

Metro | Agenda

Meeting: Metro Policy Advisory Committee (MPAC)
Date: Wednesday, August 10, 2011
Time: 5 to 7 p.m.
Place: Council Chambers

- | | | | |
|---------|-----|---|---|
| 5 PM | 1. | <u>CALL TO ORDER</u> | Charlotte Lehan, Chair |
| 5:02 PM | 2. | <u>SELF INTRODUCTIONS & COMMUNICATIONS</u> | Charlotte Lehan, Chair |
| 5:05 PM | 3. | <u>CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS</u> | |
| 5:10 PM | 4. | <u>COUNCIL UPDATE</u> | |
| 5:15 PM | 5. | <u>CONSENT AGENDA</u> | |
| | * | • Consideration of the July 13, 2011 MPAC Minutes | |
| | * | • MTAC Member Nominations | |
| | 6. | <u>INFORMATION / DISCUSSION ITEMS</u> | |
| 5:20 PM | 6.1 | Observations/Comments from Lents Town Center Tour –
<u>INFORMATION</u> | MPAC Members |
| 5:25 PM | 6.2 | * Sustainable Communities Regional Planning Grant Application
(HUD) – <u>INFORMATION / DISCUSSION</u> | Andy Cotugno
Christina Deffebach |
| | | • <i>Outcome:</i> Provide input and support continued efforts to
prepare a HUD grant application in preparation for a
future MPAC endorsement. | |
| 5:45 PM | 6.3 | * 2011 Growth Management Decision – Industrial lands –
<u>INFORMATION / DISCUSSION</u> | John Williams
Tim O'Brien |
| | | • <i>Outcome:</i> MPAC Recommendation to Metro Council on
large lot industrial needs. Metro's COO has recommended
adding 310 acres in north Hillsboro to the UGB to satisfy
large-lot needs for the next 20 years. | |
| 6:55 PM | 7. | <u>MPAC MEMBER COMMUNICATION</u> | |
| 7:00 PM | 8. | <u>ADJOURN</u> | Charlotte Lehan, Chair |

- * Material included in the packet.
Material will be provided at the meeting.

For agenda and schedule information, call Kelsey Newell at 503-797-1916, e-mail: kelsey.newell@oregonmetro.gov.
To check on closure or cancellations during inclement weather please call 503-797-1700.



2011 MPAC Tentative Agendas

Tentative as of July 29, 2011

<p><u>MPAC Meeting</u> August 10</p> <ul style="list-style-type: none"> • Sustainable Communities Regional Planning Grant Application (HUD) (information and discussion) • 2011 Growth Management Decision – Industrial Lands (discussion and recommendation) 	<p><u>MPAC Meeting</u> August 24 (cancelled)</p>
<p><u>MPAC Meeting</u> September 14</p> <ul style="list-style-type: none"> • 2011 Growth Management Decision (Discussion) • Sustainable Communities Regional Planning Grant Application (HUD) (endorsement) 	<p><u>MPAC Meeting</u> September 28</p> <ul style="list-style-type: none"> • 2011 Growth Management Decision (recommendation) <p><u>League of Oregon Cities Annual Conference</u> September 29-October 1 Bend</p>
<p><u>MPAC Meeting</u> October 12</p> <ul style="list-style-type: none"> • Greater Portland Vancouver Indicators (Greater Portland Pulse) • Southwest Corridor Project Update and Land Use Work • 	<p><u>MPAC Meeting</u> October 26</p> <ul style="list-style-type: none"> • Climate Smart Communities Scenarios Findings and Recommendations to 2012 Legislature (discussion)
<p><u>November</u></p> <p><i>Possible joint MPAC/JPACT meeting on Climate Smart Communities Scenarios: results and preliminary recommendations</i></p>	
<p><u>MPAC Meeting</u> November 9</p> <ul style="list-style-type: none"> • Southwest Corridor Status Report <p><u>Associated Oregon Counties Annual Conference</u> November 15-17, Location to be determined</p>	<p><u>MPAC Meeting</u> November 23 (Cancelled)</p>
<p><u>MPAC Meeting</u> December 14</p> <ul style="list-style-type: none"> • Climate Smart Communities Scenarios Findings and Recommendations to 2012 Legislature (Recommendation) 	

Projects to be scheduled:

- East Metro Connections Plan
- Community Investment Initiative
- Industrial and employment areas for development-ready land for job creation
- Affordable housing/housing equity
- Downtowns, main streets, station communities development implementation
- Solid Waste Road Map

Parking lot:

- * Planning areas adjacent to UGB
(e.g., hamlet in undesignated areas)
- * Invasive species management

Note: Items listed in *italic* are tentative agenda items.



METRO POLICY ADVISORY COMMITTEE

July 13, 2011

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Pat Campbell
Jody Carson
Steve Clark
Nathalie Darcy
Jennifer Donnelly
Andy Duyck
Kathryn Harrington
Jack Hoffman
Carl Hosticka
Keith Mays
Marilyn McWilliams
Doug Neeley
Barbara Roberts
Wilda Parks
Norm Thomas
William Wild
Jerry Willey, Vice Chair

ALTERNATES PRESENT

Marc San Soucie

MEMBERS EXCUSED

Sam Adams
Matt Berkow
Ken Allen
Shane Bemis
Michael Demagalski
Denny Doyle
Amanda Fritz
Annette Mattson
Loretta Smith, 2nd Vice Chair
Steve Stuart

AFFILIATION

City of Vancouver
City of West Linn, representing Clackamas County Other Cities
TriMet Board of Directors
Washington County Citizen
Oregon Department of Land Conservation and Development
Washington County Commission
Metro Council
City of Lake Oswego, representing Clackamas Co. Largest City
Metro Council
City of Sherwood, representing Washington Co. Other Cities
Tualatin Valley Water District, representing Wash. Co. Special Districts
City of Oregon City, representing Clackamas Co. 2nd Largest City
Metro Council
Clackamas County Citizen
City of Troutdale, representing Multnomah Co. Other Cities
Oak Lodge Sanitation Dist., representing Clackamas Co. Special Districts
City of Hillsboro, representing Washington County Largest City

AFFILIATION

City of Beaverton, representing Washington Co. 2nd Largest City

AFFILIATION

City of Portland
Multnomah County Citizen
Port of Portland
City of Gresham, representing Multnomah Co. 2nd Largest City
City of North Plains, representing Washington Co. outside UGB
City of Beaverton, representing Washington Co. 2nd Largest City
City of Portland
Governing Body of School Districts
Multnomah County Commission
Clark County, Washington Commission

STAFF: Jessica Atwater, Andy Cotugno, Dick Benner, Mary Hull-Caballero, Kelsey Newell, Tim O'Brien, Sherry Oeser, Ken Ray, Randy Tucker, Nikolai Ursin, John Williams, Ina Zucker

1. CALL TO ORDER AND DECLARATION OF A QUORUM

Vice Chair Jerry Willey declared a quorum and called the meeting to order at 5:05 p.m.

