



Metro | Agenda

Meeting: Metro Technical Advisory Committee
Date: Wednesday, September 18, 2013
Time: 10 am – Noon
Place: Metro Regional Center, Council Chamber

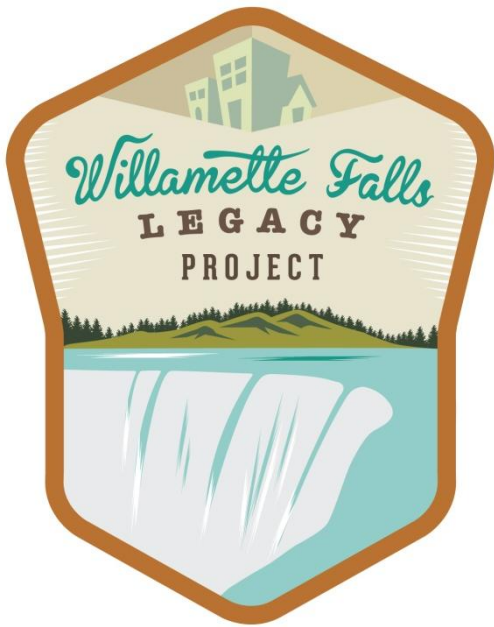
Time	Agenda Item	Action Requested	Presenter(s)	Materials
10 a.m.	CALL TO ORDER / ANNOUNCEMENTS	Information	John Williams, Chair	
10:10 a.m.	Willamette Falls Legacy Project – Community Conversation presentation. Objective: To provide information about the project and seek input from MTAC representatives on the vision for the site.	Informational	Tony Konkol, Oregon City	In packet
11:10 a.m.	2014 Urban Growth Report and 2015 growth management decision Objective: Inform MTAC of timeline, milestones, and engagement opportunities that will lead to a 2015 growth management decision	Informational	Ted Reid	At meeting
12:00 p.m.	ADJOURN			

MTAC meets the 1st and 3rd Wednesday of the month.

For agenda and schedule information, contact Paulette Copperstone @ paulette.copperstone@oregonmetro.gov or 503-797-1562

To check on closure or cancellations during inclement weather, please call 503-797-1700#.

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REDISCOVER
— the —
FALLS

Willamette Falls Legacy Project

REDISCOVER THE FALLS

Summer 2013

The opportunity

For the first time in 150 years, Oregonians have the opportunity to rediscover a cultural and scenic treasure: Willamette Falls. A public vision and master plan are taking shape, with the goal of transforming a 23-acre industrial site nestled along the Falls in historic Oregon City. This former paper mill could someday serve as an economic engine, a waterfront destination, a unique habitat, a window into Oregon's past – and a bold step into our future.

Whatever develops on the landscape will be shaped by Willamette Falls, roaring in the Willamette River below. The largest waterfall in the Pacific Northwest, it was long an important cultural and gathering place for Native American tribes. The Oregon Trail ended here. And throughout the 1800s, the Falls made history by generating energy for Oregon's early industries and cities and fueling the nation's first long-distance electrical power transmission. That industrial legacy ended in 2011, when the Blue Heron Paper Co. closed its doors – the last in a succession of businesses that contributed to Oregon City's strong working waterfront.

Why now?

The former paper mill is for sale, but the site's complexity and risks have slowed down a transformation. That's why Oregon City, Clackamas County, Metro, the State of Oregon and the property's bankruptcy trustee are working together to develop a vision and master plan. By rezoning the property and providing certainty for investors, the Willamette Falls Legacy Project will help a new era take shape along the Falls.

There's a lot at stake. If the site is abandoned, the resulting blight would hurt property values in downtown Oregon City, one of the region's most important economic hubs. Public safety risks and extra costs would burden taxpayers. Water quality and wildlife would deteriorate in one of the Willamette River's most ecologically diverse stretches. And Oregon City wouldn't recover the 175 family-wage jobs that vanished along with the paper mill.

With master planning underway, Oregonians can establish a statewide legacy and reconnect Oregonians and visitors with Willamette Falls. They can define how the area is transformed for economic redevelopment, public access, healthy habitats, and historical and cultural interpretation.

Get involved

How do you envision public space along the river to view Willamette Falls? What economic opportunities would you create at the former Blue Heron site? How can we honor the history and culture of the land and the Falls? The time is now, the voice is yours and we want to hear your ideas.

Please engage early and stay with us through 2014 as the vision and master plan are developed. Rediscover Willamette Falls with us!



Guided by four values

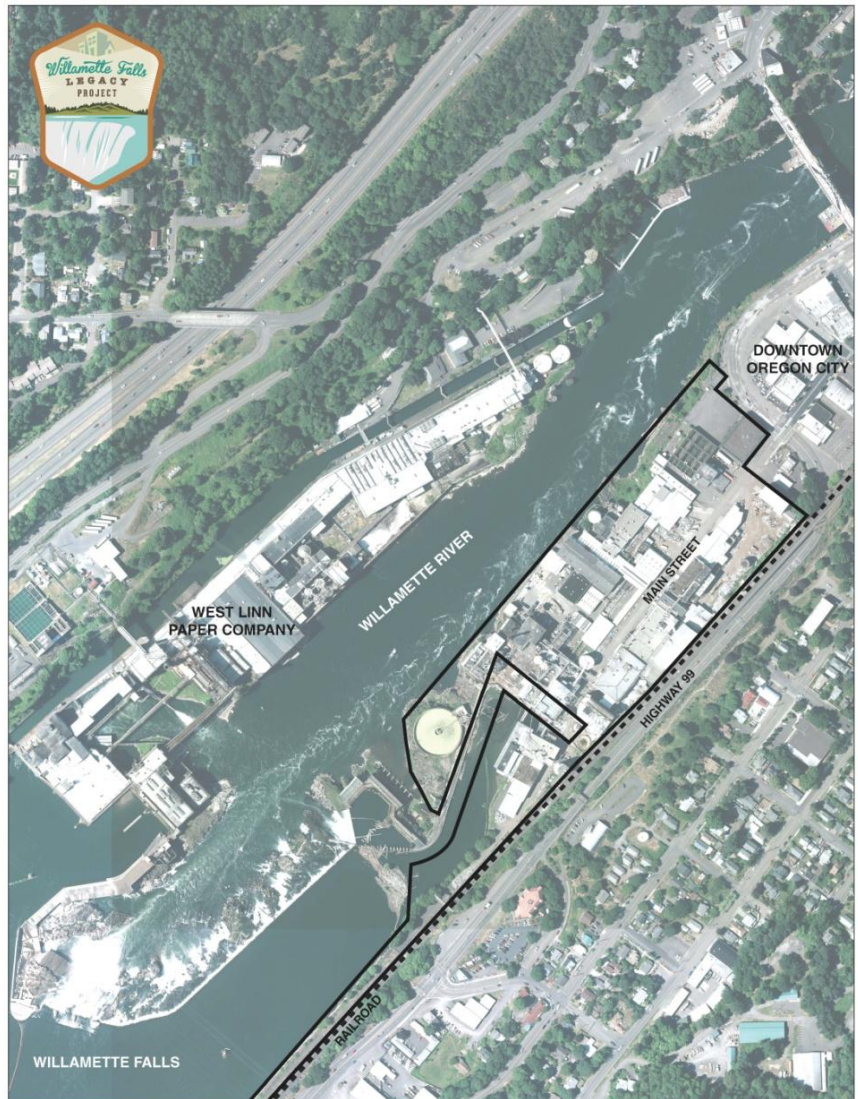
Public access: Cut off from public use for more than 150 years, the Falls site is the most dynamic place along the Willamette River. The Falls provide an important opportunity for Oregonians to connect with the river, which is isolated from many of the communities along its route. Visitors will get a front-row seat to experience Willamette Falls.

Economic redevelopment: The Willamette Falls property will carry on a tradition of economic development along the riverfront. By returning part of the site to private developers, partners will ensure the transformation supports Oregon City's vision for the future and reinvigorates the downtown as a hub of employment, shopping, business and tourism.

Healthy habitat: Historically, the Falls were surrounded by unique plants because of microclimates from the mist. Protecting the site provides an opportunity to reestablish native plant communities, enhancing this ecologically diverse stretch of the Willamette River. Many rare plants thrive on river islands, in the Willamette Narrows and along Canemah Bluff. This land is also critical for water quality – every fish and lamprey that travels the river passes through or around the falls.

Historic and cultural interpretation: Future visitors will learn about the rich history of the Oregon City riverfront. Much like Celilo Falls in the Columbia River George, Willamette Falls served as an important cultural site for native tribes. The Falls also tell the story of the area's industrial and community development: John McLoughlin built the Pacific Northwest's first lumber mill here, and in 1844, Oregon City became the first incorporated city west of the Rocky Mountains. As the birthplace of Oregon, it served as a launching point for thousands of new Oregonians.

For more information, please contact Kelly Moosbrugger, 503-496-1540, kmoosbrugger@orc.org



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— SITE BOUNDARY

Site Aerial



Metro



Willamette Falls

◦ LEGACY PROJECT ◦

FREQUENTLY ASKED QUESTIONS

JULY 27, 2013

WHAT IS CURRENTLY HAPPENING WITH THE WILLAMETTE FALLS LEGACY PROJECT?

