



METRO

Meeting: **FUTURE VISION COMMISSION**

Date: May 2, 1994

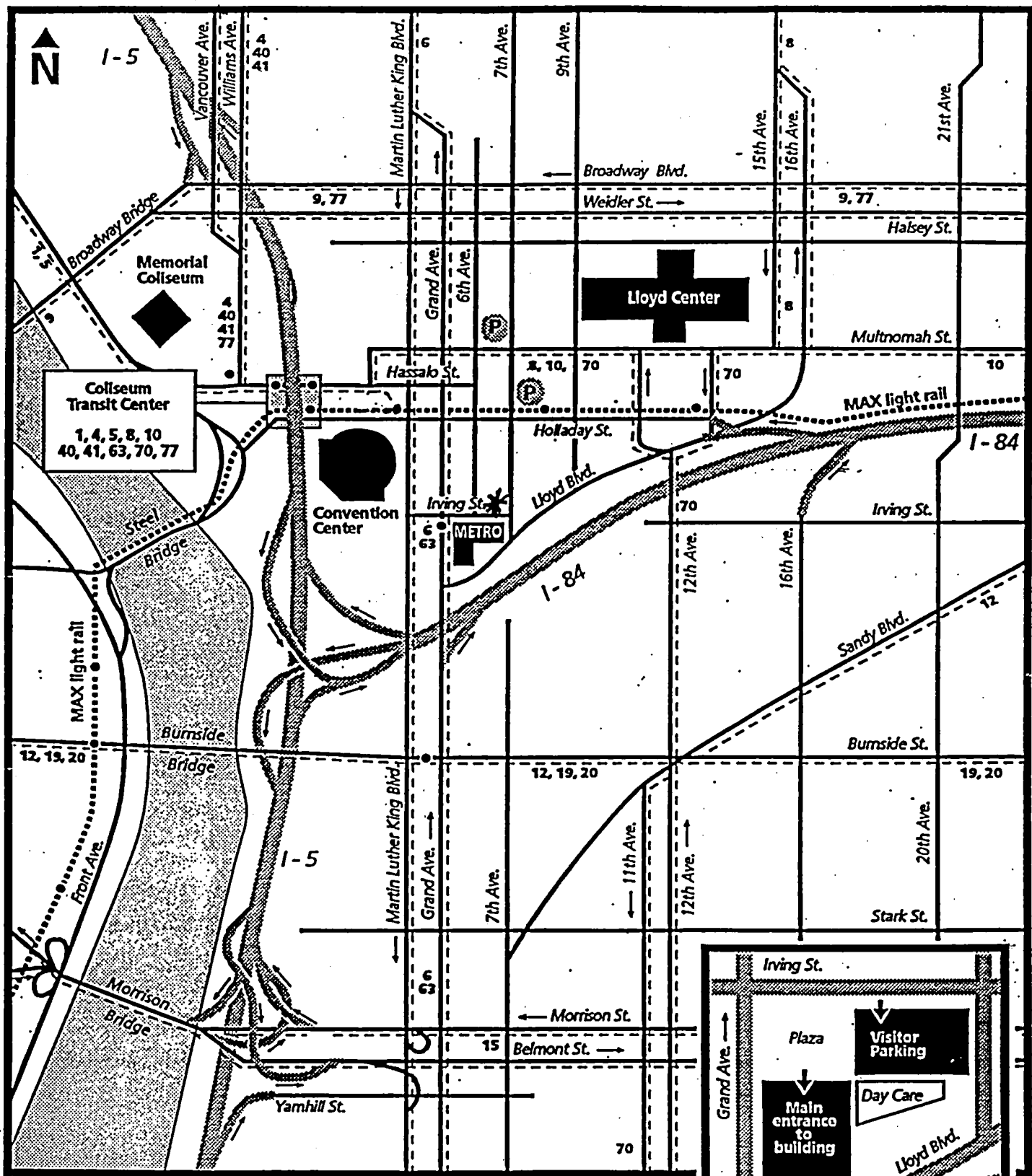
Day: Monday

Time: 4:00 p.m. - 6:30 p.m.

