

 **Metro** | *Agenda*

Meeting: Metro Council  
Date: Thursday, Nov. 3, 2011  
Time: **3 p.m. *\*Please note late start time for regular meeting***  
Place: Metro Council Chambers

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**2:15 PM EXECUTIVE SESSION HELD PURSUANT WITH ORS 192.660(2)(e). TO CONDUCT DELIBERATIONS WITH PERSONS DESIGNATED BY THE GOVERNING BODY TO NEGOTIATE REAL PROPERTY TRANSACTIONS.**

**3 PM CALL TO ORDER AND ROLL CALL**

**1. INTRODUCTIONS**

**2. CHIEF OPERATING OFFICER COMMUNICATION**

**3. CITIZEN COMMUNICATIONS**

**4. CONSIDERATION OF THE MINUTES FOR OCT. 27, 2011**

**5. RESOLUTIONS**

**5.1 Resolution No. 11-4304, For the Purpose of Approving the Oregon Zoo 20-Year Comprehensive Capital Master Plan (CCMP). Craddick**

**6. COUNCILOR COMMUNICATION**

**ADJOURN**

**Television schedule for Nov. 3, 2011 Metro Council meeting**

<p><b>Clackamas, Multnomah and Washington counties, and Vancouver, WA</b>  Channel 11 – Community Access Network  <i>Web site:</i> <a href="http://www.tvctv.org">www.tvctv.org</a>  <i>Ph:</i> 503-629-8534  <i>Date:</i> Thursday, Nov. 3</p>	<p><b>Portland</b>  Channel 11 – Portland Community Media  <i>Web site:</i> <a href="http://www.pcmtv.org">www.pcmtv.org</a>  <i>Ph:</i> 503-288-1515  <i>Date:</i> 8:30 p.m. Sunday, Nov. 6  <i>Date:</i> 2 p.m. Monday, Nov. 7</p>
<p><b>Gresham</b>  Channel 30 - MCTV  <i>Web site:</i> <a href="http://www.metroeast.org">www.metroeast.org</a>  <i>Ph:</i> 503-491-7636  <i>Date:</i> 2 p.m. Monday, Nov. 7</p>	<p><b>Washington County</b>  Channel 30– TVC TV  <i>Web site:</i> <a href="http://www.tvctv.org">www.tvctv.org</a>  <i>Ph:</i> 503-629-8534  <i>Date:</i> 11 p.m. Saturday, Nov. 5  <i>Date:</i> 11 p.m. Sunday, Nov. 6  <i>Date:</i> 6 a.m. Tuesday, Nov. 8  <i>Date:</i> 4 p.m. Wednesday, Nov. 9</p>
<p><b>Oregon City, Gladstone</b>  Channel 28 – Willamette Falls Television  <i>Web site:</i> <a href="http://www.wftvmedia.org/">http://www.wftvmedia.org/</a>  <i>Ph:</i> 503-650-0275  Call or visit web site for program times.</p>	<p><b>West Linn</b>  Channel 30 – Willamette Falls Television  <i>Web site:</i> <a href="http://www.wftvmedia.org/">http://www.wftvmedia.org/</a>  <i>Ph:</i> 503-650-0275  Call or visit web site for program times.</p>

**PLEASE NOTE: Show times are tentative and in some cases the entire meeting may not be shown due to length. Call or check your community access station web site to confirm program times.**

Agenda items may not be considered in the exact order. For questions about the agenda, call the Metro Council Office at 503-797-1540. Public hearings are held on all ordinances’ second read. Documents for the record must be submitted to the Regional Engagement Coordinator to be included in the decision record. Documents can be submitted by e-mail, fax or mail or in person to the Regional Engagement Coordinator. For additional information about testifying before the Metro Council please go to the Metro web site [www.oregonmetro.gov](http://www.oregonmetro.gov) and click on public comment opportunities. For assistance per the American Disabilities Act (ADA), dial TDD 503-797-1804 or 503-797-1540 (Council Office).

Agenda Item Number 4.0

**Consideration of the Minutes for Oct. 27, 2011**

Metro Council Meeting  
Thursday, Nov. 3, 2011  
Metro Council Chamber

Agenda Item Number 5.1

**Resolution No. 11-4304**, For the Purpose of Approving the  
Oregon Zoo 20-Year Comprehensive Capital Master Plan  
(CCMP).

Metro Council Meeting  
Thursday, Nov. 3, 2011  
Metro Council Chamber

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF APPROVING THE ) RESOLUTION NO. 11-4304  
OREGON ZOO 20-YEAR COMPREHENSIVE )  
CAPITAL MASTER PLAN (CCMP) ) Introduced by Acting Chief Operating Officer  
 ) Daniel B. Cooper, with the concurrence of  
 ) Council President Thomas Hughes

WHEREAS, in 2010, the Oregon Zoo launched the Oregon Zoo Comprehensive Capital Master Plan process, to create a 20-year capital master governing all future improvements at the Zoo; and

WHEREAS, the Oregon Zoo Comprehensive Capital Master Plan includes the Zoo Bond Implementation Plan, which ensures that the 2008 Oregon Zoo Bond Measure 26-96 is implemented in a fashion that effectively integrates bond projects with existing exhibits, preserves opportunities for future non-bond funded projects and makes the maximum use of existing and proposed infrastructure; and

WHEREAS, on September 22, 2011, the Metro Council approved the Zoo Bond Implementation Plan, a portion of the Oregon Zoo Comprehensive Capital Master Plan, via Resolution No. 11-4292 (For the Purpose of Approving the Oregon Zoo Bond Implementation Plan); and

WHEREAS, the Zoo has now completed the Oregon Zoo Comprehensive Capital Master Plan, providing a 20-year plan for future bond funded and non-bond funded development at the Oregon Zoo, and hereby presents the Oregon Zoo Comprehensive Capital Master Plan to the Metro Council for approval, now therefore

BE IT RESOLVED that the Metro Council hereby:

Accepts and approves the Oregon Zoo Comprehensive Capital Master Plan attached hereto as Attachment 1 to the Staff Report.

ADOPTED by the Metro Council this \_\_\_\_\_ day of November 2011.

\_\_\_\_\_  
Thomas Hughes, Council President

Approved as to Form:

\_\_\_\_\_  
Alison Kean Campbell, Acting Metro Attorney

## STAFF REPORT

### IN CONSIDERATION OF RESOLUTION NO. 11-4304, FOR THE PURPOSE OF APPROVING THE OREGON ZOO 20-YEAR COMPREHENSIVE CAPITAL MASTER PLAN (CCMP)

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Date: November 3, 2011

Prepared by: Craig Stroud, 503.220.2451

## BACKGROUND

The Metro Area voters approved Oregon Zoo Bond Measure 26-96, entitled “Bonds to Protect Animal Health And Safety; Conserve and Recycle Water,” at the General Election held on November 4, 2008 (Zoo Bond Measure).

Metro contracted with a multi-disciplinary consulting team in October 2010 to develop a 20-year Comprehensive Capital Master Plan (CCMP) for the Oregon Zoo. The CCMP includes information to implement the Zoo Bond Measure projects as well as a framework for additional Zoo campus improvements. It outlines a series of capital improvements that will: provide enhanced welfare and care for zoo animals, improve sustainable operations and enhance the visitor experience. It provides analysis, recommendations and a strategy for Metro to implement over the next 20 years.

The Zoo Bond Measure project portion of the CCMP is called the Oregon Zoo Bond Project Implementation Plan. Otherwise, the projects and strategies for implementation are envisioned to be realized whenever it is most opportunistic and funding is available, whether during or after completion of all bond measure projects.

The CCMP consulting team is comprised of three primary architect firms that focus on animal exhibits, landscape architecture, core architecture, master planning, and management. Sub-consultants for civil, structural, mechanical, electrical, and life support system engineering, as well as interpretive design, guest services, land use planning, and cost estimating round out the team.

The entire consulting team is:

- SRG Partnership** – Prime Consultant; Architecture & Management
- CLR Design** – Zoo Planning and Exhibit Design
- Atelier Dreiseitl** – Landscape, Planning & Sustainability
- Main Street Design** – Interpretive Planning
- TJP Engineering** – Life Support System Engineering
- KPFF Consulting Engineers** – Civil Engineering
- Rider Levett Bucknall** – Cost Estimating
- PAE Consulting Engineers** – Mechanical, Electrical, and Plumbing Engineering
- Equilibrium** – Structural Engineering
- ORCA Consulting** – Guest Services and Economic Analysis
- The Bookin Group** – Land Use Planning

Since October 2010, the Zoo has hosted six intensive three-day workshops with the consulting team, staff, and stakeholders. Early workshops focused on exploring and understanding the existing Zoo campus, capital project vision, and future goals. As designs began to develop over time, later workshops focused on scope refinement, schedules and sequencing, and budget development. The sixth and final workshop

was held in June 2011. In addition to the workshops, numerous in-person and teleconference meetings were held to continue progress and plan development. Progress on the planning effort was summarized in four interim reports that were shared and presented to the Metro Council, Oregon Zoo Bond Citizens' Oversight Committee, the Oregon Zoo Bond Advisory Group, and other stakeholders to affirm direction and progress.