2. SELF INTRODUCTIONS AND COMMUNICATIONS

Audience and committee members introduced themselves.

3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS

There were none.

4. COUNCIL UPDATE

Councilor Carl Hosticka updated the committee on the following Metro items:

- Metro recruitment for a new Chief Operating Officer closed on June 30. The Council anticipates to have selected a new COO by September 2011.
- Metro recently received a grant for active transportation planning from ODOT for \$280,000. The plan is expected to be developed by 2013 then folded into the Regional Transportation Plan.

Mr. Randy Tucker of Metro to recapped the Oregon Legislature's last session:

- House Bill 3225 (passed – reverses an LCDC rule; authorizes exceptions for building transportation facilities in urban reserves)
- House Bill 2339, 2871 (failed – limits on reserves process)
- House Bill 3438 (failed –elimination of Metro's planning authority)
- Senate Bill 766 (passed –industrial land protection and permit streamlining for key projects)
- Senate Bill 48 (passed – eliminates Metro's authority over boundary changes of service districts unrelated to Metro's core mission)

Committee discussion included the possibility for MPAC to hear briefings on relevant legislation before the end of session, and the implications of House Bill 3225.

The committee also showed support for taking a tour of the Lent's town center district in lieu of the next MPAC meeting. The committee continued to discuss the prospect of 'Get Centered' tours in the region or possibly to Vancouver, BC, Canada.

5. CONSENT AGENDA

- Consideration of the June 8, 2011 MPAC Minutes.
- MTAC member nomination.

MOTION: Councilor Jody Carson moved, and Ms. Wilda Park seconded, to approve the consent agenda.

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

6.0 INFORMATION / DISCUSSION ITEMS

6.1 COO Recommendation for 2011 Growth Management Decision

Mr. John Williams and Mr. Tim O'Brien of Metro presented the findings of the COO Recommendation for the 2011 Growth Management Decision report. They emphasized that this presentation is purely informational, and that no recommendation needs to be made until September, prior to the Council's vote on UGB expansion in October. These decisions also hinge on a favorable decision from the LCDC regarding the regional plan for rural reserves to be made in August. Mr. Williams and Mr. O'Brien also noted that they will be traveling with this presentation within the region, and using Opt-In, to reach out to the public for opinions on potential expansion areas.

Committee members discussed problems with previous UGB expansion areas not being developed, governance in terms of infrastructure, services, and funding, and TriMet's struggle to meet transit demand in current service areas. It was also raised that there is a need to discuss the yield of each potential expansion area. Concerns for the rigor of the selection process were raised and clarified. Concerns regarding accurate assessment of the current housing market and available dwellings were also raised and addressed.

Mr. Tim O'Brien presented the COO Recommendation Report. The areas considered represent where UGB expansion is most appropriate, the four top considerations are:

- South Hillsboro
- South Cooper Mountain
- Roy Rogers West
- Cornelius South

Potential additional areas:

- Sherwood West
- Advance (Wilsonville)
- Maple Lane (Oregon City)

Mr. O'Brien discussed the key comparison factors of each area, the amount of planning already completed for each area, and the most significant pros and cons of developing each area. The total acreage of the top four areas considered is about 2,000.

Committee discussion in specific regard to Mr. O'Brien's presentation included:

South Cooper Mountain:

- The potential expansion for retail in this area would do well to augment the development and investment that has already gone into Murray Scholl's town center area.
- TriMet is operating under constraints and that higher density development may be necessary to make service feasible. It was noted that TriMet provided information in the report regarding service and potential future service.

Roy Rogers West:

- There is not dense city surrounding this area, and concern was raised of starting development non-contiguous with current cities. It was clarified that UGB expansion parcel #64 is in the works to be annexed to Tigard very soon; 64 must be added before 63 can be considered for annexation.
- Neighborhood-scale commercial development is part of the concept plan for this area.

Maple Lane (Oregon City)

- Oregon City submitted a letter last year requesting that this area not be expanded into as they already have much to plan in other areas.

General committee discussion included:

- MPAC members should make an effort to acquaint themselves with these areas via web or in-person tour to provide more context for their recommendation.
- The issue of governance in terms of providing infrastructure, services, and funding sources for expansion areas. Specific concerns were raised in regards to the City of Beaverton's funding. It was established that there is support from land owner-developers in Beaverton.
- Mr. O'Brien also discussed a potential industrial site in North Hillsboro that was endorsed by Mr. Cooper and MPAC last year.
- There was discussion as to what process MPAC would prefer to use to come to a recommendation for the Metro Council. The comment was made that it would be helpful to hear what areas the COO did not recommend and why to inform the committee's decision. It was established that asking for short reports from the governments that will serve the areas in consideration for UGB expansion would be helpful. It was requested that the coordinating committee discuss this.
- MTAC would like to receive some more specific requests for direction from MPAC.

Mayor Keith Mays stated that Forest Grove and Tualatin would like to know how they may be reconsidered for UGB expansion. It was discussed that whichever mechanism MPAC uses to consider potential areas could be open to all.

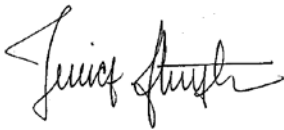
7. MPAC MEMBER COMMUNICATION

There were no member communications.

8. ADJOURN

Vice Chair Jerry Willey adjourned the meeting at 7:04 p.m.