Place: Metro, Room 370

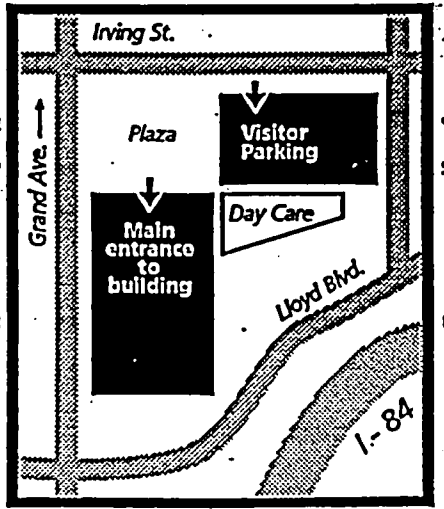
- | | Approximate
Time |
|---|---------------------|
| 1. CALL TO ORDER | 10 minutes |
| 2. ROLL CALL | |
| 3. PUBLIC COMMENT (<i>two minute limit, please</i>) | |
| 4. MINUTES
April 18, 1994 minutes | |
| 5. DEVELOP SIX MONTH WORKPLAN
• Writing the Vision
• Implementation
• Subcommittee | 125 minutes |
| 6. OTHER BUSINESS | 10 minutes |
| 7. PUBLIC COMMENT on Items not on the Agenda | 5 minutes |

Please R.S.V.P. to Barbara Duncan at 797-1562
 by April 29th if you are unable to attend.



Legend

- = bus route
- 70 = bus number
- = street
- ⊙ = bus/max stop
- Ⓟ = public parking; \$2 half day, \$4 full day
- ▨ = freeway
- ⋯ = max
- = bus/max stop



Enter Metro visitor parking from Irving Street (time limit 4 hours per visit). Enter Metro Regional Headquarters from the plaza.

FUTURE VISION COMMISSION
Meeting Summary, April 18, 1994

Members in attendance: Len Freiser, Chair; Judy Davis, Mike Houck, Wayne Lei, Robert Liberty, Peggy Lynch, Peter McDonald, John Magnano, Alice Schlenker and Bob Textor.

Others in attendance included: David Ausherman, Karen Buehrig, Barbara Duncan, John Fregonese, Ken Gervais, Mark Nast, Steve Pettit, Ethan Seltzer and Kurt Survance.

I. Call to Order and Roll Call

The meeting was called to order at 4:11 by Chair Freiser.

II. Public Comment

Peggy Lynch stated that she attended the Beaverton City Council meeting at which John Fregonese presented Region 2040 information and is preparing notes from the meeting for later distribution. She stated that she had also attended an MPAC (Metro Policy Advisory Committee) meeting where they discussed the Metro Planning department budget. MPAC endorsed the Metro Area Planning Directors budget recommendation which was an increase from the Executive Officer's proposed budget.

Ken Gervais announced that Karen Buehrig will be leaving at the end of the month, she is moving out of state. The Commission thanked her for all her help.

III. Minutes

The minutes of April 11, 1994 were approved as submitted.

IV. Region 2040 Work Session

John Fregonese gave an overview of the results of the Region 2040 study of the growth alternatives.

There was discussion on the Region 2040 Tabloid. John Fregonese asked Commissioners for comment on four questions that will be posed in the tabloid for people to "vote for" on the return card. The four preliminary "affirmation" questions are designed to be sure we have heard citizens correctly by asking "Do you feel ____ is important?":

- Greenbelts, parks, natural areas and permanently protected farm and forest land.
- Preserve neighborhoods, developing pedestrian environments so that people have a place to walk to and shop.
- City Centers, focusing business and residential growth in higher densities in "regional centers" such as Lake Oswego, Hillsboro and Gresham. Also concentrating growth in higher densities along light rail lines and around stations.
- Mixed use development to allow residences and employment within walking distance of each other.

A series of four "tradeoff" questions proposed for the tabloid are:

- If we decrease the average residential lot size from 10,000 to 7,500 square feet that would save 12,000 acres, an area the size of Hillsboro. This is closer to existing average lot size.
- If we increase densities along the bus and light rail corridors we could save 10,000 acres, an area the size of Beaverton.
- If we encourage more new development and "denser" redevelopment of land in the central

cities we could save 13,000 acres, an area the size of Gresham.

