



METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

June 14, 2017

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Emerald Bogue
Sam Chase
Carlotta Collette
Betty Dominguez
Denny Doyle (*1st Vice Chair*)
Mark Gamba (*Chair*)
Jeff Gudman
Kathryn Harrington
Gordon Hovies
Larry Morgan
Nathan Phelan
Martha Schrader
Ty Stober
Peter Traux

AFFILIATION

Port of Portland
Metro Council
Metro Council
Citizen of Clackamas County
City of Beaverton, Second Largest City in Washington County
City of Milwaukie, Other Cities in Clackamas County
City of Lake Oswego, Largest City in Clackamas County
Metro Council
Tualatin Valley Fire and Rescue, Special Districts in Washington County
City of Troutdale, Other Cities in Multnomah County
Peninsula Drainage District #1, Special Districts in Multnomah County
Clackamas County
City of Vancouver
City of Forest Grove

ALTERNATES PRESENT

Jennifer Donnelly
Carrie MacLaren
Jackie Manz
Anthony Martin

AFFILIATION

Oregon Department of Land Conservation and Development
Oregon Department of Land Conservation and Development
City of Lake Oswego, Largest City in Clackamas County
City of Hillsboro, Largest City in Washington County

MEMBERS EXCUSED

Amanda Fritz
Craig Prosser

AFFILIATION

City of Portland
TriMet

OTHERS PRESENT: Colin Rowan, Ken Gibson, Trent Wilson, Adam Barber, Taylor Steenblock, Brenda Perry, Gretchen Buehner, Ken Anderton, Shannon Stadey, Shirley Craddick, Robert Liberty

STAFF: Elissa Gertler, Ernest Hayes, Nellie Papsdorf, Miranda Mishan, Frankie Lewington, Craig Beebe, Roger Alfred, Emily Lieb

1. CALL TO ORDER, SELF INTRODUCTIONS, CHAIR COMMUNICATIONS

MPAC Chair Mark Gamba called the meeting to order at 5:12 p.m. Chair Gamba proceeded to have attendees introduce themselves.

2. CITIZEN COMMUNICATIONS

There was none.

3. COUNCIL UPDATE

- Councilor Kathryn Harrington announced that the Farmington Paddle Launch on the Tualatin River would open on June 24. Councilor Harrington explained that the Farmington Paddle Launch was part of the Tualatin River water trail which provided river access every five miles. She acknowledged that the project was funded by the voter approved bond measure from 2006 as well as a grant from Oregon Parks and Recreation.
- Councilor Harrington announced the celebration of a groundbreaking ceremony for the Hyatt Regency Portland at the Oregon Convention Center on Friday, July 14 at 10a.m.. Councilor Harrington noted that the hotel was part of an effort to bring more tourists to the greater Portland area, and that it was expected to attract up to six national conventions a year to the city.
- Councilor Harrington discussed the work done with mayors and county commissioners on the Urban Growth Readiness taskforce. She explained that they made recommendations to the Metro Council for improving the urban growth boundary review process. Councilor Harrington noted that following a successful house vote in April, the Oregon Senate approved H.B. 2095 on May 23.
- Councilor Harrington provided a brief overview of Metro's recent transportation efforts, including a current opening for projects through the third week of July.
- Councilor Harrington then turned to the Regional Snapshot sheet, explaining that the June Regional Snapshot highlighted transportation, including findings and information about the Portland metropolitan region, and elsewhere. She emphasized the content of the snapshot, including videos of real life stories about how people get around, and how people do their work.
- Ms. Elissa Gertler, Metro Planning and Developing Director, explained that Ms. Dena Belzer of Strategic Economics would provide a talk on infrastructure investments opportunities at the June 28 MPAC meeting. Ms. Gertler also mentioned that there was a focus on housing at the West Side Economic Alliance meeting on June 29. .

4. MPAC MEMBER COMMUNICATION

- Councilor Jeff Gudman provided comments on the urban and rural reserves process, noting that Metro would be moving forward with the Stafford triangle urban reserve recommendation after 15 years of debate. Councilor Gudman explained that there was a five party agreement between Metro, Clackamas County, and the Cities of West Linn, Lake Oswego and Tualatin for the guiding and governance in Stafford. Councilor Gudman celebrated the agreement, saying it was a triumph of good governance.
- 1st Vice Chair Denny Doyle announced that June 15 would be the first outdoor concert outside of Beaverton City Hall.

