

# A G E N D A

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**METRO**

## Agenda

MEETING: METRO COUNCIL WORK SESSION MEETING  
DATE: October 7, 2003  
DAY: Tuesday  
TIME: 1:00 PM  
PLACE: Metro Council Chamber

### CALL TO ORDER AND ROLL CALL

- |         |    |  |                |
|---------|----|--|----------------|
| 1:00 PM | 1. | DISCUSSION OF AGENDA FOR COUNCIL<br>REGULAR MEETING, OCTOBER 9, 2003   |                |
| 1:15 PM | 2. | PROGRAM OPTION CHOICES FOR THE FISH<br>AND WILDLIFE HABITAT PROTECTION | Deffebach      |
| 1:45 PM | 3. | REGIONAL ECONOMIC DEVELOPMENT<br>PARTNERS UPDATE                       | Neill/Pederson |
| 2:15 PM | 4. | PILOT CENTER REPORT  | Bernards       |
| 2:30 PM | 5. | INDEX OF BIOLOGICAL INTEGRITY<br>RESEARCH RESULTS                      | Hennings       |
| 2:50 PM | 6. | CITIZEN COMMUNICATION  |                |
| 3:00 PM | 7. | CHIEF OPERATING OFFICER COMMUNICATION                                  |                |
| 3:10 PM | 8. | COUNCILOR COMMUNICATION  |                |

**ADJOURN**

***PROGRAM OPTION CHOICES FOR THE FISH AND WILDLIFE HABITAT PROTECTION***

Metro Council Work Session  
Tuesday, October 7, 2003  
Metro Council Chamber

## **METRO COUNCIL**

### **Work Session Worksheet**

Presentation Date: 10/07/03

Time:

Length: 30 min

Presentation Title: Program Option Choices for the Fish and Wildlife Habitat Protection

Department: Planning

Presenters: Deffebach, Cotugno

#### **ISSUE & BACKGROUND**

The Economic, Social, Energy, Environment (ESEE) analysis is the second step in the three-step process described by Goal 5 following the definition of the Significant Resource Inventory and before development of the program for protection of the fish and wildlife habitat areas. The ESEE analysis identifies the issues associated with a decision to allow, limit or prohibit conflicting use on natural resource lands and discusses trade-offs in these decisions.

Metro is conducting the ESEE analysis in two phases. The first phase identifies the ESEE consequences at a regional level. Metro's technical advisory committees are now reviewing a draft report of this analysis. These ESEE findings are being presented to a variety of organizations and are being displayed at a variety of public events to raise the level of public awareness regarding fish and wildlife habitat protection and to begin the discussion of the difficult choices that must be made to determine the most appropriate level and type of habitat protection for the region. The outreach efforts are continuing through September and October, ending with public hearings before the Metro Council on October 23 and 30, 2003.

The second phase of the ESEE analysis will evaluate the ESEE consequences of a range of protection program options. Metro Council has previously directed staff to include a mix of regulatory and non-regulatory approaches in the program options. In addition, the ESEE findings support a variety of different approaches to the regulatory elements of a program such as varying the level of protection by ecological value or economic development priority and raise several issues for further consideration such as the appropriate role of regulations on redevelopment of existing uses. The schedule calls for Metro Council to give staff direction, via resolution, on the program options for further evaluation by October 30, 2003.

#### **OPTIONS AVAILABLE**

Based on the ESEE findings, Metro staff has identified a range of Protection Program Options for discussion by Metro Council at the Work Session. After the Council Work Session on September 30, staff is scheduled to present the draft range of program options to MTAC and MPAC along with a draft resolution and staff report, on October 1 and 8, 2003. The schedule then calls for MTAC and MPAC to take action on the resolution on October 15 and 22, 2003. Metro Council will have the opportunity to review the resolution on October 23, before action is scheduled for October 30, 2003.

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Metro Council reviewed the draft range of options, resolution and staff report on September 30, 2003. Based on comments, the drafts are revised and attached. The October 7<sup>th</sup> work session offers Councilors additional opportunities to comment on the options and the ESEE findings in Exhibit A, to the Resolution.

### **IMPLICATIONS AND SUGGESTIONS**

Defining the appropriate range of protection options is a significant next step in the Fish and Wildlife Protection Program. The range of program options will evolve as Metro's technical and policy advisory committees review them and as public comments are received on the ESEE findings. The Council Work Session is an important time for Councilors to give direction to staff about the options that are presented for review and action in October.

### **QUESTION(S) PRESENTED FOR CONSIDERATION**

Staff request that Councilors forward any comments or questions on the ESEE Report to staff. Staff have requested advisory committee members who are reviewing the Report to forward comments by October 10. The comments will be used to revise the report for Council consideration on October 30, 2003.

Staff request that Council members give staff direction on variables that they would like to see evaluated as part of the program options and information that they would like to have available to compare the options.

**LEGISLATION WOULD BE REQUIRED FOR COUNCIL ACTION** ☒ Yes ☐ No  
**DRAFT IS ATTACHED** ☒ Yes ☐ No

### **SCHEDULE FOR WORK SESSION**

Department Director/Head Approval \_\_\_\_\_  
Chief Operating Officer Approval \_\_\_\_\_



# DRAFT

## BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ENDORSING METRO'S	)
GOAL 5 DRAFT PHASE 1 ESEE ANALYSIS AND	) RESOLUTION NO. 03-3376
DIRECTING STAFF TO CONDUCT MORE SPECIFIC	)
ESEE ANALYSIS OF MULTIPLE FISH AND WILDLIFE	) Introduced by Michael Jordan, Chief
HABITAT PROTECTION AND RESTORATION	) Operating Officer, with the concurrence
PROGRAM OPTIONS	) of the Council President

WHEREAS, the Regional Framework Plan and Urban Growth Management Functional Plan ("UGMFP") state that Metro will undertake a program for protection of fish and wildlife habitat; and

WHEREAS, Title 3 of the UGMFP sets forth actions that the Metro Council anticipated that Metro would take in identifying, considering, and protecting regionally significant fish and wildlife habitat conservation areas (see Metro Code section 3.07.350(C)); and

WHEREAS, an effective regional fish and wildlife habitat protection program will assist local governments to address the requirements of the federal Endangered Species Act and the federal Clean Water Act; and

WHEREAS, Metro is applying the state Goal 5 administrative rule, OAR 660-023-0000 through OAR 660-023-0250, as the framework for identifying, considering, and protecting regionally significant fish and wildlife habitat areas; and

WHEREAS, the Metro Council adopted a draft inventory and map of regionally significant riparian corridors and wildlife habitat in Resolution No. 02-3218A on August 8, 2002; and

WHEREAS, in Resolution No. 02-3218A, approved on August 8, 2002, the Metro Council adopted a Local Plan Analysis, as required by Title 3, Section 5 of the Urban Growth Management Functional Plan, and concluded, based on the evidence in the Local Plan Analysis, that Goal 5 data and protection among local governments within Metro's jurisdiction is inconsistent and that Metro should analyze the regional economic, social, environment, and energy ("ESEE") consequences that could result from a decision to allow, limit, or prohibit conflicting uses (an "ESEE analysis") for all Goal 5 resource sites containing regionally significant riparian corridors and wildlife habitat; and

WHEREAS, the Goal 5 administrative rule describes four steps to be followed in conducting an ESEE analysis, including (1) identifying conflicting uses, (2) determining the "impact area," (3) analyzing the ESEE consequences, and (4) developing a program to achieve Goal 5; and

WHEREAS, the Goal 5 administrative rule allows local governments to conduct a single ESEE analysis for more than one significant Goal 5 resource and does not require local governments to address the four steps of the ESEE analysis sequentially, but anticipates that some steps will result in a return to a previous step; and

WHEREAS, Metro is conducting its ESEE analysis for all Goal 5 resource sites containing regionally significant riparian corridors and wildlife habitat in two phases: Phase 1 will be a draft general analysis of regional ESEE consequences, including the determination of impact areas and the identification of conflicting uses; Phase 2 will be a more specific draft regional ESEE consequences analysis of the tradeoffs identified in Phase 1 as applied to several program options for protection of

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regionally significant resource sites, and will result in a draft determination of where to allow, limit or prohibit development on regionally significant fish and wildlife habitat lands and will be the basis for development of Metro's Program to Achieve Goal 5; and

WHEREAS, Metro has (1) contracted with an independent, well-respected economic consultant, ECONorthwest, to provide its expertise on Metro's analysis of the economic consequences that could result from a decision to allow, limit, or prohibit conflicting uses for all regionally significant resource sites, (2) provided draft copies of the economic analysis to an Independent Economic Advisory Board ("IEAB"), which included recognized economics experts from across the Pacific-Northwest region, to provide peer-review analysis of the methods and assumptions used the economic consequences analysis, and (3) convened an Economics Technical Advisory Committee ("ETAC") consisting of a broad cross-section of economics experts, local government representatives, and other interested parties from the Metro region to review the economic analysis to ensure that it addressed the most critical economic issues facing the Metro region; and

WHEREAS, Metro convened a Social Issues Committee ("Social Committee"), consisting of citizens from the region representing a broad cross-section of ideological viewpoints regarding the social impacts that Metro's Fish and Wildlife Habitat Protection Program may have, to review Metro's social issues analysis; and

WHEREAS, Metro received input from the Goal 5 Technical Advisory Committee ("Goal 5 TAC"), consisting of staff representatives from federal, state, and local governments, soil and water conservation districts, and other individuals with scientific expertise, and from the Water Resources Policy Advisory Committee ("WRPAC"), consisting of representatives from local governments, water districts, and other water service providers in the Metro region, regarding Metro's environmental impacts analysis; and

WHEREAS, a draft Economic, Social, Environmental and Energy Analysis (ESEE) and Executive Summary, September 2003 (collectively the "Draft Phase 1 ESEE Analysis"), is attached as Exhibit A; and

WHEREAS, as required by the Goal 5 administrative rule, the Draft Phase 1 ESEE Analysis determines, for each regionally significant resource site, an impact area in which allowed uses could adversely affect the resource; and

WHEREAS, as required by the Goal 5 administrative rule, the Draft Phase 1 ESEE Analysis examines land uses allowed outright or conditionally within the zones applied to the regionally significant resource sites and their impact areas and, on that basis, identifies conflicting uses that exist, or could occur with respect to the regionally significant resource sites; and

WHEREAS, as required by the Goal 5 administrative rule, the Draft Phase 1 ESEE Analysis analyzes the ESEE consequences that could result from decisions to allow, limit, or prohibit conflicting uses in regionally significant resource sites; and

WHEREAS, the ETAC, Social Committee, Goal 5 TAC, and WRPAC reviewed the Draft Phase 1 ESEE Analysis and provided input and advice on that document; and

WHEREAS, Metro engaged in extensive public outreach to inform the citizens of the region about this stage of Metro's work to develop a fish and wildlife habitat protection and restoration program consistent with the Goal 5 administrative rule, including holding public open houses, distributing material

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at public events, and presenting Goal 5 material to other interested organizations, groups, businesses, non-profit agencies, and property owners; and

WHEREAS, based on the preliminary conclusions and tradeoffs discussed in the Draft Phase 1 ESEE Analysis a broad range of program options have been developed for further ESEE analysis as part of Phase 2 of Metro's Goal 5 ESEE analysis, which options are described in detail in a report entitled, "Fish and Wildlife Habitat Protection and Restoration Program Options," (the "Program Options Report") attached hereto as Exhibit B; and

WHEREAS, the Program Options Report describes evaluation criteria and modeling assumptions to guide the Phase 2 ESEE analysis of the program options; and

WHEREAS, the Draft Phase 1 ESEE Analysis, the Program Options Report, and this resolution have been reviewed by the Metro Technical Advisory Committee and the Metro Policy Advisory Committee, which have recommended that this resolution be approved; and

WHEREAS, the Metro Council has held two public hearings to hear comments directly from the citizens of the region regarding the Draft Phase 1 ESEE Analysis, the Program Options Report, this resolution, and Metro's fish and wildlife habitat protection program planning process; now therefore

BE IT RESOLVED:

1. Endorse Draft Phase 1 ESEE Analysis, Exhibit A

The Metro Council endorses the Draft Phase 1 ESEE Analysis in Exhibit A, including the preliminary identification of conflicting uses and impact areas, and reserves the opportunity to minimally or substantially alter the ESEE analysis prior to adoption of a final ESEE analysis and Program to Achieve Goal 5, after additional public comment and review.

