

METRO POLICY ADVISORY COMMITTEE

Special Meeting - June 23, 1993, Oregon Convention Center

Board Members in attendance were: Gussie McRobert, Chair; Richard Devlin, Bud Farm, Judith Fessler, Jim Gardner, Darlene Hooley, Bob Liddell, Susan McLain, Rob Mitchell, Chuck Petersen, Arnold Polk, Jean Schreiber, Sandra Suran, Bruce Thompson and Jim Zehren.

Others in attendance included: Brent Curtis, Barbara Duncan, John Fregonese, Len Freiser, Ken Gervais, Ken Greenberg, Craig Lomnicki, Bob Post, Alf Siddall, Dan Small, Stuart Todd, Mark Turpel, Terry Vanderkooy and Merrie Waylett.

The meeting was called to order at 5:10 p.m. by Chair McRobert and a quorum was declared.

I. Introductions

II. Visitors' Comments - none

III. Minutes

Commissioner Hooley moved for approval of the June 9, 1993 minutes. The motion was seconded by Bud Farm and unanimously approved.

VI. Presentation by Ken Greenberg

Ken Greenberg, a Principal in the Toronto planning firm of Berridge, Lewinberg and Greenberg gave a slideshow presentation. He was the founder and director from 1977-1987 of the Division of Architecture and Urban Design for the City of Toronto. Mr. Greenberg stated that in 1953 Toronto drew a boundary around the city, similar to our Urban Growth Boundary. While the governmental agencies were concentrating on what was happening inside the boundary, a great deal of low density urban sprawl was growing outside the boundary. There are currently 2.5 million people living inside the boundary and 4.5 million living outside of the boundary. Some of the major concerns in the Toronto area are:

- Mobility
- Environmental concerns
- Suburbs being designed around the automobile
- Loss of a Sense of Place, all communities look alike
- Affordability

Mr. Greenberg stated that in Toronto they are looking at the form new development has taken and how to change that form to make neighborhoods more pedestrian friendly. To change from cul-de-sacs and collectors, back to the open grid system, which works for both cars and pedestrians. Mr. Greenberg showed examples of large developments where portions had been completed in the "traditional" suburban form, but with new sections being designed to be more conducive to pedestrians and transit. He stated that an estimated 25 percent of Canadians are telecommuting or working out of their homes, which will have a great effect on the office space market.

Mr. Greenberg listed some objectives that Toronto is now emphasizing in development:

- alleys, to free the front of the house from garages
- neighborhood stores, so you don't always have to drive
- flexible housing that can be either single family, duplex or fourplex
- planning facilities together so that only one parking lot is needed
- highly mixed, dense neighborhoods

In conclusion, Mr. Greenberg stated that Toronto has now pushed its countryside farther and farther away, and urged that we not follow the same pattern in metropolitan Portland.

Councilor Fessler asked how the density of downtown Portland would compare to some of the mixed use, apartments above shops, that had been shown.

Mr. Greenberg responded that some areas of downtown are of a higher density.

Councilor Devlin stated that the examples from Toronto were of large developments, how can local governments have an effect on smaller development projects?

Mr. Greenberg stated that there were not many large scale developers left. In the past, it was the public government organizations who did much of the planning, not developers. It is difficult to change already existing development, but the Portland area has a lot of open land within the UGB. Mr. Greenberg stated that he had observed in Portland suburbs, however, troubling patterns such as shopping centers and residential developments with fences or walls separating them, so that you cannot effectively walk from one to the other.

Commissioner Hooley asked about implementation, how do you convince the technical and engineering people to change the standards.

Mr. Greenberg stated that the middle level bureaucrats are the most resistant to change, but there has been very positive reception to these new ideas in the marketplace. As new engineering standards are developed and used, cities will have examples to look to.

Councilor Thompson stated that the marketplace is driving the move toward walled developments as a response to crime, as is the spread to the suburbs. How much can government effect the market?

Mr. Greenberg stated that we need to let the marketplace operate, and loosen up the monotonous standards to allow diversity. The walled enclave is a self-fulfilling prophecy.

Councilor McLain asked about affordable housing in Toronto.

Mr. Greenberg responded that Toronto's policy is all new residential projects must include 25 percent affordable housing.

The meeting was adjourned at 6:40 by Chair McRobert.

Respectfully submitted by Barbara Duncan.