

**From:** Rod Park  
**To:** David Bragdon, Rex Burkholder  
**CC:** Kathryn Sofich  
**Date:** 1/4/2008 8:08 AM  
**Subject:** FYI - Letter to Editor -PDX/Sustainability

Rex and David,  
 Just an FYI that I sent the following to the Oregonian as a follow up to their story on PDX's slowdown on their Green initiative. I am not sure if it will run or not but I wanted the two of you to be aware of it given our starting work on sustainability.

Rod

To the Editor:

I applaud Portland's commitment to sustainability. Also their efforts to better engage the public, particularly the industries that generate and market the new building development in our region. Portland is crafting what may be the nation's most ambitious effort to address energy efficiency, storm water runoff and green construction methods.

These efforts must also fit within the context of a thriving, 1.4-million person region that has hundreds of thousands of homes, commercial buildings and other built structures already in place. With a predicted one million people moving to the region over the next few decades, we have a responsibility to ensure that the way we grow lessens not only their environmental footprint but ours as well.

Being green and sustainable is not only focusing on how new or redeveloped buildings are constructed but also where. Design and configuration choices about regional, city and neighborhood will have as much - or more - to do with how our region succeeds or fails to address environmental challenges, such as maintaining local food sources, climate change, energy usage and preserving our connection to natural areas. Upcoming decisions about efforts to invigorate more of our downtowns and main streets and possible areas for long term urban growth and rural preservation of farm and forest lands will all require the same public involvement and creative problem solving that draw such interest and headlines as dramatic new building construction standards.

In the end, our region will be judged as sustainable not only by the greenest buildings and settings, but where we place them. We must create communities where our citizens can live, work and play with the greatest amount of choices while having the least impact on the environment.

Rod Park  
 Metro Councilor, District 1

*Portland  
 Area State  
 Interstate vs.  
 Light rail*

*Worship market  
 Springfield  
 County*

*Charlotte,  
 PDX  
 south??*

*- not everyone  
 has to be in  
 dense area*

*more  
 (PDX) - 7500 density units  
 reduces 27 million miles  
 per year*

*open spaces - adds to  
 sustainable*

*Since last UGB - few units have been developed*

*- Triple bottom line  
 - high quality roads*

What to do in future:

- w/our reserves - get high value out of farmland that could be urbanized
- east of Wilsonville - farmers stopped using gas & H2O supply, but Wilsonville could allow that & farmers
- takes 10 calories for every calorie we intake
- role of density
- Metro's role in planning - has been sustainable - growth will continue as long as we continue to make an effort in 100% + growth will continue
- noted low values

## Kathryn Sofich - Fwd: RE: Possible interview

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**From:** Kathryn Sofich  
**To:** Kane, Karen  
**Date:** 1/16/2008 1:35 PM  
**Subject:** Fwd: RE: Possible interview

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FYI.....

>>> "Turner, Lacy L" <Lacy.Turner@cbsradio.com> 1/16/2008 11:27 AM >>>

Great... will put 8:30 on Feb 5 on the calendar.

Yes, future growth. The urban growth boundary. Many of our listeners think Metro has run it's course, so I will play devils advocate about how successful we've been with the last population explosion. One of the biggest challenges with a million more people is going to be transportation, and I know he's very involved in those issues as well.

But I'll do my research and get a few points to you.

Very much enjoyed Rod's editorial in the paper just before I left for Wisconsin. Will use it as a reference. questions as well.

Lacy

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**From:** Kathryn Sofich [mailto:sofichk@metro.dst.or.us]  
**Sent:** Tue 1/15/2008 3:18 PM  
**To:** Turner, Lacy L  
**Cc:** Jon Coney; Karen Kane  
**Subject:** RE: Possible interview

Hi Lacy. Let's shoot for 8:30am on 2/5.

And in general, you'll be asking him questions about the growth our region will be experiencing over the next 30 years, correct?

Thanks  
 Kathryn

>>> "Turner, Lacy L" <Lacy.Turner@cbsradio.com> 1/15/2008 11:28 AM >>>

From coming in the door to out the door, 45 minutes should do it. Usually roll the tape (a metaphor now with all computers!) for about 31-21 minutes, so I have just a little extra to tighten up.

I would be happy to do interview 8:30 or 9:00 or 11:30... whatever works best with where he's going that day.

We do them at the KUFO/KVMX studios, 2040 SW 1st Ave., simply the east side of the 1st and Lincoln intersection. South on 1st, left at Lincoln, puts him in our parking area. Lincoln deadends at 1st in this part of town.