2. Direct Staff to Analyze Program Options, Exhibit B

The Metro Council directs Metro staff to analyze the program options described in the Program Options Report, attached as Exhibit B, using the evaluation criteria and modeling assumptions described therein, in order to provide Metro with sufficient technical data and analysis to permit the Metro Council to take final action to adopt a Program to Achieve Goal 5.

3. No Further Analysis of Option to Prohibit All Conflicting Uses in All Resource Sites

The Metro Council concludes, based on the analysis in Exhibit A, that adopting a Program to Achieve Goal 5 prohibiting all conflicting uses in all resource sites would have exceptionally detrimental social and economic effects, as balanced against the positive environmental, social, economic, and energy effects of such an approach, and that such an approach shall not be further analyzed as part of Metro's fish and wildlife habitat planning process.

4. Program Shall Not Result in Takings

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The Metro Council concludes, based on the analysis in Exhibit A, that adopting a Program to Achieve Goal 5 that would result in a taking of property under the Oregon or United States Constitutions would have exceptionally detrimental social effects, and could also have detrimental environmental, economic, and energy effects, and that, balancing such effects against any resulting positive environmental, social, economic, and energy effects, the Program to Achieve Goal 5 that Metro develops shall not prohibit or limit a conflicting use in any significant resource site if such a prohibition or limitation would result in a taking of private property.

5. Program Shall Not Affect Existing Uses of Property

The Metro Council concludes, following the analysis in Exhibit A, that adopting a Program to Achieve Goal 5 that would require property owners to discontinue a use or remove structures on their properties for which they have received land use authorization would have exceptionally detrimental social and economic effects, and could also have detrimental environmental and energy effects, and that, balancing such effects against any resulting positive environmental, social, economic, and energy effects, the Program to Achieve Goal 5 that Metro develops shall not require property owners to discontinue a use or remove structures on their properties for which they have received land use authorization.

6. This Resolution is Not a Final Action

The Metro Council's action in this resolution is not a final action designating regionally significant fish and wildlife habitat areas, final action on an ESEE analysis, or a final action to protect those areas through a Program to Achieve Goal 5. Pursuant to OAR 660-023-0080, when Metro takes final action to approve a Program to Achieve Goal 5 it will do so by adopting an ordinance that will include an amendment to the Urban Growth Management Functional Plan, approval of the final designation of significant fish and wildlife habitat areas, and approval of a final ESEE analysis, and Metro then will submit such functional plan amendments to the Oregon Land Conservation and Development Commission for acknowledgement under the provisions of ORS 197.251 and ORS 197.274.

ADOPTED by the Metro Council this \_\_\_\_ day of \_\_\_\_\_ 2003.

\_\_\_\_\_  
David Bragdon, Council President

Approved as to Form:

\_\_\_\_\_  
Daniel B. Cooper, General Counsel

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**EXHIBIT B**  
**Fish and Wildlife Habitat Protection and Restoration Program Options**  
**Program Options Report**  
**October 1, 2003**

**1. Program Options**

The Metro Council and its local partners are conducting a three-step planning process to conserve, protect, and restore urban streams, waterways and upland areas that provide important fish and wildlife habitat. State land-use planning laws and broad citizen concern about the need to protect and restore habitat guide this work.

Based on a scientific assessment of functional habitat values, Metro Council identified regionally significant fish and wildlife habitat in August 2002, completing the first step of the planning process. This paper describes the approach Metro is following to carry out the second step of the planning process: assessing the Economic, Environmental, Social, and Energy (ESEE) tradeoffs of protecting or not protecting regionally significant fish and wildlife habitat.

Metro's ESEE analysis is divided into two phases. The first phase is nearly complete with the release of the discussion draft ESEE Report that describes the general tradeoffs of allowing, limiting, or prohibiting conflicting uses in fish and wildlife habitat areas.<sup>1</sup>

Evaluating the performance of a range of program options is the objective of the second phase of the ESEE analysis. Program options will be defined by applying a range of hypothetical Allow, Limit, and Prohibit regulatory treatments to regional resources and impact areas within Metro's jurisdiction. Non-regulatory approaches will also be analyzed as possible components to program options. The tradeoffs associated with each option will be evaluated and results compared, providing valuable information to Metro Council as it considers a regional ESEE decision in May 2004.

Metro Council is scheduled to consider a fish and wildlife program by December 2004 designed to protect the nature of the region for generations to come.

**2. Description of Program Options and Evaluation**

The Program Option Chart (Figure 1, page 5) illustrates the various regulatory and non-regulatory program approaches proposed for further study in the ESEE analysis. On the left hand side of the chart, the "*Range of Regulatory Program Options*" depicts four distinct regulatory approaches. These are draft materials and will evolve based on comments from the public and advisory groups.

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<sup>1</sup> Metro's Economic, Social, Environmental, and Energy Analysis (ESEE) Discussion Draft Report, September, 2003.

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### ***Regulatory Approaches***

*Option 1, "Habitat based,"* proposes to study three levels of habitat protection ranging from low to high. Option 1 uses habitat quality as the basis of assigning regulatory treatments regardless of land uses or economic priorities. For example, the highest value (Class I) riparian/wildlife corridors receive the same level of regulatory protection in industrial areas as they do in residential areas. This approach recognizes fish and wildlife habitat as fixed assets in the urban landscape and orients urban development patterns around habitat areas based on the ecological values present. Option 1 Allow, Limit, and Prohibit regulatory treatments are shown in Table 1 (page 6).

*Option 2, "Habitat and urban development based,"* proposes to study two levels of habitat protection based on both ecological values and urban development priorities. It applies 2040 policy priorities and economic data to adjust habitat protection levels. For example, the highest value (Class I) riparian/wildlife corridors receive differing levels of protection based on their location in areas identified in the ESEE analysis as providing high, medium, or low urban development values. A Class I riparian/wildlife corridor passing through a Regional Center or industrial area would receive less protection than one passing through an inner or outer neighborhood. Option 2 Allow, Limit, and Prohibit regulatory treatments are shown in Tables 2 and 3 (page 7).

*Option 3, "Streamside habitat approach,"* builds on Metro's adopted Title 3 Water Quality and Floodplain Management program by increasing the width of vegetated corridors and protection levels for wetlands and floodplains. This approach does not assign protection levels according to the ecological values identified in Metro's inventory of fish and wildlife habitat, and neither does it assign protection levels on urban development priorities. It does, however, focus protection generally within Class 1 riparian/wildlife corridors. It does not address upland wildlife habitats but can be combined with elements of other options to address upland wildlife habitat. Option 3 Allow, Limit, and Prohibit regulatory treatments are shown in Table 4 (page 8).

*Option 4, "Baseline: Current regional regulations"* reflects an approach that would not increase the existing levels of regulation. An analysis of the baseline option will allow Metro to determine the increment of additional protection each option would provide to inventoried fish and wildlife habitat areas. The baseline option would be determined by applying Metro's existing Title 3 protection standards for water quality and flood areas, as well as accounting for fish and wildlife habitat in parks and open spaces. Option 4 Allow, Limit, and Prohibit regulatory treatments are shown in Table 5 (page 8).

### ***Ways to vary regulatory approaches***

This portion of the Program Options Chart shows how regulatory options could be varied based on geographic areas of coverage or site specific factors. For example, regulatory approaches could be applied everywhere within Metro's jurisdiction or only to new UGB expansion areas and remaining areas outside the UGB. In addition, regulatory approaches could apply to vacant land only, or to both vacant land and redevelopment. Minimum parcel acreage or types of development activities that would act to trigger protection are yet to be defined.

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### ***Non-regulatory approaches***

Regulatory options affect land use activities through the permit process. Other activities cause disturbance to fish and wildlife habitat that are not regulated through the permit process. Some of these activities could be affected through a non-regulatory approach. The right side of the Program Option Chart displays the range of possible non-regulatory program options focusing on acquisition, incentives, and education. Regulatory and non-regulatory options could be applied together to provide a complimentary set of tools for protecting and restoring fish and wildlife habitat.

Non-regulatory approaches depend heavily on new funding sources to support land acquisition, incentive and education programs. Table 6 (page 9) displays possible non-regulatory options based on high, medium, and low levels of funding. For example, low levels of funding for education could rely on better coordination of existing education programs, while a high level of funding could direct educational materials to landowners in all resource areas, as well as provide technical assistance and learning opportunities on low impact development and best management practices.

### ***Restoration***

The Program Option Chart (Figure 1, page 5) shows that *restoration* can be addressed through regulatory and non-regulatory options. Metro's inventory of fish and wildlife habitat can help to identify restoration opportunities. The degree to which any given option protects fish and wildlife habitat helps preserve restoration opportunities. In addition, successful restoration of fish and wildlife habitat depends heavily on non-regulatory program options. For example, creating new dedicated funding sources and land owner recognition programs could bolster restoration efforts.

### **3. Definition of ESEE decisions for allow, limit or prohibit treatments**

A more precise definition of Allow, Limit, and Prohibit regulatory treatments is needed to determine ESEE tradeoffs and model how different program options will look "on-the-ground." Although Metro's ESEE Report describes general tradeoffs in terms of "allow, limit, or prohibit," tradeoffs can be determined in a more discriminating way by defining degree of limitations on conflicting uses that fall between the extremes of "allow" and "prohibit."

Limit treatments are divided into three categories that represent a continuum ranging from strictly limit, moderately limit, and lightly limit. A description of the assumptions tied to these treatments is provided on page 10. For example, a "strictly limit" treatment assumes that very little building occurs in areas covered by this treatment (primarily those parcels which are located entirely within the treatment area). A "moderately limit" treatment assumes that a certain percentage of buildable lots within the resource area will be developed. A lightly limit treatment assumes an even higher percentage of buildable lots will be developed compared to moderately limit treatments. These assumptions will help model how much habitat will be protected, and conversely, how much development will be accommodated under various options.