- If we use less space for cars by decreasing the average number of parking spaces for new retail from an average of 5.5 spaces to 4 spaces per 1000 sq. ft. of retail space (a previous standard), we would save 5000 acres, an area the size of West Linn or Tualatin.

John Fregonese stated that the tabloid will relate the results of these "tradeoff" decisions to the reader, for example "If you say yes to all four of these questions we can keep the UGB where it is now, if you answer yes to two of the questions we will need to expand the UGB by ___ acres...."

Members discussed the terminology for describing the greenbelt lands that are to permanently rural. Peter McDonald stated that "rural" implies some large lot housing and has little to do with farming. This is pronounced in Clackamas County due to their Rural Residential zoning designation. "Farm land" implies a working landscape of profitable farms.

Issues that the Commission discussed included:

- can an area be preserved permanently without purchasing it?
- what lot sizes and housing density does "rural" allow?
- what size parcel or profit per acre is required for "farm land"?

Other suggestions for the Tabloid were:

- list a phone number for information on Vancouver and Clark County's planning efforts.
- the Vancouver area of the map should not be blank, they can supply the data if needed.
- use John Fregonese's "asides", bits of information that make a big difference in the likely approval rating of the tradeoff, such as that the proposed reduced parking ratio was the standard used in the 1970's.

Ethan Seltzer summarized the Commission's recommendations: that the dark green areas on the map will be called "areas to be permanently protected from urbanization". Names applied to these districts or zones should describe the function of the area, eg: Columbia Gorge Scenic Area, Sandy Forest District, etc. Use the term "Greenbelt" for those areas outside the UGB and a different term for the areas inside the UGB.

On the issue of "Centers" Commissioners discussed the need to explain the ranking of centers, what is the difference between regional centers, sub-regional centers, main street, etc. The criteria for a center is not size or number of businesses, but accessibility by a variety of modes, a transit center and transportation hub including light rail, and a pedestrian environment with a concentration of activities that allows and encourages people to walk to (and within) the center. Members agreed that this topic would need to be discussed again.

Wayne Lei suggested an information presentation on infill development because that will be a major element in achieving the vision, it is a development pattern that is having an effect on existing neighborhoods already.

Ethan Seltzer stated that the next meeting is May 2nd.

The meeting was adjourned at 6:40 p.m.

Respectfully submitted by Barbara Duncan.

PEGGY LYNCH

Handwritten signature

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(503) 646-6286 fax

3840 SW 102nd Avenue
Beaverton, OR 97005-3244

May 1, 1994

To: Future Vision Commission

Re: Beaverton City Council/Metro 2040 Presentation - April 11, 1994

Notes from attending the presentation that John Fregonese gave before the Beaverton City Council.....

John mentioned that 33% of the people don't drive in the Metro area (that includes children and elderly). He mentioned the importance of regional centers.

Councilors were concerned about road construction needs to help gridlock in downtown Beaverton. They expressed concern about the population increase as it may or may not relate to transit ridership.

Councilor Soth asked about MAX ridership to downtown Ptld? Response included that Portland's growth rate will probably be the same as the rest of the region, so increased ridership should occur.

Question on radial corridors? Response: Only Beaverton and Tigard showed good results, probably through the use of high capacity transit—not necessarily light rail.

After showing Calthorpe's "Beaverton Downtown Plan", John was asked if Fred Meyer was shown the plan (as it shows redevelopment of the Beaverton Town Square property)? Response: Not that he knows.

Soth: SB100? Where does it fit? What about comp. plan compliance? What if there is a disagreement? John's response included info that RUGGOs were the product of local government cooperation w/Metro and that Toronto has not had a problem in working with its local jurisdictions.

UGB--has "undeveloped" been defined in the models that Metro has run? John explained that they included one acre parcels and NOT redevelopable property or property (as in Garden Home) which could see individual homes as infill.

? on Metro housing rule. Beaverton is over 50% in multiple family residential. Per John, Metro is looking at new housing being 70% owner occupied and only 30% as rental. (Now Beaverton has 68% of current land stock in Beaverton is multifamily.)

