

# Metro

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Metro

## Minutes - Final

Tuesday, May 28, 2024

10:30 AM

Metro Regional Center, Council Chamber,  
<https://zoom.us/j/615079992> Webinar ID:  
615 079 992 or 888-475-4499 (toll free)  
[https://www.youtube.com/live/  
4Ln69-1Kxwg?si=3T9cpFqNTTs-82iH](https://www.youtube.com/live/4Ln69-1Kxwg?si=3T9cpFqNTTs-82iH)  
**Council work session**

This meeting will be held electronically and in person at the Metro Regional Center Council Chamber.

You can join the meeting on your computer or other device by using this link:

<https://zoom.us/j/615079992>

**10:30 Call to Order and Roll Call**

**Present:** 7 - Councilor Gerritt Rosenthal, Councilor Mary Nolan, Juan Carlos Gonzalez, Duncan Hwang, Christine Lewis, Lynn Peterson, and Ashton Simpson

**10:35 Work Session Topics:**

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

10:35 Lone Fir Memorial Design

**Presenter(s):** Jon Blasher (he/him), Parks and Nature Director, Metro  
Karen Vitkay (she/her), Senior Regional Planner, Parks & Nature, Metro  
Helen Ying (she/her), Lone Fir Cemetery Foundation  
Neil Yee (he/him), Oregon Chinese Consolidated Benevolent Association  
Marcus Lee (he/him), Lone Fir Cemetery Foundation

**Attachments:** [Staff Report.pdf](#)  
[Presentation.pdf](#)

Deputy Council President Hwang introduced Jon Blasher (he/him), Parks and Nature Director, Metro, Karen Vitaky (she/her), Senior Regional Planner, Parks and Nature, Metro, Helen Ying (she/her), Lone Fir Cemetery Foundation, Neil Yee (he/him), Oregon Chinese Consolidated Benevolent Association, Marcus Lee (he/him), Lone Fir Cemetery Foundation, to present on the topic.

Staff pulled up the Lone Fir Presentation to present to Council.

Karen Vitaky (She/her), Metro explained that Lone Fir Cemetery, located in southeast Portland, is the oldest

continuously operating cemetery in the area, opened in 1855, and is on the National Register of Historic Places. Vickay described Block 14, the site of the memorial project, as historically significant due to its use as the Chinese section of the cemetery since at least 1887, highlighting the long history of discrimination against Chinese people by both the cemetery industry and government agencies. Vitkay passes the presentation to Neil Yee.

Neil Yee (he/him), Oregon Chinese Consolidated Benevolent Association, Helen Ying (she/her), Lone Fir Cemetery Foundation, and Marcus Lee (he/him), Lone Fir Cemetery Foundation summarized their personal experiences with the deep historical background of the cemetery, as well as the support the CCBA aimed to provide to the Chinese community in housing, work and living in America during the Chinese Exclusion Act. It helped navigating laws, a community center, and even acted as a courthouse. The CCBA contributed significantly to Portland, including the creation of the Chinatown Gate in 1986 and the establishment of the Portland Kaohsiung Sister City Association. They organized dragon boat races and assisted Chinese immigrants with travel, including returning the bodies of the deceased to China. The CCBA managed the Chinese cemetery at Lone Fir, providing a segregated burial area for the Chinese community.

*Council Discussion*

All councilors were appreciative for the presentation and thanked the staff as well as the external presenters for their efforts and contribution to the Lone Fir Cemetery project.

11:20 2024 Urban Growth Management: Sherwood West Expansion Proposal

Presenter(s): Eryn Kehe, Urban Policy and Development Manager, Metro  
Ted Reid, Principal Regional Planner, Metro

Eric Rutledge, Community Development Director, City of Sherwood  
Bruce Coleman, Economic Development Manager

Attachments: [5-28-24 Council work session staff report](#)  
[Sherwood West Concept Plan 15-Page Summary](#)  
[Sherwood West Concept Plan](#)  
[Sherwood West Concept Plan Appendices](#)  
[2024 admin guidance for city UGB expansion proposals - FINAL](#)

Deputy Council President Duncan Hwang called on Eryn Kehe, Urban Policy and Development Manager, Metro, Ted Reid, Principal Regional Planner, Meter, Eric Rutledge, Community Development Director, City of Sherwood, Bruce Coleman, Economic Development Manager, City of Sherwood to present to Council.

Staff pulled up the 2024 Urban Growth Management discussion on the Sherwood West Expansion Proposal.

Eryn Kehe (she/her), Urban Policy and Development Manager, introduced the guests from Sherwood, who were there to share their proposal for the Sherwood West concept plan and help the council understand it. She introduced Eric Rutledge, the community development director for the city of Sherwood, and Bruce Coleman, the economic development manager. She then turned it over to Eric to share information about their plans.

Eric Rutledge and Bruce Coleman, City of Sherwood, provided an overview of Sherwood's growth areas, highlighting Sherwood West's 1300 acres and the high school within the urban growth boundary. He explained the current residential and employment development, emphasizing the need for diverse housing types and employment land. Eric discussed the challenges of converting industrial land to development-ready status and the extensive community engagement efforts involved in the

Sherwood West concept plan. He outlined the vision for Sherwood West, including walkable communities, mixed-use zones, and green spaces like the Chicken Creek Greenway. Finally, he described infrastructure developments such as a pedestrian bridge and received support from various partners and stakeholders for the project.

