

**A G E N D A**

600 NORTHEAST GRAND AVENUE PORTLAND, OREGON 97232-2736



**METRO**

TEL 503-797-1540 FAX 503-797-1793

**MEETING: METRO POLICY ADVISORY COMMITTEE**

**DATE:** July 14, 2004

**DAY:** Wednesday, 5:00-7:00 p.m.

**PLACE:** Metro Council Chamber/Annex

---

NO	AGENDA ITEM	PRESENTER	ACTION	TIME
	CALL TO ORDER	Becker		
1	INTRODUCTIONS	All		5 min.
2	ANNOUNCEMENTS	Becker		3 min.
3	CITIZEN COMMUNICATIONS FOR NON-AGENDA ITEMS			3 min.
4	CONSENT AGENDA <ul style="list-style-type: none"><li>• Meeting Summary for June 9, 2004</li><li>• Consideration of MTAC Appointments</li></ul>	Becker	Decision	5 min.
5	COUNCIL UPDATE	Bragdon		5 min.
6	BEAVERTON REGIONAL CENTER	Jerry Johnson	Introduction	45 min.
7	TUALATIN BASIN FISH & WILDLIFE PROGRAM	Brent Curtis	Introduction	30 min.

---

**UPCOMING MEETINGS:**

July 28, 2004 & August 11, 2004

For agenda and schedule information, call Kim Bardes at 503-797-1537. e-mail: bardes@metro.dst.or.us

MPAC normally meets the second and fourth Wednesday of the month.

To receive assistance per the Americans with Disabilities Act,  
call the number above, or Metro teletype 503-797-1804.

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

METRO POLICY ADVISORY COMMITTEE MEETING RECORD

June 9, 2004 – 5:00 p.m.

Metro Regional Center, Council Chambers

**Committee Members Present:** Charles Becker, Nathalie Darcy, Rob Drake, Andy Duyck, Dave Fuller, Gene Grant, John Hartsock, Tom Hughes, Margaret Kirkpatrick, Deanna Mueller-Crispin, Doug Neeley, Dan Saltzman, Martha Schrader, Larry Smith

**Alternates Present:** Jim Bernard, Tim Crail, Jack Hoffman, Karen McKinney, Alice Norris, Nick Wilson

**Also Present:** Charlie Allcock, PGE; Sparkle Anderson, Citizen; Beverly Bookin, CCA/CREEC; Ron Bunch, City of Gresham; Hal Bergsma, City of Beaverton; Cindy Catto, AGC; Bob Clay, City of Portland; Gary Clifford, Multnomah County; Gary Conkling, CFM; Valerie Counts, City of Hillsboro; Danielle Cowan, City of Wilsonville; Bob Durgan, Anderson Construction; Mike Francis, Oregonian; Mary Gibson, Port of Portland; Laura Hudson, City of Vancouver; Holly Iburg, Newland Communications; Gil Kelley, City of Portland; Stephen Lashbrook, City of Lake Oswego; Charlotte Lehan, City of Wilsonville; Diane Lind, Oregon News; Rob Manning, Oregon Public Broadcasting; Irene Marvich, League of Women Voters; Leeanne MacColl, League of Women Voters; Doug McClain, Clackamas County; Karen McKinney, City of Hillsboro; Lou Ogden, City of Tualatin; Pat Ribellia, City of Hillsboro; Doug Rux, City of Tualatin; Jonathan Schlueter, Westside Economic Alliance; Amy Scheckla-Cox, Cornelius City Council; Dick Stenson, Tuality Healthcare; Marty Stiven, Stiven Planning & Development; Dave Volz, Citizen; Ted Wheeler, Citizen; David Zagel, TriMet

**Metro Elected Officials Present:** Liaisons – Carl Hosticka, Council District 3, Susan McLain, Council District 4; Brian Newman, District 2 (for David Bragdon); also present in the audience: Rex Burkholder, District 5; Rod Park, District 1

**Metro Staff Present:** Kim Bardes, Dick Benner, Dan Cooper, Andy Cotugno, Lydia Neill, Randy Tucker, Mary Weber, Michael Wetter, Gina Whitehill-Baziuk

**INTRODUCTIONS**

Mayor Charles Becker, MPAC Chair, called the meeting to order 5:05 p.m. Those present introduced themselves.

**1. ANNOUNCEMENTS**

Chair Becker introduced Wilda Parks who will be the citizen member representative for Clackamas County and he also announced Ted Wheeler, Multnomah County Citizen member, and Dresden Gregory Washington County Citizen alternate.

**3. CITIZEN COMMUNICATIONS**

Chair Becker briefed the members on upcoming topics. He reminded the jurisdictions that they needed to submit to Metro their housing reports by June 30<sup>th</sup>.

**4. CONSENT AGENDA**

Meeting Summaries for May 12 and May 26, 2004.

Motion:	John Hartsock, Clackamas County Special Districts, with a second from Karen McKinney, City of Hillsboro, moved to adopt the consent agenda without revision.
---------	--

Vote:	The motion passed unanimously.
-------	--------------------------------

**5. COUNCIL UPDATE**

Council Deputy President Newman said he would wait until the industrial lands agenda item since his update centered entirely on Ordinance 04-1040A.

**6. ORDINANCE 04-1045**

Kim Ellis gave a quick overview of the ordinance and said that she was looking for their approval of the ordinance.

There was no discussion.

Motion:	Rob Drake, Mayor of Beaverton, with a second from Doug Neeley, City of Oregon City, moved to approve recommendation to the Metro Council of Ordinance No. 04-1045.
---------	--

Vote:	The motion passed unanimously.
-------	--------------------------------

**7. METRO COUNCILOR AMENDMENTS TO ORDINANCE 04-1040A**

Council Deputy President Newman gave an overview of the events that had transpired since the last MPAC meeting including the Council proceedings pertaining to Ordinance 04-1040A. He referred to, and reviewed, his two handouts, which are attached and form part of the record, and the three large display maps at the back of the room during his overview.

Doug Neeley said that there were mayors that were not represented at MPAC and he suggested they be allowed to speak at the table.

Motion:	Doug Neeley, City of Oregon City, with a second from Tom Hughes, City of Hillsboro, moved to allow mayors (or a representative) not at the MPAC table to make presentations for their particular jurisdictions.
---------	---

Vote:	The motion passed unanimously.
-------	--------------------------------

Doug Neeley said that the Springwater inclusion was an area that was intended to separate the Sandy area from the Metro area.

Brian Newman said that area was brought into the boundary in December 2002. At that time the thought was that that piece was needed to provide interchange access to the Springwater industrial area. Staff realized that it wasn't critical for the interchange and that it should be an access point located a little further to the north, and it violated the Green Corridor agreement between Metro Region and Sandy. Metro Council voted not to recommended it. The majority of Council felt that it was difficult to tell landowners that that area would be taken out. Also, a concept plan was already in the works for that area. Therefore it was decided that the merits outweighed the concerns about the Green Corridor agreement.

Doug Neeley said that MPAC had not received any current correspondence from Sandy.

Andy Cotugno said that they had received verbal communication.

Mary Weber said there was written correspondence from Sandy during the 2002 UGB decision period.

Chair Becker said that the Green Corridor was not a specific line. They were talking about a 6-mile distance from Sandy. It was ideal industrial land and could be planned with the Springwater project. It would provide an additional access point to the industrial area and Springwater.

Gene Grant said that many MPAC members really felt strongly about reconsidering Cornelius. He asked if that land was exception land.

Brian Newman said there were two fingers of exception land north of Cornelius separated by some resource land.

Gene Grant said that there were good reasons that the 78 acres of resource land in Cornelius was left out. The problem with the Wilsonville Frog Pond area was that there was a natural progression of uses along I-5 consisting of industrial transitioning into commercial use transitioning into high-density housing and then to single-family larger lot housing. Proposing to put industrial uses right up against the single family detached housing areas would impact the livability of the neighborhoods. Although it might meet the factual criteria, it did not meet the livability criteria. Even if there was enough land to provide transitions to industrial uses on that side, they would still create major traffic problems. Traffic will cut through residential areas instead of going around. It would be difficult to enforce proper traffic flow. The decision by the Council was a 4-3 vote, and there was some obvious sympathy from council about some of these concerns. There was a fair consensus on MPAC to ask the Council to reconsider that vote and take that acreage out entirely. He said that the south Tualatin area was exception land and could potentially jeopardize the whole decision. He referred to Dick Benner's memo on the conditions where wording had been proposed for the area north of the connector, near Tonkin Road, that would be conditioned to come in as inner neighborhood and only the area to the south would be designated industrial.

Brian Newman said that those two conditions had been brought up at the Council meeting on the previous Thursday. There were additional conditions in the COO recommendation.

Gene Grant said that was further in the packet and mentioned using the corridor as a boundary between Wilsonville and Tualatin.

Brian Newman said the first issue was to condition the process so concept planning wouldn't even begin until alignment was selected. Once the alignment was selected the area north of it would be designated as inner neighborhood to provide a better transition, and the area south of it would be designated industrial. Some flexibility would be needed for both Tualatin and Wilsonville to make necessary or desired changes and for planning.

