

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF APPROVING THE ) RESOLUTION NO. 11- 4238  
EXPO CENTER CONDITIONAL USE MASTER )  
PLAN ) Introduced by Rex Burkholder

WHEREAS, in 2000, the City of Portland conditioned the construction of Hall D Land Use Review decision to include applying for a Conditional Use Master Plan;

WHEREAS, an Expo Center Conditional Use Master Plan was approved by the City of Portland in June 2001 and it will expire in June 2011;

WHEREAS, the Commission authorized Shields Oblatz Johnson, Inc. to conduct Expo Center Conditional Use Master Plan consulting services and submit a Land Use Review Application in accordance with requirements established by the City of Portland, Bureau of Development Services;

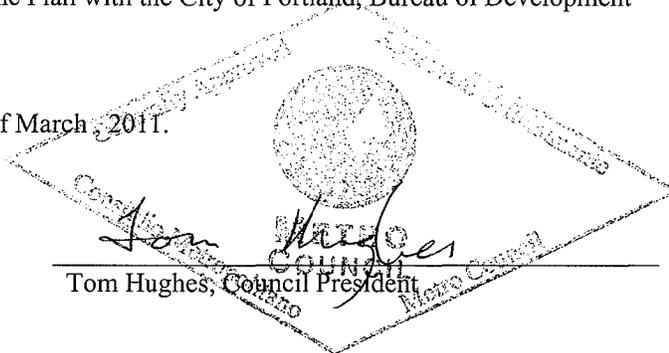
WHEREAS, it is in the best interests of the Commission to have an approved Expo Center Conditional Use Master Plan prior to the expiration of the current plan;

WHEREAS, on February 8, 2011, the MERC Commission approved the Expo Center Conditional Use Master Plan by Resolution No. 11-04 and authorized staff to forward the plan to Metro Council for their consideration, review and approval;

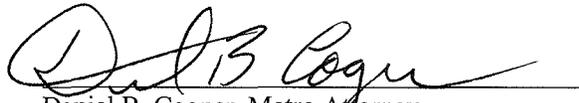
NOW, THEREFORE BE IT RESOLVED,

That the Metro Council approves the Expo Center Conditional Use Master Plan and authorizes staff to take actions necessary for approval of the Plan with the City of Portland, Bureau of Development Services.

ADOPTED by the Metro Council this 3<sup>rd</sup> day of March, 2011.



Approved as to Form:

  
Daniel B. Cooper, Metro Attorney

## **STAFF REPORT**

### **IN CONSIDERATION OF RESOLUTION NO. 11-4238 FOR THE PURPOSE OF ADOPTING MERC RESOLUTION NO. 11-04 AND APPROVING THE EXPO CENTER CONDITIONAL USE MASTER PLAN**

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Date: March 3, 2011

Prepared by: Chris Bailey  
503.736.5202

## **BACKGROUND**

MERC Commission Resolution 10-12 authorized Shiels Oblatz Johnsen Inc., to conduct Expo Center Conditional Use Master Plan (CUMP) consulting services and submit a Land Use Review Application in accordance with requirements established by the City of Portland, Bureau of Development Services.

The Expo's current CUMP was required by the City as a condition in approving the construction of Hall D. The first CUMP was approved in June 2001 and expires in June 2011 and an update is needed to guide the Expo Center for the next ten years.

A Pre-Application conference with the City of Portland was held on September 9, 2010. Affected City Bureaus have indicated that a "refresh" of the previously approved CUMP is appropriate given that there are no major changes anticipated to the amount of development in the next 10 years compared to the current plan. The City has indicated that transportation and storm water management are the elements requiring additional information and updated proposals.

The most significant City policy change since 2001 are the new requirements regarding stormwater management associated with new development. Upgrades will not be required for current facilities. New storm water facilities such as a rain-water garden street, green roof or swales are proposed with future development in order to better manage and treat stormwater run-off on-site.