Respectfully submitted,



Jessica Atwater
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR 07/13/11:

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

ITEM	DOCUMENT TYPE	Doc DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
6.1	CD	07/13/11	CD: COO Recommendation for Potential UGB Expansion Areas	071311m-01
6.1	Map	07/13/11	COO Recommendation UGB Expansion Options	071311m-02
6.1	Report	07/13/11	Preliminary Analysis of Potential UGB Expansion Areas	071311m-03
6.1	Citizen Email	07/13/11	To: MPAC From: Christina Kosinski Re: Potential UGB Expansion in Oregon City	071311m-04



Date: August 10, 2011

To: Metro Policy Advisory Committee

From: John Williams
Interim Director, Planning & Development Department

Re: MTAC Nominees for MPAC Approval

Please see the 2011 nominations for the Metro Technical Advisory Committee in the attached table. As per MPAC bylaws, MPAC may approve or reject any nomination.

There are 2 nominations for MPAC consideration:

- **Service Providers: Water/Sewer – Dean Marriott (alternate)**
- **Service Providers: Parks – Mike Abbate (alternate)**

Additional nominations will be submitted for MPAC consideration as soon as they are received.

If you have any questions or comments, do not hesitate to contact me.

Thank you.

MPAC Worksheet

Agenda Item Title : Sustainable Communities Regional Planning Grant Application (HUD)

Presenter(s): Andy Cotugno, Chris Deffebach

Contact for this worksheet/presentation: Chris Deffebach

Date of MPAC Meeting: August 10, 2011

Purpose/Objective

(what do you expect to accomplish by having the item on *this meeting's* agenda): (e.g. to discuss policy issues identified to date and provide direction to staff on these issues)

- To provide information about Metro's proposal to submit an application for a federal department of Housing and Urban Development (HUD) Sustainable Communities Regional Planning Grant on behalf of a regional consortium and
- To prepare MPAC for a request for an endorsement of the grant application at a future meeting.

Action Requested/Outcome

(What *action* do you want MPAC to take at *this meeting*? State the *policy* questions that need to be answered; what policy advice does MPAC need to make to Council?)

Support continued efforts to prepare a grant application in preparation for a future MPAC endorsement.

How does this issue affect local governments or citizens in the region?

If awarded, the grant would support implementation of the region's plans for sustainable development by helping to ensure that all residents prosper from the region's economic strength and share in the benefits and burdens of growth and change through increased access to jobs, housing and opportunity. Exhibit B to the attached draft resolution provides a conceptual framework for the grant proposal. Prior to consideration of a resolution of endorsement, further details on deliverables, scope, budget and decision-making structure will be developed.

What has changed since MPAC last considered this issue/item?

Last year, MPAC supported a resolution in support of a Metro grant application, on behalf of a regional consortium, for a similar grant proposal. The region was not successful in receiving a grant. Since then, the federal government has included the opportunity for a second round of grants in the budget. Over the past year, MPAC has formed a subcommittee to consider housing needs in new urban areas and has recommended to Metro Council that they have a continued discussion of housing needs and strategies to address them.

What packet material do you plan to include?

Draft resolution w/Exhibit B "Grant Concept"

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ENDORSING A) RESOLUTION NO. 11-XXXX
CONSORTIUM GRANT APPLICATION TO THE)
US DEPARTMENT OF HOUSING AND URBAN) Introduced by
DEVELOPMENT FOR A SUSTAINABLE)
COMMUNITIES REGIONAL PLANNING)
GRANT)

WHEREAS, the US Department of Housing and Urban Development (HUD), the US Department of Transportation and the US Environmental Protection Agency have come together to form the Partnership for Sustainable Communities (The Partnership);

WHEREAS, in support of The Partnership, the US Department of Housing and Urban Development has released a Notice of Funding Availability for a Sustainable Communities Regional Planning Grant Program;

WHEREAS, the intent of the program is to fund the development of a Regional Plan for Sustainable Development or a Detailed Execution Plan and Program for a Regional Plan for Sustainable Development;

WHEREAS, the grant program is available for application by a consortium comprised, at a minimum, of the metropolitan planning organization, the traditional principle city, local governments representing at least 50% of the area’s population and non-profit organization(s), foundation(s) or educational institution(s) that have the capacity to engage diverse populations;

WHEREAS, the Portland metropolitan area has a Regional Plan for Sustainable Development in the form of the 2040 Growth Concept and various state, regional and local implementation instruments which has been successful at addressing land use, transportation and environmental protection and enhancement;

WHEREAS, the Portland metropolitan area has invested in a multi-modal transportation system, particularly in light rail, bus, bike pedestrian and demand and system management linked to regional and local land use plans and regional and local programs for preserving and enhancing significant natural habitat producing significant benefit for the community;

WHEREAS, the plan is deficient in addressing housing affordability and the benefit to the community is not equitably shared by all members of the community, especially low-income communities and communities of color;

WHEREAS, a consortium has formed to seek a grant from HUD to develop a Housing Equity and Opportunity Strategy as a unique partnership between providers of housing and community-based organizations that represent populations typically underserved that lack adequate access to the decision-making system;

WHEREAS, the Joint Policy Advisory Committee on Transportation at their meeting on _____ in their capacity to act on all matters of the metropolitan planning organization and the Metro Policy Advisory Committee at their meeting on _____ in their capacity under the

Metro Charter to advise on land use matters have recommended support of this grant application; now therefore

BE IT RESOLVED that the Metro Council:

1. Acknowledges the significance of addressing regional housing affordability and equitable access to opportunity.
2. Acknowledges the convening of a consortium to serve as the mechanism for regional collaboration as described in the attached Declaration of Cooperation (Exhibit A).
3. Authorizes the submittal in collaboration with the Consortium of an application for HUD funds under the Sustainable Communities Regional Planning Grant Program to develop a Housing Equity and Opportunity Strategy as described in the attached concept (Exhibit B) and concurs with Metro serving as the lead applicant.
4. Commits local match support for the project.

ADOPTED by the Metro Council this [insert date] day of [insert month], 2011.