Cost of new rail lines? Would Fed gov't fund? John said they looked at relative costs. He personally feels that increased bus service to support the East/West & North/South line will be the answer.

Councilors expressed concern about capital improvement costs and wanted more data on that to help make the up vs. out decision.

On Metro Greenspaces program, how much land would be taken off the tax roles? John said that 7,000 acres would be removed under option B.

Soth again questioned costs and referred to a recent conference in San Jose that talked about Calthorpe proposals. Where will the dollars come to do these projects? John responded that if Beaverton's downtown is important, the region may find dollars to support it; it will be a new era of urban renewal with public/private partnerships.

Willis wanted to know how much the 2040 study has cost? John said: \$1 million (with another 1/2 million to go). Willis then asked if this had been done anywhere else? "No, we're unique!"

Stanton asked about the Regional Framework Plan deadline. Soth asked about the process in the up vs. out decision. Should local gov'ts make their recommendations through MPAC and JPACT? John asked that EACH LOCAL GOV'T MAKE A SPECIFIC RECOMMENDATION DIRECTLY TO METRO COUNCIL.

Soth wants citizens to be asked "How much are you willing to pay?" when asked which concept they want.

Wes Yuen (Planning Commissioner) expressed concern about the lack of public info on Wash. Co. and, specifically, the lack of a planned Wash. Co. grid system. John agreed that a grid system is critical to success in the region.

Yuen also talked about the "McMansions" and the Stafford Area. He expressed concern about rural housing and how much impact these decisions will have on the assumptions and values of people outside the UGB.

Don Walton (Planning Commissioner) also asked "how do you fund any of the choices?" He also asked about the telecommuting factor. Jobs are critical. How will we create them? We should select the KIND of jobs we want in our region and target their needs.

Members of the Beaverton Planning Commission and Board of Design Review were also present and heard the presentation and had an opportunity to ask questions. The presentation is also shown on cable TV.

Any errors in this report are mine alone. (Peggy Lynch)

Note: At break, I heard from a number of people who expressed frustration with the quality of the interim report on 2040 and the number of typos/section errors that were contained in the report. The good news is that, obviously, people read it!

Portland State University

P.O. Box 751, Portland, OR 97207-0751

MEMORANDUM

May 2, 1994

To: Future Vision Commission

From: Ethan Seltzer

Re: Next Six Months

The Commission has recently completed a draft statement of values. That values statement has been included in the Region 2040 materials and establishes the Commission's role in that process. The work of the Commission will be coordinated with the Region 2040 schedule so that your concerns will be reflected in any staff recommendation forwarded to the Metro Council in late summer.

However, as we've discussed before, Region 2040 is only a part of the Commission's work. For one thing, Region 2040 is primarily a statement about territory associated with the Metro urban growth boundary on the Oregon side of the Columbia. For another, the Metro Charter asks the Commission to develop a broader framework for growth and/or change in the region than is currently contemplated in either Region 2040 or other growth management activities in Oregon and Washington.

Therefore, it's time to focus time and effort on completing a draft of the vision itself. The primary task for the Commission is to develop "a conceptual statement that indicates population levels and settlement patterns that the region can accommodate within the carrying capacity of the land, water and air resources of the region, and its educational and economic resources, and that achieves a desired quality of life." Hence, the building blocks for the vision are:

- 1) Population levels - Between the Region 2040 process and the Clark County GMA activities, the Commission has access to a considerable amount of information about expected population growth over the next 50 years. In addition, the "growth/no growth" materials developed as part of the Region 2040 process gives the Commission background information needed should it elect to seek greater or lesser rates or amounts of population growth.
- 2) Settlement Patterns - The paper by Carl Abbott provides essential background information. In addition, the Region 2040 Concept Report, now in draft form, and the Clark County GMA plan both provide well-documented and current information about settlement trends and issues.
- 3) Carrying Capacity - The paper by Wim Aspeslagh, background information from Region 2040 and Clark County, and your values statement provide the basis for responding to this portion of your charge.
- 4) Economy - Metro has recently completed an up-to-date regional forecast which, when combined with the Workstyles paper by Steve Schriver and background information incorporated into Region 2040 and the Clark County work will provide the Commission with the information needed for this aspect of the project.
- 5) Education - According to members of the Charter Commission, the objective is not to treat education as a separate item, but as part of every element of the vision. Your values statement begins to do this and, together with the material coming from Nancy Wilgenbusch of Marylhurst, should provide the basis for this part of the vision.

