



**METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes

June 10, 2015

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Tim Clark, *1<sup>st</sup> Vice Chair*  
Carlotta Collette  
Maxine Fitzpatrick  
Mark Gamba  
Lise Glancy  
Jeff Gudman  
Dick Jones  
Anne McEnerny-Ogle  
Craig Prosser  
Martha Schrader, *2<sup>nd</sup> Vice Chair*  
Bob Stacey  
Peter Truax, *Chair*  
Jerry Willey

AFFILIATION

City of Wood Village, Multnomah Co. Other Cities  
Metro Council  
Multnomah County Citizen  
City of Milwaukie, Clackamas Co. Other Cities  
Port of Portland  
City of Lake Oswego, Clackamas Co. Largest City  
Oak Lodge Water District, Clackamas Co. Special Districts  
City of Vancouver  
TriMet Board of Directors  
Clackamas County  
Metro Council  
City of Forest Grove, Washington Co. Other Cities  
City of Hillsboro, Washington Co. Largest City

MEMBERS EXCUSED

Ruth Adkins  
Sam Chase  
Loretta Smith

AFFILIATION

Portland Public Schools, Governing Body of School Districts  
Metro Council  
Multnomah County

ALTERNATES PRESENT

Jennifer Donnelly  
Marc San Soucie  
Jeff Swanson

AFFILIATION

Department of Land Conservation and Development  
City of Beaverton, Washington Co. 2<sup>nd</sup> Largest City  
Clark County

OTHERS PRESENT: Tom Armstrong, Adam Barber, Carol Chesarek, Colin Cooper, Jennifer Donnelly, Kathryn Harrington, Eric Hesse, Rachel Lofin, Zoe Monahan, Jeannine Rustad, Jonathan Schlueter

STAFF: Alexandra Eldridge, Alison R. Kean, Nellie Papsdorf, Ramona Perrault, John Williams, Ina Zucker

**1. CALL TO ORDER, SELF INTRODUCTIONS, CHAIR COMMUNICATIONS**

MPAC Chair Peter Truax called the meeting to order at 5:06 p.m. but was unable to declare a quorum due to low attendance. All attendees introduced themselves.

Chair Truax alerted members to the 15<sup>th</sup> annual New Partners for Smart Growth conference, to be held in Portland from February 11 to February 13, 2016. He noted that event organizers have initiated a call for panel presentations, workshops, and tour proposals. The proposals must be submitted online by June 30. Councilor Carlotta Collette noted that the conference was a great opportunity to share tools and strategies and as well as connect with stakeholders, elected officials, and interested staff from across the United States.

## **2. CITIZEN COMMUNICATIONS**

There were none.

## **3. COUNCIL UPDATE**

Councilor Bob Stacey notified MPAC members of the following items:

- An update on organizational changes in Metro's departments: to improve effectiveness of service delivery and policy implementation, Metro's parks, natural areas and solid waste programs will integrate into two new departments starting July 1. The Parks and Nature department will combine Metro's work in parks, trails, natural areas, and historic cemeteries while the Property and Environmental Services department will integrate planning, policy-making, regulation and service delivery of Metro's solid waste programs, and champion building and operating great places.
- An open house is scheduled for the Newell Creek Canyon, one of Metro's natural areas, on June 23 at the Pioneer Community Center in Oregon City. Concepts based on community feedback Metro received for the trails and area will be shared. Ongoing community outreach will help shape the development of the site.

## **4. MPAC MEMBER COMMUNICATION**

- Councilor Jeff Gudman reported that a number of Metro's general obligation bonds matured on June 1 while another set will mature on January 1, 2016, totaling \$45 million. With the adoption of the Regional Active Transportation Plan last year, Councilor Gudman proposed discussing the possibility of continuing with another \$45 million in bonds for acquisition projects at MPAC in coming months.

## **5. CONSENT AGENDA**

### **5.1 Consideration of May 27, 2015 Minutes**

As there was not a quorum, consideration of the May 27, 2015 minutes was postponed to the MPAC meeting on June 24.

## **6. INFORMATION/DISCUSSION ITEMS**

### **6.1 Hillsboro: Growing Great Things**

Chair Truax introduced Hillsboro Mayor Jerry Willey. Mayor Willey introduced the presentation by focusing on the theme of growing great things and shared some of the city's priorities and how its approaching them including: promoting and embracing diversity, responsibly managing the city's

land supply, supporting a vibrant growing employment base, being friendly and sufficient for families of all types, and striving to be a complete community.

Mayor Willey then introduced Colin Cooper, Planning Director, and Jeannine Rustad, Long Range Planning Manager, from the City of Hillsboro. In the wake of MPAC's ongoing growth management decision discussions, the presentation was focused on providing MPAC with a better understanding of the strength of development in outer-city centers such as Hillsboro, and how, with willing governance and sound financial strategies, new urban areas can grow into complete communities. Key elements of the presentation included:

- Population: The population of the City of Hillsboro, currently around 95,000, is growing at an average annual growth rate of 2 percent. The growth is an important factor to consider in terms of housing.
- Demographics: The city is the most ethnically diverse in the Metro region other than the City of Cornelius. The City of Hillsboro is also important to families, with a larger than average household size.
- Housing: Since 2000, 11,000 new residential units have been built in the city. The city has chosen a target area strategy, focusing on city centers such as the historic downtown, the upcoming Orenco Station, and Tanasbourne/AmberGlen. Of the new residential units, almost 24 percent were found to be in one of the City of Hillsboro's three primary centers. Almost 44 percent of units built are within ½ mile of a MAX stop. The connection illustrates the close relationship between transportation options and housing.
  - Mr. Cooper gave an overview of development strategies being implemented in shared focus areas, highlighting sites such as Pacific University's education and research center, built in partnership with the City of Forest Grove, and affordable housing options provided in Orenco Station, built in partnership with REACH Community Development and Washington County. He noted that the city used a combination tools, including such partnerships as well as Metro's Transit Oriented Development program, to build up city centers.
- Employment: The City of Hillsboro supports a growing and vibrant employment base, with more than 62,000 jobs in the city. Mr. Cooper shared examples of the businesses in Hillsboro, noting that the thriving clusters focused largely on high tech, health and biotech, financial services, and apparel industries. He stated that employment density was another important factor to consider in terms of land management.

Long Range Planning Manager Jeannine Rustad went over examples of growth in the City of Hillsboro's new urban areas, emphasizing the importance of governance and infrastructure in generating development. Key elements included:

- In Witch Hazel Village, brought into the urban growth boundary in 2002, 83 percent of the 1,087 units have been developed or entitled. Ms. Rustad alerted members to the collocation of a middle and elementary school and explained that the multistory building was a good example of efficient land management.
- In South Hillsboro, concept planning has been taking place since the late 1990s. Development is anticipated to begin in 2016. Ms. Rustad provided a background on the development as well as how the city planned to create a complete community. Ms. Rustad and Mr. Cooper explained that the city was working hard to identify funding strategies to address the significant cost of new road, utility, and civic infrastructure in the area.

*Member discussion included:*

Members discussed the planned urban town center Orenco Station. Chair Truax noted that the project was a great example of community development funding, adding that in his work with Washington County's Community Development Block Grant Advisory Board, he had seen community and county partnerships provide funding for a number of similar projects.

Mr. Cooper agreed that such projects were a great success for the City of Hillsboro and their partners at Washington County, REACH Community Development, and elsewhere, and noted that Orchards at Orenco Station would have its grand opening on June 29.

Councilor Stacey inquired about the city's funding strategy for the development of South Hillsboro. Mr. Cooper explained that the development costs for the total infrastructure of South Hillsboro were projected to be \$455 million over a 20 year horizon. Mr. Cooper went over the challenges of covering the costs as well as some of the tools that the city was using to coordinate funding.

Mayor-Elect Gamba asked about the percentage of low-income housing being built compared to overall development. He also inquired about the percentage of low-income housing being built compared to the percent of the population that requires housing assistance.

Maxine Fitzpatrick inquired about the per-unit cost of affordable housing in the City of Hillsboro as compared to units in other parts of the region, specifically the City of Portland.

Members discussed funding strategies and tools used in Washington County that could be applied elsewhere, including supplemental Transportation Development Taxes (TDTs).

Chair Truax invited Jonathan Schlueter, Government Relations Manager of Washington County to speak. Mr. Schlueter noted that the Washington County Coordinating Committee unanimously supported the county's recommendation to bond MSTIP funding for a number of years to help fund expansion in growth areas. Mr. Schlueter explained that the cost sharing system represented an innovative funding source and successful partnership between the county and its community partners, and emphasized the importance of such partnerships in developing a strong region.

## **6.2 Regional Communication and Relationships Follow-up**

Chair Truax facilitated a follow-up to MPAC's Regional Communication and Relationships discussion on May 13. He asked members to look at the discussion notes from the meeting and select any suggestions that merited further discussion and/or comments so as to begin to direct staff moving forward.

Councilor Collette noted that the Metro Council would be voting on her budget amendment to allot funds for the creation of a speaker's bureau the following day, adding that the amendment seemed to have unanimous support.

The ideas that members highlighted included:

- Capture the reasoning behind dissenting opinions
  - Consider sharing a list of who voted for what and why with the Metro Council, particularly related to significant decisions such as the urban growth management (UGM) decision

- Have one meeting per month for data presentation and Q&A, and use the other meeting for discussion
- Break into small groups more frequently to increase participation and encourage open dialogue
  - Share feedback afterwards with the group to discuss further
  - Make sure that small groups are made up of people from across the region
- Break large decisions and/or projects into a series of discussions so as to improve understanding and increase discussion time
- Reach out to those who don't speak as often directly to ensure their thoughts are heard
- Involve MPAC more in the forming of agendas to improve collaboration

7. **ADJOURN**

MPAC Chair Peter Truax adjourned the meeting at 6:51 p.m.

Respectfully Submitted,



Nellie Papsdorf  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JUNE 10, 2015**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT No.</b>
<b>1.0</b>	Flyer	N/A	New Partners for Smart Growth Conference	061015m-01
<b>6.1</b>	PPT	06/10/15	Hillsboro: Growing Great Things	061015m-02
<b>6.2</b>	Handout	05/13/15	Regional Relationships and Communication Discussion Notes	061015m-03
<b>N/A</b>	Handout	06/01/15	Metro Hotsheet	061015m-04
<b>N/A</b>	Flyer	N/A	Walking the Walk: Jeff Speck on Tigard's Quest for a Walkable City	061015m-05