Tom Hughes, Council President

Approved as to Form:

Alison Kean Campbell, Acting Metro Attorney

EXHIBIT A
PLACEHOLDER

Sustainable Communities Regional Planning Grant 2011
Leveraging investments to support housing, prosperity and opportunity

Desired Community Outcomes:

- Increased utilization of land near transit stations that fully leverage public investment
- Local, state and federal housing investments that are aligned with other investments
- Increased opportunities for access to jobs and services in areas with pockets of poverty
- Investment decisions that incorporate input from disadvantaged populations
- Expanded tools and capacities for community input into future decisions

Grant Deliverable Objectives:

- Consistent regional, local and community based assessment of housing needs and access to opportunity that recognizes housing needs of changing demographics, impact of gentrification, areas of opportunity and reduction of housing and transportation cost burden
- Changes to regional and local comprehensive plans and community development “consolidated plans” to address housing needs of changing demographics
- Greater alignment of public and private investment decisions
- Effective on-going engagement of community based organizations in key decisions
- Preservation and expansion in the diversity of housing near transit
- Establishment of tools that will serve as models for implementation elsewhere in the region

Select two target areas for development of a housing and opportunity implementation plan

- Criteria for selecting **two** target areas:
 - Can serve as models elsewhere the region
 - Have adopted plans and resources that can be leveraged for public investment
 - Has demonstrated political commitment and readiness for implementation
 - Has potential to strengthen and align housing, job growth and opportunity.
- Recommended target areas:
 - Rockwood/East Portland plans
 - McLoughlin Area Plan
 - Aloha Reedville (already funded through a HUD Challenge grant and Metro Construction Excise Tax grant)

Regional tools to inform Local and Regional Plans

- Development of regional tools and strategies to:
 - Support target areas implementation; makes sense to develop method at regional scale
 - Can be applied in future target areas elsewhere in the region
 - Is relevant to the jobs/access need and engagement needs of today
 - Provides a framework for adoption of regional strategies
- Regional tools include:
 - Consistent regional and local housing needs assessment and implementation strategy
 - Refinement and continued update of opportunity mapping; development of application framework for use of opportunity mapping
 - Regional integration of analysis of impediments to fair housing and implementation program
 - Pilot program that increase and link workforce training to affordable housing
 - Tools to support community organization and engagement

Organizational and Decision-Making Structure

Consortium

Convened by the Metro Council

Membership:

- Existing members plus additional for health, workforce training and education
- Focus on higher level umbrella organizations

Role:

- Submit grant application
- Give high level direction on how to achieve desired outcomes
- Inform regional strategy with target area implementation plans
- Inform target area implementation plans with regional tools
- Inspire peers to adopt/align investment decisions
- Meets quarterly or three times/year

Executive Committee

Membership:

- 6 community based members appointed by the community based members of the consortium
- 6 elected officials – 2 from the Metro Council, 2 from JPACT, 2 from MPAC

Role:

- Provide policy direction to grant work program
- Approve recommendations from grant work program to Metro, local governments, public service providers and community based organizations

Grant management committee

Membership:

- Direct recipients of grant with direct responsibility for grant management
- Chair – lead project manager for grant

Role:

- Responsible for grant deliverables and budget and process, schedule

Subcommittees one for each major work area (Examples below)

Housing, Equity and Prosperity:

- housing authorities, PSU, workforce training,
- conducts fair housing analysis; develops housing needs assessment and implementation strategy
- develops workforce training approaches

Engagement:

- Lead CBOs/ public engagement experts, health
- directs updates to opportunity map; advises on engagement tools in target areas; supports community based organizations to participate in target area decisions

Target area #1 and #2:

- Relevant government staff and agencies
- Engages public, CBOs, others in developing implementation strategies that leverage resources

**Sustainable Communities Regional Planning Grant 2011
Leveraging investments to support Housing, Prosperity and Opportunity**

Consortium

<u>Members</u>	<u>Role</u>
County leadership	Submit grant application
Housing authority leadership	Give high level direction on how to achieve desired outcomes
Metro leadership	Inspire peers to adopt/align investment decisions
Tri-Met	Meet quarterly or three times/year
Direct CDBG cities	
Portland	
Beaverton	
Gresham	
Work force training	
Education	
Health	
Umbrella CBOs	
CLF Urban League	
Oregon ON	
COCC	

Executive Committee

6 government, 6 community representatives
Policy direction to grant work program
Approve recommendations

Grant Management Committee

Metro project manager
Project managers for regional tools and target areas
Responsible for deliverables
Manages scope,schedule and budget

Housing, Equity and Prosperity

Housing authoirites
PSU
Integrates workforce training
Conducts fair housing analysis
Conducts housing needs analysis
Integrates health
Supports target area analysis needs

Engagement

CBOs
health
Public engagement experts
Updates opportunity maps
Advises on engagemenet tools in target area
Supports CBO and active participation in target area investment decisions

Target area #1

Affected jurisdictions and agencies
Engages public, CBOs and others
Develops implementation strategies

Target area #2

Affected jurisdictions and agencies
Engages public, CBOs and others
Develops implementation strategies

MPAC Worksheet

Agenda Item Title (include ordinance or resolution number and title if applicable): 2011 Growth Management Decision

Presenter(s): John Williams

Contact for this worksheet/presentation: Tim O'Brien, x1840

Date of MPAC Meeting: August 10, 2011

Purpose/Objective

(what do you expect to accomplish by having the item on *this meeting's* agenda): (e.g. to discuss policy issues identified to date and provide direction to staff on these issues)

MPAC to provide a recommendation to the Metro Council on the COO large site industrial land recommendation to include 310 acres north of Hillsboro in the UGB

Action Requested/Outcome

(What *action* do you want MPAC to take at *this meeting*? State the *policy* questions that need to be answered; what policy advice does MPAC need to make to Council?)

Vote on the COO Recommendation for large site industrial expansion of 310 acres north of Hillsboro

- Given the policy considerations laid out in the COO Recommendation, is the proposed 310 acre UGB expansion an adequate amount of acreage to meet the identified need?
- Given the reasons laid out in the COO Recommendation, is the proposed 310 acre expansion in North Hillsboro the appropriate location to meet the identified need?

How does this issue affect local governments or citizens in the region?

A potential UGB expansion would affect the local government that is expected to provide urban services and the nearby citizens related to the common impacts of urbanization on transportation facilities, public services and changes to the local rural landscape.

What has changed since MPAC last considered this issue/item?

On October 13, 2010, MPAC endorsed the same 310 acre expansion for large site industrial need by a vote of 9 in favor and 8 opposed. Since that time the urban reserves in Washington County have been revised to remove some previously considered land north of Cornelius and to include some additional land north of Highway 26 that could meet the large-site industrial land need.