To determine the best use of the 23 acre former Blue Heron Paper Co. site in Oregon City, the City of Oregon City with County, Regional and State partners is preparing a Vision and Framework Master Plan to help guide redevelopment. The Vision for the site will be the “big picture” of what we all generally agree we want to see on the site in the future. The Framework Master Plan will be based on the vision. It is more specific and will show how the site will generally be developed for public and private use. The Master Plan is a land use application that will be reviewed by the Oregon City Planning Commission.

WHAT IS A MASTER PLAN? HOW SPECIFIC IS IT?

A Master Plan is a long term development plan for large sites that includes the approximate locations of streets, open spaces, and buildings. The Master Plan will show the general layout of the site, but will not dictate what exactly the streets and buildings will look like and what will take place in the buildings. It is meant to be a framework that is flexible, so developers can still have many options on the table instead of being locked in to specific details.

WHAT IS THE DIFFERENCE BETWEEN A VISION AND A MASTER PLAN?

The vision for the site will be the “big picture” of what we all agree that we want on the site. The Master Plan will be based on the vision. It is more specific and will show how the site will be developed. The Master Plan is a land use application that will be reviewed by the Oregon City Planning Commission.

WHO OWNS THE SITE? IS THERE A CURRENT OFFER?

Since bankruptcy in 2011, a Bankruptcy Trustee is in charge of the site. While the Trustee is obligated to create financial benefit from the site for the creditors and former owners, the Trustee sees the value in creating a vision and Master Plan for the site and is one of the partners in the Project.

In late June, Eclipse Development made an offer to the Bankruptcy Trustee to acquire the former Blue Heron property. We are not privy to the terms of the sale. The Trustee will soon file motions with the Bankruptcy Court to approve the procedures governing the sale. Once those motions are approved (expected in July), the Trustee will file a summary of the offer with the Court. Any other interested parties will then have 45 days to respond or make their own bids to purchase the site. This offer is a positive development because it has the potential to accelerate redevelopment of the site.

WHO ARE THE PROJECT PARTNERS?

The partners are those who have financially contributed to the project and are providing direction and leadership throughout this Vision and Master Plan process. They include the City of Oregon City, Metro, the State of Oregon, Clackamas County, and the site's bankruptcy trustee.

WHY ARE THE CITY, COUNTY, METRO, AND STATE LEADING THE PROJECT IF THE LAND IS PRIVATELY OWNED?

The opportunity for this site is significant, but its complexity and risks have dissuaded private interest. If the property remains “as-is,” the resulting blight will drag down property values in downtown Oregon City, one of the region’s most important economic hubs. It will attract vagrancy and burden the public with increased public safety risks and costs, and allow the deterioration of one of the Willamette River’s most ecologically diverse reaches. The Project partners realize that this site offers a once-in-a-lifetime opportunity to gain public access to the Falls and honor the rich history of the site. They feel a responsibility to all Oregonians to make the most of the opportunity.

WHAT ARE THE FOUR CORE VALUES GUIDING REDEVELOPMENT?

Project partners have been working for several years to help redevelop the site according to four core values: economic development, cultural and historic interpretation, public access and healthy habitat. These values are endorsed by the bankruptcy Trustee.

I HEARD THE PROJECT IS GETTING MONEY FROM THE STATE. WHAT ARE THE DETAILS?

The Oregon Legislature set aside \$5 million to help clean up the former Blue Heron site and prepare it for redevelopment. Legislators across the state showed strong bipartisan enthusiasm for the Willamette Falls Legacy Project – an encouraging vote of confidence. This funding from the state represents a significant public investment, which will help leverage resources to reach the ultimate goal: reconnecting Oregonians with Willamette Falls.

WILL THE SITE BE TURNED INTO A STATE PARK OR A METRO NATURAL AREA?

It is very likely that a portion of the site will become public space to allow public access to the Falls. Until a vision and Master Plan are established, it is not clear what the best option is for public ownership. Either scenario is possible.

WILL ANY OF THE MILL BUILDINGS BE PRESERVED OR RE-USED?

The buildings have been evaluated, and there are several that are structurally sound and may offer opportunities for re-use. Some of the buildings may also be eligible for the national register of historic places. However, a private property owner is the ultimate decision-maker on whether or not to preserve the buildings.

WHEN WILL CONSTRUCTION BEGIN?

Construction cannot begin until a Master Plan for the site receives approval from the City of Oregon City. After that, the market will dictate when construction begins. The Willamette Falls Legacy Project team is tasked with obtaining Master Plan approval by mid-2014 and exploring ways to speed up the development process so the site doesn't sit vacant.

WHAT ARE THE INDUSTRIAL BUILDINGS ACROSS THE RIVER FROM THE BLUE HERON SITE?

The West Linn Paper Company operates a mill on the West Linn side of the river. The mill operates 24 hours/day, 365 days/year, and produces over 725 tons of coated paper each day. This type of paper is used to make high quality magazine and catalog paper. The West Linn Paper Company is the largest private employer in West Linn with approximately 250 employees. The mill was founded in 1889.

The West Linn side of the river also houses buildings for Portland General Electric power generation and is home to the currently inoperative Willamette Falls Navigation Canal and Locks.

WHAT IS THE STATUS OF THE HYDROELECTRIC PROJECT AT THE FALLS, AND HOW IS IT RELATED TO THE WILLAMETTE FALLS LEGACY PROJECT?

The Willamette Falls Hydroelectric Project, located at Willamette Falls, is owned and operated by Portland General Electric, and has been in continuous operation since 1895. Its current operating license, issued by the Federal Regulatory Commission in December 2005, governs its operation through December 2035. Portions of the Hydroelectric Project include land and structures that are within the Willamette Falls Legacy Project planning area. As such, coordination between the Legacy Project stakeholders, and PGE, will be necessary to ensure public access and enjoyment of the Falls, a key element of the Willamette Falls Legacy Project, can be provided in a safe and secure manner.

CAN I VISIT THE SITE?

Access to the site is limited because of private ownership. However, the project team is working to obtain permission for public tours later this year. Check back with us for updates.

HOW WILL MY COMMENTS BE USED?

All comments currently will be reviewed by project team members and will help inform the evolving Vision for the site.



Willamette Falls Legacy Project Partnership

The Willamette Falls Legacy Project is a public-private initiative to guide redevelopment of the 23-acre former Blue Heron Paper Co. mill site in downtown Oregon City.

Partners

The public agencies leading the effort are committed to reconnecting Oregonians with Willamette Falls and making the site attractive to private investors who can bring jobs and redevelopment to downtown Oregon City. The public entities Oregon City, Clackamas County, Metro and the State of Oregon, are collaborating to engage the Oregon community in creating a vision for site redevelopment. The public agencies are also collaborating with the bankruptcy trustee of the Blue Heron Paper Co. They are guided by four core values: public access, economic development, healthy habitat and cultural and historic interpretation. Each agency has designated two elected officials and executive management to provide leadership and direction for the visioning and master planning effort.

Community

Community leaders - including Native American Tribes, regional, state and federally elected leadership, and community-based business and neighborhood groups - are participating to help form the vision to redevelop this site in a way that honors the site's intrinsic power and natural beauty. All Oregonians are invited to attend a community meeting, participate on-line, or request more information about the project from the project management team.

Technical advisors

Staff and leadership from natural resource, economic, transportation and other permitting agencies are collaborating with the project team to provide guidance and strategic advice throughout the planning process. Technical advisors include staff from Oregon City, Metro, neighboring cities and tribal, state and federal agencies.

Consulting team

Led by Oregon City staff, a project management team is working with a select consulting group to complete a vision and framework master plan, leading to rezoning the site in spring 2014. The team is led by Walker Macy, one of the region's leading landscape architecture, planning and urban design firms. Walker Macy and the project management team are supported by an integrated consulting team, including Cogan Owens Cogan for community engagement, GBD Architects, Winterbrook Planning for land use and rezoning, and Loci, Inc. and ECONorthwest for economic and market study services.

City Hall
625 Center Street
Oregon City Oregon 97045

For more information: www.rediscoverthefalls.com
503.496.1564



FEEDBACK FORM

Summer/Fall 2013

Thank you for participating in the Willamette Falls Legacy Project. This summer and early fall, we are visiting with community and business groups throughout the region to help form a future vision for the site as it redevelops over time. Our work is guided by four interrelated core values: **Economic Redevelopment, Public Access, Historic and Cultural Interpretation and Healthy Habitat**. The land reflects centuries of history, from being an important Native American cultural site and gathering area to the historic seat of the Oregon territory and, most recently, the Blue Heron paper mill. As we look to the future, please let us know what you think! All comments will be used to help guide our work.