Gene Grant said that meant that the Council recognized that a significant portion of the land on the north side wouldn't be industrial at all. This was only supposed to be an expansion of the boundary for industrial land. He said that in his conversations with people there was no longer a consensus about pulling out the Tualatin land. He said that the Metro Council should reconsider the issue. One way to deal with the high degree of concern was to take a best guess at where the alignment would be located and then exclude the area north of that: it would be removed because it was always intended to be residential and non-industrial. He said it might be a better approach to bring it in with those conditions. He said that he understood that Wilsonville was willing to serve the industrial area to the south. In terms of the whole process, the anger resulted from the sense that the Council did not work with MPAC and the cities in

advance of making a decision. He felt had they done that they could have arrived at a compromise at the hearing and not had the fallout anger afterwards. The role of MPAC was more than that of a planning commission to a city council. Planning commissions were not cities and did not have to implement the way cities did, and they did not face a possible recall if the wrong decision was made. Whether it was in the charter or not the relationship ought to be more like the JPACT relationship.

Rob Drake said that as the Council moved towards making decisions, they should look carefully at whether land was EFU land or exception land and balance that with state goals. He said that they also needed to balance economic issues. The parcel south of Tualatin was exception land and the decision still needed to be made about the 99W and I-5 connector. He said it might be problematic to bring in land that may or may not be in alignment with the connector road, and it did not make sense to make that decision up front. He suggested that this could be the first property looked at in the next periodic review. The 99W and I-5 connector would not be a tiny road and would have a major impact on the area.

Tom Hughes said that MPAC was not just another special interest group for the Metro Council, but rather the official designated representatives and voice of local governments. That did not mean that the Metro Council had to take MPAC advice, but they had a requirement under state law under Goal 2 to coordinate with local government. The intention of the charter and state law was to use MPAC as a vehicle through which the Metro Council coordinated. He said that if the goal of the Council was to avoid being remanded or overturned in court on the UGB decision then they had focused too much on Goal 14 to the exclusion of Goal 2. He suggested that not only was Metro in violation of Goal 2, but that they also had raised questions about the Metro charter authority. If Metro directed local governments on an action that required them to spend structured hours and transportation dollars to accommodate that action, then Metro was controlling those services, which according to the Metro charter, could only be extended by a vote of the people. The people had not voted to extend that authority to Metro on this issue. He said that if they did not want to have the decision remanded then they needed to apply the criteria that Metro established and take into account state law criteria as well. He said he would add a criterion that the controlling jurisdiction was willing and capable to provide the services that would be needed.

Doug Neeley said he had an issue with excluding exception land and including EFU land.

Tim Crail said that when they were discussing what they would bring in and whether they were bringing in more than was required, there was some discussion about the fact that things were included for Metro's consideration. He said that MPAC was giving input while recognizing that it was Metro's decision on what land to include and exclude. The fact that they had included 150 acres more than was necessary so that Metro could decide on the balance of parcels needed and this was the correct way to get to the required 1,200 acres. He said he recognized that Goal 2 required that Metro work with the jurisdictions and that was what he thought happened throughout the whole process.

Susan McLain said that the decision they were working on at present was the last 5% of the 2002 decision. She emphasized that this was just part of the 2002 decision and that this part would go with the 2002 part to the state as a whole package. She said that the discussion was valuable.

Jack Hoffman said that the real issue was coordination. The process was at a point where the Metro Council needed to recognize that there were basically 1.3 million people in the region, there were 24 cities, 3 counties with about 150 elected officials, and then 7 Metro councilors. It was important to respect, trust, listen to, and consult with the elected mayors of the different cities. Cities represent people's community and sense of place, and when a city said that they could not service an area, then that needed to be explored and not just disregarded. If a city or jurisdiction had legitimate concerns about

servicing an area then that should be considered. In 2005-2007 they would have to move the boundary again for the residential need, and it would be tougher and more contentious because they were running out of land options.

Brian Newman said that ultimately it would go on to LCDC and then to the court of appeals. He said it was not true that Metro only used the hierarchy of land to trump everything. The COO recommendation did skip over some land but there was a difference between taking a risk and picking a fight. The Metro Council's concern was that they were hearing big red flags about the south Tualatin area. It was all exception land, and it did meet the criteria in state law. All the good arguments heard about that area were legitimate policy concerns, but the Metro Council was concerned that ultimately they would not prevail in the court of appeals. He asked the committee if they felt that that risk was worth taking and whether or not all the land that they were trying to bring in, land that they hoped would be shovel ready, could wait to be adjudicated or remanded. He said that he wanted their guidance about weighing those concerns.

Dan Saltzman said he had understood that the Metro Council had looked at increasing the industrial refill rate from 52 to 54.

Brian Newman said that MPAC had considered an amendment to reduce the need number down to 1,200 acres. That was based on having found acres in Wilsonville and Oregon City. Councilor Burkholder had a second amendment to take it a step further and to reduce the need by an additional 194 acres.

Dan Saltzman suggested that they should focus on that in their discussion also.

Tom Hughes said that they might end up in the court of appeals one way or another but they may get surprised depending on how the land was parceled out. He said that they were in general agreement that to bring land into the UGB for industrial use knowing that it would not be used for that purpose was a silly thing to do. He said that was not an accurate interpretation of state law. The argument could be made that they were avoiding that exception land in order to avoid a conflict with Goal 2. It would be better to take the risk and make the best case that the legal minds could put together, and go united to LCDC with a strong commitment about the decision. He said he felt that would be a better strategy.

Chair Becker opened the discussion to the Mayors not sitting at the table.

Charlotte Lehan said that Wilsonville was not unwilling to serve, but also not eager to serve, more industrial land in southern Tualatin given the jobs and housing balance in the community. She said that it had always been assumed by Wilsonville that some portion of that southern area around the prison would be designated as industrial and Wilsonville would serve it. The agreement that the City of Wilsonville has with Tualatin was that they would not proceed north with any annexation plans until the connector issue was settled. She said that some good points had been made about the acknowledged comprehensive plans. They also had a lot of acknowledged master plans for sewer, water, storm water, and transportation. Before an expansion they were supposed to do a Transportation Systems Plan (TSP). Metro did not have the ability to do a TSP and Wilsonville had just finished theirs. It had taken six years to finish the plan and that of course it did not anticipate adding more industrial land in that area which would greatly skew the TSP. She said she agreed that if they were going to face litigation on these decisions it would be better to go to the state together. MPAC's goal was to find a compromise that most jurisdictions could support going forward to LCDC with.

Lou Ogden said he could spend a lot of time talking about the particulars of the south Tualatin area, or they could talk about the illogic of bringing in land on an industrial decision that would not be used for

industrial purposes, or slopes, or even the criteria itself. He said that he was not certain that there were many people actually thrilled with many of the sites that were coming in, not just the south Tualatin site. However, since there was a constraint on land over the next 20 years, people would build where they had to, and if the market factors were right then they could turn a profit doing so. Therefore, almost anything that they designated inside the UGB would become urbanized. That was a problem. Tualatin did not in general oppose the notion of Wilsonville having some more industrial land to the north. It was the notion of a corridor in that area that was problematic. If they were to condition the land not to be developed until that connector alignment was determined then that land would be constrained because there wasn't \$150 million dollars to build that road at this time. He said that meant that they would have to meet the land need somewhere else or change the number of acres needed.

Amy Sheckla-Cox, representing the City of Cornelius, said that Cornelius would really appreciate MPAC and the Metro Council reconsidering the inclusion of Cornelius in the expansion. She said that Cornelius was in dire need of more industrial land. The community in Cornelius was made up of about 80% housing and they had some of the longest commute times in the region. She said that Cornelius would be thrilled to include the 91-acre parcel and that the desire for the additional 78-acre parcel (to the north) was about creating a transportation corridor through both pieces and creating efficient use in terms of utilities and the costs to serve. She emphasized that no one in Cornelius, however, wanted the 78 acres to get in the way of bringing in the 91 acres. She said that she had heard a lot of conflicting information pertaining to that 78-acre parcel, and she urged that people check their resources, including the farm bureau.

Doug Neeley said that Oregon City also had farmland near the urban center where the people wanted to stop farming. He said that there would always be some farmers who wanted to capitalize on their land value by being included in the city. He said that they could not develop their land-use policy based on individual owner concerns and continue to have a functioning agricultural community. The heart of land-use policy was to protect valuable farm and timberlands, and that was something he did not think they should let go of.

Amy Sheckla-Cox emphasized that that was not her only reason to include the 91-acres. She said that the Cornelius UGB had not been expanded for about 30 years. At that time they were a town of 5,000 people but now their population was over 10,000 people. Unfortunately, with 80% of the land used for housing there wasn't much left for industrial expansion.

Doug Neeley said that those lands were once considered primarily farmland and he was presuming that had changed over time. He wanted to know if she had information or data on that.

Amy Sheckla-Cox said that she did not have specific data on that but Cornelius did have a very unbalanced community and she felt that needed to be addressed and emphasized.

Rob Drake said that Cornelius was not a complete city because it only had residential growth. He said that the region and Metro were trying to move towards a complete city concept where there was a better balance between jobs and housing. In Cornelius people were forced to leave to find jobs. Continuing that situation would exasperate the regional transportation problem. He said that Cornelius and Forest Grove were not complete cities and that they were so unbalanced that they were fighting every day to keep the library open and provide services. Without the industrial service base they would not be able to function as a complete/full-service city, and that goes back to state goals and balancing the region.

Motion:	Gene Grant, City of Happy Valley, with a second from Jack Hoffman, City of Lake Oswego, moved to recommend to Metro Council to reconsider their action to: a) remove the north portion of Frog Pond in Wilsonville b) add to the COO recommendation for the Cornelius area (91 acres) c) remove the north half of the Tualatin area.
---------	---

Rob Drake said that he understood that MPAC had once voted to keep all that (north portion between Tualatin and Wilsonville) out. He wanted to know if this was a different decision.

