



**METRO COUNCIL WORK SESSION**  
Meeting Minutes  
May 5, 2015  
Metro Regional Center, Council Chamber

**Councilors Present:** Council President Tom Hughes, and Councilors Bob Stacey, Shirley Craddick, Carlotta Collette, Craig Dirksen, Kathryn Harrington, and Sam Chase

**Councilors Excused:** None

Council President Tom Hughes called the Metro Council work session to order at 2:02 p.m.

**1. CHIEF OPERATING OFFICER COMMUNICATION**

Chief Operating Officer Martha Bennett updated the Council on the following items:

- Today is Cinco de Mayo, which commemorates the Mexican army's victory over French forces at the Battle of Puebla in 1862.
- Metro will be recognizing Asian Pacific Heritage Month during the month of May. This will include a celebration on May 28 from 11:30am to 1pm at the Metro Regional Center (MRC).
- Metro would be holding a "Let's Talk Trash" event with Science on Tap later in the evening at the Clinton Street Theater. The topic is "Food Scraps as Compost and Energy."
- The Joint City of Damascus/Metro Council Work Session will on May 12 at 2:30pm at the Damascus City Hall.
- The "Our Shared Region" event at the Forest Grove Community Auditorium has been rescheduled for June 23 at 6:30pm.

**2. 2015 URBAN GROWTH MANAGEMENT DECISION: LIKELIHOOD OF DEVELOPMENT IN URBAN CENTERS**

Mr. Ted Reid, Metro Senior Regional Planner, and Mr. John Williams, Deputy Director of Metro's Planning and Development Department, provided an update on the likelihood of development in urban centers, as part of Council's preparation for the 2015 Urban Growth Management (UGM) decision. They were joined by Mr. Tom Armstrong of the City of Portland, Mr. Ben Kaiser of Kaiser Group, and Mr. Eric Cress of Urban Development Partners.

The purpose of the discussion was to provide Council with the opportunity to discuss one of the growth management topics that it and MPAC identified for further discussion: residential development potential in urban centers such as those in Portland.

Mr. Williams presented this discussion in the context of Council's primary UGM policy focuses, which include:

- The level of development in Portland over the next 20 years.
- The development potential of Damascus over the next 20 years.
- The point in the UGR range forecast for which Council chooses to prepare.

Mr. Reid provided Council with an informational PowerPoint to initiate the discussion. Key elements of the presentation included:

- The region's job and housing forecast range estimates.
- Population, household, and employment growth within the UGB associated with the middle range forecast.
- Characteristics of anticipated new households in the region.
- Location of new residential development over the last 15 years.
- Case studied urban centers that have developed over the last decade.
- Locating buildable land in the UGB.

Mr. Armstrong provided Council with a PowerPoint on residential development in Portland. Key elements of the presentation included:

- Portland's Urban Design Framework, which is a series of centers and corridors anchored by the Central City and Gateway Regional Center. Portland's plan proposes three new Town Centers in Northwest Portland, at North Interstate and Killingsworth, and at 122nd and Division.
- Anticipated residential growth allocation: 30% in the Central City, 50% in Centers and Corridors, and 20% in Residential Neighborhoods.
- Historical and projected population trends in Portland.
- Portland development activity before and after the recession.
- New housing units by area, with the majority of recent growth occurring in Inner Neighborhoods.
- Current density and expected future residential development patterns in Portland, with 80% of projected growth occurring in centers and corridors.

Mr. Reid asked Mr. Kaiser and Mr. Cress to discuss their key focuses and challenges in locating new residential developments.

Mr. Kaiser spoke to demand associated with the millennial generation, and to the importance of that generation's preferences in steering the market for new housing. Mr. Cress spoke to maintaining Portland's progressive mindset on planning and transportation as it grows, and contrasted Portland's projected growth patterns with those observed in the San Francisco area. Mr. Kaiser and Mr. Cress also spoke to the importance of Portland's brand in attracting growth, and to the effects of millennial-headed households and aging baby boomers on the area's housing trends. Throughout their conversation with Council, Mr. Kaiser and Mr. Cress highlighted key focuses and challenges in locating new residential developments, and clarified emerging market trends and the underlying forces that drive them.

***Council Discussion:***

Councilor Harrington highlighted key points from Mr. Armstrong's and Mr. Kaiser's presentations at the April 22 meeting of the Metro Policy Advisory Committee (MPAC). She spoke to the influx of cash in the Portland housing market, and to the perceptions of external developers about the city.