To provide public outreach and an opportunity for comment, the program held five open houses in April and August 2011. These events were hosted in the Cascade Crest Banquet Center and included numerous design renderings and narratives describing the envisioned future campus improvements. In addition, the program used Metro's innovative online opinion panel, Opt In, to communicate draft plans and to seek opinion on various planning options and received more than 4,400 responses.

On September 19, 2011, the consulting team submitted a draft of the CCMP for review. Staff reviewed and provided comments, based on their expertise in animal welfare, visitor experience, sustainable operations, conservation and education. The final draft of the plan was completed and delivered to the Zoo in mid-October 2011.

On September 22, 2011, Metro Council approved and adopted the Oregon Zoo Bond Project Implementation Plan.

### **Comprehensive Capital Master Plan Related Land Use Approval Activities**

The Oregon Zoo operates under a conditional use master plan (CUMS), approved by the City of Portland in 2003. The current CUMS remains in effect until February 2013. The CUMS serves as the legally-binding land use master plan for guiding development at the Oregon Zoo. A CUMS is considered a major land use decision subject to close scrutiny by the city and other stakeholders by means of a robust public review process. All projects originally identified in the current plan have been completed or are in the process of being completed, thus necessitating the adoption of an updated (new) CUMS. Under the current provisions of the Portland Zoning Code, such a master plan has a maximum 10-year term.

Accepting the CCMP as presented in Attachment 1 to this Staff Report allows the Oregon Zoo Bond Program to move forward with submitting the application for CUMS approval from the City of Portland.

### **ANALYSIS/INFORMATION**

1. **Known Opposition** - None

2. **Legal Antecedents:**

Resolution No. 08-3945 (For the Purpose of Submitting to the Metro Area Voters a General Obligation Bond Indebtedness in the Amount Of \$125 Million to Fund Oregon Zoo Capital Projects to Protect Animal Health and Safety, Conserve And Recycle Water, and Improve Access to Conservation Education; and Setting Forth the Official Intent of the Metro Council to Reimburse Certain Expenditures Out of the Proceeds of Said Bonds Upon Issuance), adopted on May 8, 2008

Resolution No. 11-4277 (For the Purpose of Authorizing the Chief Operating Officer to Begin Procuring the Design and Construction of the New Elephant Habitat and Associated Infrastructure Prior to Completion and Adoption of the Oregon Zoo Comprehensive Capital Master Plan), adopted on June 30, 2011

Resolution No. 11-4267 (For the Purpose of Authorizing An Exemption From Competitive Bidding and Authorizing Procurement By Request For Proposals for the Construction of the New Zoo Elephant Habitat and Associated Infrastructure), adopted on June 30, 2011

Resolution No. 11-4292 (For the Purpose of Approving the Oregon Zoo Bond Implementation Plan), adopted on September 22, 2011

3. **Anticipated Effects** –Approval of the CCMP will enable staff to move forward with its application for new CUMS approval from the City of Portland and create a framework for future Zoo campus improvements.
4. **Budget Impacts** – None. Any improvements and projects not covered by the Oregon Zoo Bond Implementation Plan will be brought forward for Council approval as part of the standard budget and capital improvements processes.

### **RECOMMENDED ACTION**

Staff recommends that the Metro Council approve the 20-year Comprehensive Capital Master Plan (CCMP) via resolution to enable staff to move forward with a new Conditional Use Master Plan (CUMS) from the City of Portland.



[CLICK HERE FOR FULL REPORT](#)

# Oregon Zoo Comprehensive Capital Master Plan

October 20, 2011



SRG + CLR + ATELIER DREISEITL





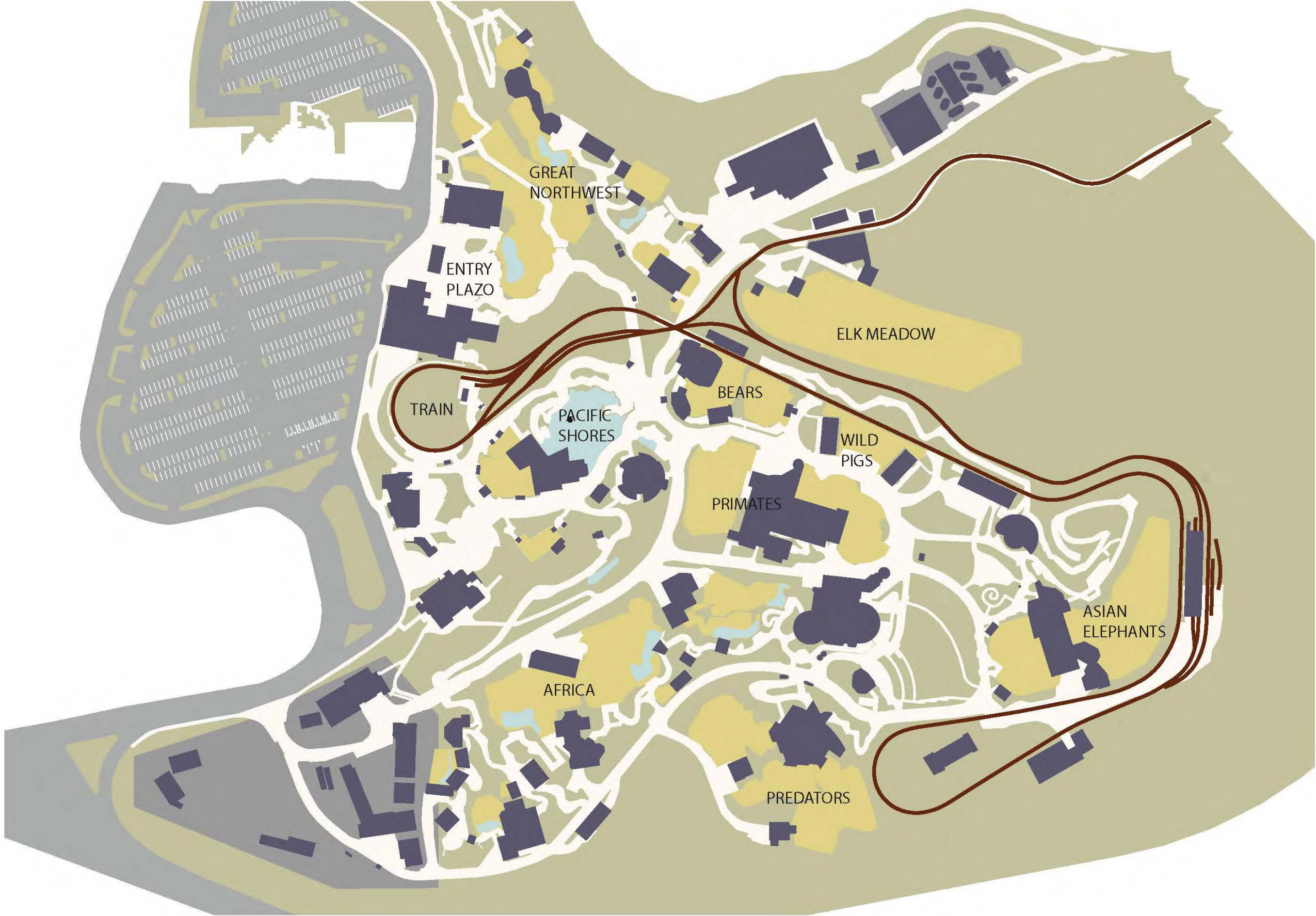
Thanks to You  
**A BETTER ZOO**  
OREGON ZOO • A SERVICE OF METRO

