



METRO COUNCIL WORK SESSION
MEETING SUMMARY
March 19, 2013
Metro Council Chamber

Councilors Present: Councilor President Tom Hughes, Councilors Shirley Craddick, Kathryn Harrington, Craig Dirksen, Bob Stacey, and Sam Chase

Councilors Excused: Councilor Carlotta Collette

Council President Tom Hughes convened the Metro Council work session at 1:03 p.m.

1. CHIEF OPERATING OFFICER COMMUNICATIONS

Chief Operating Officer Martha Bennett updated the Council on the following items:

- There will be Executive Sessions held on Thursday, March 21 regarding labor negotiations and current and potential litigation.
- COO Bennett will be out of the office next week; Teri Dresler will be the COO pro tem.
- An email from Jennifer Payne was received regarding the Oregon Zoo Volunteer Dinner on April 7. COO Bennett encouraged councilors to attend the event.

2. PLANNING & DEVELOPMENT DEPARTMENT OVERVIEW/WORKPLAN

Planning and Development Director Robin McArthur, Ms. Elissa Gertler, Ms. Megan Gibb, and Mr. John Williams, all of Metro, provided background and updates on the main Planning and Development Department initiatives. The presentation's purpose was to provide context to Councilors for upcoming meetings regarding planning and development topics including: Climate Smart Communities, Urban Growth Boundary, and the Southwest Corridor.

Ms. McArthur overviewed the five year mission of the Planning and Development Department which reads: "Partner with public and private sector interests to build more sustainable, prosperous and equitable communities consistent with the Region 2040 Growth Concept." She also detailed the five year vision of the department which reads: "Diverse citizens of the region live in vibrant communities and enjoy transportation and housing choices, access to good jobs and clean air and water." Ms. McArthur then outlined the five year goals of the department which include: promote vision, build capacity, and foster implementation.

Ms. McArthur then introduced Ms. Elissa Gertler, Deputy Director of Project Development, and Ms. Megan Gibb to present on the Development Center and Corridor Planning. Ms. Gertler overviewed the Development Center, focusing on the Transit Oriented Development Program (TOD) and the Downtowns and Main Streets Revitalization Program. She noted that 28 TOD program projects have been built and three are under construction. These projects include both residential and

commercial/retail buildings. Ms. Gertler noted that the program uses its funds to leverage private investment in projects. Several TOD projects were outlined including: Killingsworth Station, the Knoll, and Hillsboro at 4th and Main.

Ms. Gertler explained that the Downtowns and Main Streets Revitalization Program targets program assistance on the specific needs of each community's downtown, and provides technical assistance to local community members and business owners. She also highlighted the Get Street Smart Program. The Downtowns and Main Streets Revitalization Program focuses on redevelopment that will spur further private investment and market interest in the area. One tool used to leverage private investment is the Downtown Challenge Grants.

Ms. Gertler then outlined Corridor Planning and six major corridor initiatives including: East Metro Connections Plan, Southwest Corridor Plan, Powell-Division Transit Corridor, Portland-Milwaukie Leverage Agenda, Willamette Shoreline Consortium, and Small Starts Streetcar Methods. Due to councilor inquiry, Ms. Gertler and Ms. Gibb explained how the Powell-Division Transit Corridor became a Near-Term Regional Priority Corridor, and clarified the environmental assessment needs of the Southwest Corridor Plan.

Council Discussion Included:

- Councilors expressed concern that retail in mixed-use spaces is under-occupied, and that mixed-use projects are becoming overbuilt in areas that cannot support them. Presenters agreed that market analysis must be done to determine if an area can support mixed-use development, and clarified that not all TOD projects are mixed-use. The Council also noted that mixed-use retail may take time to mature.
- Councilors expressed concern about equity in projects and regional distribution. Discussion about potential partnership opportunities with PDC, in order to mitigate feelings of inequity in different neighborhoods of the city, ensued.
- Per Councilor inquiry, Ms. Gertler and Ms. Gibb clarified that Challenge Grants come from the general and are awarded for \$120,000 fund. They noted that cities must meet several criteria to be selected.
- Per Councilor inquiry, Ms. Gertler and Ms. Gibb clarified that the program has helped build 3,155 housing units since 1998 and that each project receives between \$200,000 and \$300,000.
- Per Councilor inquiry, Ms. Gertler and Ms. Gibb explained that most of the programs accessible to small cities and towns have not been implemented.
- The Council noted the land-use and zoning limitations affecting the Portland Milwaukie Leverage Agenda.
- Councilors requested that handouts and brochures be made available for future meetings within their districts.

Ms. McArthur then introduced Mr. John Williams, Deputy Director of Community Development, to present on regional transportation planning and land use planning. Mr. Williams prefaced his

presentation by explaining that new plans build upon work done in the past and keep previous plans and goals, including the six desired outcomes, in mind.

Mr. Williams explained that most projects in the Regional Transportation Plan (RTP) fall in three categories: create regional blueprint, implement at community level, and target investments. There are several projects in each category including: the 20 year Regional Transportation Plan (which will be updated next year), the Climate Smart Communities Scenarios, and the Regional Freight Program. Mr. Williams noted the importance of implementation of the RTP and tangible changes in communities. He explained that planning staff is working with local jurisdictions to adapt RTP goals to individual communities. Mr. Williams also noted the Active Transportation Plan (ATP). He explained that the ATP will be finished this year, and will become an integrated part of the RTP.

