



**METRO COUNCIL WORK SESSION**  
Meeting Minutes  
March 31, 2015  
Metro Regional Center, Council Chamber

**Councilors Present:** Council President Tom Hughes, and Councilors Bob Stacey, Shirley Craddick, Carlotta Collette, Craig Dirksen, Kathryn Harrington, and Sam Chase

**Councilors Excused:** None

Council President Tom Hughes called the Metro Council work session to order at 2:03 p.m.

**1. CHIEF OPERATING OFFICER COMMUNICATION**

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

- Ms. Bennett announced the passing of Rama, an Oregon Zoo elephant on Monday. There will be media coverage over Rama's death at the Oregon Zoo.
- Councilors will receive a budget document on Wednesday, April 1st.
- Metro auditor Brian Evans will deliver the follow up report on the natural areas maintenance audit.
- Metro has hired an executive search firm to recruit a new zoo director. DHR International will help in the hiring of the new zoo director.
- Ms. Bennett received a report from the Equity Strategy Advisory committee.

**2. 2015 URBAN GROWTH MANAGEMENT DECISION: CITY OF PORTLAND COMPREHENSIVE PLAN UPDATE**

- Mr. John Williams of Metro provided a brief overview on the City of Portland's comprehensive plan update.
- Mr. Ted Reid of Metro spoke about the Urban Growth Management Decision timeline and schedule for Council and the Metro Policy Advisory Committee (MPAC).
- Ms. Susan Anderson, Director of the City of Portland's Bureau of Planning and Sustainability provided updates on the major changes that have occurred in Portland over the last 35 years. These included large changes in Portland's demographics, the success of the Pearl District and expansion of mass transit. More recent happenings include rising housing prices, gentrification of neighborhoods and a need for more employment opportunities for youth and those without college education. Many areas of Portland disproportionately lack services such as sidewalks, grocery stores, and employment opportunities. Portland remains an important part of the regions success

- Mr. Tom Armstrong with the City of Portland presented an overview of the proposed 2035 Comprehensive Plan draft. The seven key directions that the comprehensive plan has addressed as critical as Portland prepares for growth are:
  1. Create complete neighborhoods
  2. Encourage jobs growth
  3. Create a low-carbon community
  4. Protect natural areas and open spaces
  5. Provide reliable infrastructure that equitably serves all parts of the city
  6. Improve resiliency
  7. One size does not fit all-Portland is divided into five regions that require different strategies for growth management
- An urban design framework plan will help allocate residential growth between the central city, centers and corridors, and residential neighborhoods. There is also an emphasis on protecting industrial lands from other forms of development and having strategies for improving watershed health.

***Council Discussion:***

- Councilor Chase inquired about the specifics regarding residential growth, including if the units are being measured in single family households, multifamily, or mixed use, and the reliability of these forecasts.
  - Ms. Anderson answered that the units are measured in households and the city plans on adding 123,000 new households by 2035. Over the last few years these forecasts have been very accurate. The forecasts can be difficult to imagine and accept, but their predictions are occurring and will become the future of Portland and the metro region.
- Mr. Armstrong added that keeping existing units affordable for low income people is very important
- Councilor Harrington stated that she appreciates the urban design document, maps, tables and charts provided in the packet. They provide a clear picture of the age demographics of Portland and show there is a significant amount of young Portlanders whose housing needs will shape Portland into the future. Councilor Harrington inquired about how the City of Portland compares to its peer cities in the U.S.
  - Ms. Anderson responded that Portland's industrial sanctuary works very well to protect industrial land and other cities are taking note of Portland's policies and practices regarding industrial land conservation. Affordable housing is a very big issue in Portland, but is also becoming a major issue among most major cities and urban areas in the U.S. Low income people are being pushed farther out and displaced from the urban cores of most major cities. Preparing for climate change is another pressing issue among all cities. While not nearly as ethnically diverse as other major U.S. cities, Portland is diversifying and will experience significant demographic changes into the future.
- Councilor Stacey stated that the plan needs to be very specific in regards to housing affordability, demolition, infill and density changes. Councilor Stacey mentioned his concerns that as residential neighborhoods experience single family housing demolition on larger lots and two or more houses are rebuilt on those lots, there is not enough being done to monitor and control this construction process to reduce the stress on those neighborhoods. In regards to housing size, style, height and affordability what is being done

to ensure that these houses are compatible with the characteristics of the neighborhood and are not acting as gentrifying agents.

