

METRO POLICY ADVISORY COMMITTEE MEETING RECORD

June 8, 2005 – 5:00 p.m.

Metro Regional Center, Council Chambers

Committee Members Present: Charles Becker, Rob Drake, Dave Fuller, John Hartsock, Jack Hoffman, Laura Hudson, Richard Kidd, Charlotte Lehan, Deanna Mueller-Crispin, Alice Norris, Wilda Parks, Tom Potter, Ted Wheeler

Alternates Present: Larry Cooper, Norm King, Diane Linn

Also Present: Hal Bergsma, City of Beaverton; Ron Burch, City of Gresham; Bob Clay, City of Portland; Danielle Cowan, City of Wilsonville; Brent Curtis, Washington County; Kay Durtschi, MTAC; Stephan Lashbrook, City of Lake Oswego; Irene Marvich, League of Women Voters; Doug McClain, Clackamas County; Michael Sykes, Forest Grove City Manager; David Zagel, TriMet

Metro Elected Officials Present: Liaisons –Robert Liberty, Council District 6 others: Brian Newman, District 2; Rod Park, District 1; David Bragdon, Council President

Metro Staff Present: Kim Bardes, Dick Benner, Chris Deffebach, Tim O'Brien

1. SELF-INTRODUCTIONS, ONE MINUTE LOCAL UPDATES & ANNOUNCEMENTS

Chair Jack Hoffman, MPAC Chair, called the meeting to order 5:07 p.m.

Chair Hoffman asked those present to introduce themselves and to give updates or announcements as pertained to their jurisdiction.

2. CITIZEN COMMUNICATIONS FOR NON-AGENDA ITEMS

There were none.

3. CONSENT AGENDA

Meeting Summary for April 13 & 27, 2005 and May 11 & 25, 2005, and MTAC Appointment:

| | |
|---------|--|
| Motion: | Wilda Parks, Clackamas County Citizen Representative, with a second from Richard Kidd, Mayor of Forest Grove, moved to adopt the consent agendas with one revision to the April 27 th minutes regarding a minor change in a phrase. |
|---------|--|

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

4. COUNCIL UPDATE

Councilor Robert Liberty did not have anything significant to report.

Chair Hoffman said he had made appointments with all the jurisdictions to discuss Nature in Neighborhoods and Measure 36 notices. He said he would be taking a Metro staff person on those visits. He said that there was a committee that was working on the model ordinance for Nature in Neighborhoods and that issue would be coming back to MPAC when it was ready for review.

5. TGM GRANT CORRIDOR/CENTERS RESEARCH RESULTS

Tim O'Brien, Metro Planning, introduced the two consultants from ECONorthwest and reviewed the TGM Corridor study/design type.

Terry Moore and Becky Steckler, ECONorthwest, gave a brief presentation of the TGM Grant Corridor/Centers Research results and reviewed a handout, which is attached and forms part of the record. Mr. Moore said that the purpose of project was to look at Metro corridors. He said that the centers had been the focus of Metro policy. He also noted that there were many similarities between corridors and centers.

Mayor Rob Drake said that one of the impediments to redeveloping a corridor was a difficulty in assembling property or pulling properties together. He wondered if there was a legal issue blocking the ability to pull properties together for development or if it was simply that owners did not want to sell to large developers?

Mr. Moore said that their conclusion was that there wasn't a legal impediment, but that there was something wrong with the process. Corridors developed out of thinking from 1960's and 1970's. Many of the buildings were still from that era and were run down. There were relatively low value corridors with buildings that look like they should redevelop – but they were not redeveloping. Part of the reason that was happening was because developers knew about their retail entitlements, which were worth a lot of money. Therefore, when an owner was approached, they would hold out for higher land value in the future. He said that if there was a change in entitlements, which firmed them up, there would be a more clear direction where retail would go. Changing entitlements would, however, be a hard process to sell.

Councilor Liberty asked Mr. Moore if ECONorthwest was to put a priority on what to do as a region – what would they suggest? If they had to pick a certain kind of corridor, what would they recommend?