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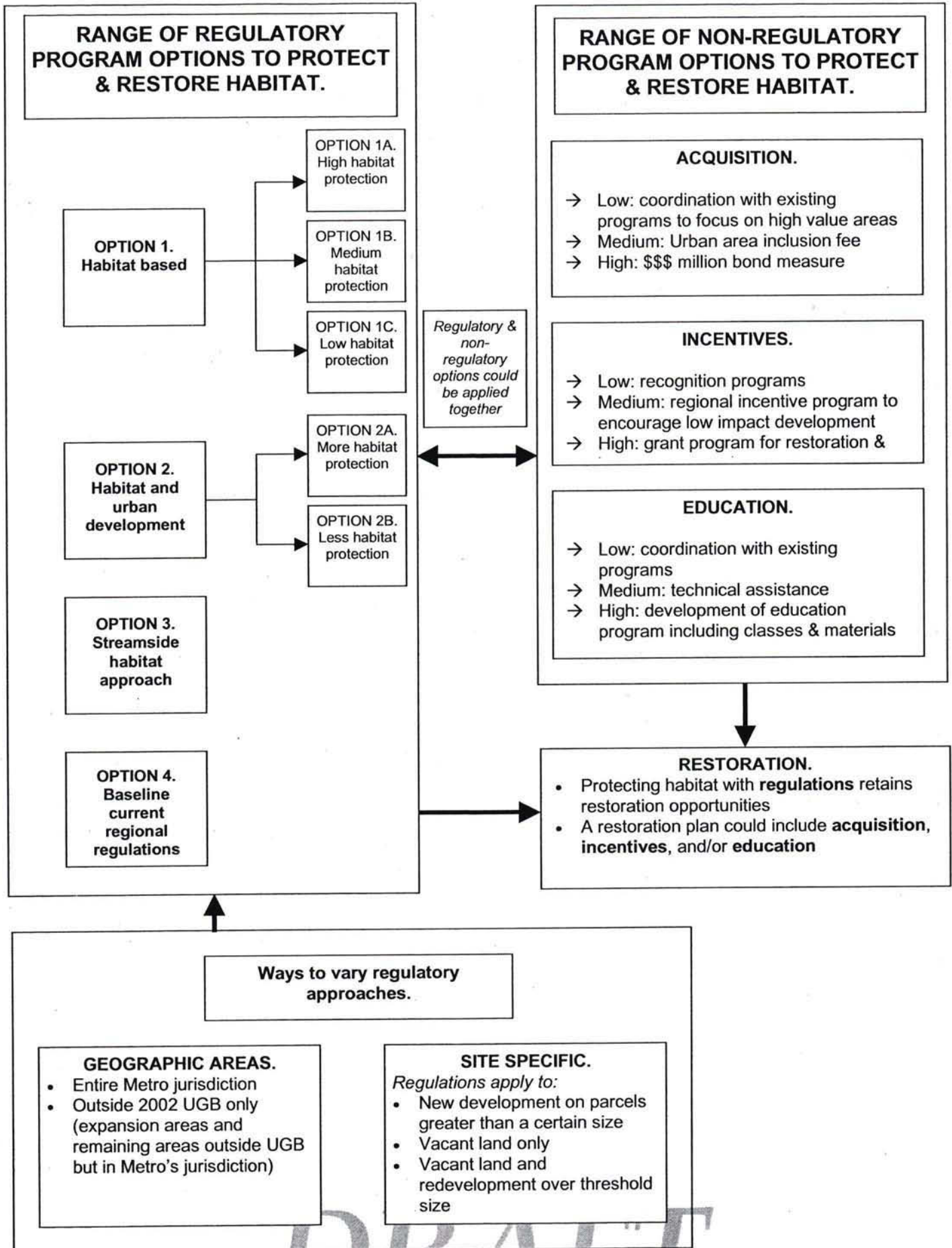
#### **4. Criteria and potential indicators and measures for evaluation of program options**

Each program option will be evaluated according to criteria that reflect what was learned in the first phase of the ESEE analysis, as well as other considerations important in formulating regional policy. Table 7 (pages 11-12) lists criteria and corresponding potential indicators and measures for determining whether, or how well, a given criterion is addressed by a program option. In addition to criteria related to the economic, social, environmental, and energy factors, Table 6 lists criteria related to federal environmental laws, funding requirements, effectiveness of non-regulatory approaches, and the increment of additional protection beyond current levels required by the various program options.

Metro staff does not propose to weight the criteria, and any given option will result in a spectrum of economic, social, environmental, and energy tradeoffs. It is ultimately up to the Metro Council to determine, based on the results of the evaluation, which program option, or combination of program options, will be chosen to develop a regional fish and wildlife habitat protection program.

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**FIGURE 1: PROGRAM OPTION CHART**





## REGULATORY OPTIONS TO PROTECT AND RESTORE HABITAT.

### Option 1. Habitat based.

Description: This approach recognizes fish and wildlife habitat as fixed assets in the urban landscape and orients urban development patterns around habitat areas based on the ecological values present.

Table 1. Option 1: Habitat based.

Resource Category	Option #1A Most habitat protection	Option #1B Moderate habitat protection	Option #1C Least habitat protection
Class I Riparian/Wildlife	Prohibit	Strictly limit	Moderately limit
Class II Riparian/Wildlife	Strictly limit	Moderately limit	Lightly limit
Class III Riparian/Wildlife	Moderately limit	Lightly limit	Allow
Class A Upland Wildlife	Prohibit	Moderately limit	Moderately limit
Class B Upland Wildlife	Strictly limit	Moderately limit	Lightly limit
Class C Upland Wildlife	Moderately limit	Lightly limit	Allow
Impact Areas--Riparian	Lightly Limit	Lightly limit	Allow
Impact Areas—Other	Lightly Limit	Allow	Allow

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## Option 2. Habitat and urban development.

Description: Applies 2040 policy priorities and economic data to modify habitat protection levels.

### Option 2A. More habitat protection.

Table 2. Option 2A: Habitat and urban development. (More habitat protection).

Resource Category	High urban development value	Medium urban development value	Low urban development value	Other areas
	Primary 2040 components, <sup>1</sup> high employment value, or high land value	Secondary 2040 components, <sup>2</sup> medium employment value, or medium land value	Tertiary 2040 components, <sup>3</sup> low employment value, or low land value	Parks and Open Spaces, Rural Zoning
Class 1 Riparian/Wildlife	Lightly limit	Moderately limit	Strictly limit	Strictly limit
Class 2 Riparian/Wildlife	Lightly limit	Lightly limit	Moderately limit	Moderately limit
Class 3 Riparian/Wildlife	Allow	Lightly limit	Lightly limit	Moderately limit
Class A Upland Wildlife	Lightly limit	Moderately limit	Moderately limit	Strictly limit
Class B Upland Wildlife	Lightly limit	Lightly limit	Moderately limit	Moderately limit
Class C Upland Wildlife	Allow	Lightly limit	Lightly limit	Moderately limit
Impact Areas--Riparian	Allow	Lightly limit	Lightly limit	Lightly limit
Impact Areas--Other	Allow	Allow	Lightly limit	Lightly limit

<sup>1</sup>Primary 2040 components: Regional Centers, Central City, Regionally Significant Industrial Areas

<sup>2</sup>Secondary 2040 components: Town Centers, Main Streets, Station Communities, Other Industrial areas

<sup>3</sup>Tertiary 2040 components: Inner and outer neighborhoods, Employment Centers, Corridors

### Option 2B. Less habitat protection.

Table 3. Option 2B: Habitat and urban development. (Less habitat protection).

Resource Category	High urban development value	Medium urban development value	Low urban development value	Other areas
	Primary 2040 components, <sup>1</sup> high employment value, or high land value	Secondary 2040 components, <sup>2</sup> medium employment value, or medium land value	Tertiary 2040 components, <sup>3</sup> low employment value, or low land value	Parks and Open Spaces, Rural Zoning
Class 1 Riparian/Wildlife	Allow	Lightly limit	Moderately limit	Strictly limit
Class 2 Riparian/Wildlife	Allow	Lightly limit	Lightly limit	Moderately limit
Class 3 Riparian/Wildlife	Allow	Allow	Allow	Moderately limit
Class A Upland Wildlife	Allow	Lightly limit	Moderately limit	Strictly limit
Class B Upland Wildlife	Allow	Lightly limit	Lightly limit	Moderately limit
Class C Upland Wildlife	Allow	Allow	Allow	Moderately limit
Impact Areas--Riparian	Allow	Allow	Lightly limit	Lightly limit
Impact Areas--Other	Allow	Allow	Allow	Lightly limit

<sup>1</sup>Primary 2040 components: Regional Centers, Central City, Regionally Significant Industrial Areas

<sup>2</sup>Secondary 2040 components: Town Centers, Main Streets, Station Communities, Other Industrial areas

<sup>3</sup>Tertiary 2040 components: Inner and outer neighborhoods, Employment Centers, Corridors

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### **OPTION 3. Streamside habitat emphasis.**

Description: Builds on Metro's adopted Title 3 Water Quality and Floodplain Management program by increasing the width of vegetated corridors and protection levels for wetlands and floodplains.

**Table 4. Option 3: Streamside habitat emphasis.**

<b>Resource type</b>	<b>Slopes less than 25%</b>	<b>Slopes greater than 25%</b>
Primary Streams Draining > 100 acres	Moderately limit within 100 feet	Moderately limit up to 200 feet
Secondary Streams Draining 50 to 100 acres	Moderately limit within 50 feet	Moderately limit up to 100 feet
Other Streams	Moderately limit within 25 feet	Moderately limit up to 100 feet
Wetlands*	Strictly limit within 100 feet	Moderately limit up to 200 feet
Undeveloped Floodplains	Moderately limit	NA
Developed Floodplains	Lightly limit	NA

\*All (regionally identified) wetlands are designated as Habitats of Concern.

### **Option 4. Baseline current regional regulations.**

Description: Metro's adopted Title 3 Water Quality and Floodplain Management program provides consistent regulations to vegetated corridors and floodplains throughout the region.

**Table 5. Option 4: Baseline current regional regulations.**

<b>Resource type</b>	<b>Slopes less than 25%</b>	<b>Slopes greater than 25%</b>
Primary Streams Draining > 100 acres	50 ft. from top of stream bank	Up to 200 ft. from top of stream bank (to break in slope)
Secondary Streams Draining 50 to 100 acres	15 ft. from top of stream bank	Up to 50 ft. from top of stream bank (to break in slope)
Wetlands	50 ft. from edge of wetland	Up to 200 ft. from top of stream bank (to break in slope)
Floodplains	Balanced cut & fill and prohibition of uncontained areas of hazardous materials as defined by DEQ	NA

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## NON-REGULATORY OPTIONS TO PROTECT AND RESTORE HABITAT.

Table 6. Non-regulatory options.