- In response to Councilor Stacey's question Ms. Anderson elaborated that the City of Portland promotes the development of new houses that are compatible to the characteristics of the neighborhoods they are being built in. What is difficult is building homes that are both compatible and affordable.
- Councilor Craddick had a concern that people have asked if multifamily housing demands are a sort of housing bubble. President Hughes answered that young people are more likely to prefer multifamily housing and are a significant proportion of Portland's demographics. Councilor Craddick had a second question in regards to industrial lands and if there are areas where industrial lands can be moved to and rezoned. This is in particular regards light industry such as manufacturing. Councilor Craddick's last concern was in regards to having new housing bring value into neighborhoods and that affordable housing is being concentrated into certain parts of Portland, in particular East Portland. Affordable housing should be more evenly distributed so people all over the city have access to it and it doesn't unintentionally designate certain areas of the city as affordable housing areas.
- Councilor Collette encouraged, when the City of Portland attends the Metro Policy Advisory Committee (MPAC) meeting to show the rest of the metro region how the City of Portland creates and implements its plans. Councilor Collette inquired if there were any specific changes in regards to population data for the 2035 comprehensive plan since data from the 1980 plan was used. In 1980 the comprehensive plan forecasted that within 35 years Portland would have 2 million people living within its boundaries. Since Portland does not have 2 million people, would this plan already have enough land zoned for housing development from the previous plan. Councilor Collette had a second question in regards to neighborhood pushback to new development and if there are ways to better involve neighborhoods in the development process. She also mentioned that neighboring cities have a higher capacity to absorb incoming people into the Portland Metro region than the City of Portland does and should be acknowledged in metropolitan planning processes.
- Councilor Dirksen inquired if there is enough land zoned in the Central City area of Portland for increased housing growth. He was also curious as to what kinds of reactions the City of Portland has received over its comprehensive plan.
- President Hughes ended the conversation by stating that the changes occurring in Portland are not unique, but are occurring all over the country and the demographic and market trends that are driving these changes do not appear to be coming to a close anytime in the near future.

### **3. POWELL-DIVISION TRANSIT AND DEVELOPMENT PROJECT**

- Mr. Brian Monberg of Metro presented to Council an overview of the Powell-Division Transit Development Project. Updates from the recent Steering Committee meeting decision for the Powell-Division investment area included investments moving forward in partnership with the cities of Gresham and Portland. The three phases of the project are the planning process, designing the new transit system, and construction of the system.
- There are four major project goals. These include:
  1. Increasing safe and convenient transportation options.
  2. Creating safe, healthy neighborhoods and improving access to social, educational, environmental and economic opportunities through future development and transit improvements.

3. Addressing equity and reducing existing disparities.
4. Having the high capacity transit project be efficiently implemented and operated.
- Mr. Monberg introduced his first three speakers for the Jade District:
  1. Alex Howard with the Portland Bureau of Planning and Sustainability
  2. Jon Williams of Metro, Senior Project Manager, Transit Oriented Development Workgroup
  3. Duncan Hwang with the Jade District
- The Speakers for the City of Gresham were:
  1. Kathryn Holleran of Metro, Senior Natural Resources Scientist, representing the Grant Butte Wetlands acquisition and restoration project
  2. Katherine Kelly, City of Gresham Transportation Planning Manager
  3. Brian Martin, City of Gresham Senior Planner

***Council Discussion:***

- Councilor Collette appreciated all the effort done in community outreach to receive input and feedback on this project.
- Councilor Harrington would like to see what sorts of criteria were used in the project.
- Councilor Chase would like to see more emphasis on the positive impacts this project would have on public health and the social determinants of health.

**5. COUNCIL LIAISON UPDATES AND COUNCIL COMMUNICATION**

- President Hughes discussed important senate bills in the 2015 Oregon Legislative Session with Councilors. The discussion included updates on the status of various bills that would impact Metro including land use bills SB 3211, 716 and 3221, and Oregon Convention Center Hotel SB 927.

Seeing no further business, Council President Tom Hughes adjourned the Council work session at 5:02 p.m.

Respectfully submitted,



Botond Kovacs, Council Policy Assistant

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF MAR. 31, 2015**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT No.</b>
<b>1.0</b>	Timeline	03/31/15	Urban Growth Management Decision Tentative Schedule for Council and MPAC	033115cw-01
<b>2.0</b>	Document	03/31/15	Oregon Housing and Community Services Proposed \$100 Million for Family Affordable Housing	033115cw-02