Gene Grant said that based on Wilsonville's indication that they would not be "unwilling" to serve the south half of that area they should allow that portion to come in for industrial purposes and to exclude the northern half only.

Rob Drake said that he got the feeling that Mayor Lehan wasn't even lukewarm on servicing the southern half of that area.

Doug Neeley asked if they were still thinking of conditioning it in terms of the access alignment.

Gene Grant said that he was not making any changes to the condition that they get the alignment fixed first before they allow any concept planning or zoning to go forward. He said it was a bad idea to keep that out, as they could not have a finding that would survive legally that allowed them to keep that out to reduce the value or cost of that alignment.

Substitute Motion:	Dan Saltzman, City of Portland, with a second from Andy Duyck, Washington County, moved to recommend to the Metro Council to reduce the need 500-600 acres by adjusting the refill and capture rate.
--------------------	--

Doug Neeley said that the 1,200-acre total was a reduced number and was the number put forward in the recommendation by MPAC. He said that if they changed the need number they would then have to revisit other things and might not be any happier by the end of the process.

Rob Drake said that both statewide and in the region there was a need for industrial land. He said that they were now talking about tinkering with the numbers, and if the governor was at the table he would be concerned. He said that he was happy with the progress they had made because usually MPAC felt like the movie "Groundhog Day" where they revisited the same issues over and over again. This region had a need for industrial land and he said he did not think this was the direction that they wanted to go. He said that a decision like that would be killing the options for the region to stay economically viable, and to create and attract new industry. He said he would not support reducing the need number.

Andy Duyck said he could not support the original motion because it had too many specifics in it. He said that he did support going back to table and working through the process. He said that most of the members were upset about not working together in a process. He said that he agreed with some of the Council amendments and not with others.

John Hartsock said that they were really running out of time to do a lot more analysis. The Council was going to meet the next day and he wanted to give them something specific to consider. There was good reason to get the current periodic review over with and June 24<sup>th</sup> would sort of be the end of the train.



Gene Grant said he was sympathetic to what Mayor Drake had said about the need for industrial land. He said he had tried to get a motion on the floor that worked for everybody. He said he would support a motion that removed the part about refill rate and just leave that up to the Metro Council to decide what they would substitute for the “fake” industrial land on the north side of Tualatin and bring in some industrial land somewhere else that would be utilized.

Dan Saltzman said that if it was going to be challenged by courts it seemed that there was risk to including areas that people did not want and excluding substantive areas.

Doug Neeley said that removing pieces and adding pieces was how they got where they were. He said that he did not know of another way to do it.

Jack Hoffman said that June 24<sup>th</sup> might not be written in concrete, and perhaps they could petition for a 30-day delay from LCDC.

Tom Hughes said that historically, one of the reasons previous decisions were remanded was due to the fact that they started out with one set of numbers and ended up with another set of numbers. It was felt that no one could trust the final numbers. He said that he did not like the 70% for warehousing and distribution figure, but at this stage of the game there was no point in going back and trying to figure on new numbers. Then no one would feel they could trust the numbers.

Dan Cooper said that the history of this at the time of the previous decision was that they actually had two numbers on the books that were inconsistent. Having two numbers at once was how the decision got remanded.

Nick Wilson said that there was a lot of work that lead to the MPAC decision and they finally got through it all and now on basis of a 1-hour of discussion they were talking about tweaking it. He said they ought to forward the motion to ask the Metro Council to reconsider the motion as they submitted it the first time.

Doug Neeley said that the Metro Council was making their decisions on a more broad scale and they were concerned about the EFU lands. For some jurisdictions that was an issue and not for others, but it did seem to be based on a jurisdictional basis and he hoped they could agree to some give and take. He said he felt that Gene Grant’s original motion succeeded at that.

Vote:	The motion failed with 4 yea votes: Crail, Duyck, Mueller-Crispin, and Saltzman and 11 nay votes: Becker, Darcy, Drake, Fuller, Grant, Hartsock, Hoffman, Hughes, Neeley, Schrader, and Wilson (Smith was late and did not participate on this vote).
-------	---

Chair Becker reviewed the original motion to recommend to Metro Council to reconsider their action to a) remove the north portion of Frog Pond in Wilsonville, b) add to the COO recommendation for the Cornelius area (91 acres), and c) remove the north half of the Tualatin area.

Amendment to the Motion:	Rob Drake, City of Beaverton, with a second from Tom Hughes, City of Hillsboro, moved to recommend to Metro Council to amend the main motion to eliminate all of the Tualatin land and add the Evergreen portion.
--------------------------	---

Gene Grant said that the problem was the state hierarchy and the exceptions lands located there. The fact that they did not have the road alignment did not justify violating that hierarchy. The best way to spur completion of that alignment, including funding and planning, was to get the land to the south within the UGB. That would push them to move forward more quickly. He said that this land was a better choice and that they should stick with the state land hierarchy.

Tim Crail said he would vote no on this and possibly the rest of the motions. He said he felt that their role at MPAC was to make those tough decisions and weigh all the factors and points of view. He said that he couldn't say he agreed with all they had done, but he was willing to defer to the Metro Council and he would vote no on this and any subsequent motions that were similar.

Tom Hughes said that when the Department of Agriculture studied the area Evergreen came up reasonably low on their list of good farmland, particularly because they did not want to go all the way to the Sunset Highway. This policy did two things: it removed the better farmland from the request and it established a hard line along the creek. The other hard line was the airport to the west. Evergreen was within the area where jobs would be created. He said he understood the numbers pertaining to warehouse and distribution and Evergreen was not too likely to develop into warehouse and distribution. He said that the area was productive industrial land that had the potential to produce jobs for the region and to develop.

Chair Becker reiterated the amendment to the motion.

Andy Cotugno said that the Drake amendment would remove 339 acres and add 357 acres.

Gene Grant said that if the main motion passed as stated, then the Council would probably replace it with the land out in Hillsboro. He said he wasn't specifying that that was where they should do it, but rather to leave it up to council to decide where to make it up.

Vote:	The motion failed with 5 yea votes: Drake, Duyck, Fuller, Hughes, Wilson and 10 nay votes: Becker, Crail, Darcy, Grant, Hartsock, Hoffman, Neeley, Saltzman, Schrader, and Smith.
-------	---

Tim Crail asked for clarification on what was in and out.

Brian Newman said it would remove all of Wilsonville east, which was Frog Pond; remove the north portion of south Tualatin; add back the COO recommendation for 91 acres of Cornelius, and if there was a difference of acreage then the Council had latitude to decide where to make that up.

Rob Drake said that he did recognize that there was a willingness by Hillsboro to add to their industrial land, and as it would be good for the county and the region, perhaps they should ask Council to add the acreage at Evergreen to make up for what was taken out of Tualatin.

Amendment to the Motion:	Rob Drake, City of Beaverton, with a second from Doug Neeley, City of Oregon City, moved to recommend to Metro Council to amend the main motion to add the Evergreen portion.
--------------------------	---

Tom Hughes said that while he would like to have them consider Evergreen he was not necessarily anxious to go on record as saying that should be the only option. The intention of MPAC would be to leave the council flexibility.

Doug Neeley said he was willing to second the motion with that caveat.

Vote:	The motion passed with 11 yea votes: Becker, Drake, Duyck, Fuller, Grant, Hartsock, Hoffman, Hughes, Neeley, Smith, and Wilson and 3 nay votes: Crail, Saltzman, and Schrader and 1 abstention: Darcy
-------	---

Chair Becker called for a vote on the main motion which was to:

Recommend to Metro Council to reconsider their action to:

- a) remove the north portion of Frog Pond in Wilsonville
- b) add to the COO recommendation the Cornelius portion (91 acres)
- c) remove the north half of the Tualatin portion
- d) recommend that the Council consider among other areas under consideration parts of the Evergreen area to meet the balance of the need.

Vote:	The main motion passed with 11 yea votes: Becker, Drake, Fuller, Grant, Hartsock, Hoffman, Hughes, Neeley, Schrader, Smith, and Wilson and 4 nay votes: Crail, Darcy, Duyck, and Saltzman
-------	---

Brian Newman said the Council meeting for the next day was a public hearing with no action scheduled. The Ordinance was on the Council schedule again on June 17<sup>th</sup> for discussion and possible action. The final action was scheduled for June 24<sup>th</sup>. He asked that Chair Becker, or his designate formally present the new motion from MPAC and that the Metro staff draft an amendment for consideration reflecting this action for consideration on June 17<sup>th</sup>. He said that he hoped that they could all be allies through the rest of the process.

Carl Hosticka said that he wasn't sure if the motion intended to take out half of the Tualatin area and suggested more precise language.

Gene Grant said that he had specified the north end. He also said it was his hope that there would be more discussion by the two mayors involved to determine that line to as close as they could.

Tim Crail said that the language agreed upon was just a way to throw it back to the Council to figure out. He said that it really didn't work as a strong amendment that included everything.

There being no further business, Chair Becker adjourned the meeting at 6:50 p.m.

