



600 NE Grand Ave.  
Portland, OR 97232-2736  
oregonmetro.gov

## **METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes

May 26, 2021

### MEMBERS PRESENT

Susheela Jayapal  
Carmen Rubio  
Christine Lewis  
Gerritt Rosenthal  
Bob Stacey  
Joe Buck  
Gordon Hovies

Linda Glover  
Peter Truax  
Lacey Beaty  
Steve Callaway  
Kathy Hyzy  
Mark Watson

Rachel Lyles Smith  
Don Trotter

Vince Jones-Dixon  
Ed Gronke  
Jose Nava  
Kathy Wai  
Elizabeth Kennedy-Wong

### AFFILIATION

Multnomah County  
City of Portland  
Metro Council  
Metro Council  
Metro Council  
City of Lake Oswego, Largest City in Clackamas County  
Tualatin Valley Fire & Rescue, Special Districts in  
Washington County  
City of Vancouver  
City of Forest Grove, Other Cities in Washington County  
City of Beaverton, Second Largest City in Washington County  
City of Hillsboro, Largest City in Washington County  
City of Milwaukie, Cities of Clackamas County  
Hillsboro School District Board of Directors, Governing Body of a  
School District  
City of Oregon City, Second Largest City in Clackamas County  
Clackamas County Fire District #1, Special Districts in  
Clackamas County  
City of Gresham, Second Largest City in Multnomah County  
Citizen of Clackamas County  
Citizen of Washington County  
TriMet  
Port of Portland

MEMBERS EXCUSED

Ted Wheeler  
Brian Cooper  
Brian Hodson  
James Fage  
Martha Schrader  
Terri Preeg Riggsby  
  
Temple Lentz

AFFILIATION

City of Portland  
City of Fairview, Other Cities in Multnomah County  
City of Canby, City in Clackamas County outside UGB  
City of North Plains, City in Washington County outside UGB  
Clackamas County  
West Multnomah Soil & Water Conservation District, Special  
Districts in Multnomah County  
Clark County

ALTERNATES PRESENT

Pam Treece  
Brett Sherman  
Gordon Howard

AFFILIATION

Washington County  
City of Happy Valley, Other Cities in Clackamas County  
Oregon Department of Land Conservation and Development

OTHERS PRESENT: Anne Debbaut, Adam Barber, Anthony Martin, Carol Chesarek, Colin Cooper, David Berniker, Erik Hesse, Jaime Huff, Jaimy Stasny, Jean Senechal Biggs, Jeff Gudman, Jeff Owen, Katherine Kelly, Kelsey Lewis, Megan McKibben, Jules Walters, Mona Schwatz, Nick Fortey, Tom Armstrong, Daniel Pauly, Cassera Phipps, Michael Weston

STAFF: Roger Alfred, Jaye Cromwell, Connor Ayers, Alex Oreschak, Anne Buzzini, Ramona Perrault, Kate Fagerholm

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

Chair Steve Callaway called the virtual meeting to order at 5:00 PM.

Chair Callaway acknowledged the passing of Jennifer Donnelly, MPAC alternate for the Oregon Department of Land Conservation and Development. There was a moment of silence.

**2. PUBLIC COMMUNICATIONS ON AGENDA ITEMS**

*There were none.*

**3. COUNCIL UPDATE**

Councilor Christine Lewis announced that the 500,000<sup>th</sup> COVID-19 vaccine shot had been administered at the Oregon Convention Center. She informed members that the first Housing Bond annual report had been released and is available on Metro's website. She concluded by updating members on the Metro natural areas bond and the community oversight committee. Newell Creek and Chehalem Ridge nature parks are scheduled to open this fall.

**4. COMMITTEE MEMBER COMMUNICATIONS**

*There was none.*

**5. CONSENT AGENDA**

**MOTION:** Mayor Peter Truax moved to adopt the consent agenda. Citizen Ed Gronke seconded the motion.

**ACTION:** With all in favor, motion passed.

**6. INFORMATION/DISCUSSION ITEMS**

**6.1 Update on 2018 UGB Expansion Areas and impact on supply of housing land**

Chair Callaway informed members that item 6.1 is an informational item and thanked representatives from Wilsonville, Beaverton, King City, and Hillsboro for coming to

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MPAC. These cities are conducting engagement and planning for the areas added to the Urban Growth Boundary by the Metro Council in 2018.