5. CONSENT AGENDA

- **CONSIDERATION OF MAY 10, 2017 MINUTES**

Member discussion included:

- Ms. Emerald Bogue mentioned that she had a few corrections to the May 10 minutes regarding her comments on the Port of Portland on page 7. She asked if the vote could be delayed until the changes were made.
- Chair Gamba agreed that the vote on the May 10 minutes would be rescheduled for the June 28 MPAC meeting.

6. INFORMATION/DISCUSSION ITEMS

6.1 Update on Gresham Vista Business Park Community Development and Planning Grant

Chair Gamba explained that the item was intended to provide information on Metro's Community Development and Planning Grant to the City of Gresham to support implementation of eco-industrial strategies between the City of Gresham and the Port of Portland, the owner of the business park. Chair Gamba then introduced Ms. Shannon Stadey, the Economic Development Director at the City of Gresham and Mr. Ken Anderton, Industrial Development Program Manager at Port of Portland.

Key elements of the presentation included:

Ms. Shannon Stadey began the presentation with a brief history of the project and its representation of the long-standing relationship between the City of Gresham and the Port of Portland. She explained that the Port purchased the park in 2011 and an agreement was made to jointly market the park. Mr. Ken Anderton provided background on the term "ecoindustrial," and explained that it referenced a focus on the site's life cycle. He added that sources of power and increased productivity were two additional focuses of an eco-industrial park. Mr. Anderton continued with a discussion of some of the considerations leading up to the building of the park in Gresham, including the many questions about storm water systems and the way that the system had to be tied into existing infrastructure in Gresham, and the benefits and trade-offs that were a part of the decisions made, especially with regard to road access. Mr. Anderton discussed the construction of the park and the sustainability aspect of the planning process.

Ms. Stadey discussed the purpose of the grant, received in September 2014, saying that it was being utilized to engage with six eco-industrial strategies. She explained that these strategies included connectivity within the park, green development incentives, development standards, eco-industrial market analysis and study and a feasibility study around an eco-industrial concierge concept. Ms. Stadey discussed the overarching goal of the park, saying that it was focused on creating a signature brand from different perspectives, supporting the industries in both Gresham and the county. She discussed the ways in which it was a collaborative effort to identify and work toward making Gresham Vista Business Park (GVBP) the most attractive area for sustainable development and attracting innovative industries and promoting triple bottom line benefits on industrial sites. Ms. Stadey explained that other goals included connectivity and accessibility as well as investment return, development and operational advantages, and the creation of a strong brand identity. Ms. Stadey mentioned that it was important for the project to represent community values, and to look at the environmental performance as it related to utilities.

Ms. Stadey provided an overview of GVBP, explaining that in the 222 acre park, 203 acres are zoned industrial with a couple of parcels zoned commercial. Mr. Anderton discussed the focus on connectivity between the park and transit nodes in the area.

Mr. Anderton discussed lessons learned from the GVBP project. He noted that developers were most concerned with costs and explained that funding often determined whether or not a green building would be built. He explained that it was important to incentivize green development and added that market forces dictated incentives.

Mr. Anderton discussed the eco-industrial concierge, noting that the position acted as a match-maker for developers to recycle their excess goods. He explained that studies ultimately revealed that that GVBP was too small to for the concept to be feasible. He noted that despite this, similar exchanges between companies were beginning to happen organically.

Mr. Anderton described the development standards which were a part of the development of the park, including some more stringent standards than what was called for by the City of Gresham.

Mr. Anderton discussed the general lessons learned, and explained and that it was important to be adaptive, and that having a good partner was crucial. In addition, he explained that knowing the science and being well prepared was key. Mr. Anderton also explained that a lot was learned about connectivity, and the different requirements from each subtenant required flexibility and compromise.

Ms. Stadey discussed the positive outcomes and key takeaways of the project, noting that the bottom line standard was critical throughout the project. She also emphasized that the opportunity they had to work closely with other groups allowed them to build a rapport, and building that relationship allowed for moving forward with a common goal and common interest.

Member discussion included:

- Councilor Sam Chase asked if air quality was an issue. Mr. Anderton noted that there were attempts to mitigate air quality concerns by making sure that vehicles entering the park did not have to queue but could turn off their engines. He also explained that tight restrictions were placed on the types of vehicles and their emissions in the park, and that these restrictions were put in place based on public feedback.
- Ms. Betty Dominguez asked if there had been any concerns about noise. Ms. Stadey noted that the city had noise ordinance which controlled noise in the area. Ms. Stadey explained that noise was a part of the public outreach, and that project staff were very connected with local neighborhoods to make sure that any citizen concerns were addressed. Mr. Anderton discussed the importance of the compromises made between the community and the developers during the construction process.
- Councilor Larry Morgan asked if this strategy would be used again moving forward or if it was unique to this particular site. Mr. Anderton explained that it was unique to the site, but added that it was also part of a particular development culture which focused on mitigating impact. Ms. Stadey added that the overall strategy was geared toward making use of the natural habitat and considering the ways to be innovative and green above and beyond what the code required.