What packet material do you plan to include?

(Must be provided 8-days prior to the actual meeting for distribution)

No additional information provided in the packet – refer to previously distributed COO 2011 Growth Management Recommendation

CLICK HERE FOR REPORT

2011 Growth
management
decision



COMMUNITY INVESTMENT STRATEGY

Building a sustainable, prosperous
and equitable region

Recommendations from
Metro's Chief Operating Officer

2011 Growth management decision

July 5, 2011

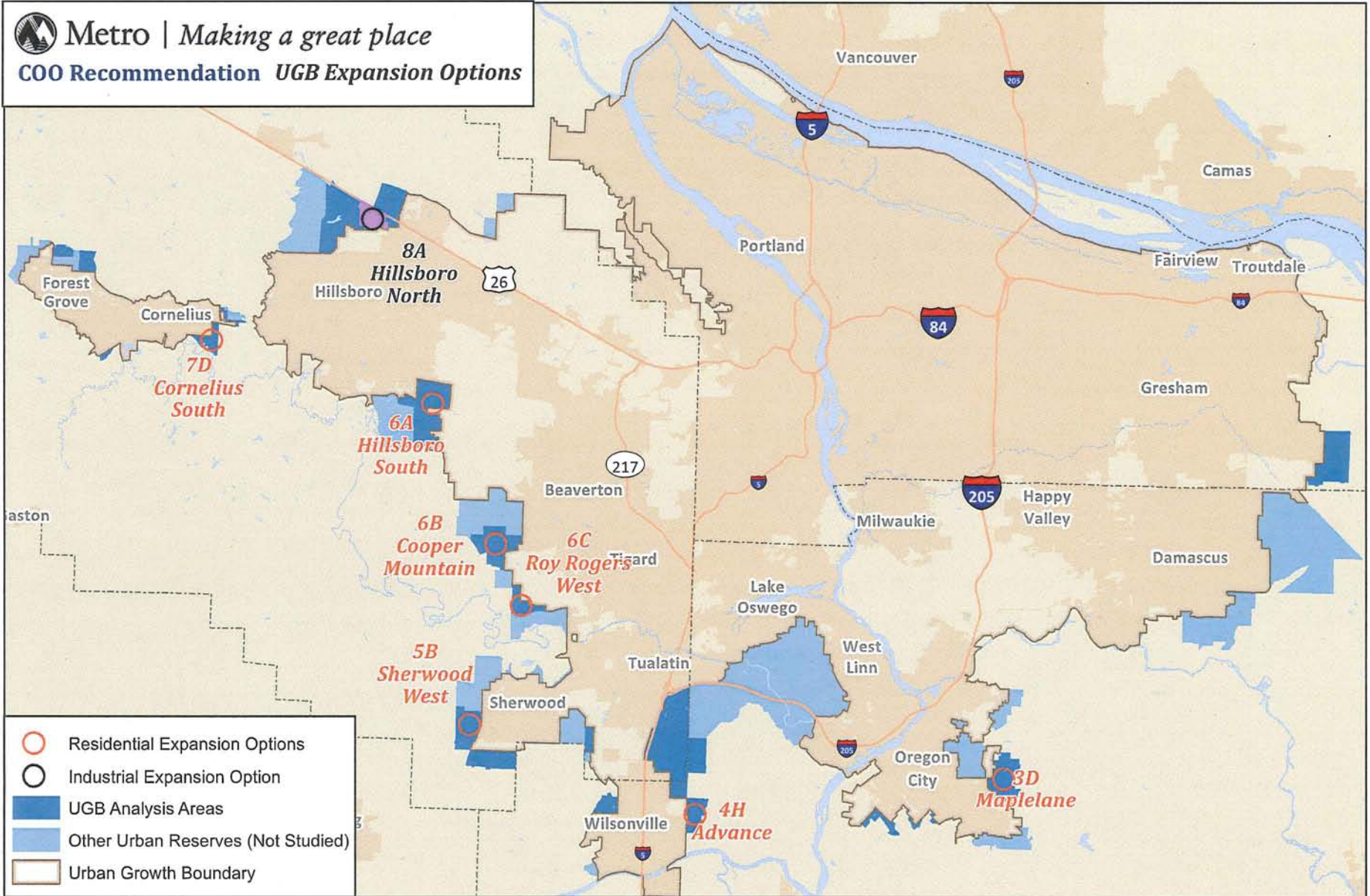


Metro | *Making a great place*

Materials following this page were distributed at the meeting.