Mr. Williams then overviewed the land use planning group which handles policy development work, development readiness, and site opportunity. He explained that the land use planning group works to implement the Urban Growth Boundary blueprint for the region in accordance with regional convening committees like MPAC and MTAC. This implementation involves cross-departmental work and collaboration with local jurisdictions on projects like Concept and Comprehensive Planning for new urban areas and urban reserves.

Mr. Williams also noted the Community Planning Development Grants. The third cycle of grants is occurring and there are currently 31 applications in. Past awards have included grants for the Barbur Corridor Concept Plan, Lake Grove Village Center Plan in Lake Oswego, and the Aloha-Reedville Study in Washington County.

Council Discussion Included:

- Per Councilor inquiry, Mr. Williams explained that the Regional Freight Program provides coordination between groups involved in freight. The Regional Travel Options Plan also works with local businesses and citizens to move freight more efficiently.
- Per Councilor inquiry, Mr. Williams clarified that while there is no Brownfield program currently, the department is attempting to acquire grant money.
- Councilors expressed concern about funding and implementation of the Active Transportation Plan.

3. BREAK

4. 2014 URBAN GROWTH REPORT / 2015/16 GROWTH MANAGEMENT DECISION

Mr. John Williams, Mr. Ted Reid, and Mr. Roger Alfred, all of Metro, presented the Council with an update on the upcoming Urban Growth Report (UGR). The purpose of this presentation was to provide legal context to the Councilors for the UGR process, and to lay out a timeline which highlights major tasks, milestones, and opportunities. The next UGR must be approved by the Council by December 2014.

Mr. Roger Alfred acknowledged the complexity of Urban Growth Boundary (UGB) law, but explained that there are two basic questions that must be answered in the UGR process. First, is there capacity in the current UGB to accommodate 20 years of growth? Second, if not, what will be done? Mr. Alfred explained that if the current UGB cannot accommodate future growth, there are two steps. First, prior to expanding the boundary, efficiency within the boundary must increase (i.e.

increased density and infill). Second, if increased efficiency is not sufficient, the UGB must be expanded. Mr. Alfred then laid out the steps of the UGR with regard to the legal statutes.

Mr. Ted Reid explained that the process would be approached differently than it had been in 2009. He noted five proposed changes that included: take an outcomes based approach, acknowledge limits of technical analysis, and build off work done last time. He then detailed the potential timeline which culminates in December 2014 with the Council's adoption of the UGR, but extends to December 2015 in case of capacity shortfalls. Due to councilor inquiry, Mr. Reid explained that the UGR's range forecast will include housing, demographics, employment, and several other factors. He acknowledged, however, that uncertainties like climate refugees or a protracted recession might affect the forecast.

Mr. Reid explained that technical studies will be done to determine the land supply, potential for infill, and buildable land availability. Due to councilor inquiry, Mr. Reid clarified that the studies and analysis will only inform decisions, not prescribe them.

Councilor Discussion Included:

- Councilors expressed concerns about adopting a specified point from the range forecast so early in the UGR process. Councilors suggested that instead of a point, a narrower range might function better for the region. Councilors also inquired about how late in the process a specific point could be chosen if necessary.
- Councilors expressed concern about the usage of the term climate refugees, suggesting that migratory patterns might be a more appropriate phraseology.
- Councilors expressed concern that the affordable housing gap will continue to grow. They inquired about analysis of this issue in the UGR. Mr. Reid noted that the current process is not equipped for an affordable housing analysis but could be changed to accommodate it.
- Councilors expressed interest in discussion about legislative policy that would change the UGR/UGB update from a 5 year cycle to a 7 year cycle.
- Per Councilor inquiry, Mr. Alfred clarified that Metro would have one year to address 50% of the increase if the current UGB cannot sustain 20 years of growth. This could be by expanding the urban growth boundary, if efficiency measures have been exhausted.
- Per Councilor inquiry, Mr. Reid explained that collaboration with the Climate Smart Communities staff has provided more engagement with local jurisdictions and citizens. This engagement keeps community aspirations at the forefront.
- Per Councilor inquiry, Mr. Reid explained that baselines are used to examine trends in growth and development.
- Councilors expressed concern about the lack of visible community orientation in the process.

5. COUNCIL BRIEFINGS/COMMUNICATION

Council President Tom Hughes gave an update on the following legislation:

- The bill regarding Area 93, which passed the house.
- The bill regarding mining on farmland and landfills on agricultural land (House Bill 3040).
- The bill that would move Trimet under Metro's oversight (House Bill 3316).

COO Martha Bennett reminded Councilors that there will be no meetings the following week.

Councilor Craig Dirksen informed Councilors that he will not be in attendance at the executive sessions on Thursday.

6. **ADJURN**

Seeing no further business, Council President Tom Hughes adjourned the Council work session at 4:46 p.m.

Prepared by,



Camille Tisler
| Council Office Policy Assistant

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF MARCH 19, 2013

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
1.0	Handout	09/2012	Transit-Oriented Development Program: Annual Report July 2011-June2012	31913cw-01
2.0	Handout	05/2011	Transit-Oriented Development Program: Strategic Plan May 2011	31913cw-02
3.0	Handout		Metro Council Milestones 2013-2017	31913cw-03
4.0	Handout		Community Investment Strategy Circular	31913cw-04
5.0	Handout		Downtown and Main Street Revitalization Packet	31913cw-05
6.0	Handout		Get Street Smart: Thriving Districts By Design	31913cw-06
7.0	Handout	01/2013	Planning and Development: Five-Year Mission	31913cw-07
8.0	PowerPoint		Project Development Division	31913cw-08
9.0	PowerPoint		Community Development Division	31913cw-09