# COMPREHENSIVE CAPITAL MASTER PLAN





**EXISTING SITE**





# CAMPUS PLAN – BOND PROJECTS





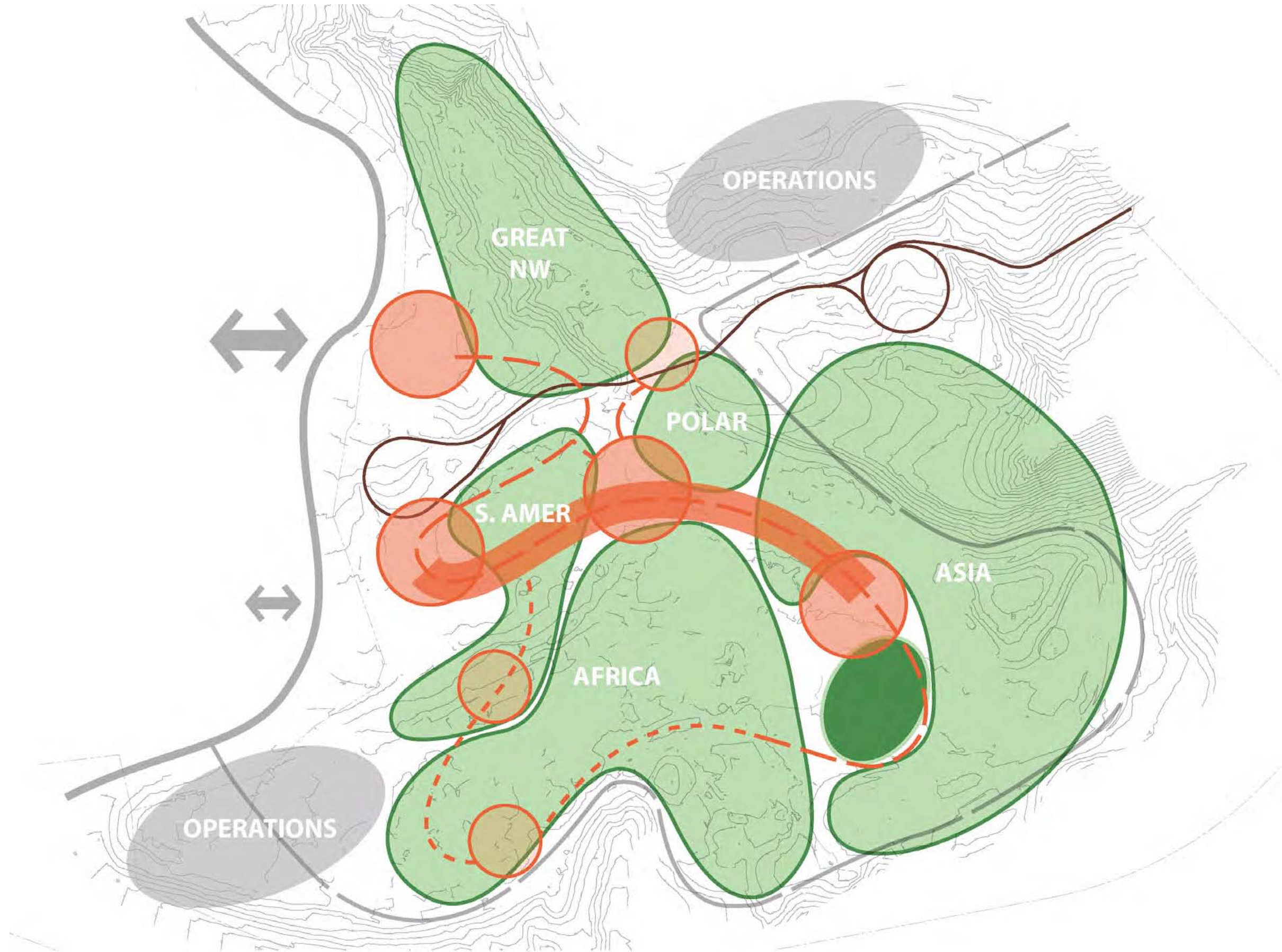
# CAMPUS PLAN – MASTER PLAN



# COMPREHENSIVE CAPITAL MASTER PLAN

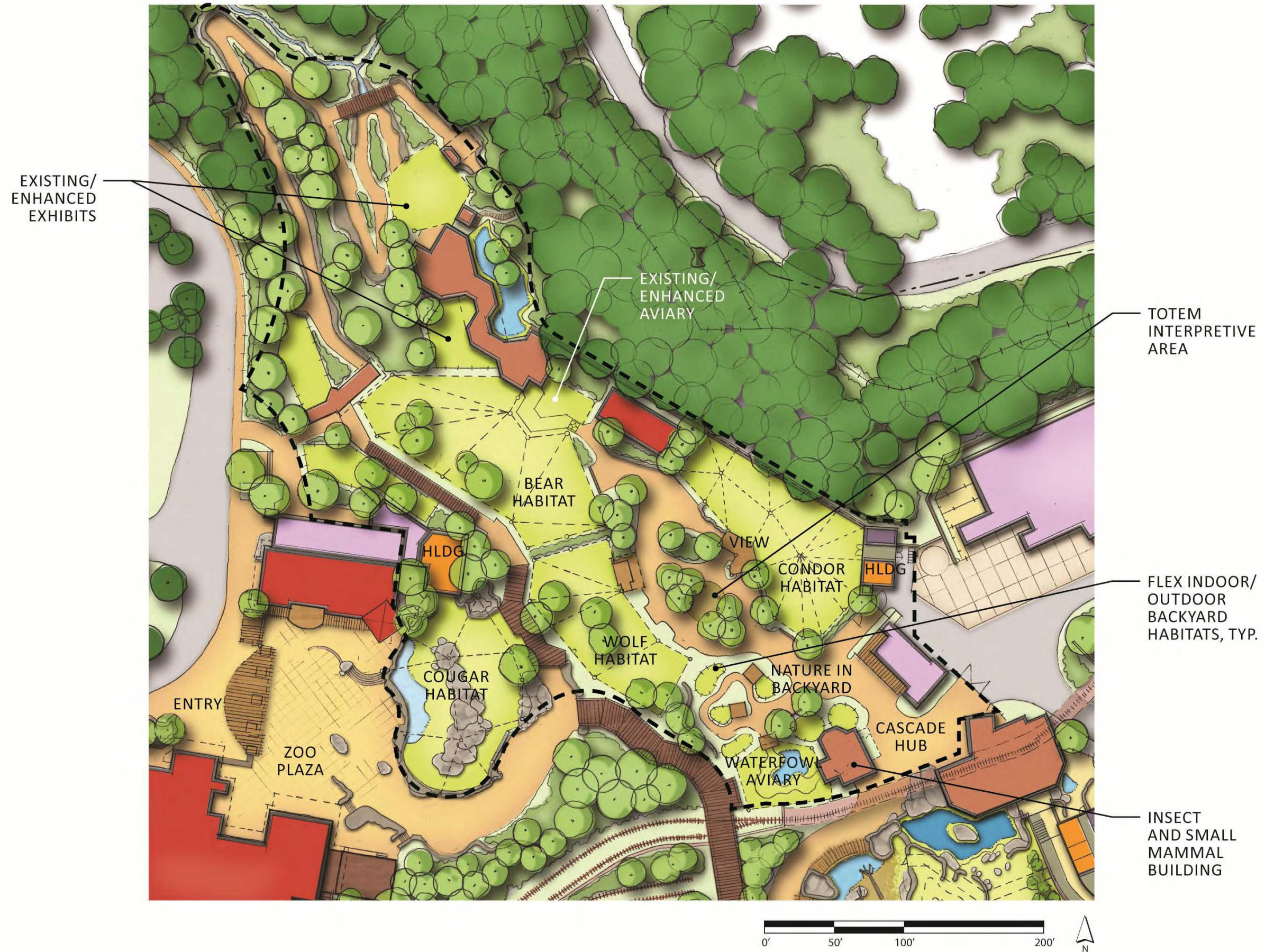


