



METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

December 9, 2015

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Sam Chase
Tim Clark, *1st Vice Chair*
Carlotta Collette
Betty Dominguez
Mark Gamba, *2nd Vice Chair*
Jeff Gudman
John Hayes
Maxine Fitzpatrick
Dick Jones
Shelley Martin
Anne McEnerny-Ogle
Marilyn McWilliams
Renate Mengelberg
Loretta Smith
Tootie Smith
Bob Stacey
Jeff Swanson
Peter Truax, *Chair*

AFFILIATION

Metro Council
City of Wood Village, Multnomah Co. Other Cities
Metro Council
Clackamas County Citizen
City of Milwaukie, Clackamas Co. Other Cities
City of Lake Oswego, Clackamas Co. Largest City
Forest Grove School District
Multnomah County Citizen
Oak Lodge Water District, Clackamas Co. Special Districts
TriMet
City of Vancouver
Tualatin Valley Water District, Washington Co. Special Districts
City of Oregon City, Clackamas Co. 2nd Largest City
Multnomah County
Clackamas County
Metro Council
Clark County
City of Forest Grove, Washington Co. Other Cities

MEMBERS EXCUSED

Jerry Hinton
Jerry Willey

AFFILIATION

City of Gresham, Multnomah Co. 2nd Largest City
City of Hillsboro, Washington Co. Largest City

ALTERNATES PRESENT

Jennifer Donnelly
Brenda Perry
Jeff Swanson

AFFILIATION

Department of Land Conservation and Development
City of West Linn, Clackamas Co. Other Cities
Clark County

OTHERS PRESENT: Erin Wardell, Jamie Johnk, Zoe Monahan, Bob Martin

STAFF: Nellie Papsdorf, Shaina Hobbs, Alexandra Eldridge

1. CALL TO ORDER, SELF INTRODUCTIONS, CHAIR COMMUNICATIONS

MPAC Chair Peter Truax called the meeting to order at 5:03 p.m. and declared a quorum. All attendees introduced themselves.

2. CITIZEN COMMUNICATIONS

There were none.

3. COUNCIL UPDATE

Councilor Sam Chase notified MPAC members of the following items:

- The regional dialogue concerning the Stafford urban reserves is continuing. The Metro Council supported an amendment to the decision that will require the Council to review the Urban Growth Boundary (UGB) every 3 years rather than every 6 years. By December 2018 at the latest, the Council will make a decision on the UGB regardless of whether or not a decision on the reserves is made.
- The new Elephant Lands exhibit at the Oregon Zoo is opening on December 15 on time and on budget. It was a \$57 million project. Councilor Chase encouraged committee members to attend.
- The Oregon Convention Center (OCC) announced a new project which added solar panels to the OCC's roof. Councilor Chase highlighted that Metro's budget for the project was zero dollars; it was completed through grants and private partnership. Electricity costs at the OCC will be reduced due to the new solar panel project.
- Oregon Convention Center Hotel Project: Litigation surrounding the proposed hotel project at the OCC has been taken up by the Oregon Supreme Court and a hearing will take place in March 2016.
- Metro will host an Equitable Housing Summit in an effort to address the lack of affordable housing in the region by bringing jurisdictions together to develop collaborative strategies. It will be held on February 1; from 8 to noon. More details to come on January 13.
- Councilor Chase acknowledged Chair Pete Truax's last meeting as MPAC Chair and applauded him as an incredible leader.

4. MPAC MEMBER COMMUNICATION

Councilor Carlotta Collette explained that Rediscover the Falls, a friends group to support the River Walk project at Willamette Falls, was recruiting additional board members. She then encouraged people to consider applying in order to be part of the legacy of the project, and noted that applications were available online.

5. CONSENT AGENDA

5.1 Consideration of October 28, 2015 Minutes

MOTION: Councilor Jeff Gudman moved, and Mr. Dick Jones seconded, to adopt the October 28, 2015 minutes.

ACTION: With all in favor, the motion passed.

