

## **MINUTES OF THE MAKING THE GREATEST PLACE WORK SESSION**

Wednesday, June 9, 2010, 1:30-4:30pm  
Room 501

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

Councilors Absent:

Deputy Council President Collette convened the Meeting at 1:33 p.m.

### **1. Overview of 2010 Decisions**

Malu Wilkinson, associate regional planner, noted to the Council the previous decision to adopt the most recent Urban Growth Report (UGR) in December 2009. Ms. Wilkinson presented to the Council the preliminary results of MetroScope and initial community investments within the Urban Growth Boundary (UGB). Ms. Wilkinson indicated that after the Council accepted the most recent UGR, staff projections show a gap between residential growth and market capacity to develop within residential zoning. Decisions would have to be made regarding policy changes, both inside and outside of the UGB, to enable the market to utilize current zoning more efficiently.

### **2. Overview of Preliminary Residential Efficiencies within the UGB**

Robin McArthur, regional planning director, introduced Jerry Johnson, of the planning consultation firm Johnson Reid, who presented a model for "Highest and Best Use" of residential zoning. The model sought to illustrate the use of residential zoning utilizing a variety of inputs, such as entitlements, development costs, achievable pricing and financing. Mr. Johnson's model indicated that the residual value of a development must be greater than or equal to the market value for the project to rationally proceed. In the market, achievable pricing generally determines the development form with the greatest return potential, not necessarily resulting in the "Highest and Best Use" of a particular property. Additionally, thorough entitlement planning was necessary to prevent over-zoning, a condition that would stifle development. Many of the other variables were policy-sensitive, such as investment in local amenities. Mr. Johnson highlighted a Hedonic model to assess the potential impact of amenities, such as landmark businesses and "street-scaping," on residual property value. Dennis Yee, Metro chief economist, commented on Mr. Johnson's model, stating that he and his team were looking for measurable and significant impact of amenities on achievable residential pricing.

Metro Councilors posed a variety of questions to the presenters with the locus surrounding the model's accuracy and inputs. Councilor Rod Park inquired as to the accuracy of the model in regards to the assumption of continually rising income levels. Councilor Robert Liberty and Councilor Carlotta Collette both relayed questions related to the model's ability to include older homes converted to new uses. Council President David Bragdon sought to uncover how the inclusions of local amenities would alter the predictions for residential capacity and Councilor Liberty inquired as to how the model could be used to funnel public

investment, noting that the mere suggestion that significant investment could be made in an area may alter property value.

### **3. New Information Gathered from Local Jurisdictions on Zoned Residential Capacity and Investments**

No discussion occurred on this topic as the previous subject absorbed a majority of the meeting time.

### **4. Preliminary Analysis of Impact of Investments in Centers and Corridors to Support the Market's Ability to Build to Zoned Capacity**

No discussion occurred on this topic as the aforementioned subject diverted a majority of the meeting time.

### **5. Preliminary MetroScope Scenario Performance Results and Impact on Efficient Use of Land Inside the UGB**

Ted Reid, assistant regional planner, presented the preliminary performance results of the MetroScope scenario model. Mr. Reid noted several assumptions made in the results; predominantly the use of the 2035 state Regional Transportation Plan (RTP) instead of the financially-constrained federal RTP and urban reserves would be available for future UGB expansions. The results presented were in comparison to the 2009 UGR, noting marked increases in residential capture rate, jobs and housing balance in Clark County, Washington, increased home-ownership rate, and lower average housing and transportation costs, among others. Councilor Rex Burkholder noted that these projections included the Columbia River Crossing project, while the 2009 UGR did not, and did not negatively affect growth in Clark County.

### **6. Illustrating the Impact of Local Actions**

Brian Harper, assistant regional planner, presented example digital illustrations of various property redevelopments. The illustrations, Mr. Harper noted, could be used to better convey to partners what is envisioned with each specific development.

### **7. Metro Transportation Improvement Program Discussion**

Ted Leybold, senior Metro planner, and Amy Rose, associate transportation planner, presented information relevant to Joint Policy Advisory Committee on Transportation (JPACT) Regional Flexible Fund Allocation (RFFA). Mr. Leybold and Ms. Rose provided several directions for Council members to consider regarding RFFA policy this budget cycle. The presenters stressed strategic investment by focusing on appreciable impacts and positioning the region for additional funding.

Mr. Leybold and Ms. Rose outlined several areas of potential investment and allocation, including Metropolitan Mobility funds, Green Economy/Freight Initiatives, and Active Transportation/Complete Streets initiatives. For the following JPACT meeting, it was recommended to establish specific funding levels. A general consensus was reached among

a majority of the Councilors to more aggressively fund the Active Transportation/Complete Streets initiatives.

**ADJOURN**

A handwritten signature in black ink, appearing to read 'C. Deverell', written in a cursive style.

Prepared by Colin Deverell  
Council Policy Assistant

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF**  
**June 9, 2010**

<b>Item</b>	<b>Topic</b>	<b>Doc. Date</b>	<b>Document Description</b>	<b>Doc. Number</b>
1	Handout	6/9/10	Making the Greatest Place Work Session Worksheet	060910cw-1
1	Handout	6/9/10	2010 Capacity Ordinance: Preliminary MetroScope Scenario Highlights	060910cw-2