Level of funding	Acquisition Examples	Incentives Examples	Education Examples
Low	<ul style="list-style-type: none"> <li>Coordination with other entities (jurisdictions, nonprofits) to focus acquisitions on high value Goal 5 habitats and/or HOCs</li> <li>Encourage and facilitate development of system development charges (SDCs) and capital improvement programs focused on providing funds for purchase of high value habitat from willing sellers (e.g., Sherwood program, Portland BES)</li> </ul>	<ul style="list-style-type: none"> <li>Recognition programs for good stewardship and restoration efforts</li> <li>Coordination with entities that have existing donated conservation easement programs (e.g., Three Rivers Land Conservancy) to focus efforts in high value urban habitat areas</li> <li>Encourage and facilitate development of cost sharing and funding of projects that control stormwater runoff (e.g., Portland BES)</li> </ul>	<ul style="list-style-type: none"> <li>Coordination with existing education programs</li> <li>Enhance use of restoration demonstration projects on private or public lands to provide "hands-on" learning experiences and exchange of information</li> </ul>
Medium (includes low)	<ul style="list-style-type: none"> <li><i>Urban area inclusion fee.</i> Requires legislative changes. Allows the capture of portion of the increased value of property due to inclusion in the UGB. Funds could be spent to purchase lands in the expansion areas, or to restore ecological functions.</li> <li><i>Low level bond measure - \$\$</i> Focus acquisition efforts on highest value areas or on conservation easements.</li> </ul>	<ul style="list-style-type: none"> <li><i>Riparian tax incentive program:</i> implement with local county approval, state limits tax relief to 200 stream miles per county</li> <li>Create funding source to support removal of culverts blocking fish migration and/or wildlife movement</li> <li>Provide small grants to property owners for restoration projects</li> <li>Develop a regional incentive program to encourage low impact development such as eco-roofs and sustainable building (e.g., Portland BES, Sustainable Development)</li> </ul>	<ul style="list-style-type: none"> <li>Development of materials for landowners to use in the protection and restoration of their properties, distribution limited through existing educational programs</li> <li>Provide technical assistance to property owners and jurisdictions on low impact development, best management practices, and restoration</li> </ul>
High (includes medium and low)	<ul style="list-style-type: none"> <li><i>High level bond measure - \$\$\$</i> Focus acquisition efforts on highest value areas and connector habitats.</li> </ul>	<ul style="list-style-type: none"> <li>Develop a program to provide grants to property owners for restoring ecological function, in exchange for long-term protection</li> </ul>	<ul style="list-style-type: none"> <li>New educational program developed to assist landowners in all resource areas and impact areas, including materials and classes</li> </ul>

DRAFT

## 5. Definition of ESEE decisions for allow, limit or prohibit treatments

### *Prohibit assumption:*

- Development inside resource areas prohibited unless prohibition removes all economic use of property
- Horizontal expansion of existing buildings prohibited
- If development is allowed, mitigation will be required

### *Strictly Limit assumptions*

- Very little building occurs in areas covered by a strictly limit decision (primarily those parcels which are located entirely within the resource area); public facilities allowed.
- Minimum disturbance area allowed oriented to protect the resource, low impact development practices and best management practices
- No development in wetlands and undeveloped floodplains
- Almost all forest canopy and low structure vegetation within resource area is retained
- Negligible land divisions will occur
- Mitigation to offset adverse impacts of development

### *Moderately Limit assumptions:*

- A certain percentage of buildable lots within resource areas are developed
- Minimum disturbance area allowed oriented to protect the resource, low impact development practices and best management practices
- Some development in wetlands and undeveloped floodplains will occur
- Land divisions larger than a certain threshold size are assumed to occur
- Less forest canopy and low structure vegetation within resource area is retained compared to Strictly Limit decisions
- Mitigation to offset adverse impacts of development

### *Lightly Limit assumptions:*

- A higher percentage of buildable lots compared to Strictly Limit and Moderately Limit decisions is developed
- More wetland and undeveloped floodplain loss compared to Strictly Limit and Moderately Limit decisions
- Land divisions will occur subject to underlying zoning
- Less forest canopy and low structure vegetation within resource area is retained compared to Strictly Limit and Moderately Limit decisions.
- Mitigation to offset adverse impacts of development

### *Allow assumptions:*

- Resources not covered by existing regulations assumed to be developed over time

*DRAFT*



## Criteria for evaluation of program options

In October 2000, the Metropolitan Policy Advisory Committee (MPAC) developed a vision for fish and wildlife habitat protection for the region, which was adopted by the Metro Council.

*The overall goal is to conserve, protect and restore a continuous ecologically viable streamside corridor system, from the streams' headwaters to their confluence with others streams and rivers, and with their floodplains in a manner that is integrated with the surrounding urban landscape. This system will be achieved through conservation, protection and appropriate restoration of streamside corridors through time.*

The Metro Council is scheduled to consider, based on the results of the evaluation, which program option, or combination of program options, will be chosen to develop a regional fish and wildlife habitat protection program. Both regulatory and non-regulatory options may be assessed with the same criteria. Possible criteria to evaluate the performance of various program options are as follows:

**Table 7. Criteria and potential indicators and measures for evaluation of program options.**

Criteria	Potential indicators and measures
<b>Economic factors</b> 1. Higher market value areas retained for development 2. Key employment areas conserved for employment 3. Reflects 2040 design hierarchy priorities 4. Promotes retention of ecosystem services 5. Promotes potential for non-use or use for recreational economic purposes	1. Acres of buildable land with high land value affected 2. Acres of buildable land with high employment value affected 3. Acres of buildable land by 2040 hierarchy affected 4. Number of functions/ecosystem services affected 5. Acres of public land with resource function located near population centers
<b>Social factors</b> 1. Maintains cultural heritage and sense of place 2. Reduces impact on types/location of jobs and housing 3. Minimizes impact on individual landowner rights 4. Preserves amenity value of resources 5. Preserves resources for future generations	1. Qualitative measure 2. Number of potential housing units or jobs affected 3. Number of tax lots by zoning type affected 4. Extent of reliability of protection 5. Total resource acres protected
<b>Environmental factors</b> 1. Retains forest canopy cover 2. Protects primary riparian corridor functions 3. Protects secondary riparian corridor functions 4. Promotes conservation of sensitive habitats and species 5. Promotes habitat connectivity 6. Promotes large habitat patches 7. Promotes restoration	1. Total acres forest cover affected 2. Total acres containing primary riparian corridor functions affected 3. Total acres containing secondary riparian corridor functions affected 4. Acres of Habitats of Concern affected 5. Total acres in medium or high connectivity scores; maintains/enhances continuity of riparian corridors 6. Number of acres/patches in largest category affected 7. Acres of protected resource land in low structure vegetation
<b>Energy factors</b> 1. Promotes compact urban form 2. Promotes retention of green infrastructure	1. Potential for displacement of land uses by protection of habitat within UGB. 2. Percent vegetative cover (or tree canopy) affected

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<i>Federal ESA</i> : Provides blanket "exception to take" under the 4-D rule?	<ol style="list-style-type: none"> <li>1. Protects slopes, wetlands, and areas of high habitat value</li> <li>2. Maintains hydrological conditions</li> <li>3. Protects area within one site potential tree height of all streams</li> <li>4. Maintains &amp; restores native vegetation along stream corridors</li> <li>5. Minimizes stream crossings</li> <li>6. Retains channel migration zone (primary function for <i>Large wood and channel dynamics</i>)</li> <li>7. Reduces and prevents erosion and sediment run-off (primary function of <i>Bank stabilization, sediment, and pollution control</i>)</li> <li>8. Includes mechanism for monitoring, enforcement, funding and implementation of protection</li> </ol>
<i>Federal CWA</i> : protects beneficial uses that include drinking water, cold water fisheries, industrial water supply, recreation and agricultural uses	<ol style="list-style-type: none"> <li>1. Number of primary and secondary functions maintained</li> <li>2. Miles of stream within a watershed with Class I &amp; II status protected</li> </ol>
Funding challenges	<ol style="list-style-type: none"> <li>1. Funding required to effectively carry out program elements, such as acquisition, conservation easements, education, technical assistance, incentives to landowners, and restoration</li> <li>2. New authority needed (such as for the Riparian Tax Incentive) for implementation</li> </ol>
Effectiveness for habitat protection	<ol style="list-style-type: none"> <li>1. Level of certainty as assessed from experiences with compliance or voluntary actions</li> <li>2. Potential use of incentive</li> <li>3. Reliability of protection</li> </ol>
Increment of additional protection	<ol style="list-style-type: none"> <li>1. Example of how local standards would need to change (e.g., extent of resource covered by local protection compared to the option, level of local protection provided to the resource compared to the option)</li> </ol>

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*DRAFT*

## **DRAFT STAFF REPORT**

IN CONSIDERATION OF RESOLUTION NO 03-3376 FOR THE PURPOSE OF ENDORSING METRO'S DRAFT PHASE 1 ESEE ANALYSIS AND DIRECTING STAFF TO CONDUCT MORE SPECIFIC ESEE ANALYSIS OF MULTIPLE FISH AND WILDLIFE PROTECTION AND RESTORATION PROGRAM OPTIONS.

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Date: September 29, 2003

Prepared by: Andy Cotugno and Chris Deffebach

### **BACKGROUND**

Policies in Metro's Regional Framework Plan and sections of the Urban Growth Management Functional Plan call for Metro to develop a regional fish and wildlife protection program. As defined in a Vision Statement that was developed in cooperation with local governments at MPAC and endorsed by MPAC and Metro Council in 2000, the overall goal of the protection program is, "...to conserve, protect and restore a continuous ecologically viable streamside corridor... that is integrated with the urban environment." Metro is currently developing this program, following the 3-step process established by the State Land Use Planning Goal 5 administrative rule.

In the first step of this 3-step process, Metro identified regionally significant fish and wildlife habitat using the best available science, computer mapping, and fieldwork. In 2002, after review by independent committees, local governments and residents, Metro Council adopted the inventory of regionally significant fish and wildlife habitat lands.

The second step of the process is to evaluate the Economic, Social, Environmental and Energy consequences of a decision to allow, limit or prohibit conflicting uses on these regionally significant lands. Metro is conducting the ESEE analysis in two phases. The first phase is to evaluate the ESEE consequences at a regional level. This work is now complete and is presented as Exhibit A to this Resolution. The second phase of the ESEE analysis will evaluate a range of possible protection and restoration program options. The program options include a mix of regulatory and non-regulatory components. They are presented in Draft as Exhibit B to the Resolution.

Based on the results of the evaluation of the program options, Metro Council is scheduled to consider where development of the fish and wildlife habitat areas should be allowed, limited or prohibited, as required in the Goal 5 administrative rule. Based on the results of the ESEE Analysis, Metro Council is scheduled to consider a direction for the development of a Fish and Wildlife Habitat Protection Program.

The ESEE analysis has been reviewed by Metro's advisory committees including, ETAC, Goal 5 TAC, WRPAC, IEAB and the Social Issues Group and MTAC. Metro is currently seeking comments from the public and from technical and policy advisory committees on the Phase 1 ESEE analysis and on the issues for evaluation as part of the analysis of program options. Prior to Council action on this Resolution, staff will summarize public comments and make the summary available for Council review. Staff

will also modify this staff report to reflect public and technical comments and revise the Phase 1 ESEE Analysis (Exhibit A to the Resolution) and the Fish and Wildlife Habitat Protection and Restoration Program Options (Exhibit B to this Resolution) to appropriately respond to these comments.

Step 3 of the Goal 5 process will be development of a protection program for adoption as part of Metro's Functional Plan. This step is scheduled to begin in May, with Council consideration of direction on a program option, and be completed by the end of 2004. The evaluation of program options in the ESEE analysis is designed to result in a "safe harbor" program that local jurisdictions could adopt with State approval and to offer variations to the Safe Harbor program. Variations would offer an approach for local jurisdiction implementation that supports local flexibility and the opportunity to develop a riparian district plan. The Protection Program would be adopted by local governments after acknowledgement by the State and implemented within two to four years.

## **ANALYSIS/INFORMATION**

1. **Known Opposition.** Staff has received comments that do not support treating the Baseline condition as an option. Staff knows of no other formal opposition to the preliminary Goal 5 ESEE analysis and the Draft Program Options for Fish and Wildlife Habitat Protection. Staff will review public comments as they receive them as part of this public outreach time for possible opposition.
2. **Legal Antecedents.** Policies in Metro's Regional Framework Plan and Section 5 of Title 3 in Metro's Urban Growth Management Functional Plan support the development of a Fish and Wildlife Habitat Protection Program. In addition, the preliminary ESEE analysis and the evaluation of the Program Options as the ESEE analysis continues compliance with the State Land Use Planning Goal 5 administrative rule (OAR 660-023-000). Metro's adoption of the Draft Regionally Significant Fish and Wildlife Habitat Inventory and a Local Plan Analysis by Resolution No. 02-3218A formed the basis for the Preliminary ESEE analysis and development of program options that this resolution endorses.
3. **Anticipated Effects.** Approval of this resolution will allow Metro to complete the ESEE analysis as required by State Land Use Goal 5 and provide additional information necessary for Metro Council to reach a decision on where to allow, limit or prohibit development on regionally significant fish and wildlife habitat lands. With the completion of the analysis as directed by this Resolution and a Metro Council decision on an Allow/Limit/Prohibit map, the third step of the Goal 5 process, development of a protection and restoration program for adoption into Metro's Functional Plan, can begin.
4. **Budget Impacts.** The adopted budget for FY04 includes resources for staff and consultants to evaluate the program options and share the findings with the public at a level of detail defined.