6. INFORMATION/DISCUSSION ITEMS

6.1 Clackamas County and Washington County Industrial Lands Readiness Projects

Chair Truax introduced the item by noting it related to regional industrial site readiness and explained that no action would be taken at the meeting. He emphasized that the projects about to be presented required inter-jurisdictional cooperation and introduced Ms. Erin Wardell from Washington County.

Key elements of the presentation included:

- Ms. Erin Wardell noted that the Land Readiness Project lasted approximately for one year and was finished in June. The project identified policy actions to maintain or improve market inventory.
- Ms. Wardell explained that the project was funded by a community development and planning grant, amongst a number of other grants and support from several cities. Staff time was contributed by multiple sources including the State of Oregon and the Port of Portland. The project also received a brownfields assessments grant in order to provide brownfield information for each site.
- Ms. Wardell commented that 15 sites in Washington County were selected for study under a regional framework to follow seamlessly with Metro's previous work. Assessments included in the study included target industries, development constraints, and market opportunities. Wardell noted that a major consideration in this project was determining the time-to-market window for potentially developable sites. She also added that the project's focus was to analyze sites 25 acres and larger, and it led to more sites in outer areas of the county rather than closer-in sites.
- Ms. Wardell stated that all 15 sites studied were within the urban growth boundary yet none were determined to be ready for development within one year. 11 of the 15 sites ready between 7 and 30 months. 4 sites were slated to be ready in 30+ months. A primary challenge to site readiness was off-site infrastructure such as transportation utilities, which made up 65% of the projected cost to develop.
- Ms. Wardell explained that using conceptual trades and site users for analysis, the project's findings were that 14,000 direct jobs, as well as 12,000 indirect jobs, could be created with development on the sites in the study. Ms. Wardell stated that the average income of the jobs created by the site development would be \$87,089.
- Ms. Wardell noted that all 15 sites analyzed had major transportation constraints. She highlighted that funding for external infrastructure was critical to making the studied sites more marketable and explained that 50% of the projected transportation infrastructure costs would originate from the need to build new public roads.

Member discussion included:

Councilor Carlotta Collette asked if the 124th Avenue Project was included in the costs projected for transportation in the Washington County project, to which Ms. Wardell responded that it was not. Ms. Wardell noted that the northern portion of the 124th Avenue Project was already funded and would begin in 2016.

Mr. Jeff Swanson asked whether sites were measured in gross acres or net developable acres. Ms. Wardell clarified that after considering development constraints on the sites, several of them fell under the 25 acre threshold originally used to filter the sites but they were still included in the study. Mr. Swanson inquired about the length of time that developers are generally willing to wait

for a site, to which Ms. Jamie Johnk replied that developers generally want site readiness to be under 180 days. He then asked if the state was willing to support the development of these sites by negotiating income and property taxes to assist with the finance of these sites. Ms. Wardell answered that those negotiations would vary project by project.

Councilor Bob Stacey expressed that he was pleased with Metro's partnership in the study, and highlighted Washington County's economic role within the region. Councilor Stacey asked if there was something more that the region could do to preserve the size of parcels after acknowledging a supply of 10 acre sites in Hillsboro. Ms. Wardell noted that parcel preservation across the region could be a policy outcome of properly assessing the sites available.

Commissioner Renate Mengelberg asked about the probability of the sites leading to the \$87,000 estimate for average salary. Ms. Wardell noted that the most desirable user was the high-tech single user, although several potential site users were evaluated and each site had a different projected user type. Ms. Wardell added that the estimated figure was an average of all of the sites. Commissioner Mengelberg expressed concern that property owners may decide to hold on to parcels for speculative reasons rather than selling to developers when public funds support infrastructure.

Mayor Mark Gamba highlighted the presentation's findings that estimated a potential property tax return over \$200 million in the span of 20 years and inquired about which types of buildings would yield this return. Ms. Wardell said it would be different based on each project and there would be a variety of buildings based on user type. She noted that the project's analysis included the creation of digital building models on each site based on each site's development constraints and added that more information was available in the full report.

Chair Truax introduced Ms. Jamie Johnk from Clackamas County.

