

Metro

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Metro

Minutes

Tuesday, June 19, 2018

2:00 PM

Metro Regional Center, Council Chamber

Council work session

2:00 Call to Order and Roll Call

Council President Tom Hughes called the Metro Council work session to order at 2:03 p.m.

Present: 7 - Council President Tom Hughes, Councilor Sam Chase, Councilor Betty Dominguez, Councilor Shirley Craddick, Councilor Craig Dirksen, Councilor Kathryn Harrington, and Councilor Bob Stacey

2:05 Chief Operating Officer Communication

Ms. Bennett, Metro Chief Operating Officer, expressed John Fregonese, former Metro Planning Director, recently passed away. She mentioned his accomplishments and contributions to Metro and commented on opportunities for staff to honor him. She thanked the Property and Environmental Services (PES) staff for the extra effort made with the recent transfer station incidences. She announced Mr. Andrew Scott, Metro's new Deputy Chief Operating Officer, would be starting in a week. She reported on the Regional City Managers meeting last Friday.

Work Session Topics:

2:10 2018 Urban Growth Management Decision (2/2): Proposals from Beaverton and Wilsonville

Council President Hughes introduced Mr. Ted Reid, Principal Regional Planner, to present on the 2018 Urban Growth Management (UGB) decision proposals from Beaverton and Wilsonville. Mr. Reid summarized the UGB expansion proposals, recalling last week the City of Hillsboro and King City had presented to Council. He introduced Ms. Anna Slatinsky, Planning Division Manager from the City of Beaverton to present the city's proposal.

Ms. Slatinsky provided an overview of Beaverton's mission and how the City was meeting Metro's desired outcomes for the region. She explained the City's Concept Plan to expand the Cooper Mountain Urban Reserve area. She discussed

the community vision which guided the majority of staff's work. She mentioned the initiatives the City had taken to ensure diversity, equity and inclusion. She noted a project called Voices of Beaverton, which recognized the broader community and introduced stories around housing. She explained in detail, Beaverton's Housing Five Year Action Plan, which addressed affordable housing, homelessness and downtown revitalization. She shared on transportation and it's relation to the urban reserve. She addressed the high housing need in Beaverton and plans for future housing demand. She introduced visuals which demonstrated the entire South Cooper Mountain Concept plan. She mentioned infrastructure underway, which included updating the City's water and sewer plan and other projects. She concluded how the expansion would allow the community to grow in the long term with planned neighborhoods, preserved natural areas and high-quality services.

Council Discussion:

Councilor Harrington suggested reviewing and adjusting the projections made from the housing needs analysis (HNA) data based on the current conditions. She asked to receive additional appendices from the HNA. Councilor Stacey expressed concerns with the land available, asking about the connectivity and potential adverse impacts. He asked about the need of the expansion. Councilor Dominguez questioned the expected income levels of those moving into the housing that would be developed. Councilor Chase thanked staff for their work on diversity, equity and inclusion. Councilor Dirksen asked if an analysis of infrastructure cost had been done. Council President Hughes questioned the use of Systems Development Charges (SDC's) and the consideration of Local Improvement Districts (LID's).

Mr. Reid introduced Chris Neamtzu, Planning Director, Miranda Bateschell, Planning Manager, and Mayor Knap

from the City of Wilsonville to present the city's proposal.

Mayor Knapp summarized Wilsonville's 2018 UGB Expansion Proposal for the Advance Urban Reserve, specifically the Frog Pond area. He mentioned this was the third time staff had the opportunity to come before Metro council, asking for the expansion. He provided background information on Wilsonville and what the proposal would do for the City. He explained that Mr. Neamtzu and Ms. Bateschell would be providing more of the technical information. He concluded by expressing staff was on a favorable track, making responsible partnerships and creating a proposal that embodied an all-inclusive community.

