

Minutes of the Metro Council Planning Committee  
November 3, 1994  
Council Chamber

Committee Members Present: Jon Kvistad (Chair), Jim Gardner (Vice Chair), , Susan McLain,  
Rod Monroe, Terry Moore, Ed Washington

Committee Members Absent: Richard Devlin, Mike Gates

Other Councilors Present: Judy Wyers

Chair Kvistad called the regular meeting to order at 4:10 p.m.

1. Consideration of the October 18, 20, 25, and 26 1994 Council Planning Committee Region 2040  
"Listening Post" Minutes

Motion: Councilor Washington moved to approve the minutes including amending the October 20, 1994 minutes to reflect his attendance.

Vote: All those present voted aye. The vote was unanimous and the minutes were approved.

**Introduction of Resolutions and Ordinances**

none.

2. **Consideration of Resolution No. 94-2047**, Approving Voting Membership on the Metro Policy Advisory Committee (MPAC) for Clark County and Vancouver, Washington

John Fregonese, Urban Growth Manager, presented the staff report, a copy of which is included in the record of this meeting. He explained the City Club of Portland had recommended Clark County and Vancouver, Washington's voting membership on MPAC. He noted the discussions had occurred early in the development of the committee. He stated the activities of Metro affected Clark County and Vancouver, Washington and it was an appropriate recommendation.

Larry Shaw, Senior Assistant Council, summarized his October 31, 1994 memorandum, a copy of which is included in the record of this meeting.

Motion: Councilor Monroe moved to recommend Council adoption of the Resolution.

Vote: All those present voted aye. The vote was unanimous and the motion passed.

3. **Downtown Residential Plan - Briefing**

Vern Rifer, Downtown Residential Plan representative, presented discussed methods to increase interest in living in urban, high density areas.

Peter Fry discussed the planning process used for the Downtown Residential Plan, a proposed copy of which is included in the record of this meeting. He discussed the amenities that would encourage people to relocate in downtown areas.

Mr. Rifer closed by discussing the positive aspects to urbanization.

Councilor Monroe called upon the comment made by Mr. Fry that the downtown core need grocery stores. Mr. Fry noted grocery stores were interested in entering the market, but that parking facilities would be necessary to supplement the pedestrian clients. He noted property prices were high and some could not afford to locate downtown. Mr. Rifer noted in suburban areas, government subsidized grocery store development by providing transportation infrastructure and government might consider subsidizing downtown stores by another means. Councilor Monroe noted a broad economic range of opportunities for residential housing needed to be established,

noting middle income people were not well served. Mr. Fry discussed the family demographics as an indicator of housing demand, noting demand was increasing at all income levels. Mr. Rifer suggested providing incentives to equalize the cost of construction. He used the example of freezing property taxes or using funds to buy down costs of property purchases.

Councilor Moore referred to a recent Business Journal article that noted middle income housing was being provided in the downtown core.

Councilor Gardner noted at one of the persons testifying at the listening post meetings in Beaverton, had stated no one was interested in living in the central city unless they were forced to live there. Mr. Rifer stated the market for central city housing was not the typical Beaverton family. He stated the Beaverton Real Estate agents would not generally hear from people interested in living in the downtown area. He discussed the increase in downtown housing units. He stated families were less likely to locate downtown. He noted the demographic affected the type of interest. Mr. Fry noted the perception of the downtown indicated the amount of interest in locating downtown. He stated the City of Portland was perceived as friendly, safe, and attractive. He said that perception was improving. He discussed the change in composition of the neighborhood board, stating six people with PhDs were on the board. Councilor Gardner asked if any data existed related to trend projections and those effects on the downtown living. Mr. Fry noted Federal census data was used in the plan, admitting there were some problems with that data. He said the growth and demographics were examined. Mr. Rifer noted in the downtown area education was increasing and non-traditional jobs were higher were both all indicators that many people desired an urban lifestyle. Councilor Gardner asked if the North and South park blocks would be united. Mr. Fry said the issue was very political and controversial. He noted the city would have to condemn property.

Councilor Washington continued the discussion of the parks block issue. He then noted that neighborhoods tend to transition in 30 year cycles. Mr. Rifer suggested the cycle was just beginning.

Councilor Moore thanked the gentlemen for their report and suggested use of the lessons in lower density areas.

Councilor McLain thanked the group. She stated options and choices was the theme of their discussion. She called for including the plan components in the discussions related to Region 2040 and Future Vision. She spoke to the desire to live in urban areas as a result of proper marketing. Mr. Rifer called for investments in promoting a positive perception. Mr. Fry discussed the choice as a lifecycle decision.

#### 4. Councilor Communications

Chair Kvistad announced this meeting was Gail Ryder, Senior Council Analyst, last meeting prior to her departure. Councilor McLain gave kudos to staff and called for Councilor participation during the absence of a full time Senior Analyst for planning issues. She noted amendments may be on the 2040 Hotline number. She called for long discussions during work sessions to discuss the many amendments before the committee.

With no further business before the committee, Chair Kvistad adjourned the meeting at 5:20 p.m.

Respectfully Submitted,

  
Susan Lee  
Committee Recorder

APPROVED  
Date 12-5-94