Respectfully submitted,

Kim Bardes  
MPAC Coordinator

ATTACHMENTS TO THE RECORD FOR JUNE 9, 2004

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

<b>AGENDA ITEM</b>	<b>DOCUMENT DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT NO.</b>
<b>#5 Consent Agenda</b>	6/8/04	Minutes from the May 26 <sup>th</sup> meeting that were not completed for distribution until 6/8/04	060904-MPAC-01
<b>#7 Metro Councilor Amendments to Ordinance 04-1040A</b>	6/4/04	Memo from Dick Benner to MPAC re: Metro Council's June 3 Revisions to Ordinance 04-1040 (Industrial Lands)	060904-MPAC-02
<b>#7 Metro Councilor Amendments to Ordinance 04-1040A</b>	6/4/04	Ordinance No. 04-1040A and exhibits	060904-MPAC-03
<b>#7 Metro Councilor Amendments to Ordinance 04-1040A</b>	6/2/04	Letter from Mayor Drake of Beaverton to Metro Council President Bragdon re: Beaverton's Position on UGB Amendments to Add Industrial Land	060904-MPAC-04
<b>#7 Metro Councilor Amendments to Ordinance 04-1040A</b>	6/8/04	Letter from the State of Oregon, Department of Agriculture, Rick Gustafson and Katy Coba to Council President Bragdon and Council Members	060904-MPAC-05
<b>#7 Metro Councilor Amendments to Ordinance 04-1040A</b>	6/8/04	Memorandum from Chuck Becker, Mayor of Gresham to MPAC Members re: Pending UGB decision	060904-MPAC-06
<b>#7 Metro Councilor Amendments to Ordinance 04-1040A</b>	6/9/04	Letter from Tuality Healthcare, Richard V. Stenson to MPAC re: Medical Facilities	060904-MPAC-07
<b>#7 Metro Councilor Amendments to Ordinance 04-1040A</b>	6/8/04	Letter from Canyon Creek Meadows Homeowners Association Diane Hill to Mayor Charlotte Lehan and the Wilsonville City Council re: Canyon Creek Meadows Homeowners Association and the Industrial Lands decision	060904-MPAC-08

MPAC Meeting Record

June 9, 2004

Page 12

---

<b>#7 Metro Councilor</b>	6/8/04	Letter from Canyon Creek Meadows Homeowners Association Diane Hill to David Bragdon and the Metro Council re: Canyon Creek Meadows Homeowners Association and the Industrial Lands decision	060904-MPAC-09
<b>Amendments to Ordinance 04-1040A</b>			
<b>#7 Metro Councilor</b>	6/9/04	Metro memo from Richard Benner to MPAC re: Conditions Upon Lands Added to UGB	060904-MPAC-10
<b>Amendments to Ordinance 04-1040A</b>			
<b>#7 Metro Councilor</b>	6/9/04	2 pages of spreadsheets from Brian Newman to MPAC members/alternates	060904-MPAC-11
<b>Amendments to Ordinance 04-1040A</b>			

---

---

DATE: July 7, 2004

TO: Metro Policy Advisory Committee

FR: Andy Cotugno, Planning Dept. Director  
MTAC Chair

**RE: MID-YEAR MTAC APPOINTMENTS TO FILL VACANCIES THAT HAVE OCCURRED**

Please note several members or alternates on Metro Technical Advisory Committee have recently resigned. Per MPAC's bylaws:

*Each jurisdiction or organization named [to MTAC] shall annually notify MPAC of their nomination. MPAC may approve or reject any nomination. Revision of the membership of MTAC may occur consistent with MPAC bylaw amendment procedures...*

The following candidates have been nominated for MTAC membership for MPAC's consideration:

1. Ed Gallagher has been nominated to replace Rebecca Ocken on the "Largest City in Multnomah County; Gresham" seat (#6);
2. Elaine Smith has been nominated to replace Lidwien Rahman on the ODOT seat. Ms. Rahman will become the alternate;
3. Mary Gibson, 1<sup>st</sup> Alternate for the Port of Portland moves up to Member, replacing Brian Campbell. Susie Lahsene, 2<sup>nd</sup> Alternate, will become the Alternate.
4. Elissa Gertler and Greg Jenks have both resigned from the Public Economic Development Organization seat (#22). Renate Mengelberg, Clackamas County Business and Economic Development Team, and Mike Ogan, PDC, have been nominated as the new member and alternate, respectively.

Please do not hesitate to contact me if you have any questions or comments at 503-797-1763 or [cotugnoa@metro.dst.or.us](mailto:cotugnoa@metro.dst.or.us).

I:\gm\gmadm\staff\paulette\old\_\NPAULETTE\MTAC Appointments 071404.doc

# EXECUTIVE SUMMARY

## I. BACKGROUND/PROBLEM

The Beaverton Downtown Regional Center Development Strategy is a comprehensive review regarding ways in which Beaverton can achieve a significant level of 2040 Regional Center design type development over the next 50 years. The 2040 Regional Center design type is characterized by mixed-use, pedestrian-oriented areas supporting higher densities of employment and housing. Metro is working with local jurisdictions to assist them in realizing 2040 centers. This pilot project is part of that effort.

The Urban Growth Management Functional Plan requires that all cities and counties with a center designated on the 2040 Growth Concept map must develop a strategy for implementing a center within their jurisdiction by 2007. This purpose of this project is to provide a model strategy that can be replicated in other centers.

The primary problem facing the Beaverton Regional Center is inducing private-sector development activity consistent with established goals and objectives for the area. As a regional center, the study area is expected to realize development densities which are significantly higher than this analysis indicates are currently viable in the area. The analysis indicates several obstacles to realizing targeted densities. Of these issues, financial viability is by far the most significant factor, primarily attributable to the cost of providing structured parking.

## II. SUMMARY OF FINDINGS

### A. EXISTING CONDITIONS

The City of Beaverton's Regional Center has a number of locational advantages. It occupies a central location within Washington County, with excellent regional accessibility and transit linkages. Historic development patterns have yielded a current improvement pattern that is relatively low-density, including a significant concentration of surface parked retail centers and auto dealerships. While there is a great deal of parcelization within the area, creating a challenge to redevelopment, there are also a number of large contiguous parcels in single ownerships.

### B. ASSETS/BARRIERS & OPPORTUNITIES

A community outreach effort was conducted to assist in the asset, barriers and opportunities assessment. This included an online survey, as well as two focus groups. The City of Beaverton also held two focus groups to collect input regarding community and developer views on assets, barriers and opportunities within the Beaverton Regional Center.

The following table summarizes key assets and barriers identified within the Beaverton Regional Center:

<b>Assets</b>	<b>Barriers</b>
Park/Library/Farmer's Market	Visual Appeal
The Round	Downtown Definition
Transit Availability	Pedestrian Environment
Stable Schools	Canyon/Farmington Congestion
Retail Diversity	Parking Availability
Mature Trees	Auto-Oriented Nature
Free Parking	Lack of Housing Density
Demographics	Property Configuration
Auto Dealerships	East/West Division
Underutilized Property	Street Pattern
Character of Older Buildings	Auto Dealerships
Central Location	

A number of opportunities were also identified, which included the following:

- *Improvement of Traffic Congestion*
- *Bring more Mixed-Use Development*
- *Have Downtown Advocate on Staff*
- *Parking*
- *Develop a More Cohesive District*
- *Build on Small Business Concentrations*
- *Package Opportunity Sites*
- *Leverage Transit Linkages*
- *Public Amenities*

### C. MARKET ANALYSIS

Current real estate market trends relevant to the Beaverton Regional Center are not conducive to short-term development, with the exception of ownership housing, retail and medical office space. Achievable rent levels within the regional center are estimated to be largely consistent with the overall Washington County market, with no discernable premium currently being realized vis-à-vis more suburban locations. Retail development has been largely auto-oriented, with both national tenants as well as some local retailers with a regional draw. While demographics within a three mile ring of the study area are very strong, the level of local residential development is currently too limited to support a significant mix of less auto-oriented retail.

As part of this analysis, a number of development opportunity sites were identified within the Beaverton Regional Center. Preliminary development concepts were prepared for the sites, with four sites chose for more detailed design and financial review. The purpose of this component of the work scope was to establish some fundamental dynamics of development/redevelopment in the Beaverton Regional Center.

Prototypical development programs were developed on the four opportunity sites within the study area. The development programs are based on existing zoning codes currently on the sites evaluated. These programs were designed to test a number of potential permutations of development type, and are not intended to necessarily represent the highest and best use of the sites. A series of pro forma financial analyses were then run for these development programs, which evaluate the characteristics of the developments from an investment perspective. The pro forma analyses attempt to model potential developments at the four identified sites from the perspective of a developer.

The scenarios evaluated varied in their viability, with condominium units and ground floor commercial space proving to be largely viable. Structured parking and market rate rental apartments generally eroded yields in the area. The key conclusion from this component of the analysis was that the development programs modeled to not represent attractive returns, primarily due to the cost of providing structured parking. Unless this fundamental problem is substantively addressed, there



should be no expectation that this type of development will occur, particularly as a speculative project.

#### D. POLICY TOOLS

The analysis included an assessment of policy tools available to assist in achieving targeted densities in the regional center. These included both incentives as well as regulatory approaches. The tools were assessed based on their effectiveness, cost, equity, side effects and applicability to Beaverton.

Incentive-based approaches have been widely tried within the metropolitan area, by both Metro and local jurisdictions. These can be classified into four categories: allowing density to occur; providing information to facilitate development; providing financial incentives through regulatory relief; and providing direct financial assistance to developers.

Regulatory approaches represent more of a mandate, prohibiting or discouraging low-density development. Mandating high densities may reduce or preclude development if financial feasibility only exists for lower-density development. It is possible that the land values will eventually increase to facilitate the mandated density, as regional growth meets the supply constraints of the UGB. Another view, however, is that ongoing, steadily intensifying development is the most effective way of creating the higher land values that will lead to higher densities, and that density minimums that effectively stop development lead to decreasing land values that undermine the goal of higher density. Under either view, achievable rent levels would need to increase substantially in order for the market to develop to the higher densities.

