuant to subsection B of Section 3.07.1455;
4. Provision for affordable housing consistent with Title 7 of the UGMFP;
5. A conceptual school plan that provides for the amount of land and improvements needed, if any, for public school facilities on new or existing sites sufficient to serve the area added to the UGB. The estimate of need shall be coordinated with affected local governments, school districts and special districts;
6. Other provisions necessary to implement the UGMFP and the Regional Transportation Functional Plan;
7. If any portion of the area is zoned to allow residential uses, the responsible local government shall submit to Metro its determination of the capacity of the area for dwelling units, using the method in Section 3.07.120, within six months following adoption of new land use regulations for the area; and
8. If any portion of the area is zoned to allow industrial use, the responsible local government shall submit its zoning map and its determination of buildable land on the map to Metro within six months following adoption of comprehensive plan provisions and land use regulations for the area.

3.07.1130 Interim Protection of Areas Added to the UGB

Until the effective date of amendments to comprehensive plans and land use regulations that comply with Section 3.07.1120, the city or county responsible for planning an area added to the UGB shall not adopt or approve:

- A. A land use regulation or zoning map amendment specific to the area allowing higher residential density than allowed by acknowledged regulations in effect at the time of addition of the area to the UGB;
- B. A land use regulation or zoning map amendment specific to the area allowing commercial or industrial uses not allowed under acknowledged regulations in effect at the time of addition of the area to the UGB;
- C. A land division or partition that would result in the creation of a new lot or parcel less than 20 acres in size, except to create lots or parcels for public facilities and services as defined in Metro Code Section 3.01.010 or a new public school;
- D. In an area designated by the Metro Council in the ordinance adding the area to the UGB as Regionally Significant Industrial Area:
 - 1. A commercial use that is not accessory to industrial uses in the area; and
 - 2. A school, a church, a park or any other institutional or community service use intended to serve people who do not work or reside in the area.

3.07.1140 Applicability

Section 3.07.1110 of Title 11 becomes applicable on January 1, 2011.

DRAFT 2/10/10

Exhibit C to Ordinance No. 10-XXXX

REGIONAL FRAMEWORK PLAN

Policy 1.7 [Urban-Rural Transition] Urban and Rural Reserves

It is the policy of the Metro Council to:

- 1.7.1 Establish a system of urban reserves, sufficient to accommodate long-term growth, that identifies land outside the UGB suitable for urbanization in a manner consistent with the 2040 Growth Concept and with Policy 1.7.2 and serves as the highest priority for expansion of the UGB.
- 1.7.2 Collaborate with Multnomah, Clackamas and Washington Counties and Neighbor Cities to establish a system of rural reserves to protect agricultural land, forest land, and natural landscape features that help define appropriate natural boundaries of urbanization, and to keep a separation from Neighbor Cities to protect their identities.
- 1.7.3 Designate as urban reserves, with a supply of land to accommodate population and employment growth to the year XXXX, those lands identified as urban reserves on the Urban and Rural Reserves Map in Title 14 of the Urban Growth Management Functional Plan.
- 1.7.4 Protect those lands designated as rural reserves on the Urban and Rural Reserves Map in Title 14 of the Urban Growth Management Functional Plan from addition to the UGB and from re-designation as urban reserves at least until the year XXXX.
- 1.7.5 Participate in the development by counties and appropriate cities of concept plans for urban reserves to be completed prior to addition of urban reserves to the UGB to:
 - a. Specify the city or cities that will annex the land after it is added to the UGB and that land may not be urbanized until it is annexed to a city.
 - b. Specify the city or cities or the service districts that will provide services to the land after it is added to the UGB.
 - c. Determine the general urban land uses for the land and prospective components of the Regional System of Parks, Natural Areas, Open Spaces, Fish and Wildlife Habitats, Trails and Greenways.
- 1.7.6 **Work to ensure that concept plans accomplish the following:**
 - a. **The purpose of urban reserves set forth in state law: long-term planning to achieve livable communities.**
 - b. **The six outcomes set forth in this chapter of the Regional Framework Plan.**