- Councilor Anthony Martin asked about storm water system development and existing requirements. Mr. Anderton discussed some of the early ideas regarding stormwater, including retention ponds, which were determined not to be appropriate for the site.. He noted that the geotechnical analysis allowed for more innovative development with regard to stormwater, and while some of the mechanisms were a little more expensive than other options they were the most beneficial long-term.

- **6.2 Build Small Coalition and ADU Initiative Update**

Chair Gamba introduced the item as part of a new coalition that had been launched as part of Metro's Equitable Housing Initiative to advance the development of small homes, including accessory dwelling units and cottage clusters. Chair Gamba noted that the presentation would include both an update on the purpose of the coalition, and how Metro staff was working with stakeholders to establish priorities, as well as an update on a pilot project at Portland State University's (PSU) Institute for Sustainable Solutions, which was looking to accelerate the development of accessory dwelling units (ADUs) in Portland.

Key elements of the presentation included:

Ms. Emily Lieb, Metro staff, discussed the background of the coalition, and explained that part of the focus of the initiative was identifying strategies for diversifying housing and ensuring that the coalition met a wider range of needs. Ms. Lieb noted that the coalition was focused on the lower end of missing middle housing, and was a cross sector stakeholder group working together to identify strategies for addressing missing middle housing. Ms. Lieb elaborated on the history of the coalition and why it was formed, noting that it was geared toward reducing environmental impact and making more efficient use of land. She explained that the coalition included a full range of developers, advocates, builders, architects and jurisdiction staff. In addition, Ms. Lieb noted that they would welcome more participation from interested jurisdiction staff.

Ms. Lieb explained some of the coalition's accomplishments since 2008 and its future goals and priorities. She noted that by late summer they hoped to have a prioritized work plan for 2017-2018. Ms. Lieb explained that priorities included creating incentives for high performance ADUs, education and awareness initiatives, and creating a website profiling ADU projects and information for homeowners who were considering building an ADU. Ms. Lieb discussed the priority of having education tracks focused on ADUs at the Portland Homeowner's Association convention, as well as creating a space efficient housing options regulatory toolkit, and looking into opportunities to think of creative code and regulatory changes to encourage these strategies.

Mr. Robert Liberty from PSU's Institute for Sustainable Solutions provided background on the institute and its goals in connecting the research and intellectual capacities of PSU faculty with the experience of students and the possibility for direct applications. Mr. Liberty noted that the institute only funded and supported applied research, leading to work that directly benefitted the community. He noted that the partnerships and international scope of the institute were key to its success, as well as the opportunities it provided for students.

Mr. Liberty discussed some of the history of zoning and red-lining in Portland and the United States, including attempts to use zoning to separate communities by income. He noted that while Oregon took the issue on, the situation remained imperfect, despite re-zoning efforts lead by Metro. Mr. Liberty discussed challenges faced by housing including rent inflation and population growth, as well as changes in demographics. He also noted the importance of the focus on affordability and age friendly cities. Mr. Liberty explained that over the course of the past five decades, there had been an increase in large houses housing fewer people, and he discussed how smaller homes were more energy efficient.

Mr. Liberty detailed some of the challenges faced by the ADU project. He noted that it was expensive, largely due to labor costs.. Mr. Liberty noted that more supply of ADUs in the market would allow for rent moderation. He explained that another challenge faced by the project was the role of the landlord, and unwillingness to take on the role as it was difficult and requires a lot of responsibility, especially those associated with being a landlord. Mr. Liberty mentioned that the project was also considering how ADUs might be used as a strategy against gentrification, and how they might be useful in ensuring equity and helping people without homes. Mr. Liberty outlined those involved in taking on these challenges, including for profit and non-profit groups, government agencies, developers, designers, as well as PSU faculty and students from a variety of departments and areas of study.

Mr. Liberty elaborated on the project's desired outcomes, beginning with the broader goal of system change. He explained that they sought to address enough problems so that government and non-profit intervention would provide a greater supply and achieve sustainability, affordability and equity issues.