An updated transportation management plan evaluation has been required by the City to address future access, congestion, parking and transportation management plans. The study by our transportation consultants Kittelson and Associates indicates that the current transportation demand management plan is working effectively at Expo to address impacts, especially those occurring at peak event times, and that expected future impacts will not change significantly. The Expo will continue to proactively encourage transit ridership to events and participate with CRC and the City of Portland on continued transportation planning for the area.

In order to ensure that the new plan successfully completes the land use review process in a timely manner, staff were authorized by Metro's Chief Operating Officer Michael Jordan on December 20, 2010 to submit the plan to the City in January to begin a "completeness check" review by City staff. Upon being deemed complete, City staff will evaluate the application for conformance with approval criteria. A staff recommendation will then be presented to the City Hearings Officer for decision making. A public hearing will be held and public testimony will be received prior to the Hearings Officer decision. Assuming no substantive problems with the application and general support from community stakeholders, we anticipate that the final decision be rendered by the City prior to the June 2011 expiration of the current CUMP.

On February 8, 2011, the MERC Commission approved the Expo Center Conditional Use Master Plan by Resolution No. 11-04 and authorized staff to forward the plan to Metro Council for their consideration and approval.

## **ANALYSIS/INFORMATION**

**Known Opposition** None.

**Legal Antecedents** MERC Resolution 00-41 approving the current CUMP, November 15, 2000  
Metro Resolution 00-3019 approving the current CUMP, December 12, 2000  
MERC Resolution 11-04 approving the proposed CUMP, February 8, 2011

**Anticipated Effects** Once approved by the City of Portland, the proposed CUMP will be valid for 10 years and provides for the potential redevelopment of the Expo Center campus. Among other items, the proposed redevelopment includes:

- Replacement of Exhibit Halls A, B & C with a new Exhibit Hall
- Addition of new meeting rooms and a Ballroom
- A new support services building
- Realignment of South Access Drive
- Development of the southwest portion of the site for surface parking and outdoor exhibits
- Stormwater facilities including options such as a rain-water garden street, green roof and swales

**Budget Impacts** The Expo Center FY 2010-11 budget scheduled \$100,000 to complete the CUMP process; expenditures to date total \$76,853.

An approved CUMP does not require or obligate Metro/MERC to complete any or all of the individual redevelopment items during the 10 year term. Should Metro/MERC determine to complete any of the redevelopment items, it would be done so in compliance with the CUMP.

## **RECOMMENDED ACTION**

Staff recommends that the Metro Council adopt Resolution No. 11-4238 approving the Expo Center Conditional Use Master Plan.

**METROPOLITAN EXPOSITION RECREATION COMMISSION**

**Resolution No. 11-04**

Approval of the Expo Center Conditional Use Master Plan and authorizing staff to forward the plan to Metro Council for their consideration and approval.

**WHEREAS**, in 2000, the City of Portland conditioned the construction of Hall D Land Use Review decision to include applying for a Conditional Use Master Plan;

**WHEREAS**, an Expo Center Conditional Use Master Plan was approved by the City of Portland in June 2001 and it will expire in June 2011;

**WHEREAS**, the Commission authorized Shields Oblatz Johnson, Inc. to conduct Expo Center Conditional Use Master Plan consulting services and submit a Land Use Review Application in accordance with requirements established by the City of Portland, Bureau of Development Services;

**WHEREAS**, it is in the best interests of the Commission to have an approved Conditional Use Master Plan prior to the expiration of the current plan.

**BE IT THEREFORE RESOLVED**, that the Metropolitan Exposition-Recreation Commission:

1. Approves the Expo Center Conditional Use Master Plan and authorizes staff to forward the plan to Metro Council for their consideration and approval.

Passed by the Commission on February 8, 2011.

  
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Chair

  
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Secretary/Treasurer

Approved as to Form:  
Daniel B. Cooper, Metro Attorney

By:   
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Nathan A. Schwartz, Senior Attorney