1. Vision: looking into the future, it's the year 2035. What would you like to see on this site?

2. For the purposes of creating a Framework Master Plan, how would you like to see the property used? (Check all that apply)

☐ public access, ☐ historic and cultural interpretation, ☐ wildlife habitat, ☐ employment,
☐ tourism, ☐ parks, ☐ shopping/dining, ☐ housing, ☐ open space
other _____

3. How could the site be best used in the:

Summer _____ Fall _____ Winter _____

Spring _____ At night _____

4. What should be available for people of any age to use this site (e.g., kids, families, seniors – multi-generational)?

5. How do we best honor the history of the site?

6. In your future vision, what should not be on the site?

7. Thinking of recreation, how do you currently access the Willamette River?

☐ viewing ☐ canoeing/kayaking , ☐ motorized boating ☐ fishing ☐ bird watching

☐ I don't access the river ☐ other _____

8. How would you like to connect with the river on this site?

Optional:

What is your gender? Select one:

- a. Male
- b. Female

What is your zipcode?

What is your race/ethnicity? Select all that apply:

- a. American Indian/Native American/Alaskan Native
- b. Asian or Pacific Islander
- c. Black/African American
- d. Hispanic/Latino
- e. White/Caucasian
- f. Middle Eastern
- g. Other (specify) _____
- h. Refuse to answer

What is your age range? Select one:

- a. 13-17
- b. 18-24
- c. 25-34
- d. 35-54
- e. 55-64
- f. 65+

Name:	Telephone:
Address:	Email:

☐ Yes, add me to the project email list.

Please turn in comment forms to the project team members today or send them to Kelly Moosbrugger, Assistant Planner, (503) 496-1540, kmoosbrugger@orc.org, Community Development Department, PO Box 3040, Oregon City, Oregon 97045. This feedback form also is available on the project Web site.

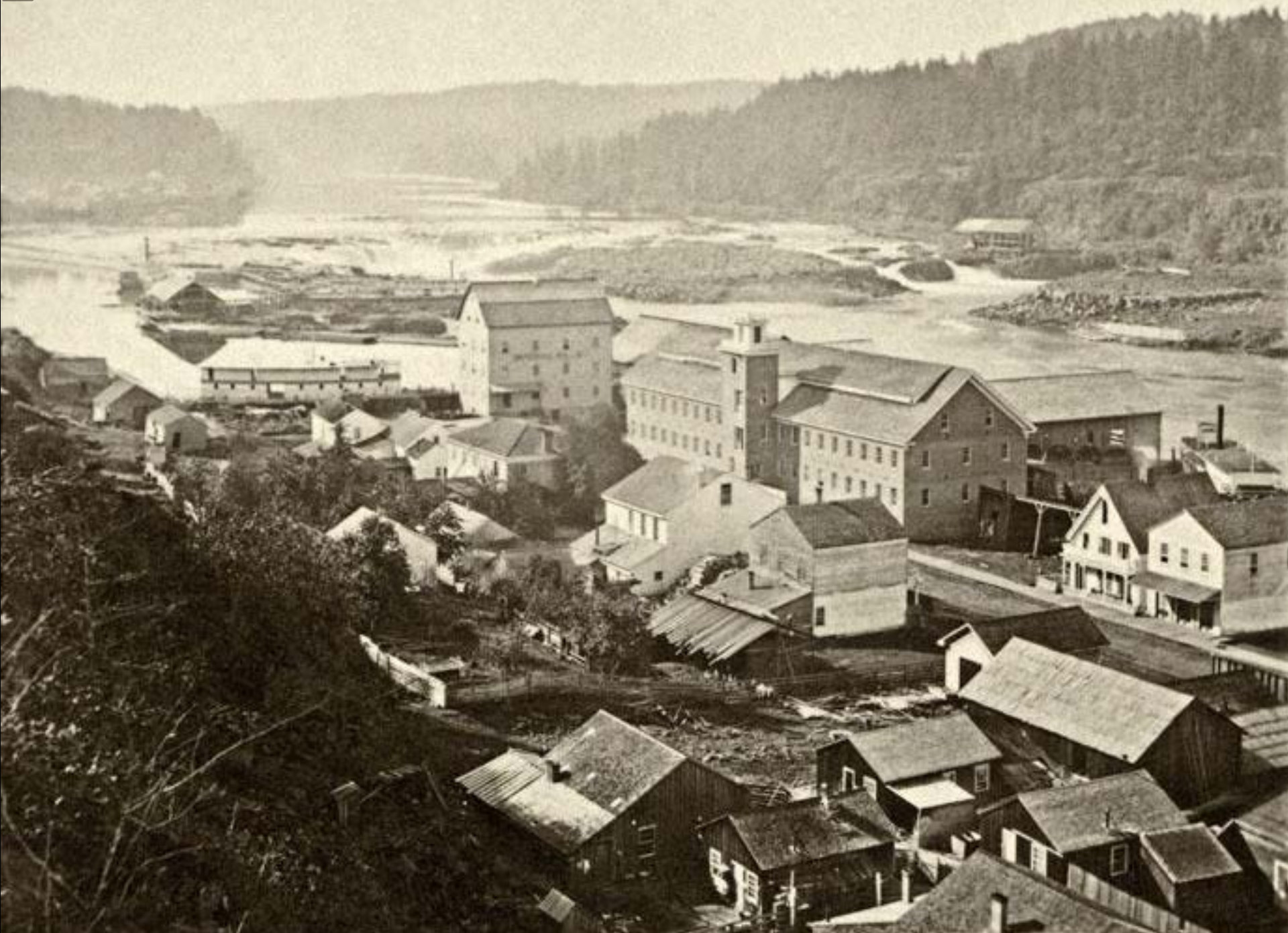
Visit www.rediscoverthefalls.com for more information.

Thank you!





REDISCOVER
— the —
FALLS





Project Partners

City of Oregon City

Metro Regional Government

Clackamas County

State of Oregon

Bankruptcy Trustee

Who is involved?



Nine Months: July 2013 through April 2014

Summer, Fall: Community Conversations

Fall, Winter: Concept Design

Today: Visioning



What's the Process?

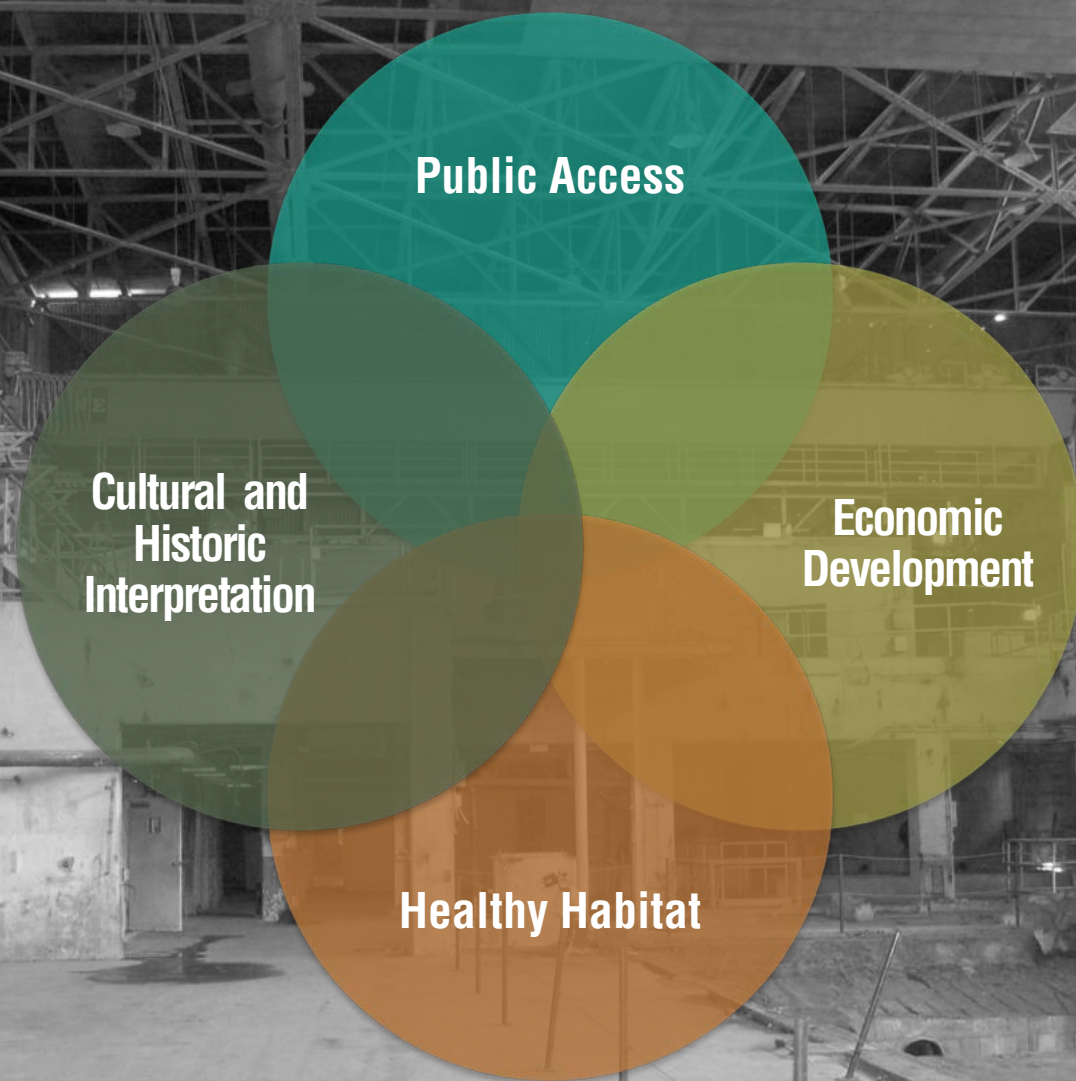


Vision Strategy: “big picture” goals

Framework Master Plan: framework document to balance flexibility and certainty for development



What's the Plan?



