



METRO POLICY ADVISORY COMMITTEE

June 23, 2010

Metro Regional Center, Council Chambers

MEMBERS PRESENT

Sam Adams
Shane Bemis, Chair
Pat Campbell
Jody Carson
Nathalie Darcy
Amanda Fritz
Jack Hoffman
Dick Jones
Charlotte Lehan, Vice Chair
Keith Mays
Rod Park
Judy Shiprack
Rick VanBeveren
Jerry Willey, Second Vice Chair

AFFILIATION

City of Portland Council
City of Gresham, representing Multnomah Co. 2nd Largest City
City of Vancouver
City of West Linn, representing Clackamas Co. Other Cities
Washington County Citizen
City of Portland Council
City of Lake Oswego, representing Clackamas Co. Largest City
Clackamas County Special Districts
Clackamas County Commission
City of Sherwood, representing Washington Co. Other Cities
Metro Council
Multnomah County Commission
TriMet Board of Directors
City of Hillsboro, representing Washington County Largest City

MEMBERS EXCUSED

Matt Berkow
Tom Brian
Dennis Doyle
Carl Hosticka
Robert Liberty
Marilyn McWilliams
Charlynn Newton
Alice Norris
Wilda Parks
Steve Stuart
Mike Weatherby
Richard Whitman

AFFILIATION

Multnomah County Citizen
Washington County Commission
City of Beaverton, representing Washington Co. 2nd Largest City
Metro Council
Metro Council
Washington County Special Districts
City of North Plains, representing Washington Co. outside UGB
City of Oregon City, representing Clackamas Co. 2nd Largest City
Clackamas County Citizen
Clark County, Washington Commission
City of Fairview, representing Multnomah County Other Cities
Oregon Department of Land Conservation & Development

ALTERNATES PRESENT

Jennifer Donnelly
Ed Gronke
Paul Manson
Doug Neeley

AFFILIATION

Oregon Department of Land Conservation & Development
Clackamas County Citizen
Multnomah County Citizen
City of Oregon City, representing Clackamas Co. 2nd Largest City

STAFF:

Dick Benner, Andy Cotugno, Chris Deffebach, Brian Harper, Councilor Kathryn Harrington, Robin McArthur, Kelsey Newell, Ken Ray, Ted Reid, Sheena VanLeuven, Malu Wilkinson.

1. CALL TO ORDER AND DECLARATION OF A QUORUM

Mayor Shane Bemis declared a quorum and called the meeting to order at 4:30 p.m.

2. SELF INTRODUCTIONS AND COMMUNICATIONS

Committee and audience members introduced themselves.

3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS

There were none.

4. CONSENT AGENDA

Consideration of the MPAC minutes for June 9, 2010

MOTION: Ms. Nathalie Darcy moved, and Mr. Dick Jones seconded, to approve the MPAC minutes for June 9, 2010.

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

5. COUNCIL UPDATE

Metro Councilor Rod Park forewent the Council update.

6. INFORMATION/ DISCUSSION ITEMS

6.1 Community Investment Strategy: 2010 Capacity Ordinance

Ms. Robin McArthur of Metro gave background on the capacity ordinance and indicated that the presentations to MPAC on the capacity ordinance are meant to inform the committee's future recommendation to the Metro Council.

Ms. Malu Wilkinson of Metro briefly outlined the components of the capacity ordinance and the past, current, and future work being done to ensure enough residential capacity in the region. She indicated how much residential capacity can be estimated within the urban growth boundary and how much is still needed to reach the middle third of the range for the forecast dwelling unit demand, given the data on newly zoned capacity, change in estimated percentage use of capacity in recently urbanized areas, new incentives to develop zoned capacity, and local policy changes increasing infill. She noted that to reach into the middle third of the capacity range, it is likely that land from the urban reserves will have to be brought into the UGB.

Committee discussion included:

- Whether the dwelling unit demand gap can be translated into an acreage gap;
- The reasons for increasing the estimated percentage use of zoned capacity;

- Whether changes in growth due to current economic trends have been factored into the capacity estimate;
- Potential variation in dwelling unit capacity if estimated percentage change in capacity use is not met; and
- Mayor Adams shared residential development statistics for the City of Portland.