Mr. Moore said that in the United States retail was a very cutthroat business whereas residential building was more lasting and less competitive. The retail business kept up with trends in order to stay competitive. He said he did not think there was a good argument that somehow the Portland Metropolitan region was under-retailed and that people could not buy the business services they needed at competitive prices, which would be a measure of being under-retailed. The demand for retail land was driven by market competition where people knew that if they built new stuff it would take away a market share from other businesses and that was how it had always been. He said that land prices were generally lower along corridors, and in some cases there were bigger parcels, and that traffic was comparable to centers and parking was often better along the corridors. All those things make those sites attractive and drive the market in that direction. He said that the study also looked at the corridors strong for development now and the ones that might be ripe for redevelopment in the near future. He said that ECONorthwest thought that Beaverton might have a corridor that was ripe for redevelopment. They would look at places with a high volume of traffic, the need for some type of transportation improvement, and then try to leverage that ODOT roadbed improvement into a streetscape improvement in order to show a different design type in that corridor. Demonstrating what that looks like creates excitement, which leads to development.

John Hartsock, Clackamas County Special Districts, asked how the designation would play out for Foster Road in Damascus.

Mr. Moore said that there was a lot of land in the corridors that had the Metro designation – some of it had some type of commercial designation and was ripe for development. He said that when ECONorthwest talked to the developers they would say it was too hard to assemble a marketable site, that a site might not have the right configuration, the traffic system might be wrong, etc. The developers end up looking at a relatively small number of sites that might be appropriate.

Mr. Hartsock wondered if that meant that only those types of corridors could be built.

Mr. Moore said that there were 400 miles of corridors and ECONorthwest's conclusion was that it was ambitious to expect all those corridor miles to be completely high density and pedestrian friendly – especially without funding. He said he didn't see the market converting all those areas to the kind of sections shown in their report – it would require public money to make that happen and there wasn't enough money to go around to all the corridors.

Ted Wheeler, Multnomah County Citizen, said that development for the last 15 years had been spontaneous and had included a lot of “mom & pop” retail. He said that the spontaneous development over time had produced a positive impact on property values, housing trends, and had driven demographics for those areas. He expressed concern that if development had been squashed 25 years ago it would not have produced the jobs it did, and he wondered if there should be more input from small retail about the future of the corridors.

Mr. Moore said that they had found nothing that was prescriptive for the corridors and that it would not necessarily be wise to operate under the assumption that they would want more density along corridors. He said that the regulations pertaining to corridors had not yet done much to bind people to density sizes along the corridor and they were still wide open.

Ms. Steckler said that there was a difference between inner Portland locations and the outer rim. She said that the retail proponents were very vocal and that they had concerns about restrictions.

Chair Hoffman said that the challenge was to leverage the public investment/infrastructure to allow the marketplace to respond.

Charlotte Lehan said that she would echo the concern that retail might be missing in the study.

Mr. O'Brien said that there had been some focus groups on the case study. He said that they had walked up and down streets banging on doors trying to get property owners involved. They spoke with the chamber of commerce, but the chamber didn't send a representative to the focus groups. He said it was difficult to get everyone interested in the process – perhaps ECONorthwest and Metro needed to find another way to engage them.

Chair Hoffman asked if they had talked to any mixed-use developers.

Mr. O'Brien said that they spoke with mixed-use developers as well as others. He said that part of the difficulty was the need to assemble the parcels. He said that some of the developers expressed concern over who would want to live on the corridors, especially in their present condition, in some cases.

Ms. Steckler said that public involvement was important. She said it was important to work with people who work and live along a corridor and make them part of the solution. Developers recognized that the streetscape would have to change.

Mayor Drake brought up the issue of competing interest in areas regarding putting in sidewalks and bike lanes for public use versus having immediate street access and parking for businesses. He said that many times the work done did not take into consideration expanding bikeways because it incurred a huge future liability for local landowners who have to keep the area in front of their businesses or houses in good shape. The difficulty was that they didn't receive additional funds to keep up the new roadways/sidewalks.

Mr. Moore said that the ECONorthwest report addressed his question but did not resolve it.

Chair Hoffman said that Lake Oswego was having difficulty with that issue as well – businesses so close to the road they liked having no bike lanes or sidewalks while residents wanted sidewalks.

Diane Linn, Multnomah County Commission, said that many times what was planned did not work well or did not come to fruition during execution.

Mr. O'Brien said they would present the report to the Metro Council on the following day. He said that there were still policy questions and issues that Metro would have to work through.