*Key points from the presentations included:*

Planning Manager Daniel Pauly gave the first presentation for the city of Wilsonville. He first identified where the planned Frog Pond neighborhood is located and gave an overview of the site's features. He explained that middle housing would be a major part of the neighborhood. He discussed a timeline of the project to illustrate how the site had come about and what would happen in the future. He highlighted the Equitable Housing Strategic Plan, the 2018 UGB Expansion Conditions of Approval, and House Bill 2001 & Administrative Rules.

*Member Discussion Included:*

Mr. Gronke asked what the affordable housing units would likely cost.

Mr. Pauly answered that they are still looking at what the exact price of affordable housing units they are aiming for.

Councilor Kathy Hyzy asked for Mr. Pauly to speak more to the metrics they are looking at in regards to variable rate SECs.

Mr. Pauly answered that this was another thing they are studying, and a lot of measurements are currently on the table.

Mayor Joe Buck asked for Mr. Pauly to speak more to the cost per acre for infrastructure. He also asked if they expected the development to pay for itself.

Mr. Pauly stated that the development will pay for itself. He added that for Frog Pond they are not using urban renewal.

Mayor Buck asked how cost per acre impacts infrastructure.

Mr. Pauly assured him that that is also something that they are looking into how this would affect per unit cost.

Mr. Callaway introduced Senior Planner Cassera Phipps of Beaverton.

*Key points of the presentation included:*

Ms. Phipps began by explaining the three sub-areas that make up the Cooper Mountain Community Plan. She gave an overview of the project planning effort and explained how the city of Beaverton is implementing a racial equity lens to create inclusive

neighborhoods. She discussed the project timeline, and mentioned that they are currently in Phase 2, which focuses on community planning. She gave an overview of the project goals, which included creating equitable outcomes for residents and measuring long term success. She highlighted the public engagement that has been done for the project. She shared maps that illustrated the natural resources, slopes, and landslide susceptibility of the site. She also shared the efforts of the city to develop a regional stormwater strategy. She explained that in terms of the market analysis, it is strongest for single family homes, and weakest for affordable housing, which would require some sort subsidy. She noted that there are transportation challenges which include narrow roads, few sidewalks, little transit, and limited east-west connectivity. She shared that they are working with partners to determine infrastructure funding. She concluded by going over what the next steps for the project will be.

*Member discussion included:*

Citizen Gronke asked if affordable housing would be subsidized. He also asked for Ms. Phipps to expand on the racial equity lens they are using.

Ms. Phipps answered that they had not made a decision for how to fund yet, but they are planning for the full spectrum of housing at the site. She explained that the racial equity lens changed the assumptions made by planners and changed the ways that engagement for the project was done.

Councilor Hyzy asked for Ms. Phipps to expand on the city's partnership with Unite Oregon.

Ms. Phipps shared that they had worked with Unite Oregon to form the Inclusive Housing Cohort and to host community events. She also confirmed that participants were compensated for their time.

Director Kathy Wai asked if there would be outreach to transit dependent riders during the engagement phase.

Ms. Phipps answered that they have not done transit focused outreach so far, but that it is something that often comes up. They are further hoping to work with other cities in the area to connect areas north to south.

Chair Callaway asked if infrastructure building is planned for maximum density allowed under HB 2001, or otherwise.

Ms. Phipps acknowledged that there would be some consideration of how density affects infrastructure costs.

Chair Callaway introduced City Manager Michael Weston from King City.

*Key moments of the presentation included:*

Mr. Weston began by explaining the project schedule for Kingston Terrace. King City has begun engaging the community and is currently working on a draft of the master plan. He noted that during public engagement there was a mix of support for the Concept Plan Vision for the site. Major concerns included protection of the natural environment and expansion of roads. He reviewed key takeaways of the need to educate the public, balancing infrastructure with natural resources, including a variety of dense housing, and working on stormwater solutions. He went over plans of the area and coordination King City is doing with Washington County and Metro. He shared various design concepts for streets at the site. He concluded by sharing what the next steps are.