# CAMPUS PLAN – FRAMEWORK





# MASTER PLAN – GREAT NORTHWEST



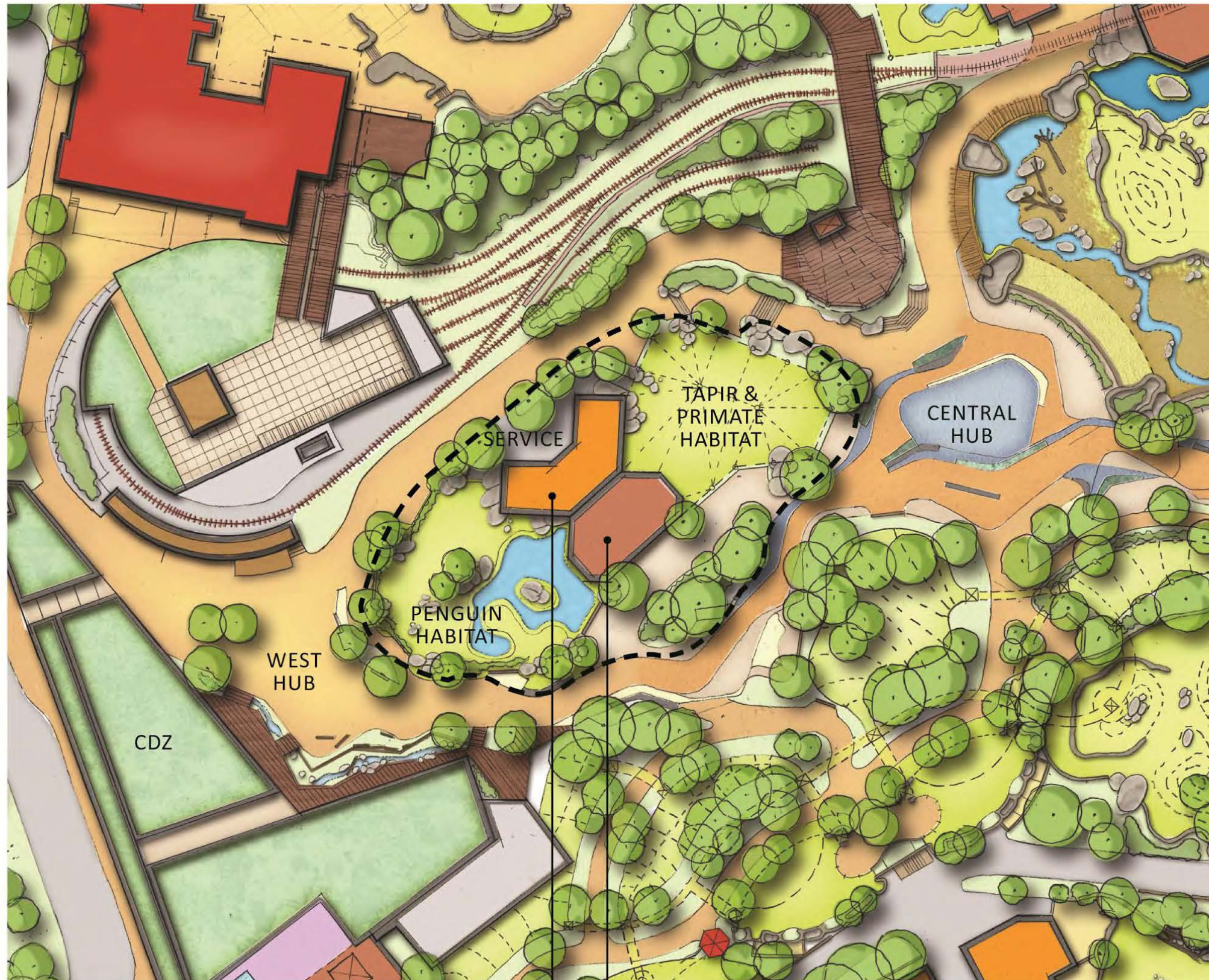


# MASTER PLAN - ASIA

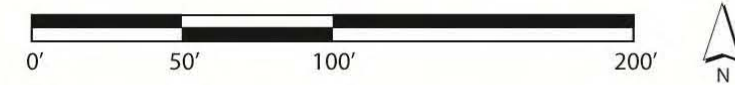




# MASTER PLAN – SOUTH AMERICA

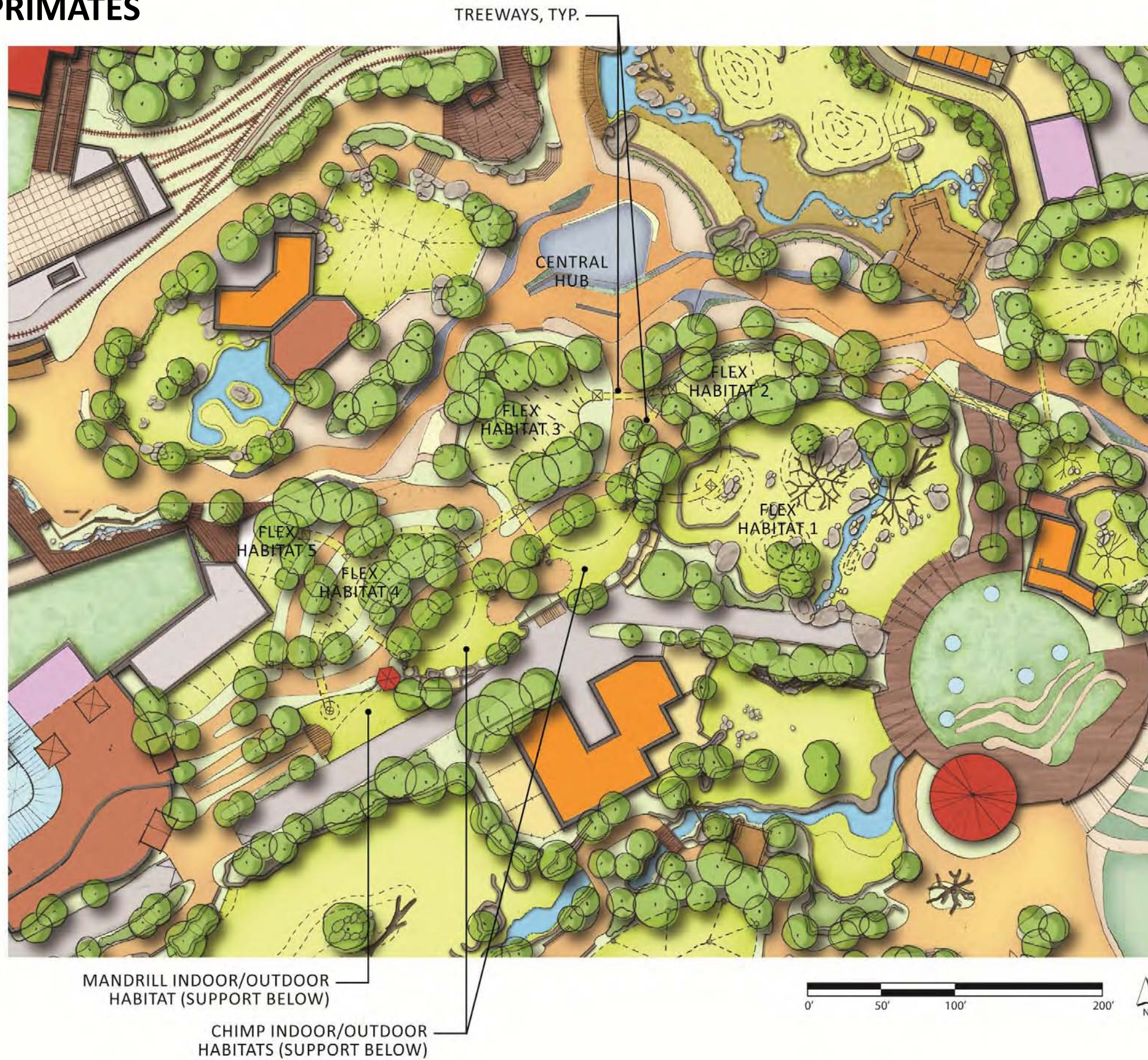