Mr. Liberty presented some of the prototypes and the ways that students working on the project built homes around families and budgets. The prototypes covered a significant range of price, size and use, and Mr. Liberty discussed that there was potential to reduce the costs of assembly and delivery.

Member discussion included:

- Councilor Kathryn Harrington highlighted the ADU tour coming up in September. She explained that the tour provided inspiration for using less in terms of stuff and space. Councilor Harrington asked about the efforts involved in examination and analysis done to measure and map the priority one sites in the City of Portland. Mr. Liberty explained that a graduate student in geography working part time with an instructor did the examination and analysis, in conjunction with a team.
- Councilor Harrington asked if there were other jurisdictions in the region who were interested and if PSU was considering additional partnerships. Ms. Lieb explained that there was an opportunity to build on research models, but currently they were working with PSU to understand what the next steps or research might be.
- Councilor Carlotta Colette asked if either of the models were going to be released as building plans or if there was a plan to build some of the models. She seconded Councilor Harrington's recommendation of the ADU tour and the Build Small Live Large Conference. Mr. Liberty responded by explaining that next steps for the project include testing the systems Mr. Liberty discussed that the goal was to test the prototype in cost, review financing for people without home equity, and explore options for minimal interventions for affordable housing.

- Councilor Anthony Martin asked if Mr. Liberty could speak to home owner’s associations which were more prevalent in suburban areas than in cities, as well as how building codes might restrict ADUs. Mr. Liberty discussed opposition to this kind of development.. He noted that he understood some of the objections but emphasized that ADUs created many benefits, outweighing the costs. Ms. Lieb noted that in terms of regulatory setbacks, garage conversion requirements were one example of a potential difficulty in some jurisdictions.
- Ms. Betty Dominguez explained that East Portland was tackling many housing issues and that she was curious about bringing the concept to East Portland and doing more outreach. Mr. Liberty explained that East Portland posed more challenges for equity but more opportunities for wealth. He elaborated by saying that there was a need for financing and participants. Ms. Dominguez suggested that it could also be a push for affordable housing and an anti-gentrification effort. Mr. Liberty noted that standardized designs have the benefit of mass-production, and that while there was frequent debate about whether modular units were cheaper, standardized designs could help reduce costs..
- Chair Gamba suggested that Mr. Liberty and Ms. Lieb return to MPAC in the future to further discuss the ADU program.

7.1 Comments on U.S. Army Corps of Engineers Final Disposition Study for Willamette Falls Locks

Chair Gamba explained that Metro and Clackamas County staff, along with other Willamette Falls Locks project partners were asking for MPAC’s approval to send a letter on their behalf submitting comments to the Army Corps of Engineers on the recently released Final Disposition Study for the Willamette Falls Locks.

MOTION: Councilor Jeff Gudman moved, and 1st Vice Chair Denny Doyle seconded to accept the revised draft of the letter.

Member discussion included:

- Councilor Harrington asked for context to the changes to the letter. Mr. Trent Wilson, Clackamas County staff, explained that the Clackamas County Coordinating Committee (C4) made edits to the letter, adding stronger language with the intent of encouraging the Army Corps to support the work on the Willamette Falls Locks.

ACTION: With all in favor, the motion passed.

7.2 Appointment of MPAC 2nd Vice Chair

Chair Gamba elaborated on the appointment, saying that the MPAC Nominating Committee convened at the last meeting to appoint a member to fill the 2nd Vice Chair vacancy. He explained that the committee consisted of himself, 1st Vice Chair Mayor Doyle, and Mr. Nathan Phelan of the Peninsula Draining District #1. Chair Gamba and the committee proposed that Councilor Larry Morgan of the City of Troutdale fill the vacancy.

MOTION: 1st Vice Chair Denny Doyle moved, and Mr. Nathan Phelan seconded, to approve the candidate, Councilor Larry Morgan, as MPAC 2nd Vice Chair.

ACTION: With all in favor, the motion passed.

ADJOURN

MPAC Chair Mark Gamba adjourned the meeting at 7:05 p.m.

Respectfully Submitted,



Miranda Mishan
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JUNE 14, 2017

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
3.0	Handout	6/14/2017	June Hotsheet	061417m-01
3.0	Handout	6/14/2017	June 2017 Regional Snapshot on Transportation	061417m-02
6.2	Handout	6/14/2017	Invitation to Build Small Live Large National Housing Summit	061417m-03
7.1	Handout	6/14/2017	C4 Updates to Comment on US Army Corps of Engineers Final Letter	061417m-04
7.1	Handout	6/14/2017	Map of Willamette Falls Locks	061417m-05