Key elements of the presentation included:

- Ms. Johnk stated that Clackamas County created an internal economic development team and inventoried all of the county's employment land – inside and outside of the UGB. The team determined that there were 668 parcels available for development.
- Ms. Johnk explained that the project team created an interactive online mapping tool for easier land parcel searching in Clackamas County in order to facilitate searches for business prospects and site selectors. The tool also included commercial properties and buildings within Clackamas County, and allows for searches by characteristics such as neighborhood and lease status.
- Ms. Johnk noted that the project identified development sites 15 acres and larger and subsequently reached out to the property owners. 21 sites were identified; the sizes ranged from 15 acres to 130 acres. The study included 3D modeling and industrial conceptual planning in order to project job creation and revenues.
- Ms. Johnk added that the project also included a market implementation study. Ms. Johnk added that analysis information was useful to have but it was also very important to have a strategy to market to business and inform the jurisdictions of ways to overcome limitations such as transportation infrastructure.
- Ms. Johnk explained that the second phase of the project included securing a Metro community planning and development grant (CPDG). The grant was used to hire a consultant team to conduct an in-depth analysis of each site, similarly to what was done in Washington County.

- Ms. Johnk stated that the project identified a parcel in Clackamas for in-depth analysis and assigned it as a Clackamas Industrial Area Opportunity Site, or a CIAO site. With a Business Oregon brownfields grant, the project team was able to analyze remediation cost estimates and schedules, existing services for the site, and necessary improvements. The analysis examined at a number of different types of business types for the CIAO site and projected that 14.4 jobs per acre could be created through site development.
- Ms. Johnk noted that The Clackamas County study examined key industry clusters in the Clackamas economic landscape and found 11 industries which contribute the most to the county's gross domestic product (GDP). The study found that professional & business services make up 30% of the Clackamas GDP, a majority of which comes from the Kruse Way area.
- Ms. Johnk informed members that Clackamas County was currently updating its website to make this information available to investors, site selectors, and developers. She added that the City of Oregon City just received funding to do a Beaver Creek analysis, and the resulting information would be added to the updated Clackamas site.
- She identified next steps as creating an ongoing employment lands inventory fund that will contain rezoned or recently annexed lands to allow more lands to undergo the same evaluations as the other parcels in the study.

Member discussion included:

Councilor Stacey asked for an update on the North Milwaukee industrial area. Ms. Johnk explained that Clackamas County was working with the City of Milwaukee and had discussed an opportunity to re-envision North Milwaukee. Councilor Collette added that she hoped Clackamas County would include local property and business owners in the decision-making process so that they could take advantage of the new TriMet Orange Line. Ms. Johnk said Clackamas County was distributing a finalized fact sheet about the project to local private property owners and local businesses.

Commissioner Tootie Smith thanked Metro for the \$250,000 grant for a North Milwaukie study.

Mr. Jeff Swanson noted that Clark County was trying to build support for similar studies. He expressed his appreciation for studies such the two presented and identified these studies as key sources of information for policymakers. He then noted that large employers have come to Clark County looking for large parcels with access to transit, and large employment opportunities were lost because the state did not have what was needed. He added that sales-tax based revenues tended to encourage the development of retail sites with minimum wage jobs rather than family-wage jobs in industrial sites.

Mayor Mark Gamba thanked Metro for financial help in exploring Metro land opportunities. He expressed his excitement about the opportunity to use information from the study to create higher density use, especially in the City of Milwaukie.

6.2 Metro Parks and Nature System Plan

Chair Truax introduced the item by plan by affirming that MPAC would not be taking formal action on the Nature System Plan during the December 9 meeting. He introduced Kathleen Brennan-Hunter, Director of Metro's Parks and Nature Department and thanked her for being at the MPAC meeting.