HOLDING & SUPPORT —  
VIEWING & INTERPRETIVE —



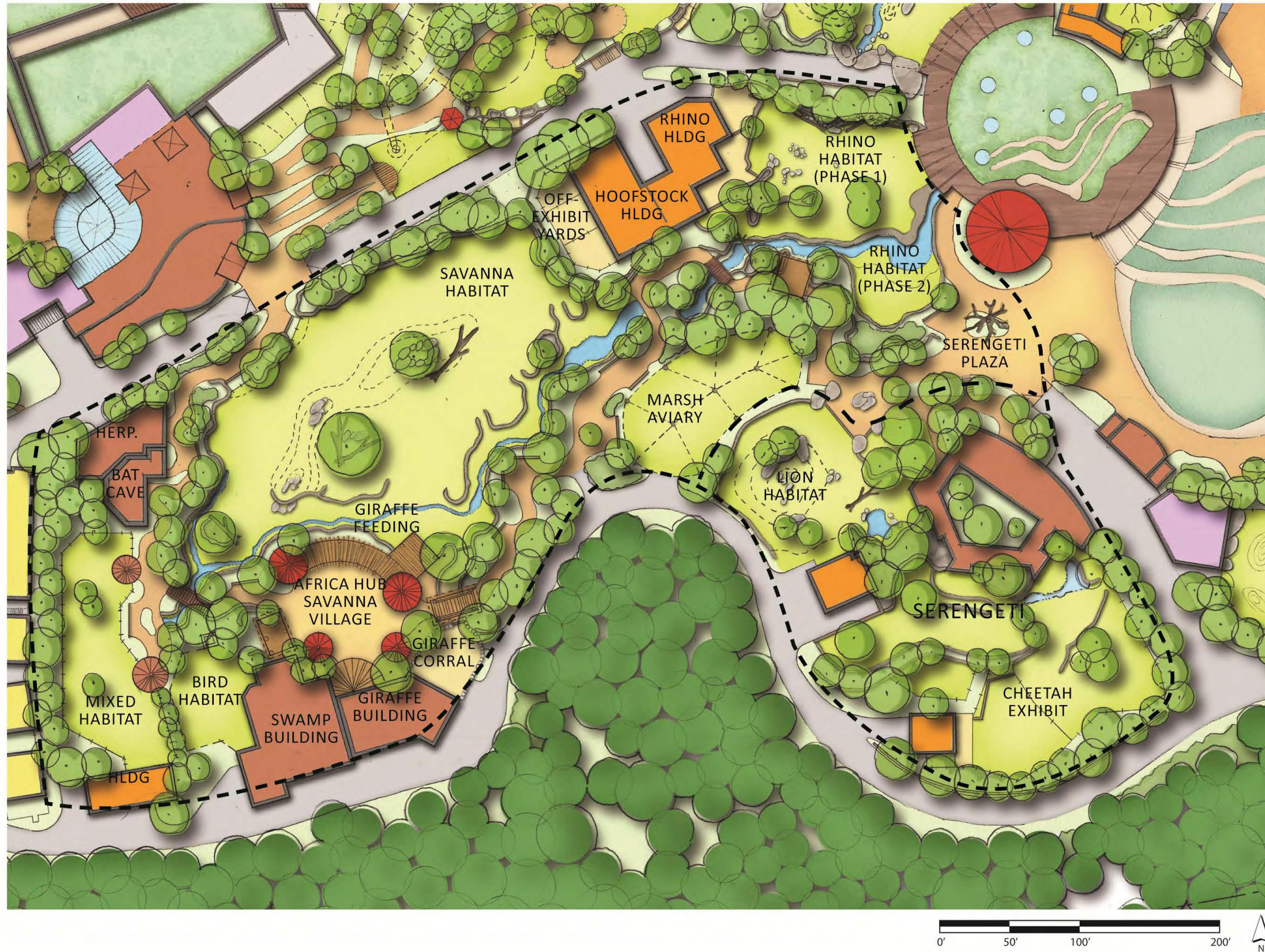


# MASTER PLAN - PRIMATES



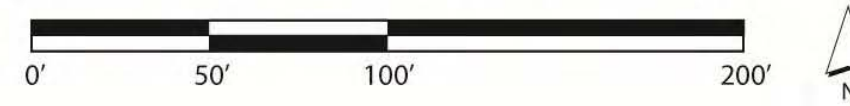
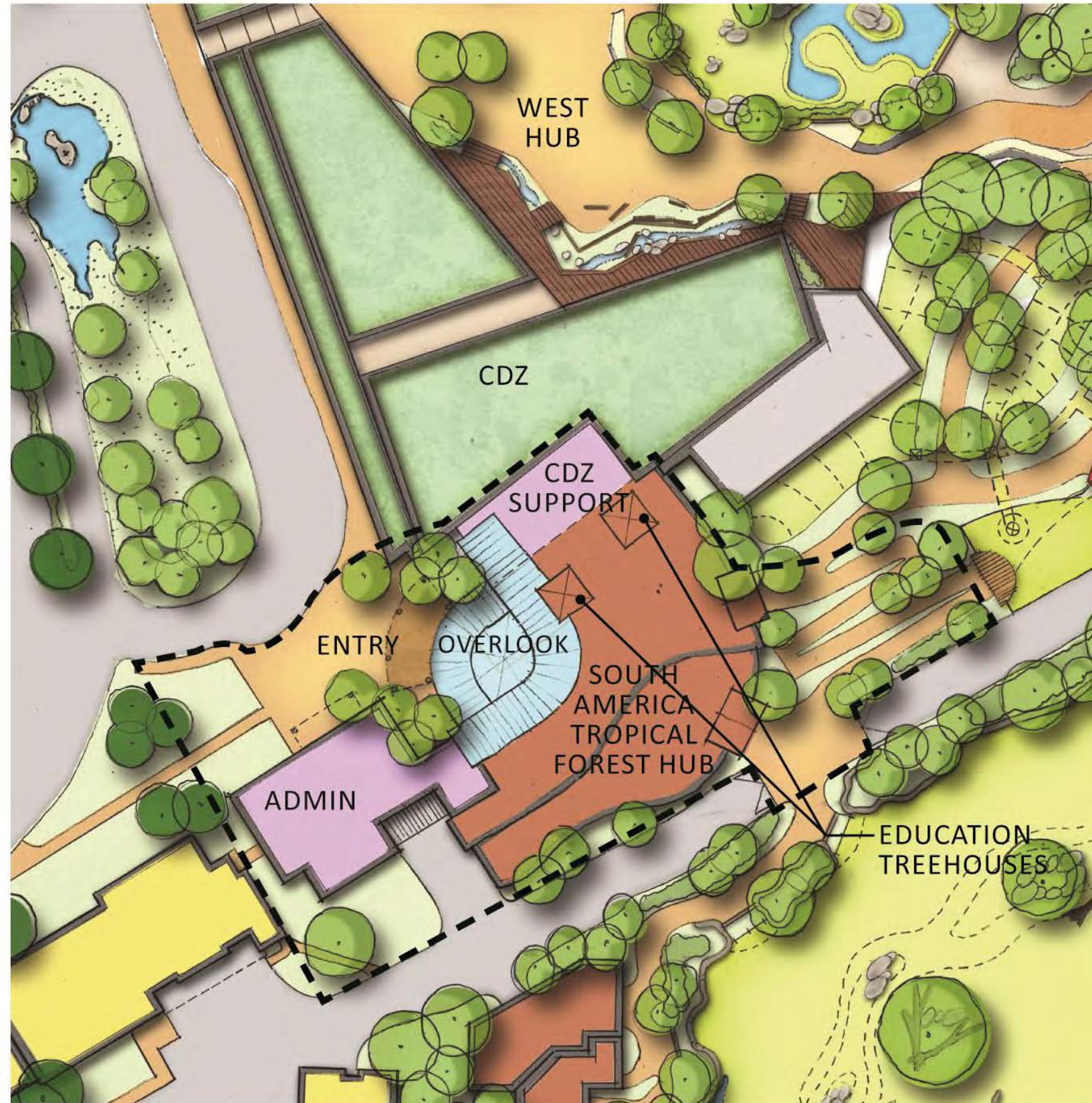