Core Values



\$5 million in support from State of Oregon

Eclipse Development



What's New?



What's Your Vision?

Willamette Falls

• LEGACY PROJECT •



2014 Urban Growth Report and 2015 Growth

Management Decision

Ted Reid, Project Manager

GOAL: Adoption of a growth management decision that advances the region's six desired outcomes and meets statutory requirements.

METRO ROLE:

Make a growth management decision that is informed by local and regional goals, technical analysis, and advisory committee and stakeholder input.



PROGRAM OBJECTIVES:

- Provide the Metro Council with a sound basis for making an informed growth management decision
- Emphasize the need for local and regional investments to achieve vibrant downtowns, main streets, and employment areas
- Increase regional coordination
- Meet state requirements related to growth capacity

WORK PROGRAM ELEMENTS:

This work program will be accomplished using a similar approach to that used in the 2009 Urban Growth Report (UGR).

1. UGR:
 - a. Coordinate with local jurisdictions to develop a buildable land inventory that includes vacant, partially vacant, and redevelopable lands inside the urban growth boundary (UGB).
 - b. Using the buildable land inventory, estimate the UGB's 20-year growth capacity.
 - c. Develop a population and employment range forecast (year 2035, 7-county area)
 - d. Complete an interim Housing Needs Analysis based on range forecast (determine housing need by type and density range)
 - e. Determine 20-year capacity gaps for urban growth boundary (residential, commercial, general industrial, large site industrial)
 - f. Incorporate information on development trends and regional performance from other efforts such as Climate Smart Communities, the Metro Equity Baseline, Opportunity Mapping, and the Regional Export Atlas
2. Capacity Ordinance:
 - a. Document efficiency measures adopted after completion of UGR
 - b. Complete UGB alternatives analysis and UGB expansion, if needed
 - c. Update Housing Needs Analysis to reflect point forecast chosen by Council

RELATED PROJECTS/PROGRAMS:

- Climate Smart Communities Scenarios
- Regional Industrial Site Readiness project
- Regional Transportation Plan update

- Greater Portland, Inc.'s Comprehensive Economic Development Strategy and the Export Initiative
- Metro Equity Strategy
- Community Investment Initiative
- Community Planning and Development Grants
- Brownfields program
- Integrated mobility corridors (SW Corridor/East Metro Connections Plan)

EXTERNAL PARTNERS:

- Local jurisdictions and special districts
- State of Oregon Department of Land Conservation and Development
- ODOT
- Key stakeholders including business interests, housing developers and the conservation community
- Regional Industrial Site Readiness partnership

COUNCIL ROLE:

- Policy direction
- Outreach to partners
- Adoption of UGR and actions needed to address any capacity gaps identified in the UGR

KEY MILESTONES AND DECISIONS TIMELINE

1. Metro Council direction on overall work program (with ongoing engagement as project work moves forward)	Spring 2013 – December 2013
2. Release of draft population and employment range forecast (with ongoing engagement)	Early 2014
3. Release of Chief Operating Officer recommended draft UGR (with ongoing engagement)	July 2014
4. Council acceptance of final UGR (with range of need identified)	December 2014
5. Chief Operating Officer recommendations on growth management decision: <ul style="list-style-type: none"> a. Point in range forecast for which to plan b. Capacity Ordinance – efficiency measures and UGB expansions if needed (concept plans must be completed by local jurisdictions by May 2015 for consideration) 	September 2015
6. Council growth management decision: <ul style="list-style-type: none"> a. Adopt point in range forecast b. Adopt efficiency measures and UGB expansions if needed c. Direct staff to develop legal findings (including updating Housing Needs Analysis to reflect point forecast) 	December 2015*
7. Submittal of growth management decision for state review	Early 2016

NOTE: -FORMAL ACTIONS ARE BOLDED AND HIGHLIGHTED IN GRAY

*FINAL UGB DECISION MAY BE MADE IN 2016 INSTEAD OF 2015, DEPENDING ON NEED IDENTIFIED IN UGR, FORECAST POINT CHOSEN BY COUNCIL, EFFECT OF EFFICIENCY MEASURES ADOPTED, AND STATUS OF CONCEPT PLANNING IN URBAN RESERVES.

EVENTS AND PRODUCTS TO ACTUALIZE KEY MILESTONES

Milestone 1 (Council direction on work program and ongoing engagement):

Spring 2013: Council review of proposed work program
May 2013 – Dec 2013: Ongoing engagement with MTAC, MPAC, stakeholders and the Metro Council as project work moves forward

Milestone 2 (Release draft population and employment range forecast):

Fall 2013: Convene expert panel to advise Metro staff on developing the regional range forecast.
Fall 2013: Ongoing engagement with MTAC, MPAC, stakeholders and the Metro Council on the forecast.
Jan 2014: Release draft range forecast (7-county, year 2035)

Milestone 3 (Release draft UGR):

Mar – Jul 2013: Complete residential redevelopment and infill (refill) study
Date TBD: Complete residential permit activity study (where and what type of development has been occurring?)
Jan – Jul 2013: Complete vacant land inventory
Feb – Jul 2013: Convene public/private technical working group to inform Metro staff work on buildable land inventory
Fall 2013: Characterize residential and employment land supply (suitability)
Fall 2013: Update inventory of large industrial sites (confirm vacant/developed status)
Fall 2013: Conduct survey on residential preferences
Spring 2014: Ongoing engagement with MTAC, MPAC, stakeholders and the Metro Council on the components of the draft UGR
Jul 2014: Chief Operating Officer recommends draft UGR to Council

Milestone 4 (Council acceptance of UGR):

Aug – Oct 2014: Ongoing engagement with MTAC, MPAC, stakeholders and the Metro Council on draft UGR
Nov 2014: Revisions to draft UGR as needed
Dec 2014: Council consideration of UGR as basis for 2015 growth management decision

Milestone 5 (COO recommendation on growth management decision):

Summer 2013: Local jurisdictions initiate concept planning work funded with Community Development and Planning Grants
Jan – May 2015: Efficiency measures analysis
May 2015: Local jurisdictions must complete concept plans for urban reserve areas in order to be considered for UGB expansion by Council
May – Aug 2015: Engagement with Council, stakeholders and advisory committees on point to choose in range forecast and growth management decision
May – Sept 2015: UGB alternatives analysis (if gap exists)
September 2015: Release of COO recommendation on point in range forecast and growth management decision

Milestone 6 (Council growth management decision):

Sept - Dec 2015: Engagement with Council, stakeholders and advisory committees on COO recommendation

Dec 2015: Council adoption of point forecast, efficiency measures, and UGB expansion if needed; direction to staff to develop findings, including a revised housing needs analysis to reflect the point forecast adopted by Council.

Milestone 7 (Submittal of growth management decision for state review):

Jan – Feb 2016: Update Housing Needs Analysis to reflect point forecast chosen by Metro Council; finalize findings; submit record to Oregon Department of Land Conservation and Development

TBD Oregon LCDC hearings

Materials following this page were distributed at the meeting.