We are two building N of the Boy Scout Headquarters.

I am a little slow in responding as I am in Wisconsin helping elderly parent. But trying to check email every day.

Thanks so much

Lacy

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**From:** Kathryn Sofich [mailto:sofichk@metro.dst.or.us]  
**Sent:** Mon 1/14/2008 3:35 PM  
**To:** Turner, Lacy L  
**Subject:** RE: Possible interview

Hi Lacy. How much time do you need? He has time before 10am or between 11:30-1:30 on Tuesday Feb. 5th.

Kathryn

>>> "Turner, Lacy L" <Lacy.Turner@cbsradio.com> 1/9/2008 4:28 PM >>>

No problem, I knew you'd get back to me! Everyone who schedules our Metro leaders is great about that.

I have no interviews booked for the first week of Feb. If there is a day earlier in that week that he could join us, we'd book any hour of the day that's convenient. I seems like yesterday that I talked to him, but I think it has been 4 - 5 years.

Thanks Kathryn

Lacy

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**From:** Kathryn Sofich [mailto:sofichk@metro.dst.or.us]

**Sent:** Wed 1/9/2008 6:58 PM

**To:** Turner, Lacy L

**Subject:** Re: Possible interview

Hi Lacy. Sorry I've delayed in getting a date set. Rod will be getting shoulder surgery tomorrow and out for a week.

When were you thinking of having Rod come in? He should be up and around by the last week in January if you would like to shoot for a time to talk to him around then.

Let me know

Thanks

Kathryn

Kathryn Sofich  
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>>> Rod Park 1/3/2008 5:46 PM >>>

Dear Lacy,

It has been awhile. I will have my assistant Kathryn Sofich work out a time when I can do this interview.

Thank you for asking.

Rod Park  
Metro Councilor District 1  
503-797-1547

>>> "Turner, Lacy L" <Lacy.Turner@cbsradio.com> 01/03/08 4:18 PM >>>

Dear Nice People at Rod Park's office:

I think it was four years back that we had Councilor Park in for an

Lacy Turner talking points  
Interview 2/5, 8:30am

## GROUNDHOG DAY OR THE DEFINITION OF INSANITY?

Doing something the same way over and over and expecting a different outcome.

- (Define Metro and urban growth boundary for listeners)
- Two significant growth boundary expansions in 1998 and 2004 however few actual housing units have been built in these areas now allowing for urban development. Why? In a word, infrastructure. Other words, money. There is a huge challenge to local governments in securing funding for infrastructure development not to mention other road blocks of setting up governance. We don't have a sustainable system in place to address either our current or future needs for roads, sewers and other baseline components of a community.
- The region and the Metro Council will be faced with another UGB decision in 2010. To prepare for that, we are currently in the process of designating future growth and no growth areas called urban and rural reserves.
  - These designations will require Metro and the surrounding counties (and the state) to collectively agree upon the areas to urbanize and which areas to protect for farming and forestry. This has the potential to create a win-win scenario for both urban and rural interests.
  - Metro area residents say they want to protect farmland and rural areas near the urban area.
  - Like any tool, it has to be used carefully for positive outcomes. This decision process will be challenging. The last UGB expansion primarily included land in the eastern part of the region.
  - Changes to state law now allow the region to consider lands which we were not allowed to urbanize due to their agricultural productivity.
  - This next expansion will have to consider lands around the entire Metro region, including high value farmland in WA County which previously could not be unless other less productive land was consumed first.
  - But this is only the method, not the outcome.
- We have to look at different ways to create and preserve the resources necessary to support the existing and new communities that will be part of our future here in this region.
  - Damascus
  - North Bethany
  - Downtowns and main streets
  - Neighboring Cities
  - Farms
- More importantly however is sustainability, in all forms, socially, environmentally and economically have to be integrated into this next decision-making process and the discussions around planning for how we will harness the power of over a million people in

the next 20 years. We need to think about the coming challenges the way the region has tackled our solid waste recycling programs where we try to reduce, reuse and recycle. For many living in our region, recycling is now second nature. Over the next decade sustainable living will become second nature – people thinking about how to trip chain their trips, what sort of products to buy, and making choices on where they live (in an sprawling neighborhood or a more compact neighborhood close to services?)

