



METRO COUNCIL WORK SESSION
Meeting Minutes
July 26, 2016
Metro Regional Center, Council Chamber

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

Councilors Excused: None

Council President Tom Hughes called the Metro Council work session to order at 2:04 p.m.

1. CHIEF OPERATING OFFICER COMMUNICATION

Chief Operating Officer Martha Bennett provided several updates including the reschedule of a Council retreat, policy changes to Title 5 fee and tax policy, and an easement to Multnomah County for the Sellwood Bridge Trail.

2. DRAFT PARKS AND NATURAL AREAS LEVY YEAR FOUR WORK PLAN

Ms. Malu Wilkinson, Metro's Investment Areas Manager, presented on the Metro Brownfield's Program. Ms. Wilkinson provided an overview of Metro's investments in brownfield's and of an Environmental Protection Agency (EPA) grant with Metro, Clackamas County and Oregon City. She highlighted the goals of the 2040 Growth Concept and how brownfield remediation is aimed to support places and people. She discussed partnership planning and implementation with a goal to have public and private partners develop a shared investment strategy. She highlighted how investment areas work in a funnel down concept, with regional systems supporting investment areas to develop strategies and then to physical site remediation. Ms. Wilkinson brought to attention three investment areas: Powell-Division, McLoughlin Corridor, and Southwest Corridor, with the investments aimed at increasing services and to better align transportation in the region. She highlighted the importance of building partnerships and to leverage resources, as well as advancing the economic value in the region. She mentioned that brownfield remediation will affect how land in the Urban Growth Boundary is valued, and that the EPA Grant and Business Oregon Grant will be used for expanded study for scoping and improving investments in Brownfield's.

Mr. Brian Harper, Senior Regional Planner with Metro, continued the discussion by introducing partners in the audience from Clackamas County and Oregon City. Clackamas County expressed

appreciation for work in advancing economic development across their county. They highlighted how the grants are critical for identifying properties with potential value. Representatives from Oregon City then spoke, expressing appreciation and the importance Metro has given to leveraging resources. Mr. Harper then continued his discussion by stating the broad definition EPA has given to brownfield's, focusing on actual or perceived contamination of an area. He then mentioned how the grants given will allow the use of assessment dollars to identify actual problems on land and the relationship between real estate values for taking high risk land development. Mr. Harper highlighted how in the past, Metro was focused mostly on petroleum contamination, but has now moved to focus on both petroleum and hazardous waste contamination. He mentioned that the EPA grant is for \$600,000 and that all sites, public or private, are eligible for remediation, with an exception for sites where the owner was the cause of contamination. He then discussed the focus on McLoughlin Corridor and how the level of high investment in the area. He highlighted how the Willamette Falls Legacy Site is a critical piece for the EPA grant and the need to focus on inventory and prioritization, conducting a two phased environmental assessment, and lastly cleanup and re-use planning. Mr. Harper discussed the limitation of the EPA grant for physical site cleanup, but mentioned there are opportunities to apply for further grants specific to site cleanup. He then brought up the next steps of drafting a Memorandum of Agreement defining partner roles and responsibilities, establishing advisory groups, and advancing public outreach, all of which are required before funds are distributed.

Council Discussion:

Councilors asked site specific questions regarding land area and boundaries. Mr. Harper mentioned that the EPA did not require a defined boundary when applying for the grant, but said boundary will be developed by working with partners in identifying areas that require coverage. Councilor Collette advised gaining past employees from the Blue Heron facility on board the advisory committee. Councilor Craddick questioned the ability to use funds efficiently over a large scope of area and asked for clarification on narrowing the focus specifically for the hazardous sites. Mr. Harper mentioned some of the considerations in narrowing the focus on specific sites, such as the willingness of property owners to allow site assessment, and the flexibility offered by the EPA in negotiations if there are too few hazardous areas per funds. Councilor Craddick then made the recommendation that the committee include individuals across the region, and not limited to those who live in the site specific area. Councilor Dirksen spoke about the great opportunity to redevelopment but expressed concern over an undefined boundary. He expressed hope that this will not dilute the results, and that the committee should also focus on areas north of Milwaukie to further economic development and expanding employment opportunities on industrial land. Councilor Stacey mentioned that the cross-jurisdictional aspect of the advisory committees is great, and highlighted the importance of equal distribution of funds and keeping open dialogue with property owners as well as the benefits of understanding the constraints of redevelopment in an automobile oriented area. Councilor Collette asked for clarification if the grant money is limited to just use on industrial lands. Mr. Harper answered stating the funds may be used for sites of mixed use and that the EPA expects some use of funds in increasing education to the public on how brownfields grants can be used for multiple land use sites. Councilor Chase mentioned the importance of gaining insights from industrial land owners and representatives from local

businesses. He expressed concern over how this will address underserved communities and if tools can be utilized to expand equity and representation in the area. Mr. Harper responded that they expect to partner with community based organizations in the areas to develop an equitable plan. Council President Tom Hughes concluded the discussion by mentioning past concerns of citizens on forging government partnerships and a perception that it would increase regulations over the use of funds. He expressed the importance of expanding research in converting industrial lands into mixed use lands, expanding economic opportunities, and identifying unique geographical considerations that may limit economic opportunities and land use potential. He then mentioned he is optimistic that the brownfields program will help build a stronger region with greater employment opportunities for Clackamas County.

3. COUNCILOR LIAISON UPDATES AND COUNCIL COMMUNICATION

Councilor Collette mentioned attending the First City Celebration in Oregon City and the enthusiasm of the local community. Councilor Craddick mentioned attending a Travel Portland meeting at the Oregon Zoo and highlighted rapid percent increases in hotel revenue outpacing every other city in the Western United States. Alison Kean, Metro Attorney, mentioned the use of revenue going back into paying hotel bonds. Councilor Harrington mentioned difficulties faced in Clackamas County in replacing an open chair for County Commissioner. Councilor Chase mentioned attending Twilight at the Zoo and gave updates on a Housing brown bag luncheon. Councilor Craddick mentioned different possibilities in addressing middle housing such as cottage clusters and division of homes. Councilor Chase questioned whether this would qualify for a density bonus. Councilor Stacey mentioned that there is no density bonus in Clackamas County but the City of Portland grants bonuses for development on corner lots. Councilor Chase stated that cottage clusters are a tool to gain density, not an improvement on design in single family zoning. Councilor Harrington mentioned the discrepancy in defining a cottage cluster, with many city commissioners perceiving it to mean a single level dwelling. She mentioned that if the goal is to increase support from elected officials there is a need to address how this can help communities. Councilor Chase mentioned that this is an opportunity that Metro can evaluate further to increase density in existing infrastructure. He then mentioned that the City of Portland, Department of Environmental Quality, is looking to develop studies to try and understand alternative designs that can also fit into Metro's housing resources. Council President Tom Hughes mentioned his experience with the Hillsboro Planning Commission and the need to be involved in how to use land zoning to adopt advancements without mandating a change in zoning code. Councilor Collette mentioned the trend of larger lots with less density and a need to have more examples of smaller lots and resourceful planning. Council President Tom Hughes mentioned that this is important but may require an incentive to attract developers. He then concludes discussion by mentioning staff changes in Metro and introduced Roger Gonzalez as his new Council Policy Coordinator.

4. ADJOURN

Seeing no further business, Council President Tom Hughes adjourned the Metro Council work session at 3:11 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Chris Spencer", written in black ink.

Christopher Spencer, Council Policy Assistant

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JULY 26, 2016

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
2.0	PowerPoint	08/02/2016	Investment Area: Brownfields PowerPoint Presentation	072616cw-01