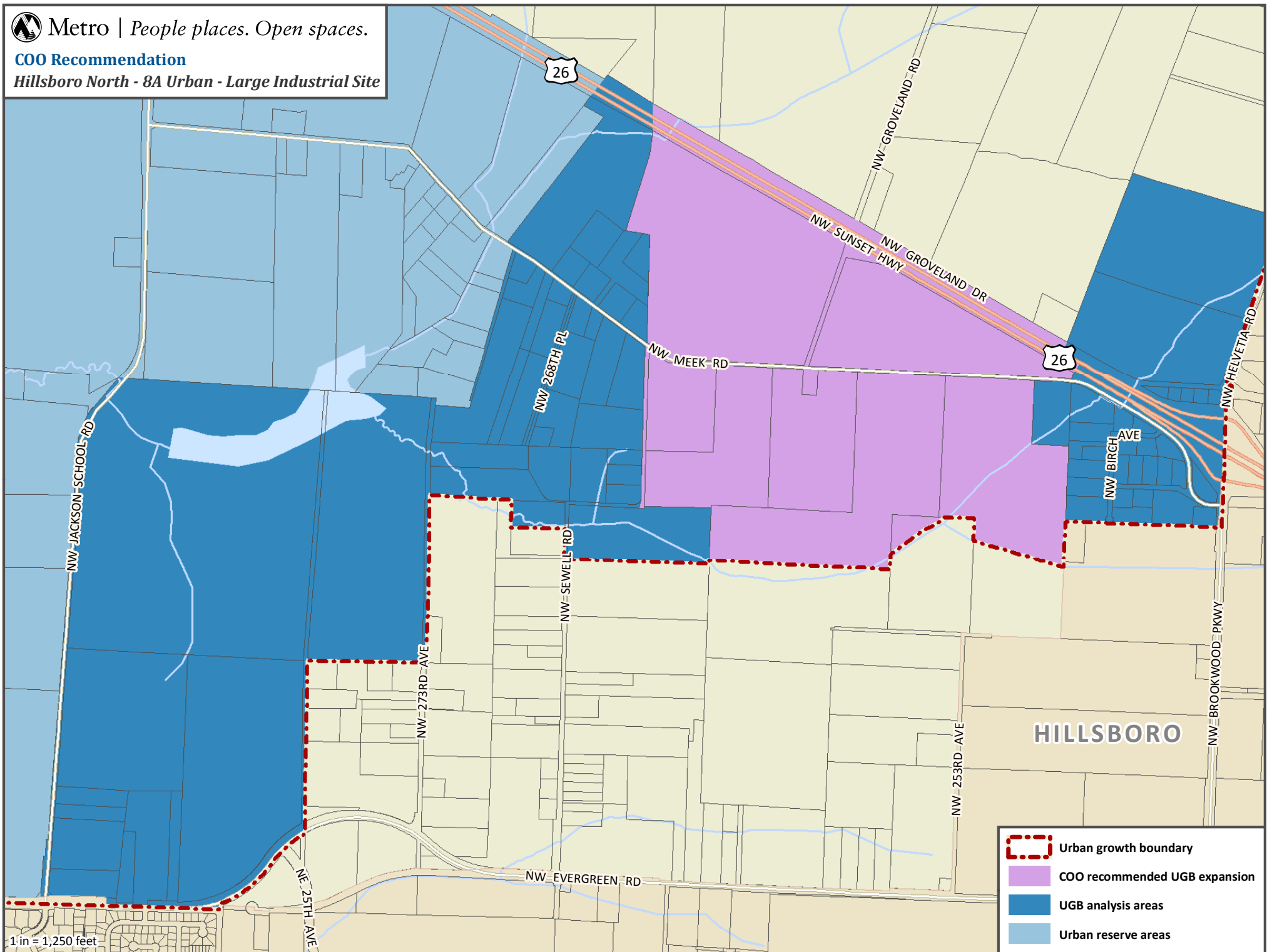
Metro | Making a great place
COO Recommendation UGB Expansion Options



- Residential Expansion Options
- Industrial Expansion Option
- UGB Analysis Areas
- Other Urban Reserves (Not Studied)
- Urban Growth Boundary

COO Recommendation

Hillsboro North - 8A Urban - Large Industrial Site



1 in = 1,250 feet



CITY OF
PORTLAND, OREGON

Sam Adams, Mayor
Nick Fish, Commissioner
Amanda Fritz, Commissioner
Randy Leonard, Commissioner
Dan Saltzman, Commissioner

August 9, 2011

Metro Policy Advisory Committee Members
600 NE Grand Avenue
Portland, OR 97232

RE: Large Lot Industrial Lands

Dear Colleagues:

Continuing to grow our region's economy has long been an important issue to us and to the City of Portland. We regret that we will be unable to fully participate in the August 10 MPAC meeting to discuss our region's large lot industrial land needs, and appreciate your consideration of these comments regarding this important topic.

We fully support the Metro's COO recommendation of adding 310 acres in North Hillsboro to satisfy the region's need for additional large lot industrial sites. We think that this level provides the proper balance between focusing on redevelopment and reuse of our existing industrial lands and providing new opportunities to continue to create jobs in the region.

We are concerned that although the 2009 Urban Growth Report analysis stated a need for 200-1,500 acres of large industrial sites, the underlying Metro data analysis only identifies a need for 200-800 acres. We also think that the actual amount added to the UGB needs to be roughly correlated with the population forecast. The region should not become overextended by adding too much land in the name of "market choice". We need to make sure that the final decision will stand up to scrutiny by LCDC and any subsequent appeals.

Thank you for your consideration of these comments. We look forward to continuing these important deliberations on how the region will grow over the next 20 years.

Sincerely,

Mayor Sam Adams

Commissioner Amanda Fritz



MPAC
Metro
600 N.E. Grand Avenue
Portland, Oregon 97232-2736

Re: 2011 UGB Decision

Dear All,

The City of Forest Grove supports the consideration of two areas to be included in the upcoming UGB decision. The attached map identifies the two areas for residential (Area 1 on the map) and industrial (Area 2 on the map). Before discussing each area, we would like to mention some broader policy related issues that pertain to these areas.

- Need for large lot industrial sites in the Metro region have been identified as a range from 200 to 1500 acres. The COO recommendation is at the lower end of this range at 310 acres. We believe there is room to consider additional areas.
- Past reports prepared by Metro and Hillsboro substantiate the need (growth potential) for high tech, solar and biotech/biopharma.
- The most successful economic development strategies to attract new investment into a region are to provide a diversity of sites. The diverse number of sites provides an area the greatest opportunity to capture a wide variety of industrial users and enhance investment in an area.
- Forest Grove offers industrial sites that are unique (in the true sense of the word) for the region. As noted in the Metro staff analysis of the various areas analyzed for potential UGB expansion, Forest Grove can offer power rates that are substantially lower than the remainder of the region due to the community's own light and power operation.
- The City's lower power rates have resulted in high tech companies with high power usage to consider the community as part of final site selection. This included consideration of the Forest Grove community after rejecting Hillsboro sites during preliminary site reconnaissance due to the high power costs of PGE.
- The City's Economic Opportunities Analysis indicates a need for at least one industrial site 50 to 100 acres in size in the medium and high growth scenarios for the next 20 years. It is important to note that there are no such sites in the community at this time. This cripples our ability to attract large-lot industrial companies.

Thus, the inclusion of Area 2, which is 115 acres in size, can help begin to address both local and regional large-lot industrial needs.

The following are specific comments on the two areas. Conceptual plans have been developed for both areas. While these plans have not addressed all of Title 11 (of the Metro Functional Plan) requirements, the efforts have created a land use framework for both areas. Area 1, which is on David Hill, has been planned for residential between 21 and 32 units per net acre densities on the two properties. This would allow for an overall

density of 10.5 units per net acre for the entire urban reserve area. Considerations for topography, service availability, open space and preservation of sensitive lands have been taken into account as well as visual buffering for the community. Both property owners support inclusion into the UGB at this time.