Mr. Jerry Johnson, of Johnson Reid, LLC, presented on the impact of public investments in shifting the market to better utilize zoned capacity. He described the model used to predict the highest and best use for developing land that will affect how zoned capacity is used. He noted that capacity is limited not by zoning but rather by what is feasible for the market to develop on a particular piece given variables like cost to develop, achievable pricing, financing, and entitlements. He discussed how the model can be affected by policy changes so that the market therefore would be stimulated to better utilize existing capacity, including improvements in public transit, system development charge waivers, and other public investments and amenities..

Committee discussion included:

- How changes in pricing affect development and return on investments in different neighborhoods;
- Whether required densities correspond to market feasibility for development and how this model can help predict that;
- How transportation cost and access to transit affect achievable pricing according to the model; and
- How the public must intervene, using SDC wavers, entitlements, and other methods, when desired development forms will not be met by the market.

Mr. Ted Reid of Metro presented on changes in assumptions underlying the 2009 Urban Growth Report which have been made to reflect new policy changes and investments, and how those changes will move the region toward realizing the six desired development outcomes for the region. He concluded that the new assumptions predict better results in achieving those outcomes especially with targeted community investments, but that there are remaining areas for improvement including housing affordability for renters and the reduction in greenhouse gas emissions.

Committee discussion included:

- The implications for types of jobs and wages of having a growing share of jobs be in centers and corridors; and
- Whether MetroScope accounts for the importance of industry clusters

Mr. Brian Harper of Metro presented on a model that can be used to illustrate development might occur in response to local actions, such as changing land-use scenarios, planned densities, and amenities. The model can then be used to evaluate the impact of different scenarios in real-time.

6.2 2040 Growth Concept Map, Center Designation Change Requests and Process

Ms. Chris Deffebach of Metro outlined the guidelines for making changes to the 2040 concept map and introduced speakers from the Cities of Hillsboro and Cornelius to discuss those cities' proposed changes to the 2040 map.

Pat Ribellia of the City of Hillsboro presented the City's request to redesignate the Tanasbourne/AmberGlen Town Center as a Regional Center. He discussed the reasoning behind the request, including ways in which the area meets the guidelines for a Regional Center, and the next steps for the area if it receives the Regional Center designation.

Richard Meyer of the City of Cornelius presented the City's request for re-designation from a Main Street to a Town Center. Mr. Meyer addressed how Cornelius meets the guidelines for a Town Center and the reasons for the request.

Ms. Deffebach presented the City of Happy Valley's request to relocate its Town Center. She explained where this new Town Center would be located and the reasons for the request.

Committee discussion included:

- General support for the requests made by Happy Valley and Cornelius;
- Whether it would be equitable in terms of allocation of regional funds for Washington County to have four Regional Center designations whereas Clackamas County has only two;
- Whether Washington County could indeed support another Regional Center or whether redesignating the Tanasbourne/AmberGlen area might negatively impact nearby Regional Centers, specifically Beaverton;
- Clarification of the reasons why redegation would be good for a city or area, including that a higher designation can lead to more investments such as high-capacity transit; and
- The link to regional capacity – how much more will develop if the Tanasbourne AmberGlen area gets a regional center designation rather than stay at a town center designation.

7. MPAC MEMBER COMMUNICATIONS

There were none.

8. ADJOURN

Chair Bemis adjourned the meeting at 7:04 p.m.

Respectfully submitted,



Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR JUNE 23, 2010:

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

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
4	Handout	06/09/2010	060910 MPAC Minutes	062310m-01
6.1	Presentation	06/23/2010	Housing Capacity and Demand Range	062310m-02
6.1	Presentation	06/23/2010	Assessment of Efficiency Measures for 2010 Capacity Ordinance	062310m-03
6.1	Presentation	06/23/2010	2010 Capacity Ordinance preliminary assessment of possible outcomes	062310m-04
6.1	Presentation	06/23/2010	Illustrating Local Actions	062310m-05
6.2	Presentation	06/23/2010	Center designation change requests and process	062310m-06
6.2	Presentation	06/23/2010	Tanasbourne/AmberGlen Regional Center	062310m-07
6.2	Handout	06/17/2010	Tanasbourne/AmberGlen	062310m-08
6.2	Handout	05/10/2010	City of Cornelius meets Town Center expectations	062310m-09