

A G E N D A

600 NORTHEAST GRAND AVENUE
TEL 503 797 1700

PORTLAND, OREGON 97232 2736
FAX 503 797 1794



METRO

MEETING: METRO TECHNICAL ADVISORY COMMITTEE
DATE: June 16, 2010
DAY: Wednesday
TIME: 10:00 – noon
PLACE: Council Chamber

| TIME | AGENDA ITEM | ACTION REQUESTED | PRESENTER(S) |
|---------------|---|------------------|---|
| 10:00 a.m. | CALL TO ORDER AND INTRODUCTIONS | | Robin McArthur |
| 1. 90 min. | 2040 Growth Concept Map and Center Designation Requests and Process <i>Objective: To get initial comments from MTAC on proposed changes and to identify questions that need to be addressed</i> | Discussion | Christina Deffebach Local Jurisdiction Staff |
| Noon | ADJOURN | | |

MTAC meets the 1st & 3rd Wednesday of the month.

REMINDER: SPECIAL MTAC MEETING SCHEDULED FOR JUNE 30, 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

Need more information about Metro? Go to www.oregonmetro.gov

**2010 MTAC Tentative Agendas
As of June 4, 2010**

| | |
|---|--|
| <p>June 16</p> <ul style="list-style-type: none"> • 2040 Growth Concept Map, Center designation and process | <p>June 30 – Special Meeting Starts @ 9:00 a.m.</p> <ul style="list-style-type: none"> • Community Investment Strategy • Analysis of potential areas outside UGB |
| <p>July 7</p> <ul style="list-style-type: none"> • UGMFP Title 6 (centers & corridors) • Transitioning from rural to urban development (Title 14) • Titles 8 (compliance), 9 (performance measures) and 10 (definitions) • Implementing a performance evaluation framework to support regional decision-making | <p>July 21</p> <ul style="list-style-type: none"> • Title 13 reporting • The Intertwine • Urban forestry • Climate Smart Communities |
| <p>August 4</p> | <p>August 18</p> <ul style="list-style-type: none"> • Chief Operating Officer recommendation |
| <p>September 1 Cancelled</p> | <p>September 15</p> <ul style="list-style-type: none"> • Urban Growth Management Functional Plan Amendments – Review & discussion • Employment toolkit |
| <p>October 6</p> <ul style="list-style-type: none"> • Urban Growth Management Functional Plan Amendments – Review & discussion | <p>October 20</p> |
| <p>November 3 Recommendation to MPAC on the Community Investment Strategy and capacity ordinance</p> | <p>November 17</p> <ul style="list-style-type: none"> • Recommendation to MPAC on the Community Investment Strategy and capacity ordinance (possible continuation from November 3 meeting) |
| <p>December 9</p> | <p>December 22</p> |

5/12/10; 5/28/10; 6/11/10

 Metro | Memo

Date: June 9, 2010

To: MTAC

From: Chris Deffebach, Land Use Planning Manager

Subject: 2040 Growth Concept Map, Center Designation Change Request and Process

The regional 2040 Growth Concept has guided development in the region for the last fifteen years in centers, corridors, employment and industrial areas. During that time, Metro Council has acted on only two requests to change the designations for centers.

Now, Metro has received three proposed changes to the 2040 Growth Concept Map from Happy Valley, Cornelius and Hillsboro. Staff will be including recommendations on these requests later this summer and will be asking MPAC for a recommendation to Metro Council in the fall. You will be asked to comment and/or make recommendations on these requests to MPAC in the fall.

The presentation at the June 16 MTAC meeting will provide information on the proposed changes, the significance of these changes and the process for making these changes. Staff seeks initial comments from MTAC on the consistency of the proposed changes with Metro policies and to identify questions or areas for further consideration as staff prepares their recommendation. Representatives from the cities are invited to add more information about their proposals and answer questions.

The requests for changes:

Happy Valley: Happy Valley's request is to relocate their existing center from King Road to the site of the commercial and residential area at Sunnyside Road and SE 172nd Avenue, called coincidentally, Happy Valley Town Center. Fifteen years ago when the 2040 Growth Concept was developed, Happy Valley was a much smaller city and at the time envisioned the King Road area – home of city offices, fire and police stations – as their center. Since then, the City has grown to the east, and, coupled with the planned growth in Damascus, the proposed center at 172nd/Sunnyside, fits with their redevelopment plans. In support of the center designation, Happy Valley is pursuing funding to up zone parts of their town center included in the older Rock Creek Master Plan and explore parking management and other strategies to support development and a sense of place in the area. Since this is a relocation of an existing center and not an additional center, it implies a shift in target area for resources and not additional resources.