The most useful policy tools available require significant public investment. We believe that a strong case can be made for more general sources of funding based on the observation that the beneficiaries of the kind of development desired in downtown Beaverton include all the other jurisdictions in the metropolitan urban growth boundary (UGB). State law and the Metro Growth Management Framework Plan call for, among other things, development that is: higher-density, transit-oriented, and environmentally sensitive, and geographically balanced. Through a regional process, downtown Beaverton was selected as a Regional Center. In order to protect prime farm land and balance growth, the region chose to increase density within the region. Other parts of the region are arguably better off in some ways because of that decision. Our conclusion is that there is a strong argument, consistent with the principles of public finance and payments by beneficiaries, for regional (and state) contributions to the costs of infrastructure in downtown Beaverton.

### III. ACTION PLAN SUMMARY

The financial viability of the targeted development forms in the study area represents the most significant impediment to achieving the desired development patterns. Addressing the viability gap must be the *primary* consideration in any strategy to develop 2040 Center design types in the Beaverton Regional Center. The Action Plan outlined in this analysis addresses the primary impediments to achieving targeted development forms in the Beaverton Regional Center, financial viability and marketing.

As a rule, the development market is predictable in that it includes the actions of a number of rational participants. The key player in initiating development activity is the developer or development firm. The construct used in our analysis assumes that development is initiated when a developer is convinced of a compelling risk/return relationship. That is, the developer feels that the

anticipated returns associated with a potential development are consistent with his perceived risks. While developers do lose money on projects, it is not typically intentional.

Viable development forms, including or excluding public participation, need to be identified and effectively marketed to property owners and the development community. If targeted development is not viable, there is no point in marketing it. The City has a number of tools at its disposal to encourage 2040 design types in the Regional Center, but should recognize that existing programs may be insufficient to bridge the identified viability gaps. High priority actions not currently in place, such as a public parking program and direct project subsidy, may be required to realize density objectives.

A large number of potential action items have been identified in the course of this analysis. The following is a list of action items consistent with improving the potential for realizing the targeted development types within the Beaverton Regional Center.

### Short Term/Ongoing

Site and Market Analysis	A significant amount of market analysis has been generated by this report. Current information should be maintained at a regional center level, with the City offering ongoing assistance for interested parties seeking more site specific information.
Catalyst Developments	The City should identify potential catalyst development sites, evaluate development potential on these sites, and determine a marketable development program for outreach to the development community. The work done as part of this study could form a baseline for further site specific work, with marketable packages available within the next twelve months. The Mayor's Downtown Development Committee represents an appropriate group to serve as an advisory committee to this process.
Parking Requirements	Minimum parking requirements can be reduced through the code, potentially with a regional center overlay.
Entitlement Process	The City can further streamline entitlements, particularly for projects in the regional center meeting public objectives.
Direct Project Subsidy	The City and other public entities with an interest in achieving higher density development within the regional center will need to be willing and able to provide direct project assistance if needed.
Develop Collateral Materials	With assistance from Metro, the City should develop materials for distribution providing information on the Beaverton Regional Center.
Development Advocate	The City should assign an advocate for downtown development in the regional center. This position should coordinate efforts, including planning and outreach.
Developer Solicitation	The City should make a regular effort to market opportunities in the regional center to the development community.
Matchmaking	The City should actively help match willing property owners and developers. This reduces the effort required, increasing the likelihood of new development. A database and mailing list can be created of interested developers as well as property owners in the area.
Branding of Center	The regional center competes within a broader context, and should

establish a brand with a positive market, marketable image.

Improve contact with downtown business and property owners

The City should initiate a program for more extensive outreach to business and property owners in the regional center. This would include establishing a mailing list of interested parties and initiating a regular newsletter.

### Mid- to Long-Term

Public Parking Program

A program to provide structured parking within the Regional Center would be expected to greatly increase the likelihood of achieving higher-density housing, but would require a considerable public commitment. This is a City as well as regional issue, and the City, Metro and Tri-Met should evaluate a workable and equitable approach to meeting this need. While the need for this action is immediate, it is likely that planning and funding for such a program will push the implementation timeline out to the three to five year horizon.

Split Property Tax

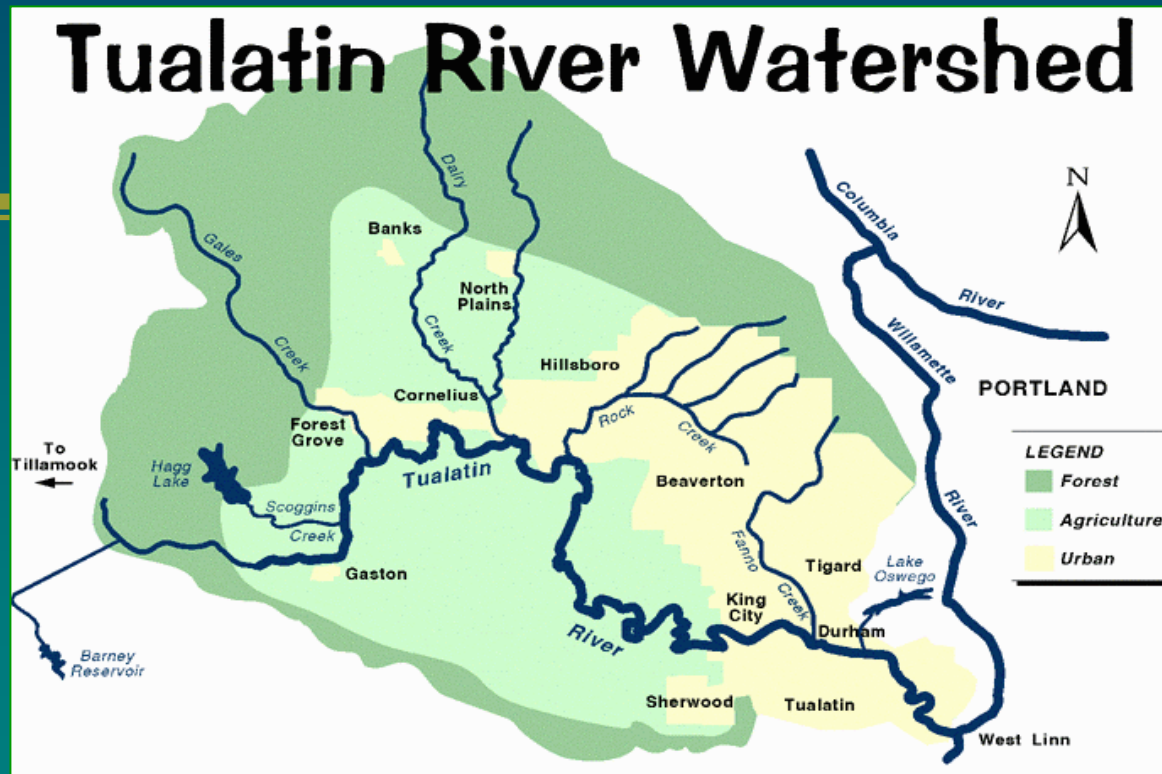
Implementing a split property tax rate, which taxes land at a higher rate than improvements, would require statewide legislative action. While the effort related to getting this type of legislative action is high, it addresses a broader regional concern as opposed to merely an issue in the Beaverton regional center.

Realizing the targeted development patterns will require a concerted and sustained effort from the City of Beaverton, as well as interested regional entities such as Metro, Tri-Met and the State of Oregon.



# TUALATIN BASIN GOAL 5

- BASIN APPROACH - PROJECT UPDATE -  
Metro Council Meeting - 7/6/04



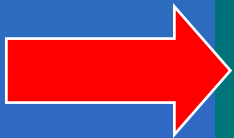
# *Overview of Presentation*

---

1. Project Status
2. Program Approach and Goal
3. Existing Environmental Health Report
4. ALP Decision
5. Primary Program Tools
6. Next Steps
7. Questions

# Goal 5 Project Status

	<b>Tualatin Basin</b>	<b>Metro</b>	<b>When</b>
<b>Step 1</b>	n/a	Inventory	2002
<b>Step 2</b>	<b>ESEE</b> - Basin-wide - Local (65 sites)	<b>ESEE</b> - Regional - 6 Options	2003- Spring 2004
<b>Step 3</b>	Program	Program	2004
<b>Step 4</b>	Adopt Ordinances	Compliance Reviews	2005-2006



# *Overarching Goal*

---

- Vision: *“The overall goal is to conserve, protect and restore a continuous ecologically viable streamside corridor system from the streams’ headwaters to their confluence with other 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.”*