Steve Callaway introduced Planning Director Colin Cooper of Hillsboro.

Mr. Cooper began by showing where Witch Hazel Village South is located. He reminded members that Hillsboro is at the edge of the Metro region. He noted that there is a lot of demand resulting in very fast construction. He then shared aspects of the concept plan. He shared the planning that is being done for the sight, which included updating housing choices, community engagement, and building upon the concept plan. Mr. Cooper emphasized that the project is using an equity lens. He discussed a map that illustrating the transportation infrastructure in the area. He highlighted a timeline of the project for upcoming meetings.

*Member discussion included:*

Mayor Callaway informed members that they would need to move on but if they have any questions they can send them to Jaye Cromwell who will forward them to presenters.

## **6.2 Congestion Pricing Update**

Steve Callaway gave an introduction to the Congestion Pricing Study and introduced Metro Staff Alex Oreschak.

*Key points of the presentation included:*

Mr. Oreschak began by giving an overview of what congestion pricing is, how pricing performance is being measured, and expected outcomes. He noted that the current system of congestion pricing is inequitable, disproportionately hurting low income and BIPOC community members. He noted that multiple plans identify the need for congestion pricing. He explained that the goal of the study was to understand how congestion pricing could be used to address the goals of managing congestion, climate, and safety. Congestion pricing scenarios were tested for reducing congestion and emissions, reviewing potential impacts to equity and safety, and maximizing benefits. He shared how engagement had been done with experts to help shape the study. He reviewed each of the four main methods that they considered, which included vehicle

miles traveled, cordon pricing, roadway pricing, and parking pricing. The methods that achieved the strongest alignment with regional goals were vehicle miles traveled and parking changes. He concluded by sharing feedback that they had gotten from the Expert Review Panel, Metro Council, and JPACT.

*Member Discussion Included:*

Mayor Buck asked how congestion pricing applies to an average resident of the region. He also asked if there was differences between different parts of the region.

Mr. Oreschak answered that for the average person while prices might increase a bit, there would be less congestion and trips would be more reliable. He promised to follow up with Mayor Buck on any geographic differences that were found.

Councilor Lewis noted that diversion modeling done by the study would be an impact for people in Clackamas County. The study also influenced how ODOT is doing their planning for the region, especially on diversion.

Councilor Hyzy expressed a wish to see more emphasis on getting to climate goals in the study.

Mr. Oreschak mentioned that they had found that compared to Regional Transportation Plans results, implementing a charge had a positive impact on RTP goals.

Mayor Truax expressed concern for how transportation costs impact marginalized members of the community.

Mr. Oreschak noted that they had identified concerns about lower income drivers being disproportionately affected by a road user charge.

Chair Callaway agreed with Mayor Truax's concern and noted that some with lower income are pushed further out where they can get housing.

Councilor Rosenthal asked if there were certain assumptions made for the amount of electric vehicles on the road and the price of gas.

Mr. Oreschak answered that all of the assumptions made were the same ones made in the RTP with the exception of the price of congestion pricing.

Mayor Callaway thanked staff for the meeting and reminded members that they can send in any further questions to staff.

Mayor Truax noted that Ralph Brown, a former mayor of Cornelius and community member is missing.

7. **ADIURN**

Chair Callaway adjourned the meeting at 7:01 PM.

Respectfully Submitted,

*Connor Ayers*

Connor Ayers  
Recording Secretary



**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF APRIL 28, 2021**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT NO.</b>
6.1	Presentation	05/26/21	City of Wilsonville Presentation	052621m-01
6.1	Presentation	05/26/21	City of Beaverton Presentation	052621m-02
6.1	Presentation	05/26/21	City of King City Presentation	052621m-03
6.1	Presentation	05/26/21	City of Hillsboro Presentation	052621m-04
6.2	Presentation	05/26/21	Congestion Pricing Study Update Presentation	052621m-05