Cornelius: Cornelius has requested to change the designation in their downtown area from a Main Street to a Town Center. The Cornelius Main Street area is one of a few historic downtown districts that do not have a center designation. Unlike other main streets, which target half-block deep areas, plans for the Cornelius Main Street encompass a multi-block district, similar to town center boundaries in other locations. After reviewing their current conditions, zoning and plans for growth, Cornelius is proposing to expand the main street district and request a town center designation on the 2040 Growth Concept Map for

2040 Growth Concept Map, Center Designation Change Request and Process

June 9, 2010

Page 2

this area. The area functions as the center of the community, has a major medical clinic, many businesses and urban center amenities which generate activity and are poised for additional redevelopment. This designation would increase the number of town centers in the region from 30 to 31.

Hillsboro: Hillsboro has requested to change the Tanasbourne Town Center designation to a Regional Center designation and include the adjacent AmberGlen area in the boundary. Since the 2040 Growth Concept was adopted, the Tanasbourne area has grown into a destination commercial area surrounded by new residential development. It is adjacent to AmberGlen, one of the largest redevelopment sites in the region. Hillsboro envisions the Regional Center designation to be more in line with the regional destination that the new center will become. Plans for the new center include higher density commercial and residential development and an extension of light rail, consistent with regional policy to connect regional centers with light rail. The designation would increase the number of regional centers in the region to eight from seven, and increase the number of centers in Washington County to four from three.

Significance of the changes:

The centers designations guide the local and regional investment, which, in turn, are critical to the success of achieving the vibrant places communities envision. Supporting and aligning regional policy with evolved market conditions and local aspirations will increase the potential to increase capacity and realize zoned capacity that can help meet the region's 20 year growth needs. Since the centers designations direct investments, it is important that the locations are targeted.

The process and criteria to consider in making a change to a center:

In taking action on the centers change requests, Metro Council needs to demonstrate consistency with adopted plans and policies. These adopted policies are summarized in the attachment and include, for example, the intent for Regional Centers to serve hundreds of thousands of people while Town Centers serve tens of thousands of people.

Next steps

MTAC will review the staff recommendation regarding the requests for center designation changes this summer as part of the Chief Operating Officer's recommendation on the capacity ordinance. At that time, MTAC will also see some housekeeping changes to the 2040 Growth Concept map to reflect, for example, the RTP rail lines that are now constructed and others that are now included in the RTP. After the recommendations come out, MTAC will have time in the fall to develop comments/recommendations to MPAC.

In the future, as more local jurisdictions update their comprehensive plans and refine their aspirations and implementation plans, additional requests for changes may come forward. The Metro Council can respond to these requests next year or later, as other requests come forward.

Attachment



2040 Growth Concept Map
Changing Center Designations: Guidance for local jurisdiction requests
4/12/2010

1. Background

- Describe what your jurisdiction wants to change (i.e., regional center to town center or location).
- Describe why your jurisdiction is requesting this change, including how the change fits into your comprehensive plans and aspirations for the center.
- In your own words, describe how this new center will perform and how it will be different from what exists today.

2. Consistency with Existing Metro Regional Framework Policies

- Describe how the proposed change will meet the expectations of a center as derived from Regional Framework Plan Policies. Please include the extent the proposed center meets these expectations today as well as how it will meet expectations with your additional investments and actions.
- For a Regional Center, these expectations include:
 - The center is accessible to hundreds of thousands of people.
 - The area is zoned for a mix of housing types to provide housing choices.
 - The city has adopted a strategy of actions and investments to enhance the proposed center.
 - The area is served by high-capacity transit (HCT) or is proposed for HCT in the 2035 Regional Transportation Plan (RTP) and meets or is planned to meet the transit system design standards proposed in the RTP.
 - The area is zoned to allow the number of residents and employees needed to support HCT.
 - The city has, or has adopted a plan for, a multi-modal street system that meets or will meet connectivity standards in the Regional Transportation Plan.
 - The city has adopted a strategy that calls for actions and investments to meet the non-SOV modal targets in the RTP.
 - The city has a parking management program consistent with that proposed in the RTP.
- For a Town Center, these expectations include:
 - The proposed center is accessible to tens of thousands of people.
 - The area is zoned for a mix of uses that makes, or will make the center walkable.
 - The city has adopted a strategy of actions and investments to enhance the proposed center.
 - The area is served by public transit.
 - The city has, or has adopted a plan for, a multi-modal street system that meets or will meet connectivity standards in the Regional Transportation Plan

3. Additional Considerations

- How would a center change detract from or support other nearby centers to serve as the center of urban life and market area for a regional center or town center?
- If there are multiple regional and town centers located within your jurisdiction, describe how you will prioritize and focus development efforts among them.
- Recognizing that zoning alone will not achieve the kind of vibrant and active centers envisioned by the 2040 Growth Concept, describe your jurisdiction's plans for promoting development through partnerships, incentives, investments and other actions.
- What kind of market analysis has your jurisdiction completed that indicates that the planned development you have planned will support the level of activity you envision for your center.