## **RECOMMENDED ACTION**

Staff request that Metro Council endorse the preliminary ESEE findings as described in Exhibit A to the Resolution and direct staff to evaluate the program options as described in Exhibit B to the Resolution.

***REGIONAL ECONOMIC DEVELOPMENT PARTNERS UPDATE***

Metro Council Work Session  
Tuesday, October 7, 2003  
Metro Council Chamber



## METRO COUNCIL

### Work Session Worksheet

Presentation Date: October 7, 2003 Time: \_\_\_\_\_ Length: 30 minutes

Presentation Title- Regional Economic Development Partners Update

Department: Planning

Presenters: Lydia Neill, Principal Regional Planner (introduction), Larry Pederson

**ISSUE & BACKGROUND:** The Regional Economic Development Partners has developed a presentation to discuss the formation of the organization, current work program, interviews with site selectors and recent developments in the region (draft of power point is attached). This same presentation will be given to MPAC on October 8, 2003.

**OPTIONS AVAILABLE:** Briefing purposes only.

**IMPLICATIONS AND SUGGESTIONS:** Metro is a member organization and staff actively participates in the monthly meetings. The Council has an interest in keeping abreast of group work and may want to provide direction to staff regarding different issues.

**QUESTION(S) PRESENTED FOR CONSIDERATION:** Are there any issues that the Council wishes staff to bring to the group?

**LEGISLATION WOULD BE REQUIRED FOR COUNCIL ACTION** \_\_Yes \_\_X\_\_No  
**DRAFT IS ATTACHED** \_\_Yes \_\_X\_\_No

### **SCHEDULE FOR WORK SESSION**

Department Director/Head Approval \_\_\_\_\_

Chief Operating Officer Approval \_\_\_\_\_

## Regional Economic Development Partners

Presentation To MPAC  
Fall 2003

## Who are we today?

- ◆ History of the Regional Partners
- ◆ Recent Organizational Changes
- ◆ Current Members
- ◆ What is the "region"? RP includes Clark, Yamhill and Columbia Counties (Metro does not)
- ◆ Why did we come to you last time?

## Regional Economic Strategy

- ◆ What is it?
  - Market trend research to share with policy makers
  - Framework for what to address
  - Suggestions for how to implement
  - Foundation for ongoing collaboration
  - Continual refinement of priorities
- ◆ What isn't it?
  - A static document telling us where the next big thing will locate
  - A crystal ball

## Framework Components

- ◆ Innovation and Industry Clusters
- ◆ Physical Infrastructure
- ◆ Talent
- ◆ Livability
- ◆ Marketing
- ◆ Regional Collaboration

## Metro Policy Impacts Economic Development

- ◆ Land Availability
  - UGB
  - Centers
  - Regionally Significant Industrial Areas
  - Goal 5
- ◆ Transportation Investments
- ◆ Local government regulations

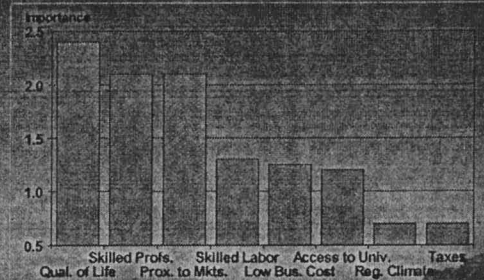
## Economic Development Impacts Metro Policy

- ◆ Company Location Decisions
- ◆ Company Expansion Decisions
- ◆ Livability as Competitive Advantage
- ◆ Employment Lands Study
- ◆ Industry Cluster Evolution
  - Established
  - Emerging
  - Targeted and Support

## Company Location/Expansion Decisions

- ◆ Location decisions are about choice
  - Site selectors typically want 5:1 ratio
  - (HR searches typically want 8:1 ratio)
- ◆ Lack of choice doesn't make us less competitive, it makes us not competitive
- ◆ Site searches are about eliminating weak locations—without alternatives to compare, we are eliminated

## Company Location Determinants



## Company Location/Expansion Decisions

- ◆ Case study

## Portland's Reputation Among Site Selectors

- ◆ Positives
  - Labor pool
  - Freight economies
  - Access to San Francisco/Seattle
  - Quality of Life (lots of other places have this too)
- ◆ Negatives
  - Worst in terms of available industrial sites
  - Low worker preparedness
  - In geographic corner of US
  - In-between in terms of size
  - Slow permitting times
  - Congestion
  - Land use planning restrictions cause higher housing costs
  - Minimal incentive programs
  - Lack of venture capital

## Site Selectors' Suggestions For Portland

- ◆ Marketing Program—Portland Metro is open for business
- ◆ Create inventory of industrial sites, including 100 acres or more (currently none in Oregon this size)
- ◆ Focus incentive programs on \$\$ for jobs created
- ◆ Encourage existing manufacturers to adopt new technologies to be globally competitive
- ◆ Create quantitative proof of quality of labor pool
- ◆ Create broad community understanding of benefits of technical careers
- ◆ Improve highways and international air service
- ◆ Focus on resource-based R & D
- ◆ Focus in short-term on businesses fleeing California

## Industry Cluster Evolution

- ◆ Economic forces driving businesses to move more quickly, be more flexible and adaptable
- ◆ Product life is shorter, product evolution is quicker, consumer expectations demand faster and more customized products

## Industry Cluster Evolution

- ◆ Governments, who are not quick, flexible, and adaptable, can put local businesses at risk
- ◆ Public regulations and development review are part of the economy. Without decisions and timelines that are responsive to economic forces, they serve as impediments to the economy
- ◆ Catch 22—we all want stability and flexibility. "Improve it, but don't change anything"

## UGB expansion

- ◆ Land scarcity is a perception problem
- ◆ Land scarcity is a real problem
- ◆ Demand is cyclical, not annual

## Centers

- ◆ Concept's success is key to regional growth management
- ◆ How to ensure success of centers in the context of economic development?
- ◆ There are consequences to industry clusters if they must spread across region
  - Land use laws need to support "virtual companies"—collaborations between R & D, manufacturing, and support activities
- ◆ Synergy between employment areas and centers— they need each other
- ◆ Definition of success unclear: all development that can go in centers should go there? Unrealistic.

## Transportation Investments

- ◆ Coordinated regional investments are critical for economic development
- ◆ Metro is a good regional coordinator
- ◆ Change criteria?

## Regional Collaboration

- ◆ Metro is one of the Regional Economic Development Partners
- ◆ Enhances collective expertise and experience— we speak different languages, know different species
- ◆ Iterative process—no crystal ball
- ◆ Need short term regulatory certainty for businesses making location decisions NOW
- ◆ Regional Partners are a resource

## Regional Collaboration

- ◆ **Incentives**
- ◆ Financial Tools
- ◆ Marketing
- ◆ Champions
- ◆ Policy and Regulatory Tools



## Regional Economic Success

- ◆ What is the shared vision of success?
- ◆ INVESTMENT AND JOBS!
- ◆ Collaborative implementation of economic policy and strategy
- ◆ Tax System supportive of regional cooperation
- ◆ Regional Economic Database
- ◆ Smart permits and fees

Agenda Item Number 4.0

***PILOT CENTER REPORT***

Metro Council Work Session  
Tuesday, October 7, 2003  
Metro Council Chamber

## **METRO COUNCIL**

### **Work Session Worksheet**

Presentation Date: October 7, 2003                      Time: 2:00                      Length: 15 minutes

Presentation Title: Summary of Nominations Received for the Pilot Centers Strategy

Department: Planning

Presenters: Brenda Bernards

### **ISSUE & BACKGROUND**

The new Title 6 of the Urban Growth Management Functional Plan requires that Metro work with local jurisdictions to jointly undertake development strategies to enhance Mixed-Use Centers. The Metro Council has appropriated \$100,000 to undertake at least one pilot Center study in FY 2004. The study is intended to be a joint project between Metro and a local government. Metro's funding will help pay for a Centers Development Strategy which includes 1) an inventory of assets and opportunities; 2) barrier scan; 3) market research and analysis; 4) development and listing of potential initiatives, investments and incentives and 5) an action plan.

In order to select a Center for study, a Request for Nominations, based on a series of seven Factors, was sent to all jurisdictions with 2040 Centers. The jurisdictions interested in participating in the pilot study addressed the Factors in a proposal to Metro. A Center will be selected for the pilot and others will be included on a list for study as additional funding becomes available. The selected Center will be chosen using the factors and, particular emphasis will be place on its ability to produce results applicable to other Centers. A sub-committee of the Metro Centers Team is reviewing the proposals and will make a recommendation to the Metro Council at its October 23, 2003 meeting.

### **OPTIONS AVAILABLE**

Six nominations were received on Friday, September 26, 2003. The nominations include three Regional Centers: Beaverton, Hillsboro, Oregon City and three Town Centers: Lake Oswego, Milwaukie, Rockwood (Gresham).

The proposed Schedule to select the pilot Center is as follows:

Sept. 29 – Oct. 13

Sub-committee of the Centers Team will review the nominations

Metro staff prepares synopsis for Council

October 7

Council Work Session – Synopsis of the nominations received will be presented to Council

October 14

Centers Team Meeting prepares a recommendation to Metro Council

October 23

Metro Council, by resolution, selects Pilot Center, sets priorities for other center projects should additional funding become available, allows Request for Proposals/Qualifications to proceed: and authorizes execution of contract.

At the October 7 work session, staff will bring to the Council a synopsis of the six proposals received. The discussion will include an assessment of how the nominations measure up to the seven factors.

**IMPLICATIONS AND SUGGESTIONS**

Staff will be bringing forward a recommendation for the Pilot Center to the October 23, 2003 Council meeting.

**QUESTION(S) PRESENTED FOR CONSIDERATION**

The purpose of this presentation is primarily to brief the Council on the nominations received.

**LEGISLATION WOULD BE REQUIRED FOR COUNCIL ACTION** \_\_Yes \_\_x\_\_ No

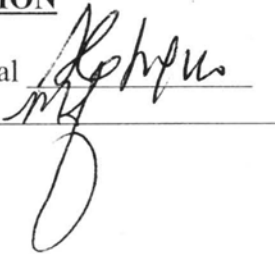
**DRAFT IS ATTACHED** \_\_Yes \_\_x\_\_ No

Synopsis of the six nominations received will be available prior to October 7, 2003.

**SCHEDULE FOR WORK SESSION**

Department Director/Head Approval

Chief Operating Officer Approval

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The new Title 6 of the Urban Growth Management Functional Plan requires that Metro work with local jurisdictions to jointly undertake development strategies to enhance Mixed-Use Centers. The Metro Council has appropriated \$100,000 to undertake at least one pilot Center study in FY 2004. The study is intended to be a joint project between Metro and a local government. Metro's funding will help pay for a Centers Development Strategy which includes 1) an inventory of assets and opportunities; 2) barrier scan; 3) market research and analysis; 4) development and listing of potential initiatives, investments and incentives and 5) an action plan.