# MASTER PLAN - AFRICA



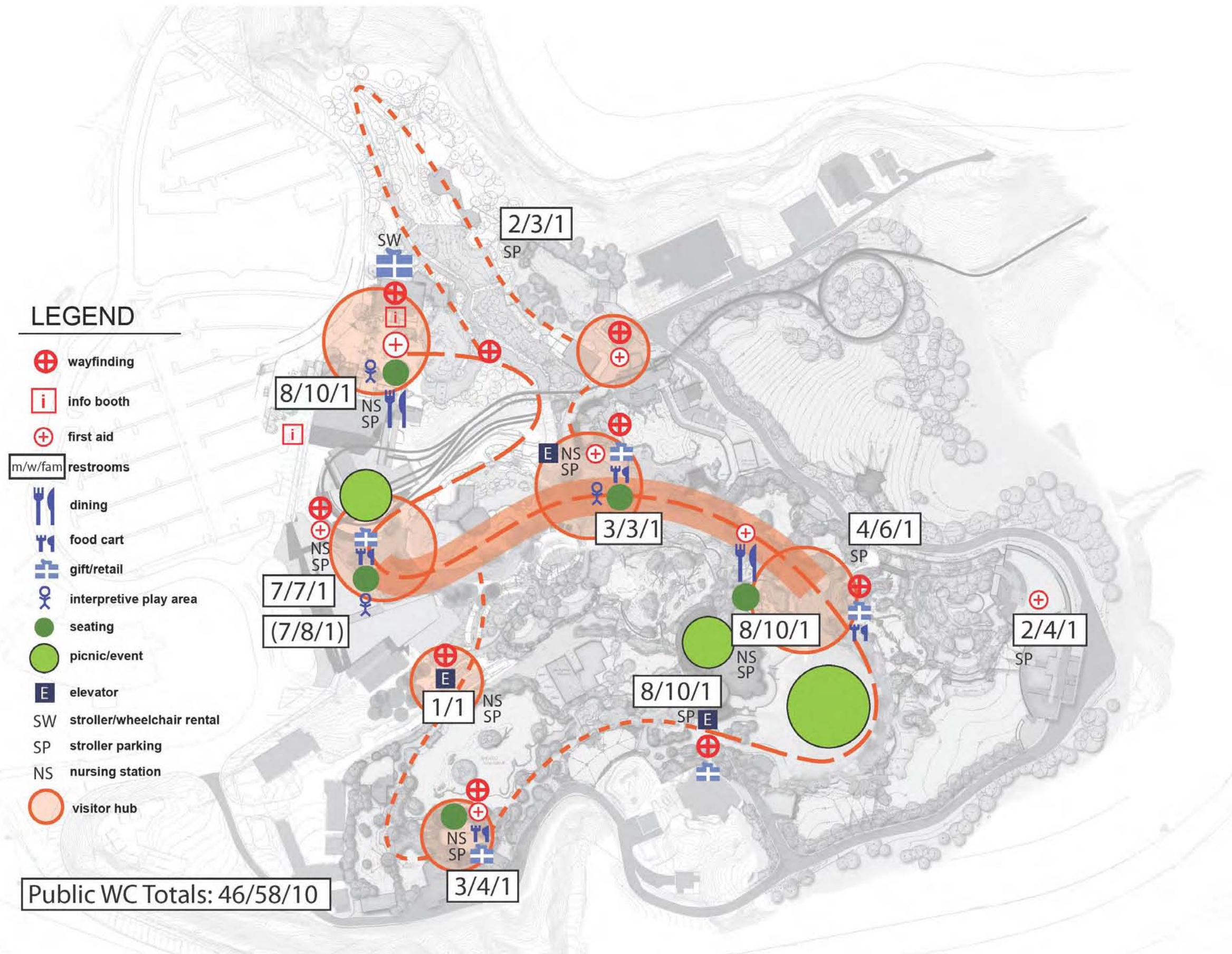


# MASTER PLAN – TROPICAL FOREST HUB



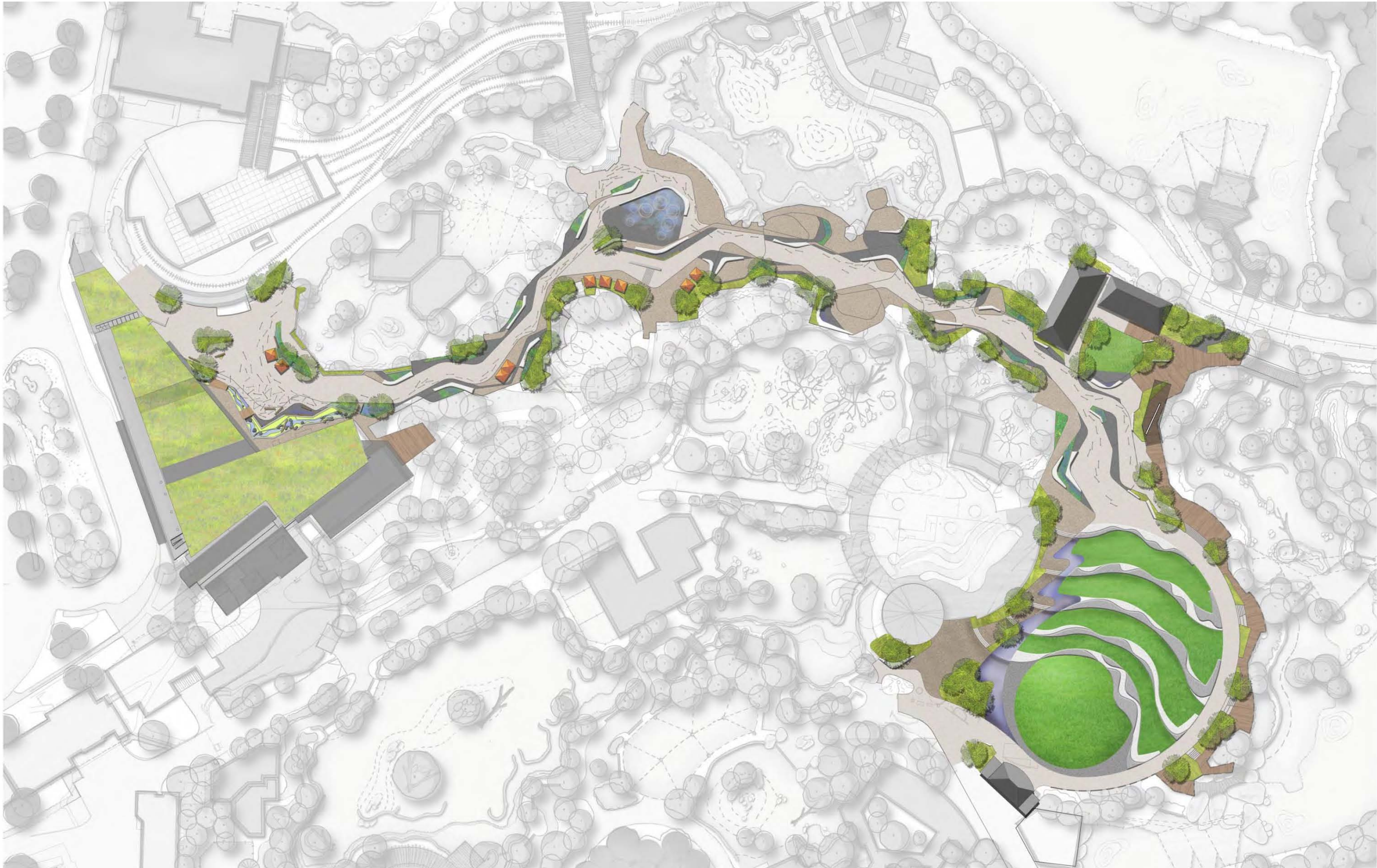


# MASTER PLAN – QUALITY VISITOR EXPERIENCE



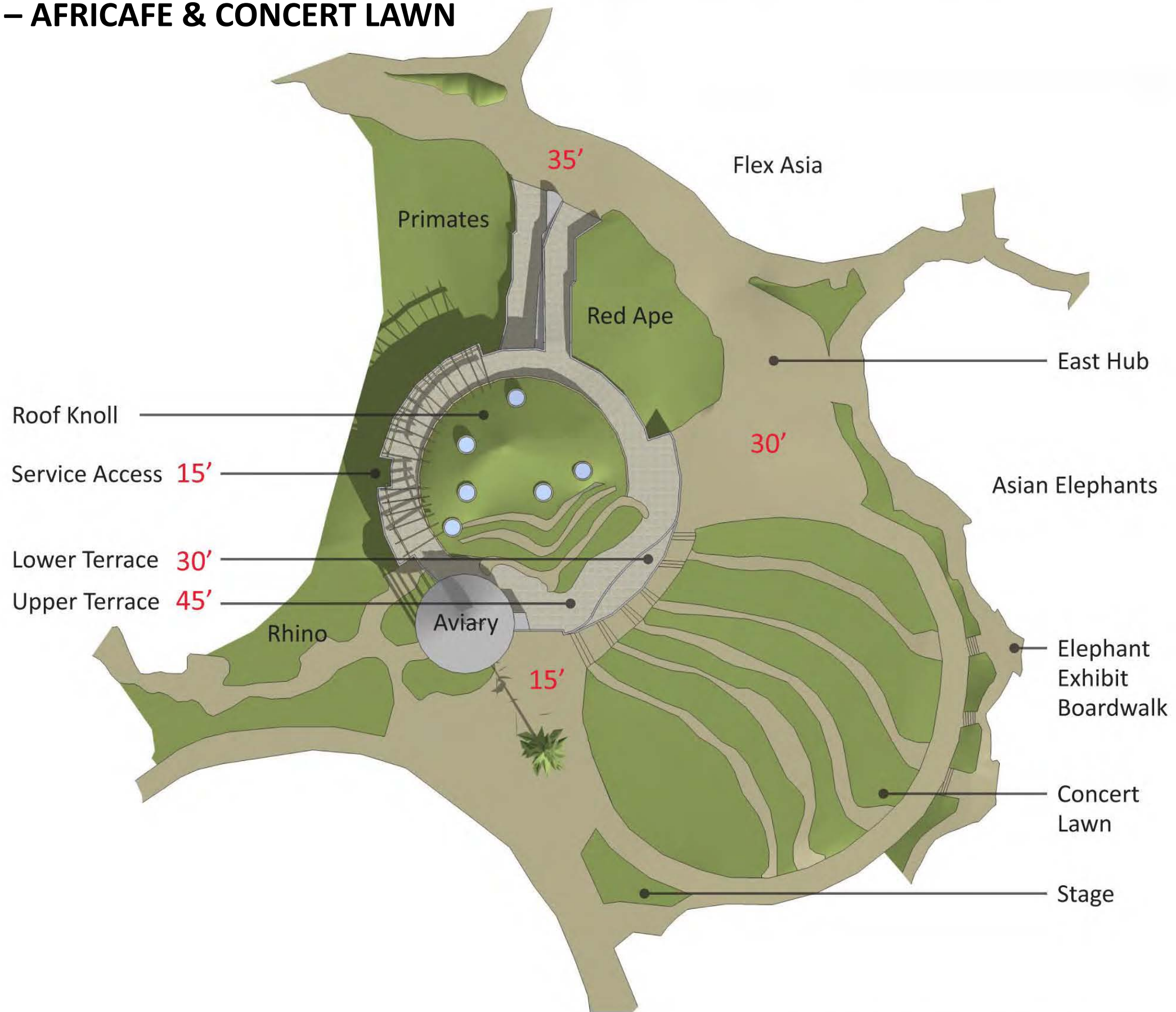


**MASTER PLAN – VISITOR CIRCULATION & HUBS**





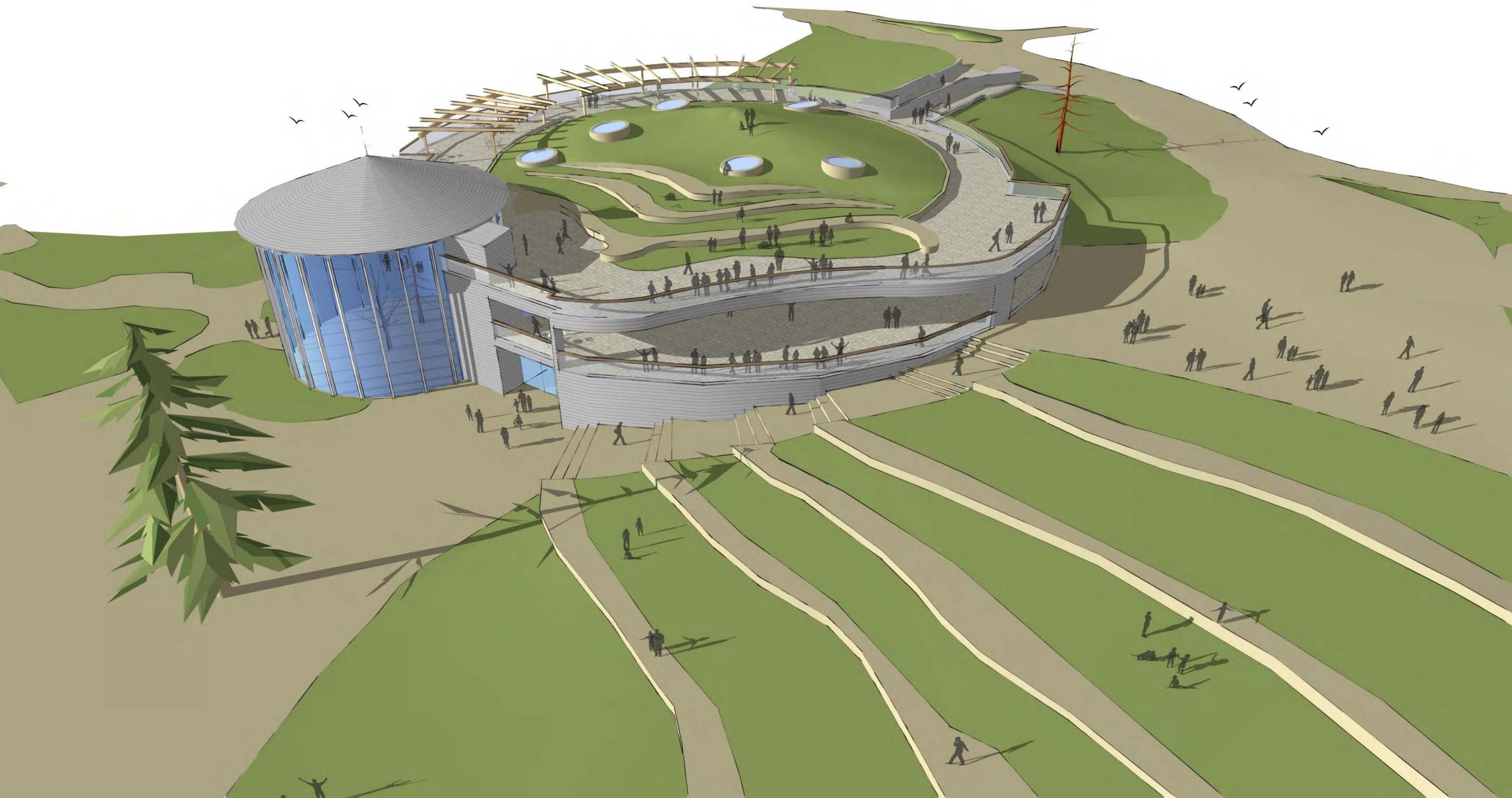
# MASTER PLAN – AFRICAFE & CONCERT LAWN



AFRICAFA REPLACEMENT SITE DIAGRAM

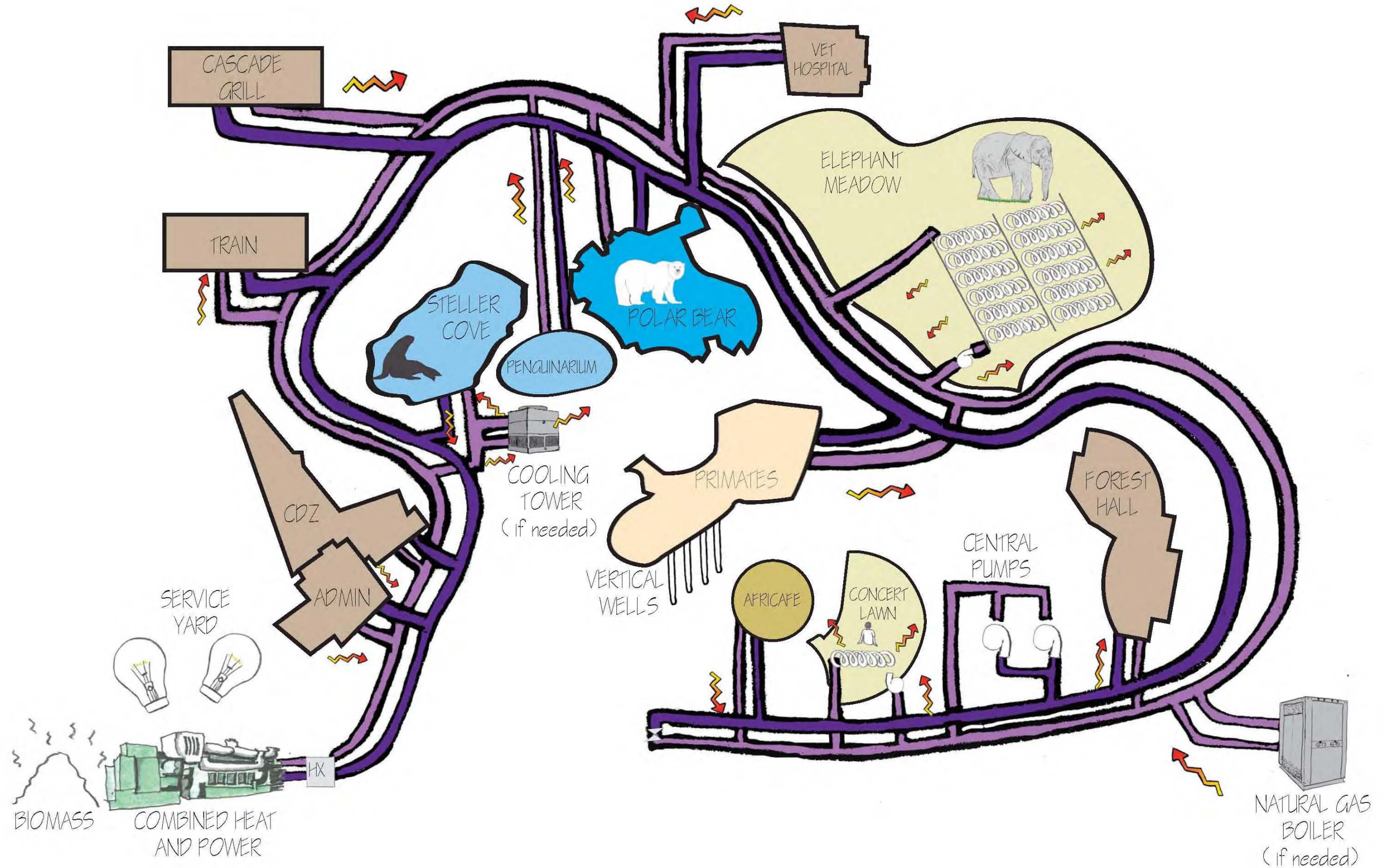