Ms. Bateschell explained staff had been looking at the Frog Pond area as an opportunity for long range growth for the City. She noted the following findings from a residential land study:

- Growth had been exceeding regional forecast
- Identified need for additional capacity
- Plan recommended Frog Pond, Advance Urban Reserves and Town Center to meet 20-year needs
- Annual housing reports to track progress
- 57% multifamily residential units and 43% single family residential units
- Difference in housing types between Town Center and Frog Pond

She conveyed the study forecasted that the city would run out of land in the twenty year supply, and staff would need to look at the urban reserve area, additional housing and the Town Center. She identified the full Frog Pond area with a map and what area was requested for expansion. She described the land use by introducing the housing variety and local street demonstration plans for Frog Pond East, South and West neighborhoods.

Mr. Neamtzu provided metrics for land use at the Frog Pond Area. He noted the transportation framework, which was demonstrated with a graphic that identified the area as a whole. He reviewed staff's work in planning for Boeckman Creek Regional Trail, Bicycle and Pedestrian Framework, and Parks Framework. He described in detail the Frog Pond West Master Plan through diagrams and tables which included specific implementations for a zoning code, design guidelines, and infrastructure funding. He mentioned the use of sub districts, which set the density and lot standards and implemented the lot types established in the Frog Pond Area Plan. He noted the finding summary of the master plan projects which totaled about \$12 million and the estimated supplemental fees totaling around \$15 thousand. He noted the City agreed to fund and construct the projects with a more substantial infrastructure finance fee than the private sector. He recalled the SDC's and estimated supplemental fee which cumulated around \$45 thousand. He summarized the livability which included the following:

- Planning for managed growth
- Engaging the community
- Providing top-quality public services
- Parks System & Natural Resource protection
- Quality Schools

Ms. Bateschell summarized the livability further by reviewing housing development trends. She inquired about Villebois which included the following diverse mix of acknowledgments:

- 500 acres
- Award winning master planned community
- Significant public-private partnership
- \$70 million in off-site infrastructure and \$70 million in on-site improvements
- 2,566 homes at buildout
- Mental health housing

- Over 70% completed and occupied
- 95% of entitlements granted
- Diverse housing types at a variety of price points

She mentioned staff's consideration of Villebois when planning for Frog Pond. She noted the following potential on affordable housing:

- 544 regulated units at 14 sites
- 14% of Clackamas County units
- 6% of County population
- 100% within ¼ mile of transit and ½ mile of parks

She recalled the equitable housing grant received by Metro to develop the Equitable Housing Strategic Plan. She addressed the equity and inclusivity, noting that Council declared Wilsonville a welcoming and inclusive City in a resolution and detail on outreach from the Town Center Plan. She summarized the business and job growth of the City and transportation projects. She listed the city's environmental stewardship programs and activities. She concluded by thanking Council for the time and opened the floor for discussion.

Council Discussion:

Council Dirksen noted the narrative related to the cross-section of streets, suggesting reconstructing and rearranging the bike lanes and sidewalks. Councilor Chase questioned the job and housing balance. Councilor Harrington provided technical questions regarding sprinkler systems, zoning, commercial area and service availability. Councilor Stacey asked if there were ways to get more from concept planning. Councilors thanked Wilsonville's staff for the work done and the detailed presentation.

3:00 Councilor Communication

Councilor Harrington recalled sending the Council office a draft letter of support from Regional Disaster Preparedness Organization (RDPO) in regards to the Burnside Bridge

replacement financing effort and asked Council for approval. Councilors gave approval on the letter. She remarked on Mr. Fregoneses passing, acknowledging his contributions to Metro. Councilor Craddick stated her upcoming absences. Councilor Dirksen reported on the final Policy Advisory Committee (PAC) meeting, and distributed the draft report and recommendation. Council provided feedback and recommendations.

3:20 Adjourn

Seeing no further business, Council President Tom Hughes adjourned the Metro Council work session at 4:39 p.m.

Respectfully submitted,

Sara Seid, Council Policy Assistant