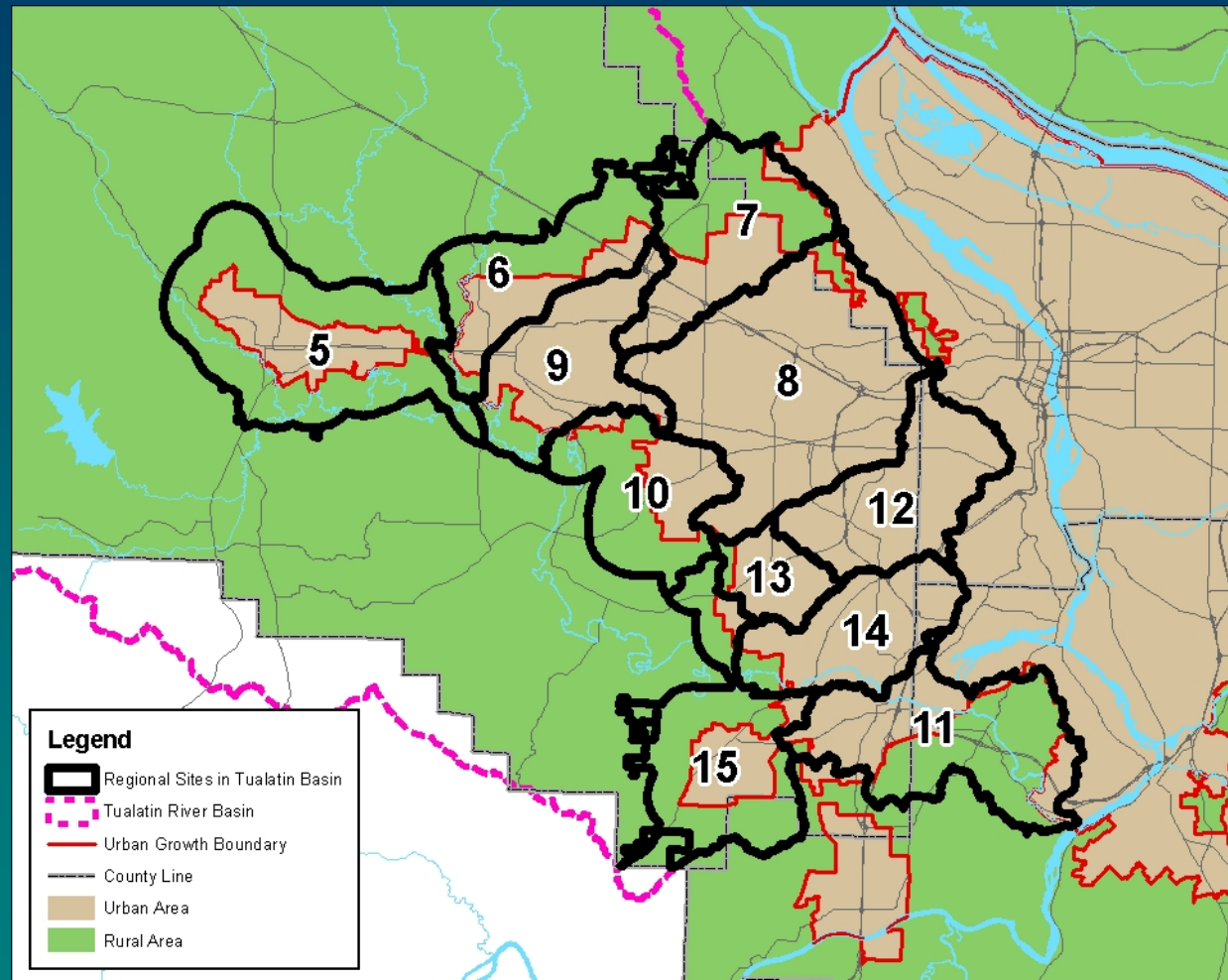
# *Achieving the Goal*

---

- **The Basin Vision will be achieved through commitment to improve the environmental health of each Regional Site and the Basin and a whole.**



# *Existing Environmental Health Report (EEHR)*



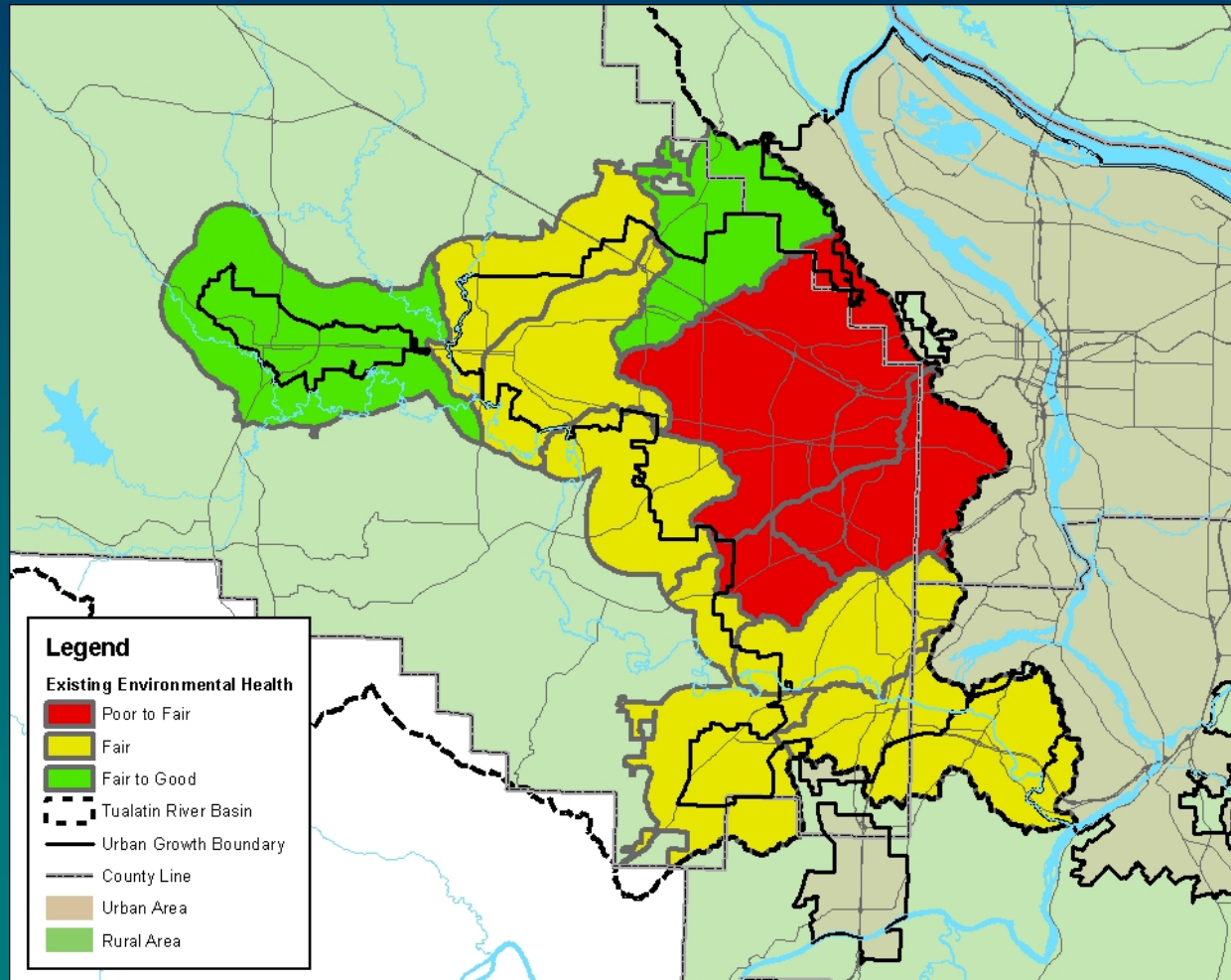
■ EEHR Study Area Map of Regional Site Boundaries

# *Existing Environmental Health Report (EEHR)*

---

- Provides broad assessment of the Environmental Health of each of the eleven Regional Sites within the Tualatin River Basin:
  - Combines Metro Resource Inventory Data with CWS Watersheds 2000 - RSAT Inventory Data;
  - Provides summary level information from 7 key data elements:
    - ❖ Effective Impervious Area;
    - ❖ Stream Flow Hydrology;
    - ❖ Stream Geomorphology;
    - ❖ Riparian Vegetation;
    - ❖ Water Quality;
    - ❖ Fish Habitat;
    - ❖ Upland Wildlife Habitat.

# *EEHR Results*



Existing Condition for each Regional Site

# *Basin ALP Decision*

Land Area Category	Conflicting Use Category			
	High Intensity Urban	Other Urban	Future Urban	Non-Urban
Class I resource	ML	SL	SL	SL
Class II resource	LL	ML	SL	ML
Class III resource	LL	LL	ML	ML
Inner Impact Area	LL	LL	LL	LL
Outer Impact Area	A	A	A	A

