



METRO POLICY ADVISORY COMMITTEE

June 9, 2010

Metro Regional Center, Council Chambers

MEMBERS PRESENT

Sam Adams  
Shane Bemis, Chair  
Pat Campbell  
Jody Carson  
Nathalie Darcy  
Amanda Fritz  
Carl Hosticka  
Dick Jones  
Charlotte Lehan, Vice Chair  
Robert Liberty  
Keith Mays  
Marilyn McWilliams  
Charlynn Newton  
Rod Park  
Wilda Parks  
Alice Norris  
Judy Shiprack  
Jerry Willey, Second Vice Chair

AFFILIATION

City of Portland Council  
City of Gresham, representing Multnomah Co. 2<sup>nd</sup> Largest City  
City of Vancouver  
City of West Linn, representing Clackamas Co. Other Cities  
Washington County Citizen  
City of Portland Council  
Metro Council  
Clackamas County Special Districts  
Clackamas County Commission  
Metro Council  
City of Sherwood, representing Washington Co. Other Cities  
Washington County Special Districts  
City of North Plains, representing Washington Co. outside UGB  
Metro Council  
Clackamas County Citizen  
City of Oregon City, representing Clackamas Co. 2<sup>nd</sup> Largest City  
Multnomah County Commission  
City of Hillsboro, representing Washington County Largest City

MEMBERS EXCUSED

Ken Allen  
Matt Berkow  
Tom Brian  
Dennis Doyle  
Jack Hoffman  
Steve Stuart  
Rick VanBeveren  
Mike Weatherby  
Richard Whitman

AFFILIATION

Port of Portland  
Multnomah County Citizen  
Washington County Commission  
City of Beaverton, representing Washington Co. 2<sup>nd</sup> Largest City  
City of Lake Oswego, representing Clackamas Co. Largest City  
Clark County, Washington Commission  
TriMet Board of Directors  
City of Fairview, representing Multnomah County Other Cities  
Oregon Department of Land Conservation & Development

ALTERNATES PRESENT

Jim Kight  
Paul Manson  
Marc San Soucie

AFFILIATION

City of Troutdale, representing Multnomah Co. Other Cities  
Multnomah County Citizen  
City of Beaverton, representing Washington Co. 2<sup>nd</sup> Largest City

STAFF: Dick Benner, Council President David Bragdon, Councilor Carlotta Collette, Andy Cotugno, Chris Deffebach, Councilor Kathryn Harrington, Mike Hogle, Michael Jordan, Matt Korot, Robin McArthur, Kelsey Newell, Sherry Oeser, Ken Ray, Meganne Steele, Ted Reid, Randy Tucker, Sheena VanLeuven, John Williams, Dennis Yee

**1. CALL TO ORDER AND DECLARATION OF A QUORUM**

Chair Shane Bemis declared a quorum and called the meeting to order at 5:04 p.m.

**2. SELF INTRODUCTIONS AND COMMUNICATIONS**

Audience and committee members introduced themselves.

**3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS**

There were none.

**4. CONSENT AGENDA**

Consideration of:

- **MPAC minutes for May 26, 2010**
- **MTAC Member nomination**

MOTION: Mayor Alice Norris moved, and Mr. Dick Jones seconded, to approve the consent agenda.

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

**5. COUNCIL UPDATE**

Metro Councilor Robert Liberty updated the committee on:

- At the June 10<sup>th</sup> regular Council meeting, the Council would vote on the COO recommendation on distribution of Construction Excise Tax grants, as well as on the urban/rural reserves adoption and adoption of the Regional Transportation Plan; and
- There would be an opportunity to hear Dan Burden, executive director of the Walkable and Livable Communities Institute, speak on June 11 about enhancing walkability in the Portland area.

Metro COO Michael Jordan announced that Teri Dresler was selected as the General Manager of the Metro Exposition-Recreation Commission to oversee Metro's visitor venues.

**6. INFORMATION/ DISCUSSION ITEMS**

Mr. Jordan gave a brief overview of the status of the Urban Growth Report. He introduced an expert panel who was present to discuss current economic, development, and investment trends, what those trends might mean for the future of the region, and how those changes might affect the underlying assumptions of the UGR. The panel included Dennis Yee of Metro, Mark Childs of Capacity Commercial Group, Tim Breedlove of Renaissance Homes, Mark Edlen of Gerding Edlen Development, Mayor Craig Dirksen of the City of Tigard, and Eric Hovee of E.D. Hovee and Co.

Panelists presented on different aspects of the topic of economic, development and investment trends:

- Mr. Yee presented on the population and employment forecasts used in the UGR in relation to recent economic trends. He noted that despite volatile a volatile economic climate, actual population and job growth is within the forecast range;
- Mr. Childs presented on trends of industrial land use in the region. He discussed space preference, trends in vacancy rates, and how the public sector can spur demand for industrial sites;
- Mr. Breedlove discussed trends in the housing market. He addressed how development might change within the next 20 years and shifting trends in housing preference;
- Mr. Edlen discussed development trends for office and residential buildings. He addressed vacancy rates, construction issues, and changing demand for residential, office, and retail space;
- Mayor Dirksen discussed how the City of Tigard is responding to the forecasts made in the UGR and some of the challenges the City faces in meeting the demand for growth; and
- Mr. Hovee addressed discussed drivers of market change including jobs, wages, and demographics, and how these play out in the industrial, office, institutional, and residential real estate market sectors.

Committee discussion included:

- The role of local universities in researching economic trends;
- How development trends might play out in suburban areas
- The evidence of trends toward more communal-style living, especially among “baby-boomers”;
- The current status of credit and financing for development projects;
- The need for further discussion of “workforce housing”;
- Trends in demand for smaller residential units; and
- The trend toward development of “pod”-style, full-service communities

## 7. **MPAC MEMBER COMMUNICATIONS**

There were none.

## 8. **ADJOURN**

Chair Shane Bemis adjourned the meeting at 7:05 p.m.

Respectfully submitted,



Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR JUNE 9, 2010:**

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

| <b>ITEM</b> | <b>DOCUMENT TYPE</b> | <b>DOC DATE</b> | <b>DOCUMENT DESCRIPTION</b>              | <b>DOCUMENT No.</b> |
|-------------|----------------------|-----------------|--|---------------------|
| <b>0</b>    | Agenda               | 06/09/2010      | Revised June 9, 2010 MPAC agenda         | 060910m-01          |
| <b>5</b>    | Handout              | 06/09/2010      | Announcement for Dan Burden presentation | 060910m-02          |
| <b>6.2</b>  | Handout              | 06/09/2010      | Questions for panel discussion           | 060910m-03          |
| <b>6.2</b>  | Presentation         | 06/09/2010      | Metro Regional Economic Outlook          | 060910m-04          |
| <b>6.2</b>  | Presentation         | 06/09/2010      | Urban Growth Report: Industrial Review   | 060910m-05          |
| <b>6.2</b>  | Handout              | 06/09/2010      | City of Tigard Maps                      | 060910m-06          |
| <b>6.2</b>  | Presentation         | 06/09/2010      | Emerging Trends                          | 060910m-07          |