6) **Quality of Life** - Your values statement, buttressed by all of the work that you've done to date on values, icons, etc., is your initial definition of what this means. In addition, there is a tremendous amount of information in the Metro library and associated with both Region 2040 and the Clark County plan that can help to refine and sharpen the value statements that you've now got on paper.

Further, in your very earliest discussions, you identified the development of benchmarks or other indicators as a critical component of the vision. A recent report on monitoring associated with the implementation of Vision 2020 in the Puget Sound Region has been developed and provides a model for this aspect of your vision.

The following process could be used to move from your values statement to the final product:

Step 1 - Discuss and approve workplan. May 2.

Step 2 - Convert values statements into vision statements by:

- making sure that Charter mandates are addressed; and
- framing value statements as vision statements so that each statement clearly articulates something about this metropolitan region that we will strive to keep, change, or add in the future.

The resulting vision statements should be brief and framed in positive terms, conditions we want as opposed to conditions we seek to avoid. Based on the Charter and your values statement, the vision statements collectively should address, at a minimum, settlement pattern, economy, environment, community, governance, and families and children. It would also be useful to build in a review step here to check your conclusions against the materials on file in the Metro library--past plans, other local visions, conclusions from Region 2040 and the Clark County GMA work, etc. This analysis could be done by staff, but ideally would be led by a subcommittee of commission members.

Please note that at this stage you should be focusing on what we want to achieve, not how it will be achieved or who will do it. That will come later. **Vision Statement Review: May 16, June 6. Review against other materials: ongoing.**

Step 3 - Develop performance indicators for each vision statement. There will probably be more than one performance indicator for each vision statement. In some cases, we may know what we want to measure but may not have the mechanism in place to do so. In addition, some indicators might be numerical, some might be pictures or maps, some might be patterns, etc. For each vision statement, we should identify the means for monitoring both status and trend. This work could be accomplished by subcommittee (see below). June 13, June 20, June 27.

Step 4 - Develop implementation recommendations for each vision statement, taking into account the performance measures and the implications that they have for structuring implementing activities. If the Commission decides to develop the performance indicators in subcommittees, the subcommittees could be directed to propose implementation steps for each of the vision statements they're working with. At a minimum, recommendations for

acting on each vision statement should consider how various elements of the regional framework plan could contribute. Please note, however, that the workplans for the regional framework plan elements have yet to be developed. Hence, the Commission will want to be quite specific about performance indicators, since those indicators can then be incorporated as evaluation criteria in subsequent planning efforts. July 11, July 25.

Step 5 - Write a description of the region in 2040, and how we got there, based on the vision statements, performance indicators, and implementation recommendations. Include a brief history of the Commission and its charge. August/September.

Step 6 - Develop a dissemination and review strategy for the products of the first 5 steps, considering not only adoption by the Metro Council but ways to maintain the vitality and visibility of the vision during the next 15 years. August/September.

You will need to make several decisions regarding this or any workplan:

- a) The Commission may want to divide into subcommittees according to the Individual/Society/Place structure of the values statement or some other breakout of the vision statements. If the Commission elects to meet in subcommittees, you might want to meet fewer times as a group to accommodate additional subcommittee meetings, or we can simply arrange for 3 separate rooms for all or part of each regularly scheduled Commission meeting. Alternatively, the Commission could continue to meet as a committee of the whole.
- b) The Commission needs to discuss the role for staff. In the past, Commission members have elected to do the writing themselves. We need to discuss who will produce which products. Responsibilities need to be assigned early and acted on.
- c) The Commission needs to anticipate interacting with the Region 2040 process. I expect a number of demands on your time, especially between mid-July and the end of the summer when the Metro Council will receive a recommended alternative. The Commission should discuss how it wants that interaction to occur, and whether it wants to delegate any or all of that activity to a subcommittee and under what conditions.
- d) The Commission needs to decide whether it wants to continue to meet every other week, more frequently, or in special, longer sessions.

ES:ae