# MASTER PLAN – AFRICAFE & CONCERT LAWN










# MASTER PLAN – SUSTAINABILITY, ENERGY

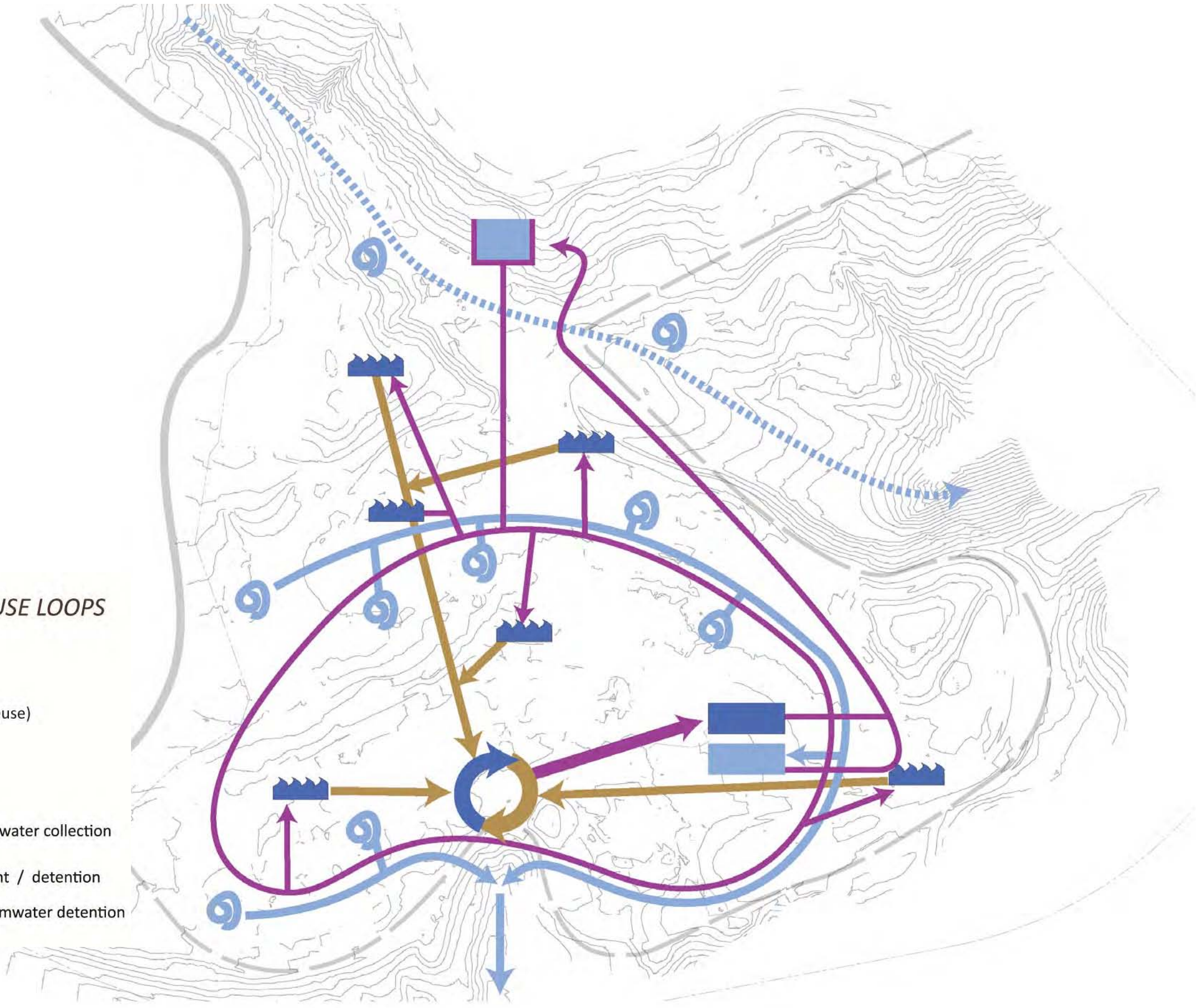




# MASTER PLAN – SUSTAINABILITY, WATER

## WATER USE FLOWS AND REUSE LOOPS

-  stormwater
-  tanner creek
-  purple pipe (water reuse)
-  waste water
-  west boundary
-  service road
-  exhibit pool / stormwater collection
-  exhibit pool / stormwater collection
-  wastewater treatment / detention
-  wastewater treatment / detention
-  treated water / stormwater detention
-  treated water / stormwater detention