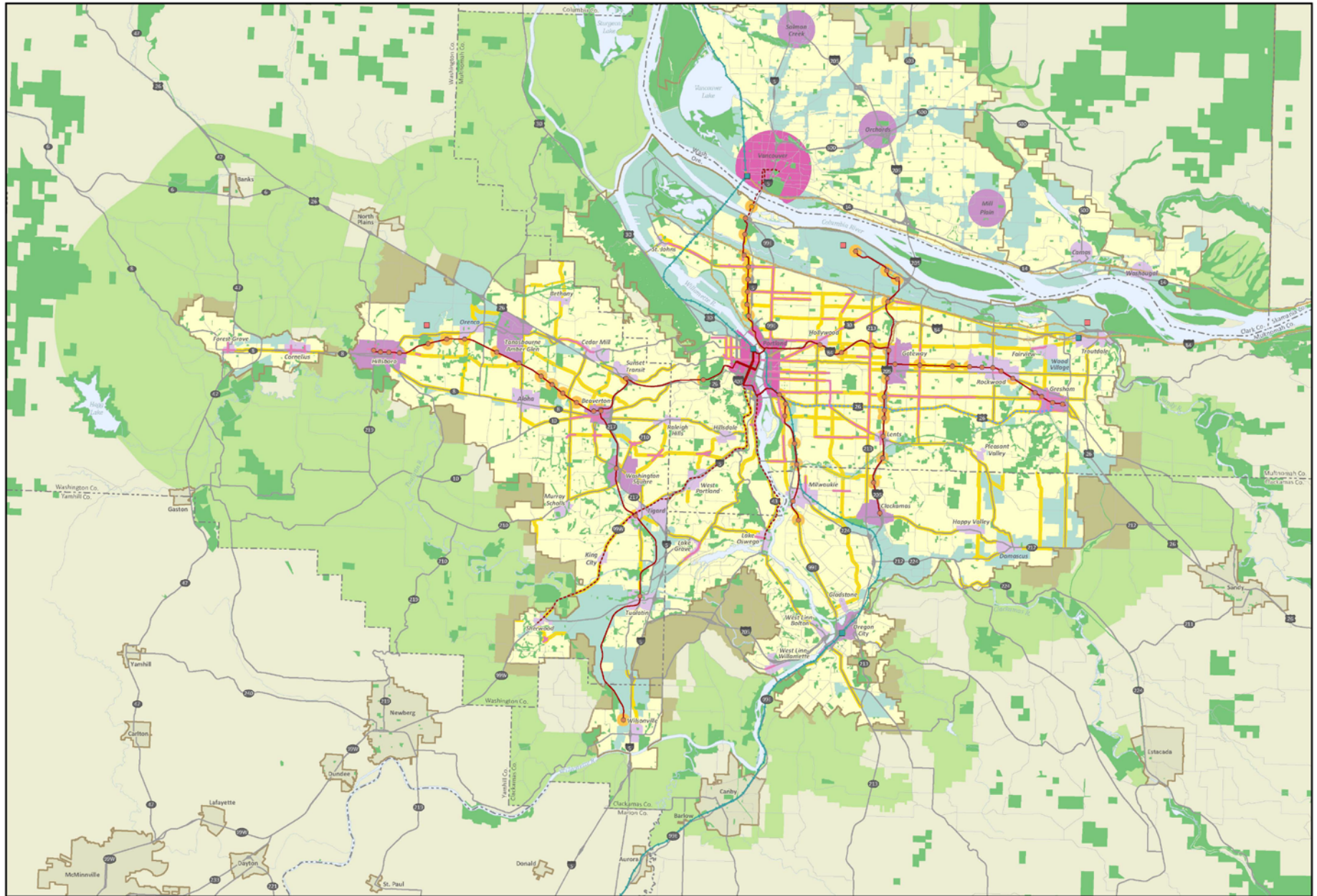
Outcomes-based approach to regional growth management



Metro Technical Advisory Committee

September 18, 2013

Ted Reid, Metro Community Development



2040 Growth Concept Map

January 2013

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The information on this map was derived from digital databases on March 2013. Errors may exist in the creation of this map. Metro does not accept any responsibility for errors, omissions, or outdated information. There is no warranty, expressed or implied, including the use of the map for any purpose other than for a particular purpose, as intended by this project. However, verification of accuracy is recommended.

The Metro 2040 Growth Concept defines the form of regional growth and development for the Portland metropolitan region. The Growth Concept was adopted in December 1995 through the Region 2040 planning and public involvement process. This concept is intended to provide long-term growth management of the region.

The map highlights elements of parallel planning

efforts including: the 2035 Regional Transportation Plan that outlines investments in multiple modes of transportation, and a commitment to local policies and investments that will help the region better accommodate growth within its centers, corridors and employment areas.

For more information on these initiatives, visit <http://www.oregonmetro.gov/2040>

- Central city
- Regional center
- Town center
- Station communities
- Main streets
- Corridors
- Employment land
- Parks and natural areas
- Neighborhood
- Rural reserve
- Urban reserve
- Urban growth boundaries
- Existing high capacity transit
- Planned high capacity transit
- Proposed high capacity transit tier 1
- Mainline freight
- High speed rail
- County boundaries
- Neighboring cities
- Airports
- Intercity rail terminal

Outcomes-based approach:

- **Vibrant communities** - People live, work and play in vibrant communities where their everyday needs are easily accessible.
- **Economic prosperity** - Current and future residents benefit from the region's sustained economic competitiveness and prosperity.
- **Transportation choices** - People have safe and reliable transportation choices that enhance their quality of life.
- **Climate leadership** - The region is a leader in minimizing contributions to global warming.
- **Clean air and water** - Current and future generations enjoy clean air, clean water and healthy ecosystems.
- **Equity** - The benefits and burdens of growth and change are distributed equitably.

Long-term opportunities and challenges



- Population growth
- Changing demographics
- Traffic congestion
- Climate change
- An economy in flux
- Uncertain energy costs
- Funding shortfalls

Growth management decision milestones

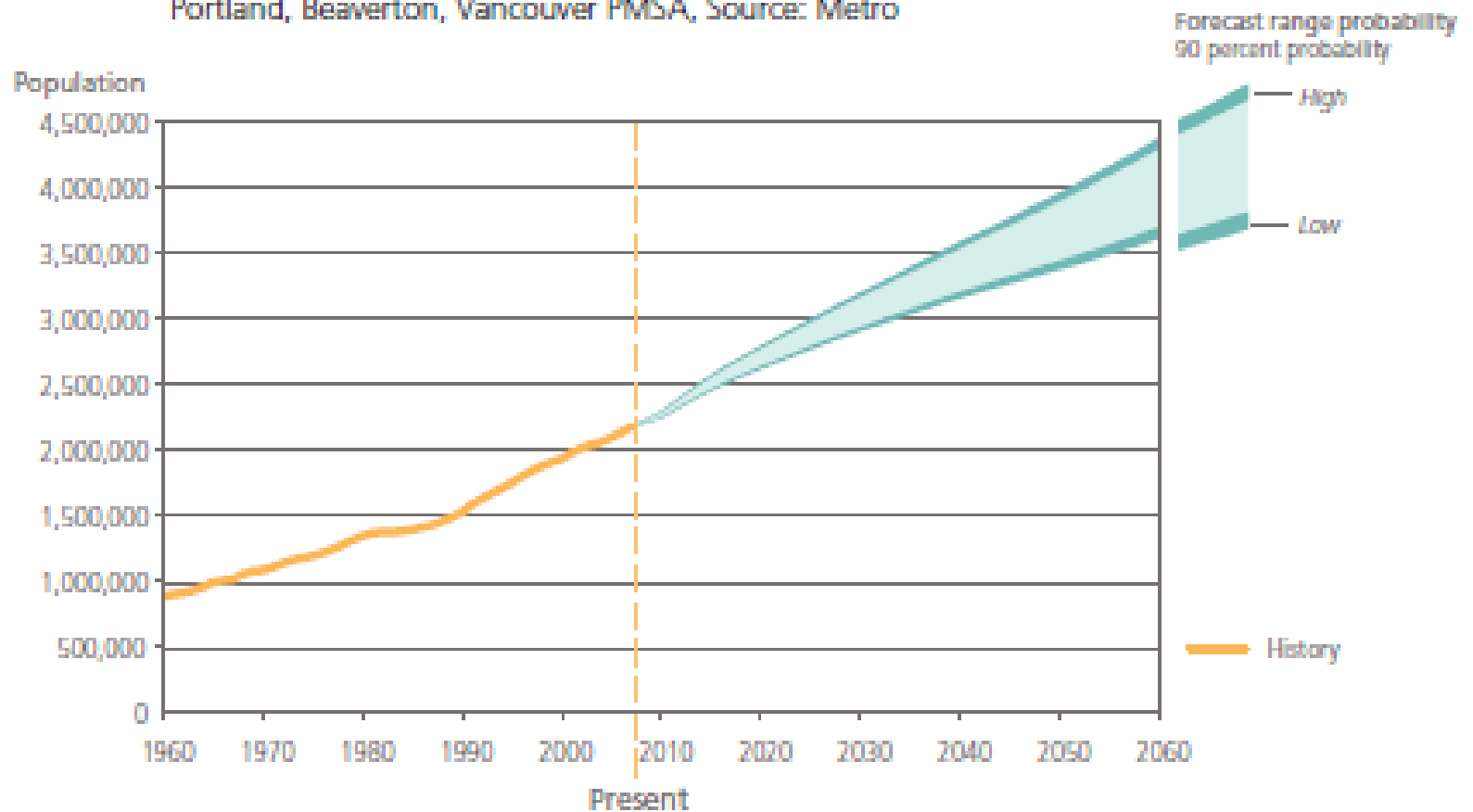
- Fall 2013:** Preliminary buildable land inventory
- Early 2014:** Preliminary range forecast projections
- July 2014:** Draft Urban Growth Report (UGR)
- Fall 2014:** MPAC formal recommendation to Metro Council on UGR
- Dec 2014:** Metro Council consideration of UGR as basis for Dec 2015 growth management decision
- Sept 2015:** Metro COO recommendation on growth management decision
- Fall 2015:** MPAC formal recommendation to Metro Council on growth management decision
- Dec 2015:** Metro Council growth management decision

2014 Urban Growth Report (UGR)

- Report on regional performance related to six desired outcomes
- Assess capacity of current urban growth boundary (UGB) to accommodate 20 years of employment and residential growth
 - Supply: Buildable land inventory (vacant and redevelopable land)
 - Demand: Range forecast