# Basin ALP Decision

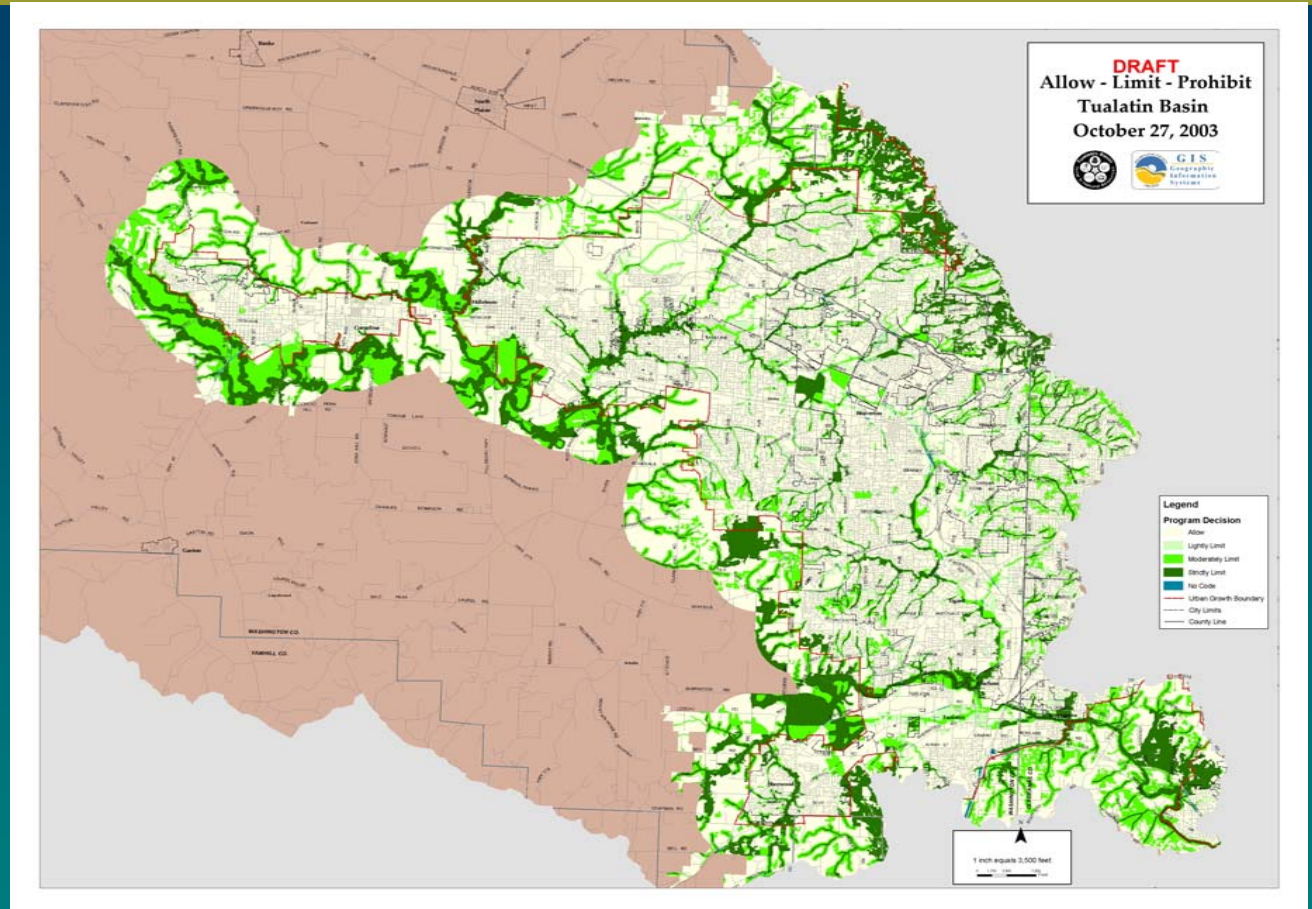
Summary of General ESEE Preliminary Recommendations  
Cross Tabulation of Conflicting Use and Environmental Categories  
with Approximate Land Area Percentages

Land Area Category	Conflicting Use Category			
	1	2	3	4
	High Intensity Urban 16%	Other Urban 40%	Future Urban 3%	Non-Urban 41%
A Class I resource 17%	1A 2%	2A 5%	3A <1%	4A 10%
B Class II resource 12%	1B <1%	2B 3%	3B <1%	4B 8%
C Class III resource 5%	1C <1%	2C 2%	3C <1%	4C 3%
D Inner Impact Area 5%	1D 1%	2D 3%	3D <1%	4D 2%
E Outer Impact Area 61%	1E 12%	2E 27%	3E 1%	4E 20%

- Allow, Limit, Prohibit Recommendation by Analysis Category
- Three Levels of “Limit”

Legend	
Prohibit	Black
Strictly Limit	Dark Green
Moderately Limit	Bright Green
Lightly Limit	Light Green
Allow	Yellow

# *Basin ALP Decision*



■ ESEE Study Area Map of Preliminary ALP Recommendations

# *Program Tools*

---

- Land Use Buffers
- Design Regulations
- Revenue Tools

# *Land Use Buffers*

---

- Title 3 and CWS' Vegetated Corridors standards required significant increases in buffer widths;
- Potential loss of significant development capacity if additional broad based buffer increases are required;
- Lost development capacity may result in loss of local government compliance with Regional Functional Plan requirements related to jobs & housing capacity (particularly Title 1 - Table 1).



# *Land Use Buffers - Conclusion*

---

“The use of further increases of land use buffers [should] not be pursued as a general rule; however, additional land use buffers may be appropriate as an exception in specified, limited situations.”

# *Revenue Tool Options*

---

- Legal Review of:

- System Development Charges (SDCs);
- Fee-in-Lieu of On-Site Mitigation;
- User Fees (SWM model);
- Tax / Bond Levies.

➡ *Review concluded that SDCs would not be a reasonable option.*

# *Primary Revenue Tools*

---

## ■ Fee-in-Lieu

- Design Regulations require mitigation for impacts to resources;
- Payment of Fee will be option to replacement of impacted resources;
- Revenues to be pooled and targeted to restoration efforts within watersheds where fees are collected.

# *Primary Revenue Tools*

---

## ■ SWM-type User Fees

- Broad-based fee collected from households and businesses throughout the Basin;
- Potential to generate relatively high level of revenue;
- Utilizes Surface Water Management fee model:
  - ❖ Charged Monthly;
  - ❖ Based on average impervious cover created by single-family dwellings: (Expressed as Equivalent Dwelling Units where 1 EDU = 2,640 Sq. Ft.);
  - ❖ Non-Single-Family development pays based upon impervious area relationship to EDU.

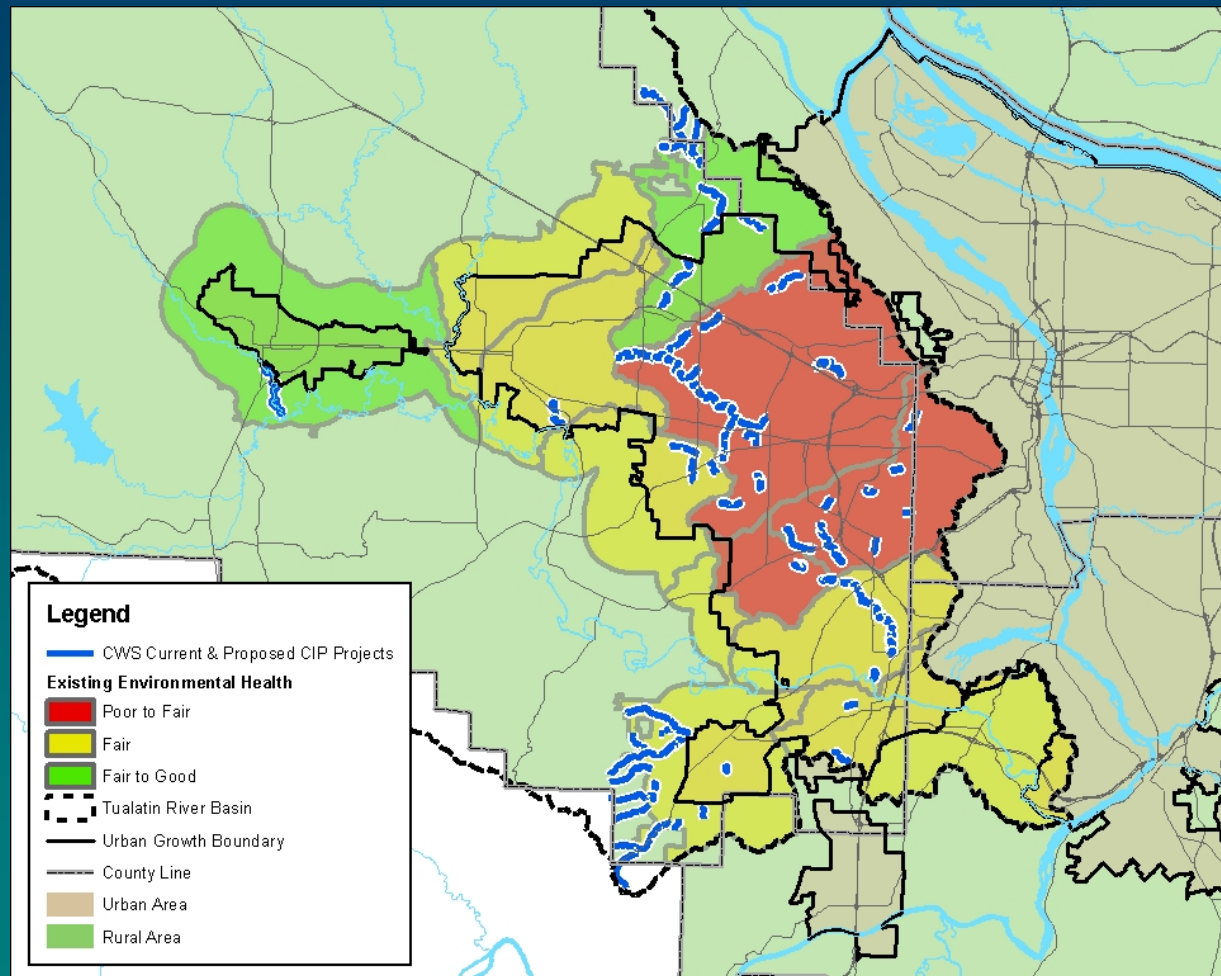
# *Improve Environmental Health: A Case of First Impression*