*Council Discussion*

Councilor Nolan questioned how much of the land was zoned and taxed for agricultural and forestry uses.

Eric Rutledge states that it would be around 20% of future development and will need to refer to tax rules for further information on the land taxation.

Councilor Nolan further inquired on what BIPOC groups were involved in the community engagement process.

Eric Rutledge stated that the City of Sherwood would follow up on Councilor's questions.

Councilor Lewis inquired about the implementation plan if there are phases that projected out and were not mentioned in the presentation.

Eric Rutledge Eric explained that the project needed to be phased due to its size, with key nodes likely to develop first based on available infrastructure. He noted that the Brookman sewer line would serve the new Sherwood High School, making that area a prime candidate for early development. Similarly, the Chicken Creek trunk line would support the mixed employment zone, acting as a catalyst for further development. He emphasized the importance of a master planning process to ensure practical, phased development and mentioned updating the annexation code to require development agreements that ensure sufficient infrastructure and protected resources.

Councilor Simpson inquired about the housing split between market-rate, affordable, and deeply affordable housing. He emphasized the need to support all community members, including those working service jobs, and inquired about the plans for housing affordability in the development area.

Eric Rutledge and Bruce Coleman explaining that the current concept plan focused on market-rate housing. They noted that while they were not yet at the stage of formally designating affordable housing, future comprehensive planning would explore ways to achieve affordability through a mix of housing types and increased supply, addressing the communities.

Councilor Nolan wondered about the financial ability of the roads and clean water. Does clean water management include clean and dirty water.

Eric Rutledge stated that clean water management does not include drinkable water but does include storm water management.

Councilor Nolan further wondered about the financial analysis of the infrastructure and its impact on both new developments and existing residents and businesses.

Eric Rutledge explained that there's a preliminary funding strategy focusing on analyzing the cost of regional infrastructure, such as main arterial roads and truck lines, excluding local roads, and smaller pipelines within residential neighborhoods.

Councilor Lewis expressed discomfort in with planning for the future without a comprehensive approach to real affordability, emphasizing the need for deep affordability considerations for all community members. She appreciated

the city's proactive engagement with various partner bureaucracies but called for intentional involvement of entities like the Washington County Housing Authority and nonprofits in the planning process. Additionally, she urged a more accelerated approach to planning, citing the importance of proactive measures in securing funding for affordable housing initiatives despite current limitations in bond allocations.

12:20 Council Discussion of Budget Notes and Amendments

Presenter(s): (Marissa Madrigal (she/her), COO, Metro  
Brian Kennedy (he/him), CFO, Metro

Attachments: [Attachment 1](#)  
[Attachment 2](#)  
[Attachment 3](#)  
[Attachment 4](#)  
[Attachment 5](#)  
[Attachment 6](#)

Deputy Council President Hwang introduced Marissa Madrigal (she/her), COO, Metro and Brian Kennedy (he/him), CFO, Metro to present on the Council Discussion of Budget Notes and Amendments.

*Council Discussion:*

Councilor Simpson provided an update noting that his initial budget estimate of \$41,000 had to be increased to \$45,000. He secured verbal agreements from TriMet and ODOT to also contribute \$45,000 each to the project. With this increased funding, the class will expand its regional reach and bring in more speakers, aiming to educate a diverse group of future transportation professionals.

Councilor Lewis provided an update on budget amendment for using unallocated general fund reserves for capital

projects that increase climate resilience, noting a small change to include projects eligible for direct pay tax credits as a prioritization criterion. She highlighted that direct pay tax credits, available to them recently, could provide a significant discount on certain projects, making them more cost-effective. Additionally, she mentioned a specific callout in the Washington Park Train Task Force amendment to examine the electrification of the train.

Councilor Nolan inquired if the task force had a mechanism to ensure community input would address potential increases in capital or operating investments within the entire zoo operation context. They expressed concern about one advocacy group requesting funds without considering trade-offs. They expected zoo staff and zoo foundation members to be involved and suggested considering multiple budgets, including those of Washington Park and Portland Parks and Recreation. They emphasized the importance of agreeing on cost assumptions before raising funds and ensuring the task force honored racial equity and climate objectives by evaluating trade-offs with the zoo and external projects.

Deputy Council President Hwang proposed a Social Innovation Budget and introduced Yohannes Wolday (he/him), Social Innovation Director, Metro to present on the budget discussion.

Wolday aimed to provide an update on an experiential platform for joint investment, combining resources from various stakeholders into a pilot initiative for testing impact and learning. The requested \$50,000 was intended to provide flexible funds from Metro to complement other stakeholders' resources. A pilot project, to be selected by the advisory committee or the Social Innovation Council, which included three Metro council members, was planned



as part of this joint effort to promote best practices in public and private sector co-investment.

**12:45 Chief Operating Officer Communication**

There were none.

**12:50 Councilor Communication**

There were none.

**12:55 Adjourn**

There being no further business, Deputy Council President Hwang adjourned the Metro Work Session at 1:15p.m.

Respectfully submitted,

*Anushka Kargathara*

Anushka Kargathara, Legislative Assistant