Acknowledging uncertainty with range forecast

Figure 1: 2007 – 2060 Population forecast
Portland, Beaverton, Vancouver PMSA, Source: Metro



Urban Growth Report:

Employment analysis

- Commercial (e.g., retail or office)
- General industrial (e.g., manufacturing or warehousing on smaller industrial sites)
- Large-lot industrial (sites over 25 acres)

Reconciling employment demand and capacity

Demand
(range job
forecast)



Square foot per
employee
(by building type,
market subarea
and design type)



Market based
FARs
(by building type,
design type and
market subarea)



Acres of demand



Vacant capacity
(based on local
zoning)

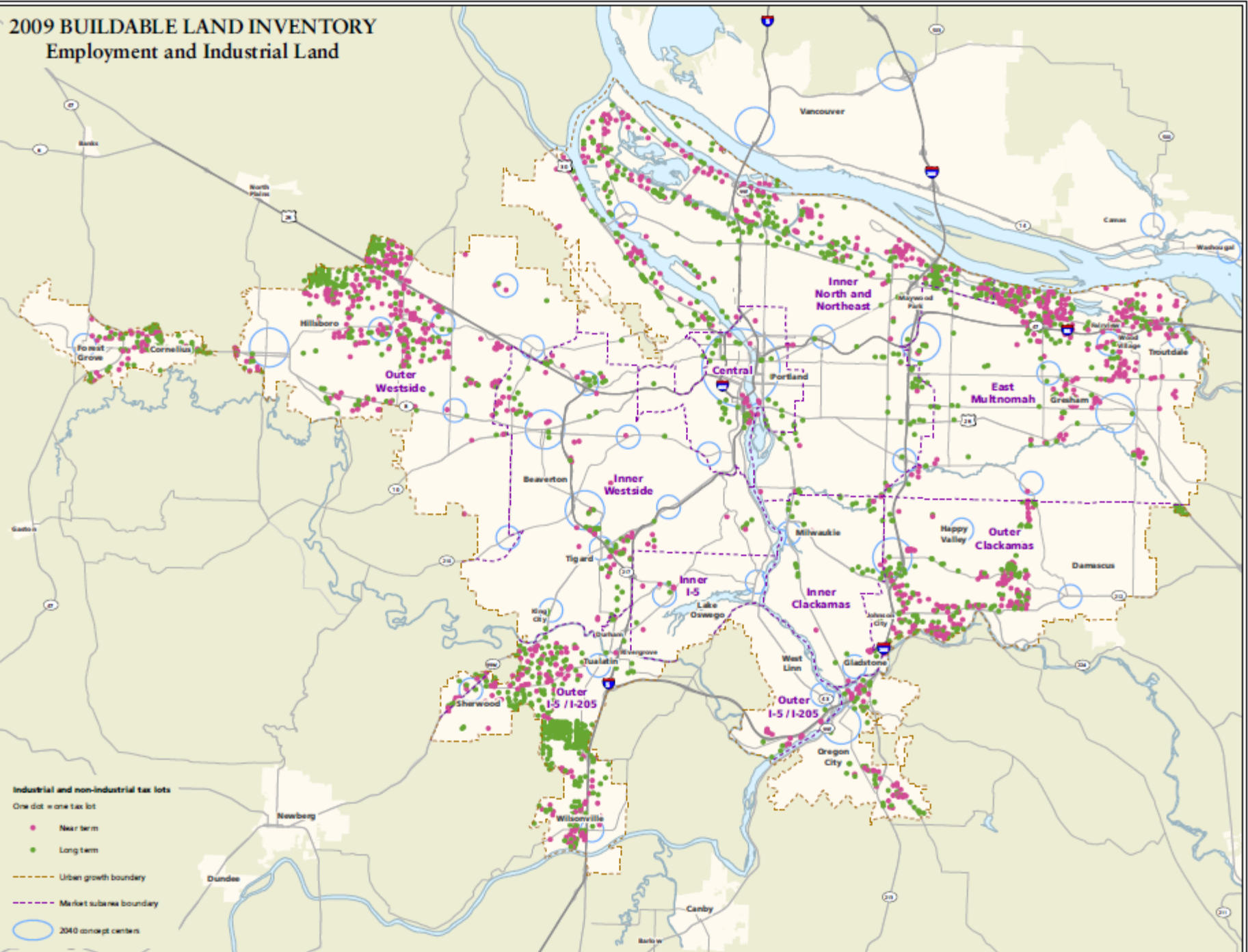


Redevelopment
and infill capacity
(by design type,
market subarea
and building type)



Acres of supply

2009 BUILDABLE LAND INVENTORY



Employment capacity: Redevelopment and infill



Different market areas, uses, and building types

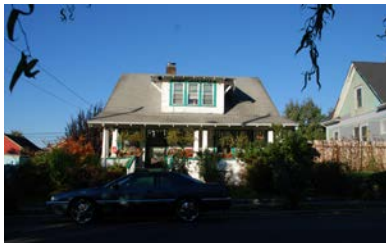


Plans and market dynamics



- Plans are often, by nature, ahead of the market, sometimes by decades
- Local and regional policies and investments can influence utilization of planned capacity

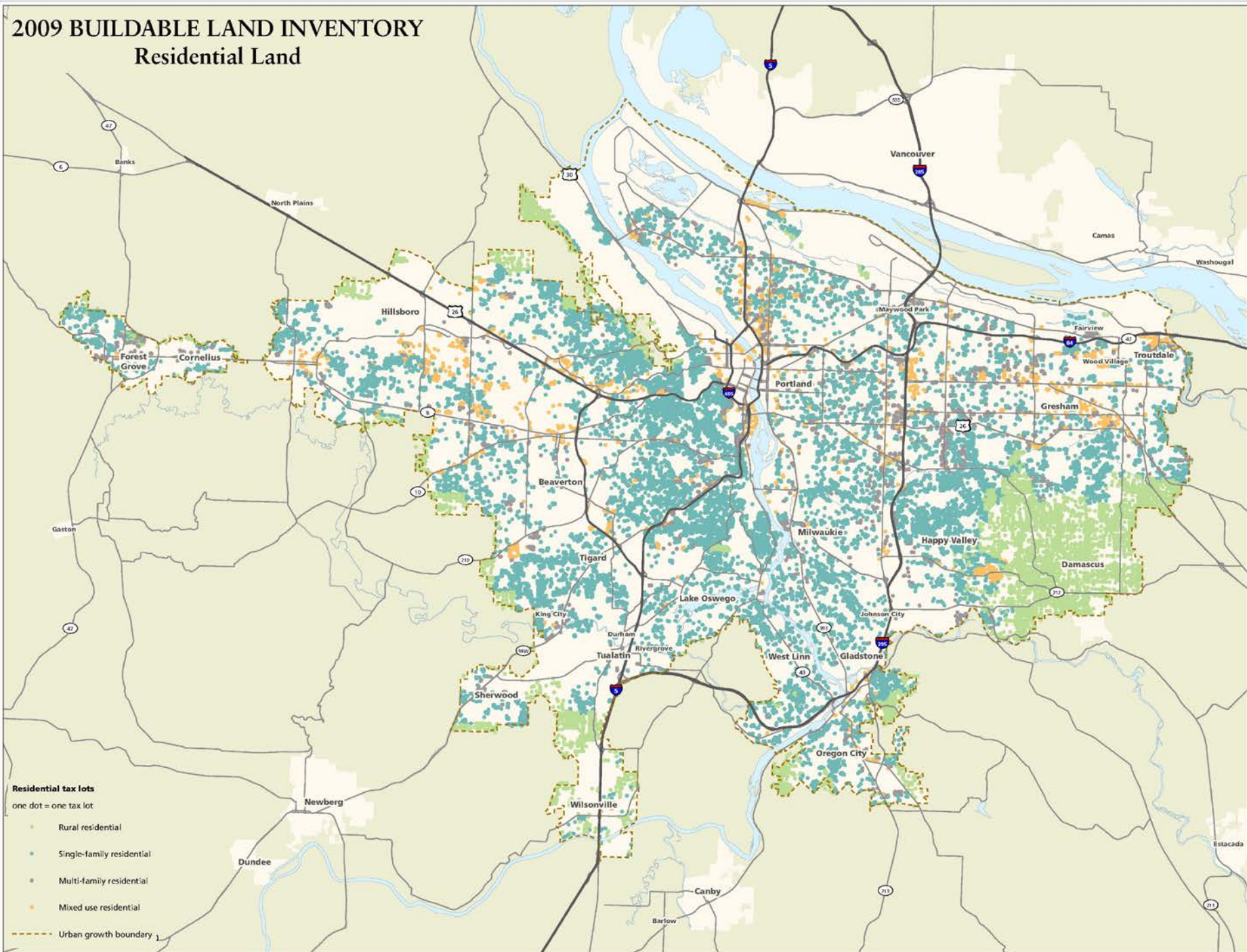
Urban Growth Report: Housing needs analysis



- Assess housing needs by type and density
- Consider housing + transportation affordability

2009 BUILDABLE LAND INVENTORY

Residential Land



Market Areas for Residential Redevelopment

DISCLAIMER:
This map is for research purposes only and does not reflect policy decisions by any jurisdictional authority.

