

Metro

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Metro

Minutes

Tuesday, April 19, 2022

10:30 AM

<https://zoom.us/j/615079992> (Webinar ID: 615079992) or
888-475-4499 (toll free)

Council work session

10:30 Call to Order and Roll Call

Council President Peterson called the Work Session to order at 10:30 a.m.

Work Session Topics:

10:35 2022-23 UPWP- Review of UPWP

Council President Peterson introduced John Mermin (he/him), Metro to present on the topic.

Staff pulled up the 2022-23 UPWP- Review of UPWP to present to Council.

John described the function of the UPWP, document organization, TPAC approval recommendation of the UPWP, and next steps.

Council Discussion

Councilor Rosenthal asked what the direct connection between the UPWP and the RTP.

Margi explained that the UPWP is meant to be an administrative document on how Metro as an MPO plans to spend annual federal dollars.

11:20 Expert Panel on Local Government Experiences - Planning and Development of Industrial Lands within the Region

Council President Peterson introduced Andy Shaw (he/him) Metro, Dan Dias, Hillsboro, Lloyd Purdy, Tigard, Hope Pollard, Tigard, and Michael Walter, Happy Valley to present on the topic.

Michael described the Happy Valley Industrial Site Case

Study, challenges of the site implementation: OR 212/OR 224 intersection exceeds ODOT 0.99 V/C ratio mobility target today, Happy Valley's interim solution, and next steps.

Council President Peterson asked what other issues outside of transportation are red flags.

Michael explained transportation is the key issue.

Council President Peterson asked if Happy Valley has a vision on what kind of jobs they hope to attract.

Michael explained they hope for higher density and higher wage employment opportunities.

Councilor Craddick asked what discussions Happy Valley is having around transit expansion.

Michael explained as development is occurring the city will work with TriMet to expand the boundary.

Lloyd presented on the City of Tigard's project, Tigard Made, focused on maintaining and expanding employment lands. He described Tigard's work flow, businesses size, and average annual wage by sector.

Hope described the project background, results of their economic opportunity analysis, job growth projection, employment forecast, and Tigard's four zones: general commercial, mixed-use employment, light industrial, and heavy industrial.

Council President Peterson asked how Tigard is handling additional and future conditional uses.

Hope stated that they plan to avoid conditional uses going forward.

Councilor Craddick asked if percentage of conditional use permits are monitored.

Hope explained Tigard is focusing on making it clear that conditional use permits are avoided.

Councilor Craddick asked how Tigard is incentivize solar panels.

Hope highlighted that the Tigard believes it is always better to incentives. They are now requiring light color roofs and are building solar panels into their incentive structure by offering low barrier incentives such as looser parking requirements.

Councilor Lewis asked where childcare fits within Tigard's four zones.

Hope explained it will be allowed in all employment lands while still figuring out specifics.

Councilor Rosenthal asked if Tigard expects the export of jobs to continue due to Tigard's low amount of developable land.

Lloyd explained Tigard will continue to attract employers and residents and hope by intensify and supporting higher density that the work force will increase.

Councilor Hwang asked if Tigard has information on the modal split of users.

Councilor Nolan asked what Tigard's current height unit is for job uses and residential.

Hope stated the high limit is approximately 35-45 feet but looking forward Tigard is considering setting height limits based on stories.

Dan Dias presented on the city of Hillsboro. Explaining why they do economic development, economic opportunity in the city, how they have been successful, and their need for competitiveness.

Council President Peterson asked for details on specific site issues.

Dan explained they have issues with brown field and site readiness, and infrastructure and planning.

Councilor Gonzalez asked about the economic goals of the AmberGlen area in Hillsboro.

Dan explained in the late 90's the area was planned for a business, as demand declined efforts were made to reimagine the are as mixed use.

Councilor Rosenthal asked how Hillsboro encourages diversity of the industrial sector and about the city's transportation limits.

Dan explained Hillsboro seeks to focus internally and maximize their space while looking at the ability to add green field. He expressed the city's transportation network is bimodal and to have diversity of industry they need diversity of land, location, and building.

12:35 Chief Operating Officer Communication

Marissa Madrigal provided an update on the following events or items:

- There were none.

12:45 Councilor Communication

Councilors provided updates on the following meetings and events:

- Councilor Lewis provided an update on the Oregon Zoo's foundation vote to send foundational dollars to Ukraine in support of Zoo's in the region.
- Councilor Craddick provided an update on the quarterly trail's forum.
- Councilor Gonzalez provided an update on the TV highway steering committee.

12:55 Adjourn

There being no further business, Council President Peterson adjourned the Metro Work Session at 3:46 p.m.

Respectfully submitted,

Brianna Dolbin

Brianna Dolbin, Legislative Assistant

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF APRIL 19, 2022

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
2.0	Powerpoint	4/19/2022	UPWP Presentation	041922cw-01
3.0	Powerpoint	4/19/2022	ATT 1- Transportation Study	041922cw-02
3.0	Powerpoint	4/19/2022	Hillsboro_ Land presentation	041922cw-03
3.0	Powerpoint	4/19/2022	Tigard Metro Panel	041922cw-04