In order to select a Center for study, a Request for Nominations, based on a series of seven Factors, has been developed. Jurisdictions interested in participating in the pilot study need to address the Factors in their proposal to Metro. A Center will be selected for the pilot and others will be included on a list for study as additional funding becomes available.

## **FACTORS FOR SELECTING A PILOT PROJECT**

### **Factor 1 - Leadership**

- a. Identify the high level champion(s), from the public and/or private sector that support the effort to galvanize the Center.
- b. Identify private sector interests in the Center, particularly significant investments.

### **Factor 2 – Local Council Priority/Jurisdiction Capacity**

- a. Describe the inter-disciplinary approach which blends elements and potential investments including public works, transportation, parks, housing authority and other “hard services” in addition to planning has been established for this project.
- b. Demonstrate that the local Council/Commission has made the revitalization of the Center a priority. For example, a Resolution has been adopted, showing strong commitment by the elected officials.
- c. Describe the administrative capacity to manage a Centers Development Strategy and the contributions in the form of matching funds, staff time and/or unique skills that will be made by your jurisdiction.
- d. Demonstrate that there is community/neighborhood support for the Center.

### **Factor 3 – Planning Work Completed to Date**

The Jurisdiction has made progress in developing the Center including:

- a. A Vision Statement, compatible with the 2040 Growth Concept, is in place, with demonstrated public support and development industry buy in.
- b. A Concept Plan with adopted boundaries, indicating key land use and circulation concepts have been developed.
- c. A land use plan illustrating locations, types, densities and amounts of housing, employment, retail, open space and public spaces has been developed.
- d. Comprehensive Plan policies supporting the Center and the 2040 density expectations have been adopted.
- e. A Zoning Code that promotes compact, mixed-use, pedestrian-friendly development and meets or exceeds 2040 density expectations has been adopted.
- f. A Circulation Plan illustrating the systems and locations for transit, auto, bicycles, pedestrians and parking.
- g. Timelines, project costs, financial strategies and implementation priorities have been developed.

**Factor 4 – Active Public, Private Sector and Non-Profit Organizations are in Place**

Describe the active organizations operating that support the Center and the 2040 Growth Concept. These could include, but are not limited to a Business District, Downtown Association, Citizens' Group, Neighborhood Associations, Chamber of Commerce, Transportation Management Association and others.

**Factor 5 - Additional Plans/Actions Planned or Underway**

Describe the level activity/planning efforts and investments that are underway in the Center. These may include but are not limited to the following:

- a. Market based implementation plan
- b. Infrastructure plan
- c. Parking plan
- d. Public investments that have been demonstrated to stimulate private investments, including major transportation investments such as light rail and/or commuter rail
- e. Public investments in pedestrian and bicycle facilities, road connections and public spaces
- f. Stormwater management plan
- g. Financial Tools in place:
  - Urban Renewal
  - LID
  - Tax Abatement
  - General Fund money
  - MTIP investments
  - Use of Federal housing funds
  - Special improvement districts for infrastructure investments
  - others
- h. Public/Private partnerships have been developed
- i. Sponsored activities in the Center (farmers' market, annual festivals, etc.)
- j. Evidence of recent private sector market interest or investment.
- k. Catalyst projects identified

**Factor 6 - Description of the Urban Economics of the Center**

Provide a description of the economics of the Center including:

- a. Levels of rents, land values, amount of vacant and redevelopable land
- b. The approximate percentages of the mix of land use (housing, office, retail, civic, other).
- c. The current patterns of development and density
- d. The relationship of the Center to neighboring Market areas and a description of the demographics, purchasing power, etc. of the area the Center draws from
- e. The Center's potential to be a catalyst for economic development, jobs or housing

**Factor 7 –Qualities of the Center**

Describe the qualities of the Center including:

- a. Any natural resources in the Center
- b. The level of connectivity, both road and pedestrian
- c. The unique assets of the Center
- d. The regional role of the Center
- e. The place of the Center in the local community
- f. Ability to produce results applicable to other Centers
- g. Specialized market opportunities or "branding" opportunities due to geography, demographics, historic appeal, etc.

Agenda Item Number 5.0

***INDEX OF BIOLOGICAL INTEGRITY RESEARCH RESULTS***

Metro Council Work Session  
Tuesday, October 7, 2003  
Metro Council Chamber

## METRO COUNCIL

### Work Session Worksheet

Presentation Date: 10/07/03                      Time: 2:30                      Length: 20 min

Presentation Title: **Index of Biological Integrity Research Results**

Department: Planning

Presenters: Lori Hennings

### ISSUE & BACKGROUND

In 2001, Metro applied for and received a grant from the U.S. Fish and Wildlife Service/Metro Parks and Greenspaces Conservation and Restoration program. The grant funded scientific research to check the Goal 5 Riparian Corridors and Wildlife Habitat models with information collected in the field. The research for the Wildlife Habitat model was completed early in 2002, and the results were used to adjust Metro's model rating ecological values for wildlife habitat. The research to evaluate the Riparian Corridors model was completed early this year, and the results are the topic of this work session presentation.

#### Riparian Corridor Model Evaluation

Measuring the factors contributing to stream health is complicated, because conditions and activities throughout the watershed contribute to the condition of the stream. To better understand these relationships, this study examined how forest canopy cover, urbanization level (as measured by a proxy variable, road density), and predominant zoning types may relate to stream health. Forest canopy cover is important in each of the five criteria in Metro's Riparian Corridor model. The research also collected information about current stream conditions, enabling future comparisons at the same sites.

To assess stream health, the project team collected the following data at 54 study sites:

- Macroinvertebrates (essentially, the bugs that live in the stream; key salmon food, and excellent indicators of stream habitat quality, and routinely used throughout the country for this purpose)
- Stream channel and riparian data (for example, is the stream bank eroding? Are there riffle/pool sequences present, which are important to salmon and salmon food?)
- GIS data, such as forest canopy cover and predominant zoning types

A variety of statistical techniques were used to explore relationships between bugs and the surrounding landscape.

#### Research Results

The research described above leads to the following conclusions:

- The majority of streams that were studied are severely **impaired** – the lowest quality category. Based on bug communities these streams are in poor condition, with the exception of the five **reference sites** (relatively pristine; what streams should look like).
- However, some streams are more impaired than others; 16 **intermediate** sites were identified, where bug quality was higher than other non-reference sites. These sites may be good candidates for restoration because they are not as severely degraded as others.



- What is different between impaired and intermediate sites? Compared to impaired sites, intermediate sites had:
  - Significantly more forest canopy cover within 300 ft of the stream;
  - Significantly more forest canopy cover throughout the watershed;
  - *Similar road densities.*
- Scientific studies across the country identify an “**urban threshold**” – that is, a level of pavement and other imperviousness beyond which streams tend to become quite impaired. Typical urban thresholds are around ten percent imperviousness. The study revealed evidence of the Portland metro region’s urban threshold.
- Of zoning types, Commercial/Industrial was specifically called out as being negatively associated with stream health. However, this may be a drawback of our study methods; using road density as a surrogate for urbanization fails to account for differences among zoning types in pavement and other impervious surfaces, and Commercial/Industrial zoning typically has very high levels of imperviousness. This factor points to the value of reducing effective impervious surfaces.

### OPTIONS AVAILABLE

This presentation is informational. Options are available for protecting tree canopy and for additional research.

### IMPLICATIONS AND SUGGESTIONS

- Our research suggests that trees are extremely important to stream health. They may be most important near the stream, but the amount of tree cover in upland areas also influences stream health. *If we want to protect existing aquatic resources, identifying strategies that retain or increase tree canopy will be important Goal 5 program options.*
- Our research could not account for stormwater, but many studies in the U.S. document the importance of stormwater management to urban stream health. Stormwater impacts, such as unstable streambanks and channel incision, were evident at nearly every site we studied, and the Industrial/Commercial zoning type results suggest that levels of imperviousness are important. *If we want to protect existing aquatic resources, low-impact development and other solutions that reduce the harmful effects of stormwater will be important Goal 5 program tools.*

### QUESTION(S) PRESENTED FOR CONSIDERATION

This research identifies the significance of forest canopy for healthy streams. As Metro progresses in developing program options for fish and wildlife habitat protection, staff requests that Councilors consider protection levels and approaches to preserving tree canopy.

LEGISLATION WOULD BE REQUIRED FOR COUNCIL ACTION \_\_Yes \_\_X\_\_No

DRAFT IS ATTACHED \_\_Yes \_\_X\_\_No

PowerPoint slides will be handed out to Council on the day of the presentation.

### SCHEDULE FOR WORK SESSION

Department Director/Head Approval \_\_\_\_\_  
 Chief Operating Officer Approval \_\_\_\_\_

100703-01

# A G E N D A

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736  
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**METRO**

## Agenda

MEETING: METRO COUNCIL REGULAR MEETING  
DATE: October 9, 2003  
DAY: Thursday  
TIME: 2:00 PM  
PLACE: Metro Council Chamber

### CALL TO ORDER AND ROLL CALL

#### 1. INTRODUCTIONS

#### 2. CITIZEN COMMUNICATIONS

#### 3. CONSENT AGENDA

3.1 Consideration of Minutes for the October 2, 2003 Metro Council Regular Meeting.

#### 4. ORDINANCES - SECOND READING

4.1 **Ordinance No. 03-1014**, For the Purpose of Amending Ordinance No 95-625A to revise the 2040 Growth Concept Map and Ordinance No. 96-647C to revise the Employment and Industrial Areas Map. McLain

4.2 **Ordinance No. 03-1018A**, For the Purpose of Amending Metro Code Chapter 5.01 Regarding Solid Waste Facility Regulation; and Declaring an Emergency. Park

4.3 **Ordinance No. 03-1019**, For the Purpose of Amending Metro Code Chapter 5.05 Relating to Solid Waste Flow Control; and Declaring an Emergency. Park

4.4 **Ordinance No. 03-1020**, For the Purpose of Amending Metro Code Chapter 7.01 Regarding Solid Waste Facility Regulation. Park

#### 5. CHIEF OPERATING OFFICER COMMUNICATION

#### 6. COUNCILOR COMMUNICATION

### ADJOURN



**Cable Schedule for Week of October 9, 2003 (PCA)**


	<b>Sunday (10/12)</b>	<b>Monday (10/13)</b>	<b>Tuesday (10/14)</b>	<b>Wednesday (10/15)</b>	<b>Thursday (10/9)</b>	<b>Friday (10/10)</b>	<b>Saturday (10/11)</b>
<b>CHANNEL 11</b> (Community Access Network) (most of Portland area)						2 p.m.	
<b>CHANNEL 30</b> (TVTV) (Washington County, Lake Oswego)	9 p.m.		6 a.m. 11 p.m.	4 p.m.			7 p.m.
<b>CHANNEL 30</b> (CityNet 30) (most of City of Portland)		2 p.m.					
<b>CHANNEL 30</b> <b>Willamette Falls Television</b> (West Linn, Rivergrove, Lake Oswego)							
<b>CHANNEL 23/18</b> <b>Willamette Falls Television</b> (23- Oregon City, West Linn, Gladstone; 18- Clear Creek)							
<b>CHANNEL 23</b> <b>Milwaukie Public Television</b> (Milwaukie)							

**PLEASE NOTE THAT ALL SHOWING TIMES ARE TENTATIVE BASED ON THE INDIVIDUAL CABLE COMPANIES' SCHEDULES. PLEASE CALL THEM OR CHECK THEIR WEB SITES TO CONFIRM SHOWING TIMES.**


**Portland Cable Access**      [www.pcatv.org](http://www.pcatv.org)  
**Tualatin Valley Television**      [www.yourtv.org](http://www.yourtv.org)  
**Willamette Falls Television**      [www.wftvaccess.com](http://www.wftvaccess.com)  
**Milwaukie Public Television**

**(503) 288-1515**  
**(503) 629-8534**  
**(503) 650-0275**  
**(503) 652-4408**

Agenda items may not be considered in the exact order. For questions about the agenda, call Clerk of the Council, Chris Billington, 797-1542. Public Hearings are held on all ordinances second read and on resolutions upon request of the public. Documents for the record must be submitted to the Clerk of the Council to be considered included in the decision record. Documents can be submitted by email, fax or mail or in person to the Clerk of the Council. For assistance per the American Disabilities Act (ADA), dial TDD 797-1804 or 797-1540 (Council Office).