Market Areas:

- 1: Central City
- 2: Corridors
- 3: Eastside Urban
- 4: Suburban
- 5: Central City
- 6: Corridors
- 7: Eastside Urban
- 8: Suburban
- 9: Central City
- 10: Corridors
- 11: Eastside Urban
- 12: Suburban

Redevelopment Strike Price

	MultiFamily	Mixed Use Residential
Central City	\$130/sq. ft.	\$130/sq. ft.
Corridors	\$70/sq. ft.	\$80/sq. ft.
Eastside Urban	\$70/sq. ft.	\$80/sq. ft.
Suburban	\$10/sq. ft.	\$12/sq. ft.

Strike Price = (Improvement Value + Land Value) / Total Square Feet of Lot

- Market Area Number

DRAFT
May 28, 2013

DISCLAIMER:
This map is for research purposes only
and does not reflect policy decisions
by any jurisdictional authority.

$$\text{Strike Price} = \frac{(\text{Improvement Value} + \text{Land Value})}{\text{Total Square Feet of Lot}}$$

- Market Area Number

DRAFT

May 28, 2013

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Partnering to better understand residential preferences

- Metro
- Homebuilders Association
- 1000 Friends of Oregon
- Realtors Association
- City of Portland
- Clackamas County
- Multnomah County
- Washington County
- PSU
- Davis, Hibbitts & Midghall

What is a “stated choice” survey?

- The stated choice experiment tries to understand the reasoning of an individual (or market segment) for picking an alternative from a set of choices.
- What and where they live is determined by socio-economic attributes that are bundled into the location preference.
- By surveying for residential location choices of housing segments, we gain a better understanding of the attributes, trade-offs and cost calculations people make in choosing where to live.

How does a “stated choice” survey differ from other approaches?

- Revealed Preference (surveys actual occurrences)
 - Census data
 - Bureau of Labor Statistics employer data
- Stated Preference
 - Opinion surveys (attitudinal counts)
 - Visual preference surveys (attitudinal counts)
 - Scientific surveys (attitudinal counts, choice modeling & tradeoff analysis)

Draft variables to test in survey

- Housing tenure (own, rent)
- Housing type (multi-family, single-family)
- House size
- Yard size
- Neighborhood type
- Commute length
- Transportation options
- Price (rent or mortgage)

Metro Council growth management decision

December 2015

- Select point in range forecast
- Consider efficiency measures (local and/or regional)
- Consider UGB expansions into urban reserves
- Local efficiency measures and concept plans should be adopted by May 2015 to be considered as growth management options if a regional need is identified

MTAC role

- Review technical work throughout process
- Act as a technical resource as requested by MPAC
- Act as liaisons to the constituents you represent at MTAC



2014 Urban Growth Report and 2015 Growth

Management Decision

Ted Reid, Project Manager

GOAL: Adoption of a growth management decision that advances the region's six desired outcomes and meets statutory requirements.

METRO ROLE:

Make a growth management decision that is informed by local and regional goals, technical analysis, and advisory committee and stakeholder input.



PROGRAM OBJECTIVES:

- Provide the Metro Council with a sound basis for making an informed growth management decision
- Emphasize the need for local and regional investments to achieve vibrant downtowns, main streets, and employment areas
- Increase regional coordination
- Meet state requirements related to growth capacity

WORK PROGRAM ELEMENTS:

This work program will be accomplished using a similar approach to that used in the 2009 Urban Growth Report (UGR).

1. UGR:
 - a. Coordinate with local jurisdictions to develop a buildable land inventory that includes vacant, partially vacant, and redevelopable lands inside the urban growth boundary (UGB).
 - b. Using the buildable land inventory, estimate the UGB's 20-year growth capacity.
 - c. Develop a population and employment range forecast (year 2035, 7-county area)
 - d. Complete an interim Housing Needs Analysis based on range forecast (determine housing need by type and density range)
 - e. Determine 20-year capacity gaps for urban growth boundary (residential, commercial, general industrial, large site industrial)
 - f. Incorporate information on development trends and regional performance from other efforts such as Climate Smart Communities, the Metro Equity Baseline, Opportunity Mapping, and the Regional Export Atlas
2. Capacity Ordinance:
 - a. Document efficiency measures adopted after completion of UGR
 - b. Complete UGB alternatives analysis and UGB expansion, if needed
 - c. Update Housing Needs Analysis to reflect point forecast chosen by Council

RELATED PROJECTS/PROGRAMS:

- Climate Smart Communities Scenarios
- Regional Industrial Site Readiness project
- Regional Transportation Plan update

- Greater Portland, Inc.'s Comprehensive Economic Development Strategy and the Export Initiative
- Metro Equity Strategy
- Community Investment Initiative
- Community Planning and Development Grants
- Brownfields program
- Integrated mobility corridors (SW Corridor/East Metro Connections Plan)

EXTERNAL PARTNERS:

- Local jurisdictions and special districts
- State of Oregon Department of Land Conservation and Development
- ODOT
- Key stakeholders including business interests, housing developers and the conservation community
- Regional Industrial Site Readiness partnership

COUNCIL ROLE:

- Policy direction
- Outreach to partners
- Adoption of UGR and actions needed to address any capacity gaps identified in the UGR

KEY MILESTONES AND DECISIONS TIMELINE

1. Metro Council direction on overall work program (with ongoing engagement as project work moves forward)	Spring 2013 – December 2013
2. Release of draft population and employment range forecast (with ongoing engagement)	Early 2014
3. Release of Chief Operating Officer recommended draft UGR (with ongoing engagement)	July 2014
4. Council acceptance of final UGR (with range of need identified)	December 2014
5. Chief Operating Officer recommendations on growth management decision: <ul style="list-style-type: none"> a. Point in range forecast for which to plan b. Capacity Ordinance – efficiency measures and UGB expansions if needed (concept plans must be completed by local jurisdictions by May 2015 for consideration) 	September 2015
6. Council growth management decision: <ul style="list-style-type: none"> a. Adopt point in range forecast b. Adopt efficiency measures and UGB expansions if needed c. Direct staff to develop legal findings (including updating Housing Needs Analysis to reflect point forecast) 	December 2015*
7. Submittal of growth management decision for state review	Early 2016

NOTE: -FORMAL ACTIONS ARE BOLDED AND HIGHLIGHTED IN GRAY

*FINAL UGB DECISION MAY BE MADE IN 2016 INSTEAD OF 2015, DEPENDING ON NEED IDENTIFIED IN UGR, FORECAST POINT CHOSEN BY COUNCIL, EFFECT OF EFFICIENCY MEASURES ADOPTED, AND STATUS OF CONCEPT PLANNING IN URBAN RESERVES.

EVENTS AND PRODUCTS TO ACTUALIZE KEY MILESTONES

Milestone 1 (Council direction on work program and ongoing engagement):

Spring 2013: Council review of proposed work program
May 2013 – Dec 2013: Ongoing engagement with MTAC, MPAC, stakeholders and the Metro Council as project work moves forward

Milestone 2 (Release draft population and employment range forecast):

Fall 2013: Convene expert panel to advise Metro staff on developing the regional range forecast.
Fall 2013: Ongoing engagement with MTAC, MPAC, stakeholders and the Metro Council on the forecast.
Jan 2014: Release draft range forecast (7-county, year 2035)

Milestone 3 (Release draft UGR):

Mar – Jul 2013: Complete residential redevelopment and infill (refill) study
Date TBD: Complete residential permit activity study (where and what type of development has been occurring?)
Jan – Jul 2013: Complete vacant land inventory
Feb – Jul 2013: Convene public/private technical working group to inform Metro staff work on buildable land inventory
Fall 2013: Characterize residential and employment land supply (suitability)
Fall 2013: Update inventory of large industrial sites (confirm vacant/developed status)
Fall 2013: Conduct survey on residential preferences
Spring 2014: Ongoing engagement with MTAC, MPAC, stakeholders and the Metro Council on the components of the draft UGR
Jul 2014: Chief Operating Officer recommends draft UGR to Council

Milestone 4 (Council acceptance of UGR):

Aug – Oct 2014: Ongoing engagement with MTAC, MPAC, stakeholders and the Metro Council on draft UGR
Nov 2014: Revisions to draft UGR as needed
Dec 2014: Council consideration of UGR as basis for 2015 growth management decision

Milestone 5 (COO recommendation on growth management decision):

Summer 2013: Local jurisdictions initiate concept planning work funded with Community Development and Planning Grants
Jan – May 2015: Efficiency measures analysis
May 2015: Local jurisdictions must complete concept plans for urban reserve areas in order to be considered for UGB expansion by Council
May – Aug 2015: Engagement with Council, stakeholders and advisory committees on point to choose in range forecast and growth management decision
May – Sept 2015: UGB alternatives analysis (if gap exists)
September 2015: Release of COO recommendation on point in range forecast and growth management decision

Milestone 6 (Council growth management decision):

Sept - Dec 2015: Engagement with Council, stakeholders and advisory committees on COO recommendation

Dec 2015: Council adoption of point forecast, efficiency measures, and UGB expansion if needed; direction to staff to develop findings, including a revised housing needs analysis to reflect the point forecast adopted by Council.