# MASTER PLAN – SERVICE YARD





# ACKNOWLEDGEMENTS

Thank you to the many dedicated people who participated in the development of the Oregon Zoo's Comprehensive Capital Master Plan.

## **METRO COUNCIL**

Council President Tom Hughes  
Councilor Rex Burkholder  
Councilor Carlotta Collette  
Councilor Shirley Craddick  
Councilor Kathryn Harrington  
Councilor Carl Hosticka  
Councilor Barbara Roberts

## **OREGON ZOO BOND CITIZENS' OVERSIGHT COMMITTEE**

## **OREGON ZOO BOND ADVISORY GROUP**

## **METRO AND OREGON ZOO STAFF**

## **THE OREGON ZOO FOUNDATION**

## **WASHINGTON PARK ALLIANCE ORGANIZATIONS**

## **ARLINGTON HEIGHTS NEIGHBORHOOD ASSOCIATION**

## **SYLVAN HIGHLANDS NEIGHBORHOOD ASSOCIATION**

## **EDUCATORS FROM PORTLAND PUBLIC SCHOOLS**

...And the thousands of residents throughout the region who shared their opinions via our public master plan open houses and online surveys!

Materials following this page were distributed at the meeting.



**METRO COUNCIL MEETING**

Meeting Summary

Oct. 27, 2011

Metro, Council Chamber

Councilors Present: Council President Tom Hughes and Councilors Carl Hosticka, Barbara Roberts, Kathryn Harrington, Shirley Craddick and Rex Burkholder

Councilors Excused: Councilor Carlotta Collette

Council President Hughes convened the regular Council meeting at 2:03 p.m.

**1. INTRODUCTIONS**

There were none.

**2. CITIZEN COMMUNICATIONS**

There were none.

**3. AWARD PRESENTATION: "OUTSTANDING ACHIEVEMENT AWARD FOR THE EXCELLENCE IN ENVIRONMENTAL DOCUMENTATION PREPARATION, PORTLAND – MILWAUKIE LIGHT RAIL PROJECT ENVIRONMENTAL IMPACT STATEMENT"**

Ms. Bridget Wieghart of Metro presented the Federal Transit Administration's 2011 Outstanding Achievement Award for excellence in environmental documentation preparation for the Portland to Milwaukie light rail project. Ms. Wieghart read the list of Metro and partner jurisdiction staff who contributed to the study.

Council thanked Ms. Wieghart and team for their work. Council discussion included Portland to Milwaukie light rail project funding, wildlife protection, and Council thanked Councilor Collette for her leadership on the project.

**4. CONSENT AGENDA**

Motion:	Councilor Carl Hosticka moved to adopt the Oct. 27 consent agenda which consisted of: <ul style="list-style-type: none"><li>• Consideration of the Minutes for Oct. 20, 2011</li><li>• <b>Resolution No. 11-4303</b>, For the Purpose of Authorizing the Chief Operating Officer to Grant an Easement Relating to the Expo Center Conditional Use Master Plan.</li><li>• <b>Resolution No. 11-4305</b>, For the Purpose of Welcoming the National Congress of American Indians (NCAI) to the Oregon Convention Center and Thanking Them for Hosting the 68<sup>th</sup> Annual Convention and Marketplace in the Portland Region.</li></ul>
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Vote: Council President Hughes and Councilors Hosticka, Roberts, Craddick, Harrington and Burkholder voted in support of the motion. The vote was 6 ayes, the motion passed.

**5. RESOLUTIONS**

5.1 **Resolution No. 11-4302**, For the Purpose of Adopting Amendments to the 1998 “Green Corridor” Intergovernmental Agreement Among Metro, Clackamas County and the City of Sandy and Authorizing the Council President to Sign the Amended Agreement.

Motion:	Councilor Shirley Craddick moved to adopt Resolution No. 11-4302.
Second:	Councilor Kathryn Harrington seconded the motion.

Councilor Craddick introduced Resolution No. 11-4302. The resolution, if approved, would adopt a revised “green corridor” agreement among Metro, the City of Sandy, and Clackamas County. The proposed revisions would bring the current intergovernmental agreement, originally adopted in 1998, into conformance with today’s Urban Growth Boundary and urban and rural reserves designations. Additionally, the revised IGA would assign duties to each of the three governments to protect the green corridor along portions of Highway 26. All parties have agreed to strive to establish a vegetated buffer screen of trees along the corridor.

Work to establish the corridor would commence in Title 11, *Concept Planning*, for the Clackanomah urban reserve prior to the area’s addition into the UGB. The agreement would implement Policy 1.11(2) of Metro’s Regional Framework Plan that calls for Metro to enter into agreements with neighboring cities.

***Council discussion***

Councilor Rex Burkholder was concerned that the IGA only addressed future commitments along the easement by Clackamas County, and not the City of Sandy, to protect the green corridor. He stated that all parties should participate equally and be responsible for maintaining the unique corridor. He asked if the topic was addressed in meetings with the two jurisdictions. Mr. Dick Benner of Metro indicated that the topic, to his recollection, was not discussed. He anticipated this was in part due to the fact that there were no similar commitments in the existing IGA with the exception of maintaining separation. He noted that the corridor is defined as the area along Highway 26 between the Cities of Gresham and Sandy. While the UGB area under discussion is outside the City of Sandy, a portion of it does exist in Clackamas County and therefore subject to the proposed agreement. He indicated that the County would be charged with coordinating the involved parties and jurisdictions, including the City of Sandy, for the discussed stretch along Highway 26. Councilor Burkholder indicated that this did address his concerns, but was still concerned that intent was not clear as written in the IGA.

Additional discussion and clarifications included the City of Sandy’s process for expanding its UGB and coordination with Metro on population forecasts. Mr. Dan Cooper of Metro provided a brief historical overview of the IGA for context.

Vote: Council President Hughes and Councilors Hosticka, Roberts, Craddick, Harrington and Burkholder voted in support of the motion. The vote was 6 ayes, the motion passed.

**6. CHIEF OPERATING OFFICER COMMUNICATION**

Mr. Cooper reminded attendees that the Friends of Lone Fir Cemetery's annual "Tour of Untimely Departures" is scheduled for Oct. 31.

Mr. Cooper also noted that Ms. Martha Bennett, Metro's new COO, is scheduled to begin on Oct. 31. Mr. Cooper, who has been serving as Acting Metro COO since Mr. Michael Jordan's departure, will resume his role as Metro Attorney.

**7. COUNCILOR COMMUNICATION**

Council updates included the Oct. 19 1000 Friends of Oregon speaker series presentation, the Oct. 26 Metro Policy Advisory Committee (MPAC) meeting, and upcoming Oct. 28 City Club presentation on the Greater Portland Pulse, and Centro Cultural's 40<sup>th</sup> anniversary.

**8. ADIJOURN**

There being no further business, Council President Hughes adjourned the regular meeting at 2:43 p.m. The Metro Council will reconvene the next regular council meeting on Thursday, Nov. 3 at 3 p.m. at the Metro Council Chamber. The Council will hold an executive session, pursuant with ORS 192.660(2)(e) – to conduct deliberations with persons designated by the governing body to negotiate real property transactions – prior to the regular meeting at 2:15 p.m. The executive session will be held in the Council Annex.



Kelsey Newell,  
Regional Engagement Coordinator



**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF OCT. 27, 2011**

<b>Item</b>	<b>Topic</b>	<b>Doc. Date</b>	<b>Document Description</b>	<b>Doc. Number</b>
	Agenda	10/25/11	Revised 10/27/11 Council agenda	102011c-01
4.1	Minutes	10/20/11	Council minutes for 10/20/11	102011c-02
4.3	Legislation	N/A	Resolution No. 11-4305 and staff report	102011c-03
5.1	Map	10/2011	Map of the Intergovernmental agreement area	102011c-04