## Metro Fish and Wildlife Habitat Protection Program



Update Fall 2003

Metro Fish and Wildlife Protection Program

1



## Fish and wildlife habitat protection

- Implements regional vision endorsed by Metro in 2000

"The overall goal is to conserve, protect, and restore a continuous ecologically viable streamside corridor . . . integrated with surrounding urban landscape . . . to be achieved through conservation, protection and appropriate restoration . . . through time."



Metro Fish and Wildlife Protection Program

2



## Why we care about fish and wildlife habitat

- Livability and economic vitality
- Clean water for people, fish and wildlife
- Healthy habitat for fish and wildlife
- Parks and greenspaces
- Scenic views
- Reduced flooding and surface water runoff

Metro Fish and Wildlife Protection Program

3




## Metro's regional approach will

- Provide consistent habitat protection across the region
- Support 2040 Growth Concept plan for a mix of green areas and density
- Assist local governments by offering specialized expertise
- Help meet Clean Water Act, ESA, other regulations
- Meet state land use goal 5

Metro Fish and Wildlife Protection Program

4




## Goal 5

- Oregon's natural resource protection goal; covers a wide range of resources
- Metro's efforts to meet Goal 5 focus on stream corridors and wildlife habitat
- A three-step process that balances between competing needs and allows tradeoffs

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5




## The Tualatin Basin Goal 5 program

- An alliance of ten cities, Washington County, Clean Water Services and Tualatin Hills Park and Recreation District . . .
- Working together with Metro . . .
- To improve the health the Tualatin Basin and meet federal and state requirements for protecting fish and wildlife habitat

Metro Fish and Wildlife Protection Program

6

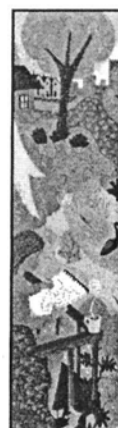




## Partners are working together because

- Together we can make more improvements to habitat health
- Citizens expect government to cooperate for the best use of public resources and the best possible results
- Environmental protection programs should be well coordinated and consistent across governments


Metro Fish and Wildlife Protection Program 7



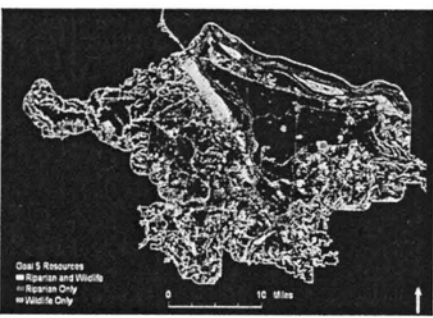
## Three-step Goal 5 process

1. Inventory regionally significant fish and wildlife habitat areas – *completed in 2002*
2. Evaluate ESEE consequences of protecting – or not protecting – habitat, adopt allow/limit/prohibit map – *in progress*
3. Develop a protection program – *by end of 2004*

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## Inventory map



Goal 5 Resources  
 ■ Riparian and Wildlife  
 ■ Riparian Only  
 ■ Wildlife Only

0 10 Miles


Metro Fish and Wildlife Protection Program 9



## Step 1: habitat inventory

- Identified habitat land and its relative ecological value in riparian and upland wildlife areas
- More than 80,000 acres (29%) are regionally significant for fish and wildlife in Metro's area
- About 76% of inventory is within the UGB; 24% outside UGB
- Nearly half is zoned single-family residential


Metro Fish and Wildlife Protection Program 10



## Development status of habitat land in the UGB

- 34% is developed as parks and open spaces
- 28% is developed for urban uses
- 16% is vacant and has existing environmental regulations that limit how it can be developed
- 22% is vacant and unconstrained by existing environmental regulations


Metro Fish and Wildlife Protection Program 11



## Economic, social, environmental and energy (ESEE) analysis

- ESEE is being done in two phases
  1. Evaluate ESEE consequences of allowing, limiting or prohibiting development (*complete*)
  2. Evaluate the ESEE consequences of program options (*in process*)
- ESEE is complete when the Metro Council approves an allow/limit/prohibit map and directs the development of a protection program (*scheduled for May 2004*)

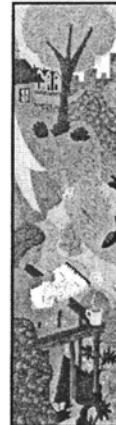
Metro Fish and Wildlife Protection Program 12



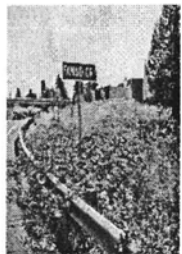
## ESEE findings

- Allowing or prohibiting activity on 100% of habitat land has economic, social, environmental and energy consequences
- The right balance between preserving and developing natural areas is not obvious
- ESEE findings create a foundation of facts for public dialogue and Metro Council decision-making

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## ESEE findings: economic



- Land has economic value for ecosystem services and development
- Competition between these values is reduced by
  - resource location
  - development status
  - existing protection standards


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## economic continued:

- Economic development issues are reduced by the availability of land elsewhere in the UGB (e.g., centers) or outside the UGB. However,
  - Some development, like industrial or single-family residential, may be less able to relocate
  - Land may not be able to be substituted within the same part of the region


Metro Fish and Wildlife Protection Program 15




## economic continued:

- Competition between ecosystem service value and development value remain because
  - There is a cumulative effect when large amounts of land are used for economic activity or ecosystem services
  - Low value land from regional perspective can be high value land from a local perspective

Metro Fish and Wildlife Protection Program 16




## ESEE findings: social




- The social benefits of preserving habitat areas are diverse and cross-cultural
- Public values must be considered along with private property interests

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## social continued:




- Habitat areas are integral to public health, education, cultural heritage, regional identity and recreation
- Needs of future generations must be considered when deciding how land is used

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## ESEE findings: environmental



- Loss of riparian and upland habitat is greatest for lands with high ecological value
- Loss of lower value wildlife habitat areas reduces critical connectivity and restoration potential


Metro Fish and Wildlife Protection Program 19




## environmental continued:

- Preserving forest canopy can help reduce loss as it provides
  - habitat
  - absorbs pollution
  - reduces hydrological impacts
- Development activity that results in hydrological impacts can magnify loss and have far-reaching environmental impacts

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## ESEE findings: energy




- Trees and plants reduce energy use by cooling air and water
- If protection results in UGB expansion, more auto use could result in more energy use
- Building in centers will help reduce auto and energy use

Metro Fish and Wildlife Protection Program 21




## Second phase ESEE: evaluate program options




- Evaluate a mix of regulatory and nonregulatory program tools
- Evaluate the consequences of different levels of protection in different areas around the region

Metro Fish and Wildlife Protection Program 22




## Habitat protection tools

- Education
- Restoration
- Incentives
- Acquisition
- Regulation




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## Possible protection approaches

Variables for evaluation:

- resource quality
- economic priority
- habitat connectivity
- exemptions for existing development or other areas within the UGB
- impact on redevelopment
- voluntary protection incentives
- cost effectiveness of acquisition, education, incentives



Metro Fish and Wildlife Protection Program 24



## Regional coordination varies with local needs

- Simultaneously developing Tualatin Basin program for much of Washington County that will be approved with the regional program
- Jurisdiction with existing programs may need to modify them to be in substantial compliance
- Jurisdictions without existing programs will be able to adopt regional program

Metro Fish and Wildlife Protection Program **25**




## We'd like to hear from you

This fall is a time to learn about and comment on Metro's fish and wildlife habitat protection efforts:

- Phase 1 ESEE findings
- Program approaches for evaluation
- Comments on habitat protection in general

Visit [www.metro-region.org/habitat](http://www.metro-region.org/habitat) to learn more about outreach events and other ways to offer comments

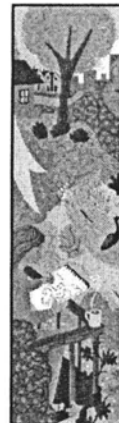
Metro Fish and Wildlife Protection Program **26**




## Current schedule

- Oct. 23 and 30: Metro holds public hearings on ESEE findings and direction evaluation of program options
- March-April '04: public reviews results of program options evaluation process
- May '04: public hearings on proposed allow/limit/prohibit map and direction for program development
- Dec. '04: adopt protection program
- 2-4 years: local jurisdictions comply

Metro Fish and Wildlife Protection Program **27**



## Thanks for attending this presentation



For more information

- visit [www.metro-region.org/habitat](http://www.metro-region.org/habitat)
- call Metro's planning hotline at (503) 797-1888
- send an e-mail to [habitat@metro.dst.or.us](mailto:habitat@metro.dst.or.us)

Metro Fish and Wildlife Protection Program **28**



# Regional Economic Development Partners

Presentation To MPAC  
Fall 2003



## Who are we today?

- ◆ History of the Regional Partners
- ◆ Recent Organizational Changes
- ◆ Current Members
- ◆ What is the "region"? RP includes Clark, Yamhill and Columbia Counties (Metro does not)
- ◆ **Why did we come to you last time?**



# Regional Economic Strategy

- ◆ What is it?
- ◆ What isn't it?
- ◆ Framework Elements
  - Innovation and Industry Clusters
  - Physical Infrastructure
  - Talent
  - Livability
  - Marketing
  - Regional Collaboration



## Metro Policy Impacts Economic Development

- ◆ Land Availability
  - UGB
  - Centers
  - Regionally Significant Industrial Areas
  - Goal 5
- ◆ Transportation Investments
- ◆ Influence local government regulations





## Economic Development Impacts Metro Policy

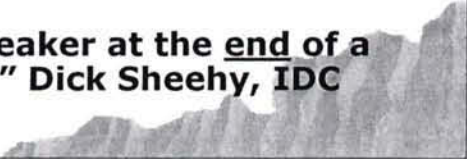
- ◆ Company Location Decisions
- ◆ Company Expansion Decisions
- ◆ Livability as “Competitive Advantage”
- ◆ Employment Lands Study
- ◆ Industry Cluster Evolution
  - Established
  - Emerging
  - Targeted and Support



## Company Location/Expansion Decisions

- ◆ Location decisions are about choice
  - Site selectors typically want 5:1 ratio
  - (HR searches typically want 8:1 ratio)
- ◆ Lack of choice doesn't make us less competitive, it makes us not competitive
- ◆ Site searches are about eliminating weak locations—without alternatives to compare, we are eliminated

**"Quality of life is a tiebreaker at the end of a site selection process." Dick Sheehy, IDC**



## Portland's Reputation Among Site Selectors

### ◆ Positives

- Labor pool
- Freight economies
- Access to San Francisco/Seattle
- Quality of Life (lots of other places have this too)

### ◆ Negatives

- Worst in terms of available industrial sites
- Low worker preparedness
- In geographic corner of US
- In-between in terms of size
- Slow permitting times
- Congestion
- Land use planning restrictions cause higher housing costs
- Minimal incentive programs
- Lack of venture capital

**Source:** Interviews with national site selectors done summer 2003

## Site Selectors' Suggestions For Portland

- ◆ Create inventory of industrial sites, including 100 acres or more (currently none in Oregon this size)
- ◆ Marketing Program—"Portland Metro is open for business"
- ◆ Focus on resource-based R & D
- ◆ Encourage existing manufacturers to adopt new technologies to be globally competitive
- ◆ Create quantitative proof of quality of labor pool
- ◆ Create broad community understanding of benefits of technical careers
- ◆ Improve highways and international air service
- ◆ Focus incentive programs on \$\$ for jobs created
- ◆ Focus in short-term on businesses fleeing California

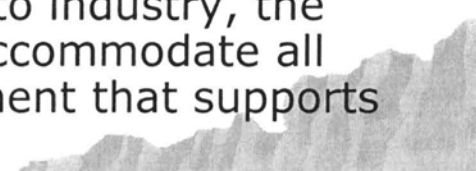


# Industry Cluster Evolution

- ◆ Businesses need to be agile, flexible and adaptable
- ◆ Business operates in an accelerated environment of change
- ◆ Governments who are not agile, flexible and adaptable put local businesses at risk
- ◆ Public regulations and development review are part of the process; without decisions and timelines that are responsive to business realities, they become impediments
- ◆ Catch 22: we all want stability AND flexibility... "Improve it, but don't change anything!"