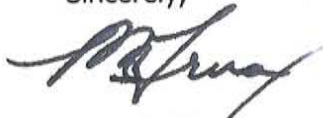
As part of the Urban Reserve process, the City has conceptually planned the entire Purdin Road area primarily for large lot industrial development with planned residential development in the southwest portion of the area. As noted in the Metro staff analysis for each potential UGB expansion area, Area 2 as well as the entire Purdin Road area is well served by urban services. Services are located near or adjacent to the urban reserve area. In addition, the City and Clean Water Services has sufficient capacity to serve the area. The one matter City staff would take issue with the Metro analysis is the transportation costs. The estimate using ODOT HERS analysis is over \$47 million. This is based on the construction of 4.1 lane miles being built. (It should be noted that the Metro staff estimated transportation costs compared with the COO recommended Hillsboro North area is lower based on any measure - total cost, cost/square miles, cost/added lane miles or cost/system miles.)

The City contends this estimate is exceedingly excessive for the development of Area 2. The area currently is served by two existing roads designated as an arterial (Thatcher Road) and collector (Purdin Road). Both of these roads have capacity to absorb traffic generated by an industrial use in Area 2.

One of Metro's guiding principals specifically recognizes the importance of establishing sustainable communities and equity. Excluding any large-lot industrial sites in Forest Grove ignores this important regional principal. Inclusion of this site located only seven miles from Hillsboro improves the diversity of regional industrial sites and will be critical in our efforts to develop a healthy, vibrant and sustainable community.

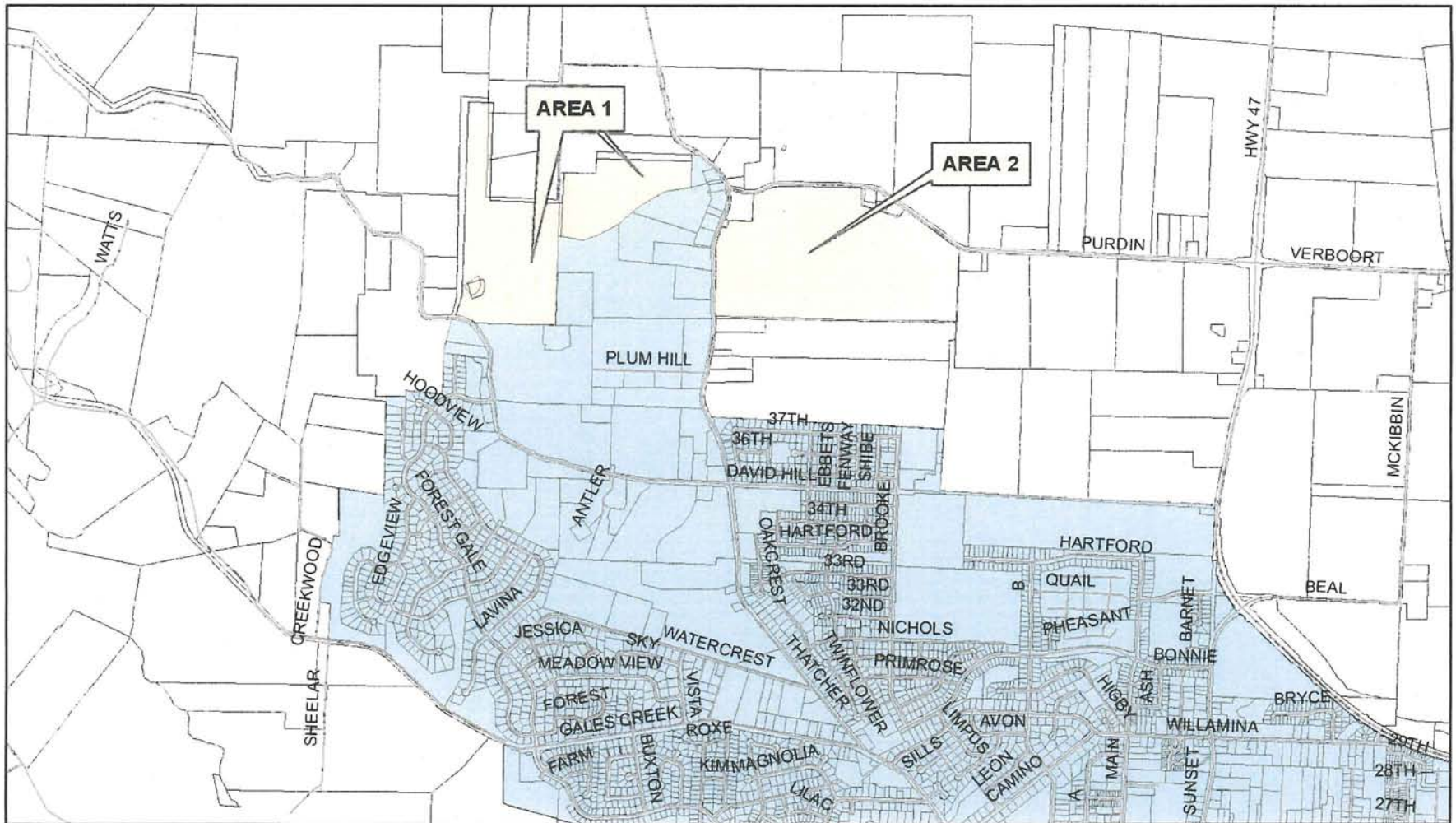
In closing, the City respectfully requests that MPAC include Area 2 shown on the attached map as part of the UGB expansion for large lot industrial needs and give consideration of Area 1 for additional residential areas.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter B. Truax", written in a cursive style.

Peter B. Truax,
Mayor

Forest Grove UGB Expansion Request



Legend

- Area within UGB
- Urban Reserve Area



city of
forest
grove

August 10, 2011

Metro Policy Advisory Committee
Metro
600 NE Grand Avenue
Portland, Oregon 97232

Dear MPAC Colleagues:

First, let me thank Mayor Mays for sharing this with you. I'm unable to join you tonight as I'm coaching youth soccer.

The City of Cornelius has three requests of MPAC as it considers its recommendations to the Metro Council regarding the regional Urban Growth Boundary. Cornelius resubmitted the same appeal for UGB expansion this summer as we proposed last summer in 2010. It is three areas, totaling 470 acres noted as A, B and C on the attached map.