Councilor Liberty talked about resources in centers and that there were things happening in centers that they hadn't expected and on a scale that they hadn't expected. He said the situation lead to practical questions of where they wanted to put money and their relationship with ODOT.

Mr. Moore said that ECONorthwest had met with a lot of people regarding issues with ODOT and that ODOT understood the issues and were even sympathetic with some of them, but they had their mandates that they had to follow through on. He said that the region or a jurisdiction would have to make some kind of decision on if they should have corridor policies. He said they would need to consider whether to leave the corridor development there and do nothing or decide if they were ready to have corridors do more. He said that what would probably end up happening with corridors was that a jurisdiction would care enough about developing an area that they would work out a deal with ODOT for a developed or planned corridor which would then create a model for other jurisdictions to emulate, if they chose.

6. WOOD VILLAGE SALES TAX

Dave Fuller, Mayor of Wood Village, gave a Power Point presentation on public safety and revenue options from Wood Village. A copy of that presentation is attached and forms part of the record.

Mayor Fuller said that the City of Wood Village was continuing to talk with people. He said that the results of a proposed sales tax were just as they had expected, with opposition and support. He said that another interesting outcome was that businesses had approached the city with a suggestion to investigate a gross receipts tax. He admitted that when they started discussion of a sales tax, he had been dead set against it, but since most other states have sales tax, they were either a lot dumber than Oregon, or a lot smarter. He said that Wood Village could have a problem down the road because they would be an island.

Rob Drake commended Mayor Fuller on undertaking the tax.

7. NATURE IN NEIGHBORHOODS MODEL ORDINANCE COMMITTEE UPDATE

Chris Deffebach, Metro Long Range Policy Planning Manager, gave an update on what the committee for the Nature in Neighborhoods model ordinance was doing. She said that the committee would be back to the Metro Council on July 14, 2005 and back to MPAC prior to that. The ordinance was still scheduled for the final public hearing and action on September 22, 2005. Measure 56 notices would go out around the first of August 2005.

Chair Hoffman said that July 13, 2005 would be an important meeting to talk about the technical amendments to the ordinance and to review some samples on how it would operate in reality.

8. UPDATES

8.1 Measure 37

Councilor Liberty gave a brief report on the status in the region and at the legislature regarding Measure 37. A copy of that report is attached and forms part of the record.

8.2 Legislative

Councilor Liberty gave a brief report on the status of Metro related legislation. A copy of that report is attached and forms part of the record.

8.3 Affordable Housing

Councilor Liberty gave a brief report on the status of Metro related legislation. A copy of that report is attached and forms part of the record.

Councilor Rod Park asked for a few minutes to speak to the members: he referred to Resolution 05-3580 that was before the Metro Council on the following day. That resolution is attached and forms part of the record. He asked the members to take a look at it and if they had any interest he suggested that they should attend the meeting. He briefly reviewed what the resolution entailed. He said that there would be public comment on the resolution at the meeting.

There being no further business, Chair Hoffman adjourned the meeting at 7:05 p.m.

Respectfully submitted,



Kim Bardes
MPAC Coordinator

ATTACHMENTS TO THE RECORD FOR JUNE 8, 2005

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

| AGENDA ITEM | DOCUMENT DATE | DOCUMENT DESCRIPTION | DOCUMENT NO. |
|--------------------------------------|--------------------------|---|---------------------|
| # 5 TGM Grant Study | June 2005 | Notes for Tim O'Brien regarding the TGM Grant study. | 060805-MPAC-01 |
| # 5 TGM Grant Study | June 2005 | Metro Corridors Project handout | 060805-MPAC-02 |
| #6 Wood Village Sales Tax | June 2005 | PowerPoint presentation by Wood Village regarding Public Safety Costs and Revenue Options | 060805-MPAC-03 |
| #8 Updates | June 3, 2005 | Weekly Legislative Report: June 3, 2005 (Week 21) | 060805-MPAC-04 |
| #8 Updates | June 2005 | Resolution 05-3580A Transferring \$1,250,000 from the Balance of the FY 2004-05 Recovery Rate Stabilization Reserve to a General Fund Reserve for Nature in Neighborhoods Restoration Projects | 060805-MPAC-05 |