- These discussions need to go beyond instituting “green” building and producing “green” products.
  - We need to focus on where we build homes, schools, and businesses, focusing on developing regional centers and main streets that would provide a range of services in one area so people can drive less and access alternate modes of transportation.
  - We need to preserve area farmland that will continue to provide food for our region. The more we are able to feed ourselves with local agricultural products, the more energy we are saving. Currently, it takes 10 calories of energy to produce 1 calorie of food. Transportation is a huge factor in this. If we are able to preserve our farmland and focus on buying locally, we can reduce this statistic. Fertile farmland close to our regional markets can not be overlooked either as it requires much less energy inputs.
  - We need to provide choices for residents. For those who want to live in an area close to transit and shops, we need to provide affordable and attractive options. For those who prefer the single-family home, we need to provide this housing choice in a way that integrates them into the community and lessens their carbon footprint. We also need to ensure the residents of this region all have access to parks and open spaces.
  - It must be noted that research has shown that providing housing near amenities and transit reduces vehicle miles traveled. In the Pearl District, 7,500 housing units has reduces the number of vehicle miles traveled by 28 million miles a year.  $(2.54 \text{ people/d.u.} \times 7,500 \text{ d.u.} = 19,500 \text{ people. } 28\text{M miles} / 19,500 \text{ people} = 1,470 \text{ miles per person} / 365 \text{ days} = 4 \text{ miles/day.}$  Anecdotally, a friend of mine moved to downtown Gresham and only uses his car once a week, and sometimes it’s only to make sure the battery hasn’t died.
- We are already doing a lot of this. The 2040 Growth Concept that was established in 1995 is based on a set of shared values that continue to resonate throughout the region: thriving neighborhoods and communities, abundant economic opportunity, clean air and water, protecting streams and rivers, preserving farms and forestland, access to nature, and a sense of place. These are the reasons people love to live here. That is why more people continue to come here.
  - The success of the region’s planning efforts is one of the main reasons we have over a million more people coming to this region in the next 20 years. Compared to other cities, Portland’s housing market is still healthy. Figures for November 2007 show housing prices were up 1.3 percent compared with the previous November. Only two other cities show higher gains, Seattle and Charlotte, NC. Almost every other metro area showed property value losses, some with significant losses.

- We need everyone at the table as we move ahead with the next set of discussions about regional sustainability. Whether you're a stay-at-home parent, a business executive, a farmer or a retiree, your choices will be significantly shaped by the decisions we make about growth, supporting our economy and protecting our environment. We want and need people to engage and provide input into these important decisions about our region's sustainability.



# The Oregonian

## Portland home prices

Wednesday, January 30, 2008

**The Oregonian**

still up amid U.S. slump Portland remained one of the top three U.S. housing markets in new figures released Tuesday.

But the trends continue to fall the wrong way.

The Standard & Poor's/Case-Shiller index, one of the best housing market measures, showed Portland's home prices were up 1.3 percent in November compared with the same month a year earlier. Of the top 20 markets, only Charlotte (2.9 percent) and Seattle (1.8 percent) also posted year-over-year growth.

The 10-city composite posted an 8.4 percent decline, a record. Miami, San Diego, Las Vegas and Detroit reported the highest price drops, from 15 percent to 13 percent.

"Nothing in these numbers suggest a bottoming out. The numbers universally are disappointing," said David Blitzer, Standard & Poor's managing director and chairman of the index committee. "Maybe when we get into the spring/summer home-buying season and with lower interest rates, maybe it will all come together."

Blitzer expects Portland, Seattle and Charlotte will fall into negative territory in the next few months. Since July's high, Portland's values have declined every month.

-- Staff and wire reports

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**School district/Metro coordination on making the greatest place**

February 8, 2008, 8:30 a.m. – 10:30 a.m.

Council Chamber, Metro Regional Center

- Good morning, I'm Rod Park, Metro Councilor for District 1, representing the cities of Fairview, Gresham, Happy Valley, Maywood Park, Troutdale, Wood Village, Damascus and portions of East Portland.
- I would like to welcome you to this morning's meeting.
- We've asked you to be here today to take part in an ongoing dialogue about the elements of great communities and the roles that schools play in creating and enhancing great communities.
- Our goal for this morning's meeting is to share Metro's 2040 regional vision and accommodate projected growth.
- The 2040 Growth Concept seeks to create vibrant and sustainable communities throughout this region. One of the challenges that local governments across this region face is the ability to pay for the maintenance of existing infrastructure – and the development of new infrastructure – that enables great communities to thrive.
- We are currently engaged in a regional infrastructure analysis to better understand what is needed to support the great communities our citizens have envisioned. Our analysis includes a wide array of infrastructure and goes beyond pipes and pavement to the structures and spaces that create great places.
- Schools are clearly an important component of the foundation of a strong community, thus the Metro Council included them as part of the regional infrastructure analysis. We would like to identify the best way to consider school district needs as we work together to make great places.
- Additionally, we have just begun a process for studying future urban and rural reserves, which will require Metro and the surrounding counties (and the state) to collectively agree upon the areas to urbanize and which areas to protect for farming and forestry. We will tell you more about this process and opportunities for participation.