For tonight's discussion please note Area A. Area A is north of Cornelius in the area that was approved as Urban Reserve last year, but disapproved this spring due to the LCDC verbal remand. The City's request to reestablish an Urban Reserve north of Cornelius is before the Commission at its meeting next week. We ask that MPAC hold its recommendation on expanding the UGB for large lot industrial areas open for this addition, in case LCDC chooses to re-designate this area Urban Reserve. Of this 198 acre area, at least 150 acres is planned for large site industrial development.

For next month's discussion please note Areas C and B. Area C is the final half of a busy transit corridor east of Cornelius. It is a sub-urban stretch along the north side of Baseline Rd. between Cornelius and Hillsboro planned for a mixed use corridor with 80 percent housing, most medium density. (The south side of Baseline Rd. is already within the UGB and half developed.) The COO has not proposed this area for UGB inclusion, we believe because it is just 56 acres in size, it was proposed before Metro acknowledged our Town Center, and the housing emphasis in this area was not clear. Cornelius needs this for 500 units of housing and cost effective utility redevelopment, including septic systems. We ask that MPAC recommend addition of this small area for UGB expansion to meet housing needs.

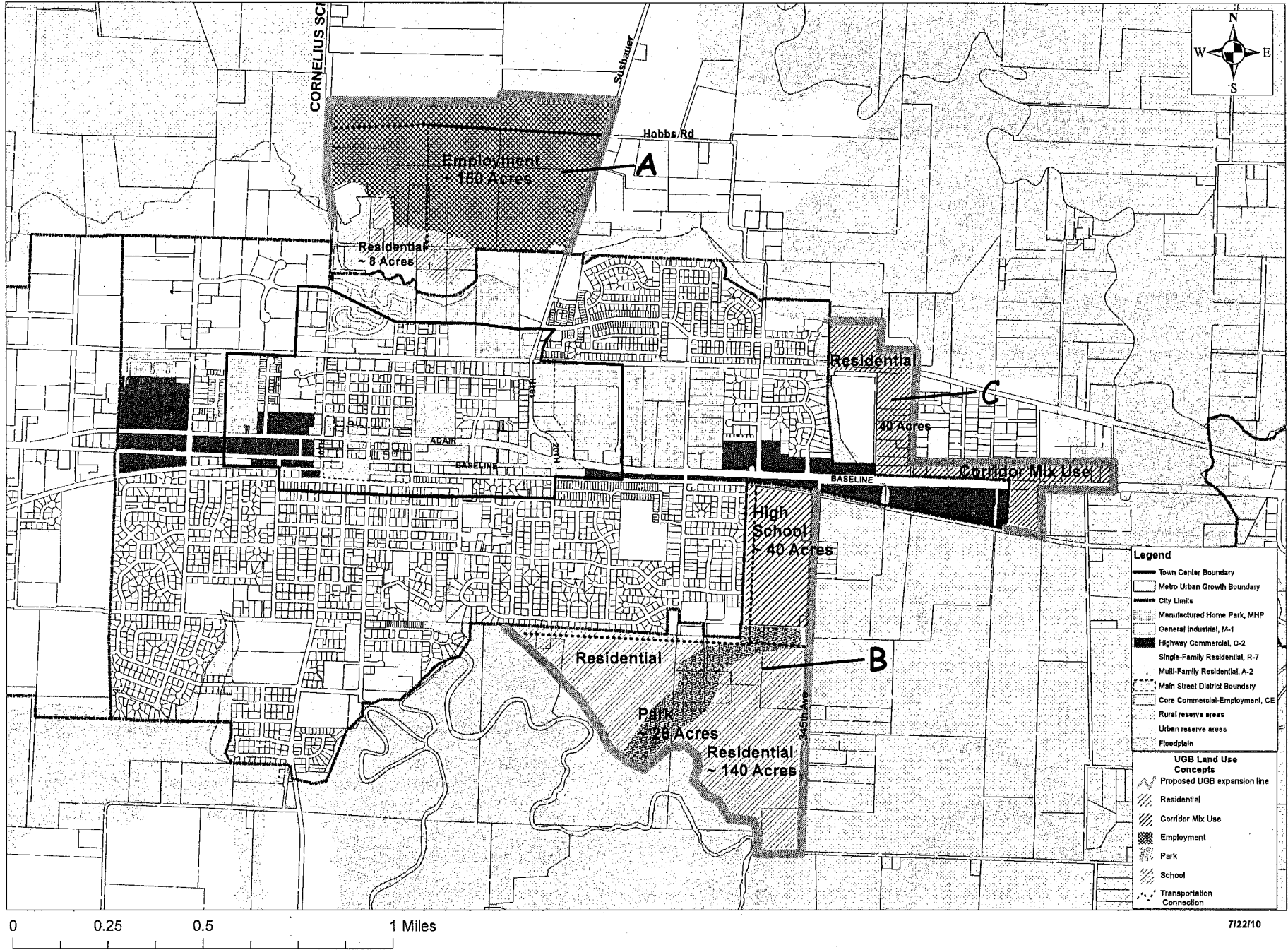
Area B is south of Cornelius where all services are suitable for residential, school and park related uses (but not industry). These 210 acres are proposed by Metro's COO for UGB expansion currently and is vital for construction of Cornelius housing, community park and high school. We ask that MPAC support this expansion to meet housing needs.

In your deliberations, please consider local capacity and need for housing and employment as part of regional need. Although the region as a whole may have the mathematical capacity for 20 years of housing and jobs, some of our cities have need for additional room to be smart, balanced and healthy. The whole region is only as livable and sustainable as its local community parts.

Thank you on behalf of the City of Cornelius,

Jeffrey Dalin
City of Cornelius Council President

DRAFT Cornelius UGB Expansion 2010 Plan



Legend	
	Town Center Boundary
	Metro Urban Growth Boundary
	City Limits
	Manufactured Home Park, MHP
	General Industrial, M-1
	Highway Commercial, C-2
	Single-Family Residential, R-7
	Multi-Family Residential, A-2
	Main Street District Boundary
	Core Commercial-Employment, CE
	Rural reserve areas
	Urban reserve areas
	Floodplain
UGB Land Use Concepts	
	Proposed UGB expansion line
	Residential
	Corridor Mix Use
	Employment
	Park
	School
	Transportation Connection