---

---

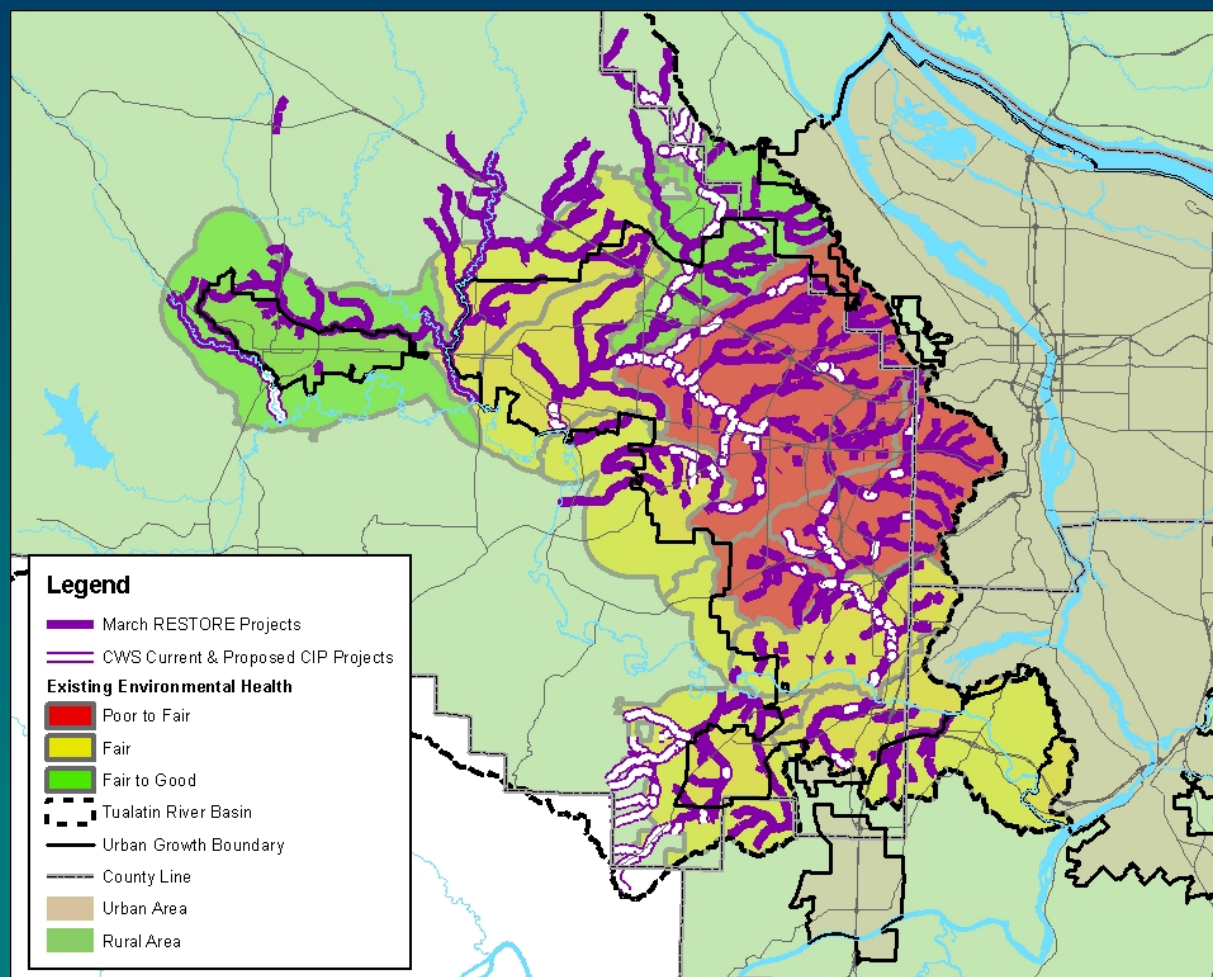
- **Unknown & Untested - however:**
- **Reviewed the ‘Bookends’:**
  - Minimum / ‘small’ Program - (Healthy Streams CIP & Committed Projects): **approx. \$10 Million over 10 years**
  - Maximum / ‘large’ Program - (CWS GIS Model results showing all priority Projects): **approx. \$127 Million over 20 years**

# *HSP Proposed Projects*



■ Geographic Scope of Draft “Small” Program

# *Basin Goal 5 Enhancement*



■ Geographic Scope of Draft “Large” Program

# *General Conclusions*

---

- **'small'** Program does not include adequate projects to assure improvement in all Regional Sites;
- **'large'** Program does include improvement projects in each Regional Site.
- Final Program Costs will be determined through iterative process:
  - Fund & build first 5 years of projects;
  - Assess Results;
  - Re-run GIS Model to determine priorities and establish program for next 5 years;
  - Continue Process.



# *Rate-making*

---

- Assuming need for **\$127 Million over 20 years (= \$6,350,000 per year)**:
  - Each ‘EDU dollar’ generates approximately \$3,125,000 per year;
  - EDU based fee of \$2.03 will generate approximately \$6.35 Million per year.

➔ *Additional funds may be needed to implement non-regulatory program*

# *Design Regulations / Revenue Tools*

---

- Combination of Design and Revenue tools will be utilized to achieve Basin Goals:
  - Design Regulations: focus on preventing further degradation of environmental health;
  - Revenue Tools: utilized to improve health through restoration and enhancement of resources.

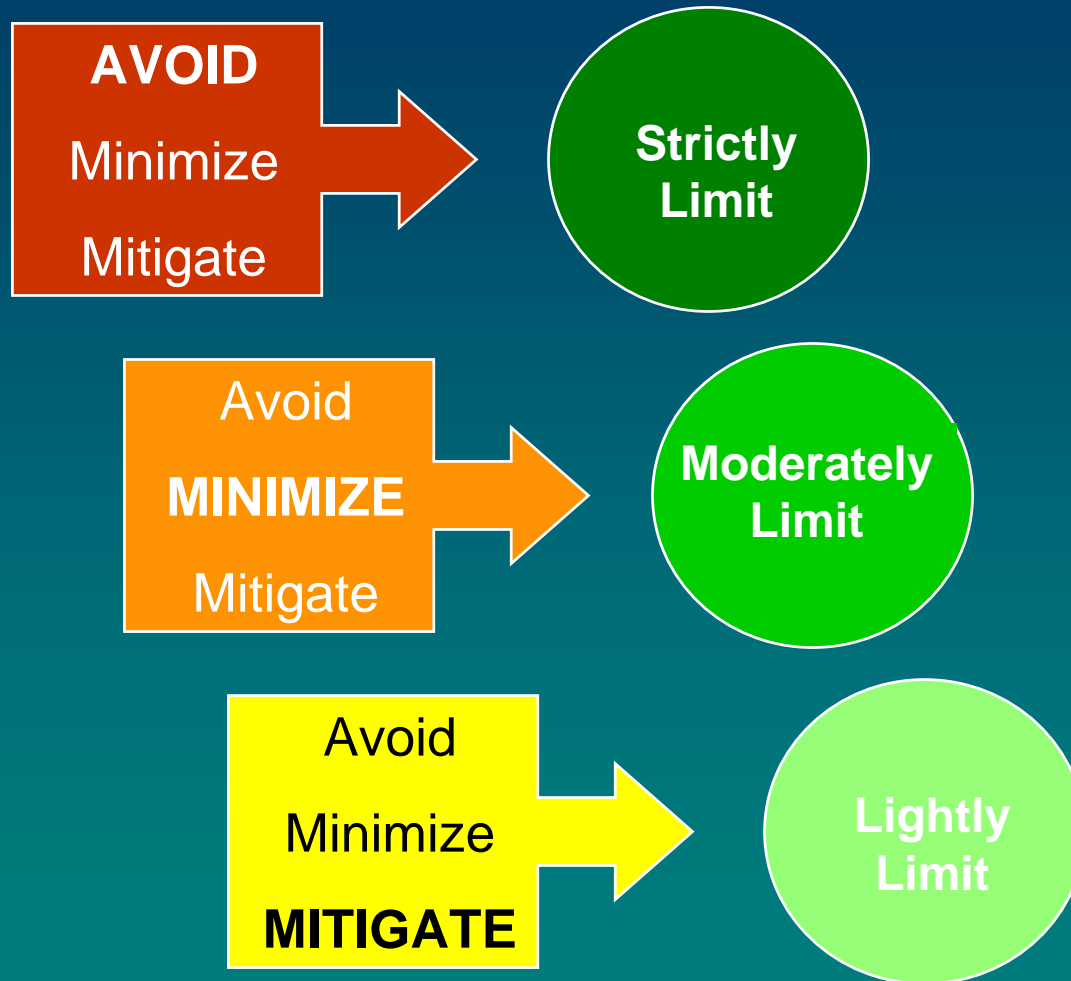
# ***TB Goal 5 Program Approach***

---

- **Preserve Existing System** through regulation of new development in resource areas and mitigation of disturbances.
- **Enhance Overall Health of Regional Sites** through general fee assessment to support Healthy Streams Plan projects.
- **Mitigate New Development Impacts throughout Basin** by requiring Low Impact Development approaches to reduce EIA for new development.

# *Design Tools*

---



# Summary of Design Regulations

Program Element	Limit Category			
	LL		ML	SL
	INNER IMPACT AREA	RESOURCE AREA		
<i>Disturbance allowed</i>	yes	yes	with review, up to 50%	only under limited circumstances
<i>Land use tools to minimize disturbance</i>	optional	required	required	required
<i>Mitigation of disturbance (on- or off-site)</i>	no	yes low ratio	yes moderate ratio	yes high ratio
<i>LID required</i>	yes	yes	yes	yes

# *Non-Regulatory Program Options*

---

- Education;
- Stewardship Recognition;
- Restoration Funds;
- Tax Incentives;
- Technical Assistance;
- Promote Volunteer Activities;
- Acquisition.

# *Next Steps*

---

- **Adopt Basin Program and submit to Metro by August 16, 2004;**
- **Refine Program elements and draft model ordinance(s), September - December '04;**
- **Coordinate final implementation and Ordinance adoption process with Basin cities, January - June 2005.**

---

---

# QUESTIONS ?