- Lastly, an important objective of this morning's meeting is to engage the region's school districts in a discussion around the 2040 vision and how we can best work together. We would like to hear from you about the challenges school districts are facing and identify what role both school districts and Metro play in addressing these challenges.
- We recognize that schools are an important building block of the region's various communities and play an important role in bringing people together, just like local parks and main streets play this role. The better positioned schools are in our communities, the better they are able to receive support for capital and program funding from a variety of sources. We are hoping this continued dialogue with the school districts will allow us to make this connection stronger to our other partners in the region.
- In my district:
  - Gresham-Barlow's enrollment is expected to increase by 2,000 students over the next eight years and many schools are at capacity. Almost half of the schools in the district are more than 40 years old and are in need of new roofs, heating, ventilation, plumbing and electrical upgrades, as well as infrastructure for technology for student learning.<sup>1</sup>
  - The Centennial School District is trying to address how it will accommodate new students in its existing facilities with 1200+ new housing units being planned for development within the district.<sup>2</sup>
  - Reynolds District is at capacity or beyond.
  - As you've probably seen in recent news reports, Portland's schools are looking at a deferred maintenance backlog of somewhere between \$900 million and \$1.4 billion.<sup>3</sup>
- Thank you for attending this event and I look forward to learning more about the challenges and issues that you are facing as the region grows and continuing this dialogue for addressing the needs of school districts in our growth management decisions.

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<sup>1</sup> News release: "Gresham-Barlow School Board holds public hearing on development excise tax," Jan. 24, 2008. (Accessed via [http://www.gresham.k12.or.us/district\\_news/gbsd\\_news.section/pages/news2\\_template16d220.html](http://www.gresham.k12.or.us/district_news/gbsd_news.section/pages/news2_template16d220.html), Feb. 7, 2008.)

<sup>2</sup> <http://www.centennial.k12.or.us/news/>, accessed Feb. 7, 2008

<sup>3</sup> "School fixes could top \$1 billion." *The Oregonian*, Dec. 15, 2007.



## A G E N D A

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736  
TEL 503 797 1700 | FAX 503 797 1794**School district/Metro coordination on making the greatest place**February 8, 2008, 8:30 a.m. – 10:30 a.m.  
Council Chamber, Metro Regional Center

## Objectives:

- Share Metro's efforts with school district representatives to support the 2040 regional vision and accommodate projected growth.
- Engage school district representatives on the regional infrastructure analysis and identify the best way to consider school district needs.
- Increase school district representatives' awareness of the urban/rural reserve process and opportunities for participation. Share facility needs and plans for expansion.
- Provide an opportunity for school district representatives to discuss challenges with each other.

8:30	Networking and refreshments	
8:45	Welcome and purpose	Rod Park, <i>Metro Councilor</i>
8:50	Metro's Making the Greatest Place initiative <ul style="list-style-type: none"><li>• Regional growth expectations</li><li>• Urban/rural reserve planning</li><li>• Regional infrastructure needs</li></ul>	Michael Jordan, <i>Metro Chief Operating Officer</i>
9:00	School district challenges <ul style="list-style-type: none"><li>• Enrollment forecasts</li><li>• Capacity implications</li><li>• Coordination opportunities</li></ul>	Dick Steinbrugge, <i>Beaverton School District and MTAC Representative</i> All Facilitated by Arnold Cogan, <i>Cogan Owens Cogan</i>
9:30	Regional Infrastructure Analysis – school demand assumptions	Arnold Cogan
9:45	How can Metro's planning efforts help school districts meet the needs of their communities?	All Facilitated by Robin McArthur, <i>Metro Regional Planning Director</i> Metro staff available for Q&A if needed
10:15	MPAC Representation	Bob Sherwin, <i>Gresham-Barlow School Board Member and MPAC Representative</i>
10:25	Next steps	Robin McArthur
10:30	Adjourn	

School have challenges

expansion needs

facilities needs

inform regional out

- begin engagement now -

organ, engagement w/ SD's

input for

address as fact regn ~~infrastructure~~

issues out of  
his district  
Gresham ↓

connect issues  
to Port

Gresham → what's  
happening in his  
district