## Evolution: High Tech Cluster

- ◆ Origins with businesses who start small, in "flex space" created by developers
  - ◆ As businesses succeed and grow, space requirements change
  - ◆ Most, if successful, ultimately look toward sole facility or campus-style
  - ◆ To be responsive to industry, the region needs to accommodate all types of development that supports evolution
- 

## UGB expansion

- ◆ Land scarcity is a perception problem
- ◆ Land scarcity is a real problem
- ◆ Demand is cyclical, not annual or periodic
- ◆ It is important to allow for the diversity of business environments necessary for businesses to develop and grow



## Centers

- ◆ Concept's success is key to regional growth management
- ◆ How to ensure success of centers in the context of economic development?
- ◆ There are consequences to industry clusters if they must spread across region
  - Land use laws need to support “virtual companies”—collaborations between R &D, manufacturing, and support activities
- ◆ Synergy between employment areas and centers— they need each other
- ◆ Definition of success unclear: all development that can go in centers should go there?  
Unrealistic.





## Transportation Investments

- ◆ Coordinated regional investments are critical for economic development
- ◆ Metro is a good regional coordinator
- ◆ Can we change criteria to allow for greater consideration of economic development impacts?



## Regional Collaboration

- ◆ Metro is one of the Regional Economic Development Partners
- ◆ Enhances collective expertise and experience
- ◆ Iterative process—no crystal ball
- ◆ Need regulatory certainty for businesses making location decisions NOW
- ◆ Regional Partners are a resource



## Regional Collaboration

- ◆ Marketing
- ◆ Policy and Regulatory Tools
- ◆ Financial Tools
- ◆ Incentives
- ◆ Champions



## Regional Economic Success

- ◆ What is the shared vision of success?

### **INVESTMENT AND JOBS!**

- ◆ Collaborative implementation of economic policy and strategy
- ◆ A shared understanding of how the regional economy works
- ◆ Smart permits and fees
- ◆ Creating an environment where businesses can compete, succeed and grow!







## **Index of Biological Integrity Research Results**

***A look at the region's streams***

**Report to Council  
Fall 2003**

Lori Hennings  
Planner / Ecologist  
Long Range Planning

Metro Field Studies Program



## **Why conduct field studies?**

- Relatively cheap reality check on natural resource work (applied for grants)
- Provides local scientific foundation (studies elsewhere necessary but not sufficient)
  - Defense against claims of “junk science”
  - Important information for Parks and Greenspaces
  - Lays foundation to detect changes over time, practice adaptive management
  - *Scientific method*: form a hypothesis, test it, interpret results, use new info to adjust theoretical framework

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## Examples

- Field test Goal 5 habitat mapping

- Wildlife habitat (recap):

- New information to model negative edge effects
    - Identified need for better data resolution
    - Adjusted GIS model: removed 1 criterion, validated remaining 4

- Riparian corridors (results presented here):

- Confirms importance of trees to local stream health, validates the weight of trees in GIS model

- Baseline data: Damascus UGB expansion

Metro Field Studies Program



## Purpose of riparian study

- Look at the relationships between the environment and stream quality (measure by stream bugs etc.)
- General check of Metro's riparian corridors model
- Regional look at stream health

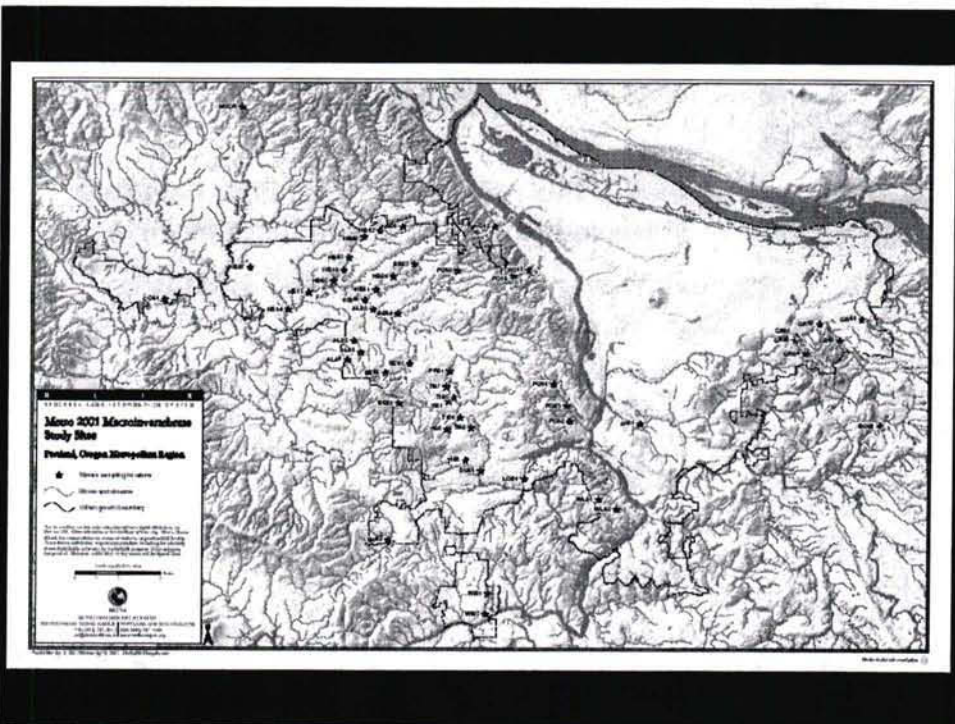
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## Study area

- 54 study sites; small year-round streams in the greater Metro area
  - revisited 1999 bird study sites (thesis)
  - added five reference sites (what conditions would naturally resemble)

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## What did we measure?

- **Macroinvertebrates (Benthic Index of Biological Integrity – B-IBI, and other data)**
  - Excellent indicators of stream quality
  - Widely used, accepted methodologies
  - Good way to compare quality among sites
- **Onsite stream / riparian condition**
  - Stream bed conditions (riffle/pool habitat, etc.)
  - Stream bank and riparian condition
- **GIS data (road density as proxy for urbanization, vegetation, stream crossings, zoning, etc.)**

Metro Field Studies Program



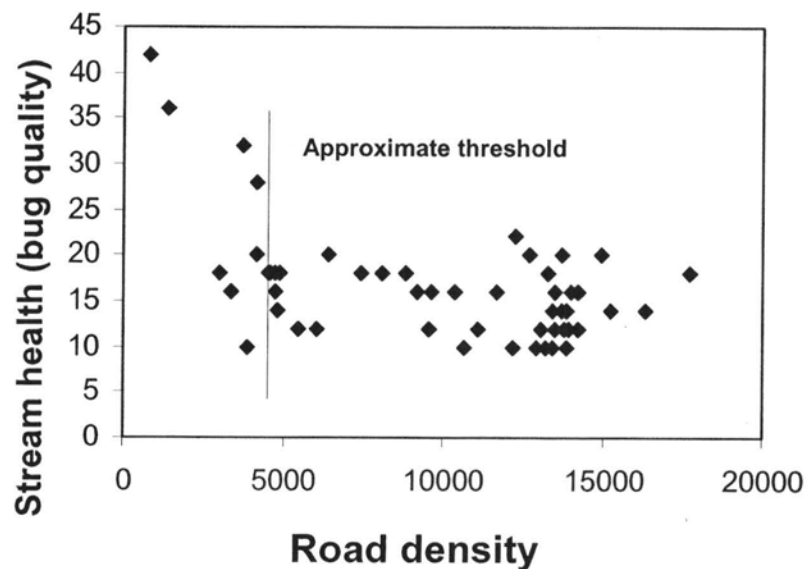
## Results

- **Excluding reference sites, 88% severely impaired (the lowest quality category)**
- **However, 16 “intermediate” sites less impaired than the others**
  - How impaired & intermediate sites differ is of interest
  - Could the more impaired sites be brought to intermediate level?
- **“Urban threshold” seen elsewhere also evident here**

Metro Field Studies Program



## Evidence of our “urban threshold”



## Results

- Stream health increased with:
  - More riffle/pool habitat (that's what salmon and salmon food need)
  - More forest within 300 feet of streams
  - More forest in entire drainage
  - Less commercial / industrial zoning (may be an artifact of using roads as a proxy for urbanization)
  - Lower road density (but only when compared with reference sites - once urbanized, road density may be less important than trees)

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**Boldface = statistically significant difference.**

Variable	Impaired sites	Intermediate sites
% forest canopy cover within 300 ft of stream (per linear ft of stream)	36%	<b>48%</b>
Percent forest canopy cover within drainage area (% per acre)	18%	<b>25%</b>
Road density in drainage area (ft/acre)	10,805	9,644
B-IBI scores	14.1	<b>16.8</b>

**Metro Field Studies Program**



## **Can we raise the “urban threshold?”**

- **We think so! Our fieldwork tells us to:**
  - Keep, add trees near streams (nearstream shrub and grassy habitats = restoration opportunities!)
  - Strive for more trees throughout watershed
- **Extensive data elsewhere tells us to:**
  - Manage stormwater
  - Reduce effective imperviousness
  - Implement low-impact development solutions (e.g., greenstreets, appropriate road drainage...)
- **Potential result**
  - Same urbanization level, better stream conditions (but we’ll never know unless we test results...)

**Metro Field Studies Program**



## **New Damascus project**

- Site-specific info for concept planning
- Relationship-building
  - Partners (Clackamas Co; SWCD; watershed council)
  - Public involvement group kept informed
  - Landowners become part of the study
- How to answer: “Can we bring lands into the UGB and maintain or improve environmental quality?”
- Long term adaptive management
  - How did our strategies perform?
  - Do we need to adjust our framework for natural resource conservation?

Metro Field Studies Program



## **Acknowledgments**

- US Fish and Wildlife Service / Metro Conservation and Restoration grant
- DEQ, USGS (technical assistance)
- Dr. Judy Li's laboratory, Dept. of Fisheries and Wildlife, OSU

Metro Field Studies Program