Key elements of the presentation included:

- Ms. Brennan-Hunter noted that Parks and Nature had forged many connections to increase participation within the community. She highlighted that 2015 was Metro's 25th year as a park provider and informed committee members that a draft of the Metro Parks and Nature System Plan recently went up onto Metro's website. Ms. Brennan-Hunter acknowledged Metro's role in Parks and Nature in the region which includes filling a role between urban providers and larger providers such as federal and state parks. Ms. Brennan-Hunter distinguished Metro from such providers by highlighting that the organization does not provide sports facilities or indoor recreation facilities, and instead focuses on natural areas and land conservation.
- Ms. Brennan-Hunter discussed how the System Plan continues the trajectory that the region has been on by improving water quality and sites across the region, even as new sites open. She noted that the Parks and Nature Department was working to develop plans for Newell Creek Canyon in the City of Oregon City and addressing the future of Gabbert Hill. Additionally, western Washington County will move forward with discussing the future of Chehalem Ridge with the City of Forest Grove along with several other stakeholders.
- The Parks and Nature Department plans to continue to provide Nature in Neighborhood grants, as it has for two decades. Over 70 new parks exist in the region because of Metro's investments.
- Ms. Brennan-Hunter described smaller projects included in the System Plan, such as Oakquest, which uses activities to incorporate previously marginalized communities; she added that the System Plan includes in-depth detail about each of Parks and Nature's initiatives.
- She closed her presentation by expressing her interest in MPAC's discussion about the plan and asked how MPAC would look to stay involved in Metro's Parks and Nature work.

Member discussion included:

Councilor Collette stated that the Metro Council expected to adopt the plan in January 2016. She requested input from MPAC members after acknowledging how the plan affects businesses and community health throughout the region. She emphasized that regional governments are given large quantities of funds to purchase land for parks and natural areas and that it is their responsibility to make sure the lands are accessible and maintained.

Chair Truax asked when the Council planned to move forward with voting on the plan. Chair Truax encouraged MPAC members to look into the System Plan to see how it affects each respective member's region before the next MPAC meeting on January 13, 2016.

Councilor Collette added that the plan takes an interesting look at the Portland metropolitan region through the lens of "naturehoods" rather than neighborhoods.

Chair Truax noted that many of the projects in the plan were being addressed through the City of Forest Grove's Master Park Plan.

Ms. Shelley Martin inquired about the access plan for accessing the new park developments. Councilor Collette responded that some areas are very remote and will have very limited regional transit access whereas other areas have more concentrated access, so each site will require a different approach.

Mayor Mark Gamba thanked Metro for its work supporting the new bridge in downtown Milwaukie. He discussed the occurrence of sewage spills into the river because of more frequent storm systems and expressed concern over needs to increase efforts to incorporate nature into helping alleviate storm waters. He emphasized the critical importance of wetland restoration to the region's infrastructure.

Commissioner Renate Mengelberg expressed that works in the plan, such as making certain sites more accessible, would encourage future support for conservation efforts.

Councilor Stacey noted that he would be preparing for the January 13 MPAC meeting by reading the System Plan. He recommended that Ms. Brennan-Hunter be available for the January 13 meeting. Chair Truax recommended that 10-15 minutes be set aside during the January MPAC meeting to revisit the plan. Ms. Brennan-Hunter reiterated that she would be happy to brief staff members on the new plan if they did not have enough time to read through the document.

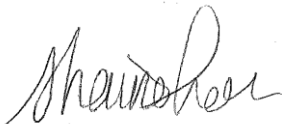
Chair Truax highlighted the parking lot items on the MPAC Work Program. He welcomed new MPAC members, and brought notice to various MPAC vacancies, which included positions for cities in Washington and Multnomah Counties. He then acknowledged that Mayor Jerry Willey appointed his Council President to be an alternate.

Chair Truax noted that Marilyn McWilliams's position may become vacant soon to which Ms. McWilliams added she was leaving in January.

7. ADJOURN

MPAC Chair Truax adjourned the meeting at 6:37 p.m.

Respectfully Submitted,



Shaina Hobbs
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF DECEMBER 9, 2015

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
1.0	Handout	12/09/15	Washington County Industrial Site Plan	120915m-01
2.0	Handout	12/09/15	Clackamas County Industrial Site Plan	120915m-02