Milestone 7 (Submittal of growth management decision for state review):

Jan – Feb 2016: Update Housing Needs Analysis to reflect point forecast chosen by Metro Council; finalize findings; submit record to Oregon Department of Land Conservation and Development

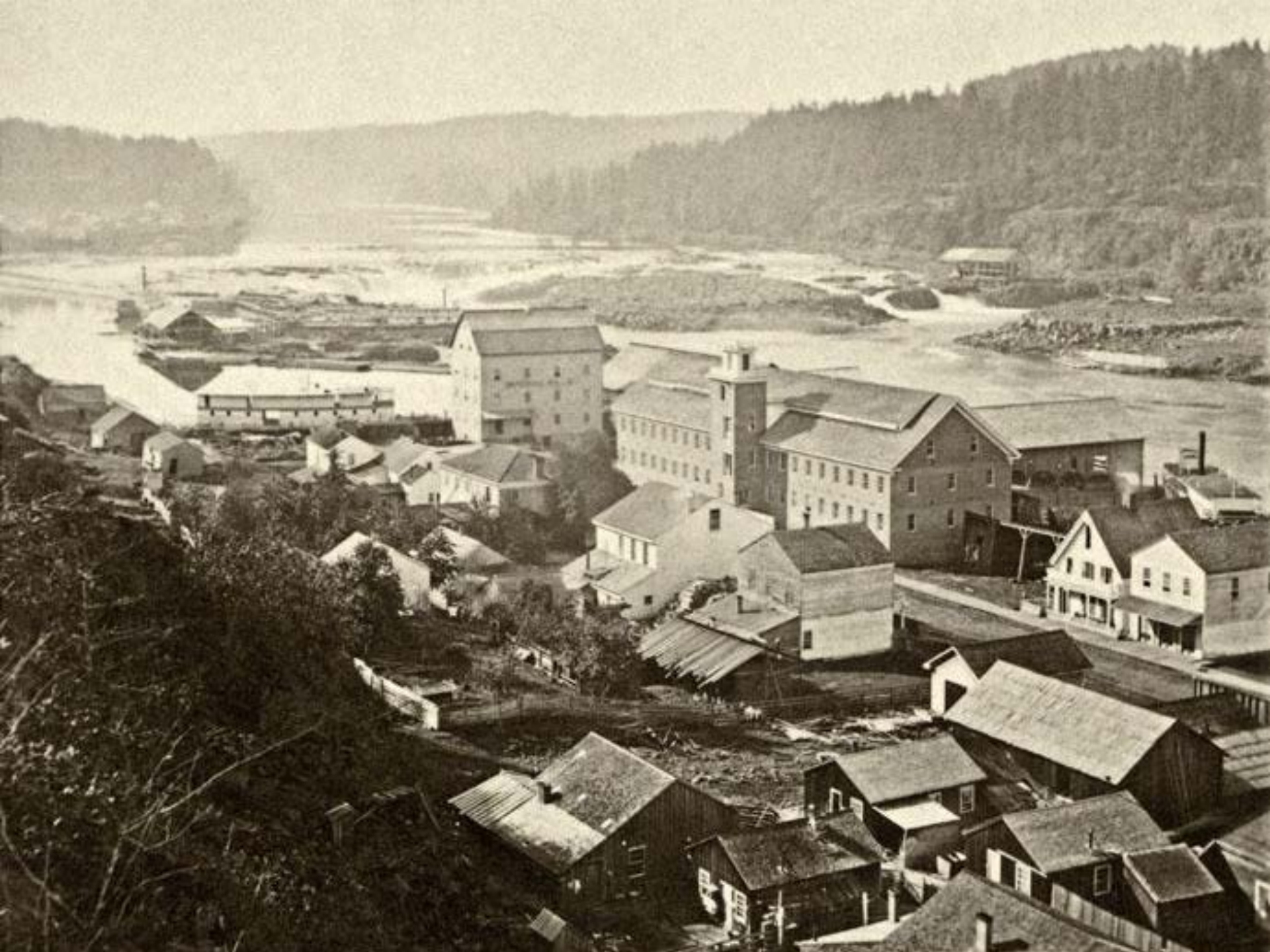
TBD Oregon LCDC hearings

Materials following this page were distributed at the meeting.





REDISCOVER
— the —
FALLS





Project Partners

City of Oregon City

Metro Regional Government

Clackamas County

State of Oregon

Bankruptcy Trustee

Who is involved?

Nine Months: July 2013 through April 2014

Summer, Fall: Community Conversations

Fall, Winter: Concept Design

Today: Visioning

What's the Process?

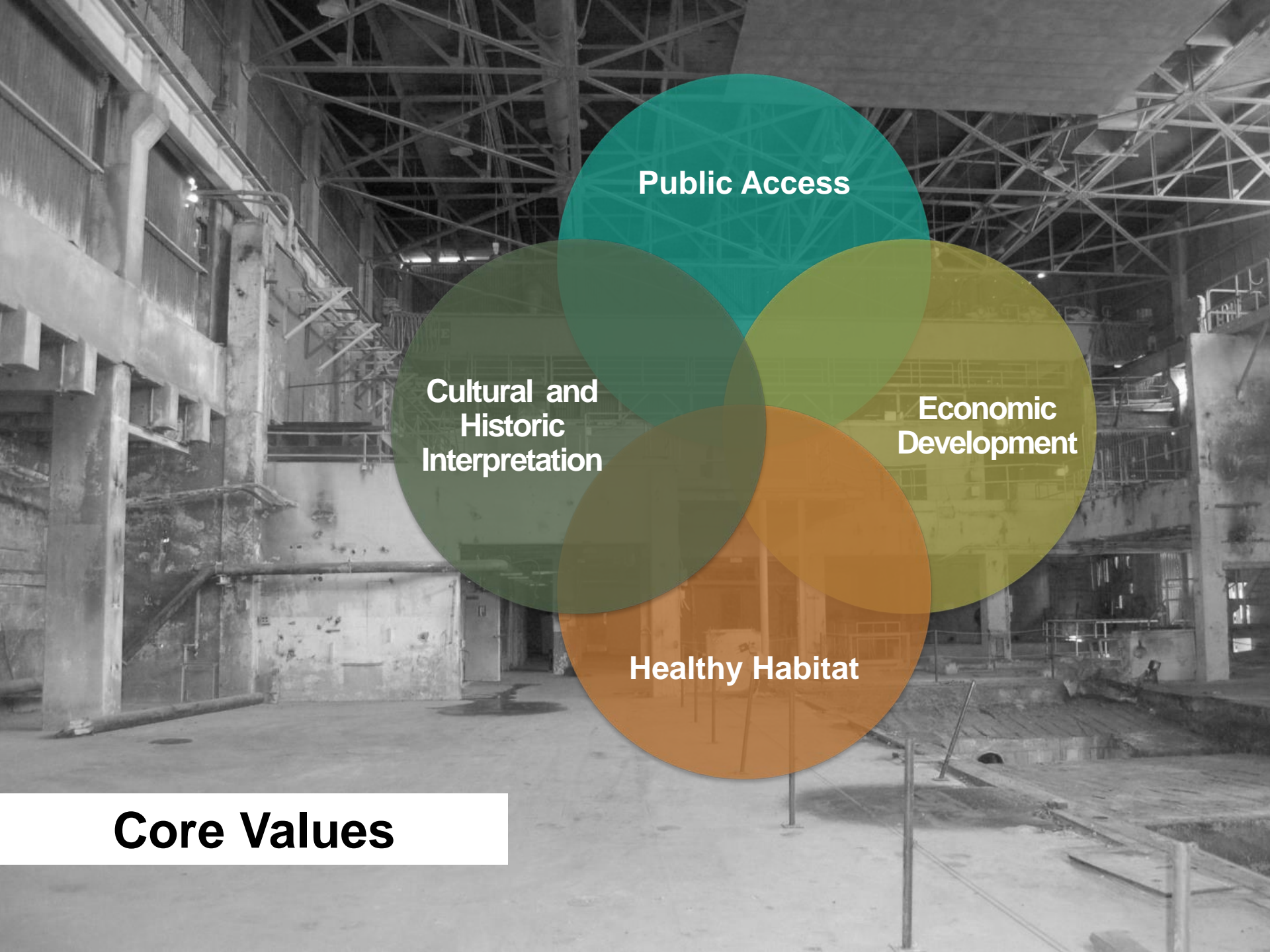


Vision Strategy: “big picture” goals

Framework Master Plan: framework document to balance flexibility and certainty for development



What's the Plan?



Public Access

**Cultural and
Historic
Interpretation**

**Economic
Development**

Healthy Habitat

Core Values

\$5 million in support from State of Oregon Eclipse Development



What's New?



What's Your Vision?

Willamette Falls

• LEGACY PROJECT •