Councilor Chase relayed points made by members at the April 22 MPAC meeting, pertaining to the effects of development and infill sentiments on growth projections, and to the effect of high growth in Portland on surrounding communities like Hillsboro. He also spoke to the comparison of Portland's growth projection with historical trends. Councilor Collette inquired about interaction between developers in Portland and those in suburban areas of the region. She also spoke to a complimentary planning strategy for the growth of millennial families, and about the connection between schools and housing. Councilor Stacey inquired about prospects for having more than one major regional center of market activity (and the effects of such prospects), given that such a large portion of new residential construction has been occurring in Portland. Councilor Harrington highlighted the varied styles of housing found across her district, and spoke to the reservations of cities outside of Portland that are developing their urban centers, but that haven't been as forthcoming about their development at the regional level.

Councilor Craddick spoke to encouraging cities in her district to find inspiration internally when developing their urban centers, as opposed to simply emulating Portland's style. She also spoke to the importance of effective implementation of design guidelines for new housing, to prevent poorly-designed developments. Councilor Dirksen spoke to the compatibility of strictly suburban areas like District 3 with urban centers like Portland, in terms of attracting residents who wish to live in the Metro area, but don't want to live in Portland. He also inquired as to whether the increase in projected housing demand concentrated in Portland represents a post-recession surge, or a sustained trend. Council President Hughes spoke to similarities between projected growth patterns in the Portland Metro area and in metropolitan areas across the country.

### **3. METROPOLITAN TRANSPORTATION IMPROVEMENT PROGRAM AND REGIONAL FLEXIBLE FUND ALLOCATION POLICY FOLLOW-UP**

Mr. Colin Deverell, Policy Coordinator for the Metro Council President, initiated a follow-up discussion on the Metropolitan Transportation Improvement Program (MTIP) and Regional Flexible Fund Allocation (RFFA), stemming from a previous MTIP/RFFA policy update discussion at Council's April 14 work session.

At the work session in April, Council discussed potential "core principles" for the MTIP/RFFA policy update process. The purposes of these principles are to:

- Create a shared understanding of Council's position on policies and issues relative to the update process.
- Provide direction to Council's representatives on JPACT and to Council staff.
- Highlight areas that require additional discussion through the public and stakeholder engagement process.

Following the April 14 work session, staff refined a previous straw proposal into a revised draft, which was included in the current meeting packet for discussion. Mr. Deverell sought direction to further refine, and ultimately finalize, these principles.

#### ***Council Discussion:***

Councilor Collette requested that key projects in Clackamas County be added to the list of priority projects under Principle 1 of the MTIP policy update. Councilor Harrington suggested a number of wording changes to be reflected in the final version of the update. Councilors expressed their concerns and ideas regarding the RFFA policy update Principle 6, which pertains to the "Safe

Routes to School” program. Specifically, Councilors discussed this principle as a potential component of the Active Transportation Plan (ATP), and in the context of other initiatives funded through the Regional Travel Options (RTO) program. Further discussion on this issue will take place at the Joint Policy Advisory Committee on Transportation (JPACT), and among various stakeholders in the region. Councilors discussed the two alternatives presented for RFFA policy update Principle 4. Councilors debated whether Council’s policy direction for the RFFA split between Active Transportation & Complete Streets and Green Economy & Freight Initiatives should be maintained at 75%/25%, or should be opened for review and adjustment. Councilors reached a general agreement that Alternative 2 (opening the RFFA split for adjustment) could be the preferable option if 75% was specified as the minimum portion for Active Transportation & Complete Streets, or if language was added to specify Council’s intentions and priorities in opening the split for adjustment.

Mr. Deverell stated that staff would come back to Council with finalized language for the principles discussed.

#### **4. COUNCIL LIAISON UPDATES AND COUNCIL COMMUNICATION**

Councilor Dirksen mentioned that JPACT will be considering the 2015-16 Draft Unified Planning Work Program (UPWP) on May 14, after which it will be considered at Council later in the day. Advance copies will be provided to Councilors for their review.

Council President Hughes provided an update on a number of relevant bills in the Oregon legislature. Notably, Senate Bill 927, which modifies the authority of metropolitan service districts to acquire or construct visitor-oriented facilities, was signed into law earlier in the day.

#### **5. ADJOURN**

Seeing no further business, Council President Tom Hughes adjourned the Council work session at 4:28 p.m. The Metro Council held an executive session immediately following the public meeting pursuant to ORS 192.660(2)(h), to consult with legal counsel concerning current litigation or litigation likely to be filed.

Respectfully submitted,



Joel Cvetko, Council Policy Assistant

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF MAY 5, 2015**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT No.</b>
<b>1.0</b>	Agenda	5/7/15	Council Meeting Agenda for May 7, 2015	050515cw-01