

# Welcome

Past generations invested in the public structures we use and the communities we live in today. Now it's our turn to decide what kind of civic legacy we will leave.



## Making a great place for generations to come

We can build a sustainable, prosperous and equitable region by:

- investing in an efficient and smart way
- collaborating with public and private agencies
- holding ourselves accountable to values shared across the region.

We need a **Community Investment Strategy** to ensure the best possible future for our region.

[www.oregonmetro.gov/investment](http://www.oregonmetro.gov/investment)



**Metro** | *Making a great place*

# What you will find here

## How should we grow? How should we invest in our communities?

Your feedback will inform local and regional decisions this fall and beyond.

- Learn about the components of a regional community investment strategy.
- See examples of successful investments.
- Understand the potential cost of doing nothing.
- View maps of urban growth boundary study areas.
- Talk with experts.
- Tell us what you think.

## Participate

We want to capture your ideas and suggestions. The public comment period runs from Aug. 10 to Oct. 1.

- Leave your comment form with us tonight.
- Take an online survey at [www.oregonmetro.gov/investment](http://www.oregonmetro.gov/investment)
- Submit comments by e-mail to [2040@oregonmetro.gov](mailto:2040@oregonmetro.gov).
- Mail comments to:  
Community Investment Strategy  
**Metro**  
600 NE Grand Avenue  
Portland, OR 97232
- Call Metro at 503-797-1735.

Subscribe to Metro newsfeeds and stay current with the actions, events and activities that support vibrant neighborhoods, thriving local economies and treasured farms and forestland.

Sign up at [www.oregonmetro.gov/news](http://www.oregonmetro.gov/news).

# Desired regional outcomes



Outcomes for the region endorsed by a regional advisory committee of city and county elected officials and approved by the Metro Council

**Vibrant communities** People live and work in vibrant communities where they can choose to walk for pleasure and to meet their everyday needs.

**Economic prosperity** Current and future residents benefit from the region's sustained economic competitiveness and prosperity.

**Safe and reliable transportation** People have safe and reliable transportation choices that enhance their quality of life.

**Leadership on climate change** The region is a leader in minimizing contributions to global warming.

**Clean air and water** Current and future generations enjoy clean air, clean water and healthy ecosystems.

**Equity** The benefits and burdens of growth and change are distributed equitably.

# The cost of doing nothing



In 2008, Metro evaluated how different investment choices would affect the region's future. The forecasts are a warning that we need to change course to address the big challenges ahead including a growing and aging population, deteriorating infrastructure and decreasing resources. By 2035, staying the course could lead to:

**More rural land used for development** with 11,000+ acres of farms, forests and natural areas converted to urban development.

**Increased living costs** leading to some residents spending almost 50 percent of their income on housing and transportation.

**Loss of natural areas** including the chance to conserve a connected system of natural areas and recreation opportunities. A growing population will make existing natural areas more crowded.

**More pollution** with a 49 percent increase in greenhouse gas emissions from vehicles traveling in our region.<sup>1</sup>

**More congestion** on roadways – 106 percent more during the evening commute.<sup>1</sup>

**Increased business costs** up to 582 percent due to freight delays during the peak shipping period.<sup>1</sup>

<sup>1</sup> In 2008, Metro evaluated how different investment choices would affect the region's future. These data are based on the 2035 Regional Transportation Plan federal priorities investment scenario, if only limited investments (federal priorities) were made.



# Recommendations

**Invest** in safe, livable communities

**Promote** economic development and good jobs

**Protect** our natural areas

**Reduce** inefficiency, foster innovation and demand accountability

# Invest in safe, livable communities



## Our quality of life and the reliability of our public structures rely on:

- filling critical investment gaps in existing public structures and services
- targeting investments to provide housing and jobs in regional and town centers and transportation corridors
- supporting a broader view of housing affordability that includes transportation costs
- reducing waste by leveraging limited public money to maximize private investment
- reinforcing existing communities by supporting the aspirations of each city and county and focusing public investments on downtowns and main streets and near transit
- ensuring that any urban growth boundary expansion areas have the right finance tools, governance support and market readiness to succeed.



Public structures are systems or physical structures that we all own and benefit from. Examples include roads, bridges, parks, schools, libraries, water and sewer systems, and police and fire stations.

**What do you value in your community?**

# Leveraging investments means more for your community



## How College Station is an example of creating safe, livable communities

College Station is a mixed-use student housing complex that grew out of an innovative partnership of Portland State University, Metro's Transit-Oriented Development Program, TriMet and a private development partner.

### Public investments

- Construction of the adjacent MAX Green and Yellow lines
- Portland Streetcar extension less than a quarter mile away
- Gap financing provided by Metro
- Land provided by TriMet

### Private investments

- \$80 million from developer American Campus Communities

### Return on investments

- Enhanced transit accessibility with two new MAX stations for the University District, Lair Hill and South Portland neighborhoods
- Compact mixed-use development with immediate access to MAX, streetcar and bus options
- Much needed student housing for Portland State University's expanding enrollment
- Active ground floor commercial uses providing neighborhood shopping and services

# Promote economic development and good jobs



Our region must attract and retain businesses that generate family-wage jobs and ensure investments in services like school facilities, road repair and renewable energy projects.

**We can be successful by:**

- preserving land for industry, especially large lots
- creating a public-private action plan for economic development
- improving freight access, green development and clean technology
- making it easier for people to get to work by transit, walking and biking
- stimulating job growth through innovative financial and policy tools and improving partnerships with private businesses
- advancing innovative design and public structures in existing employment areas
- using state investments strategically to stimulate the local economy.

**What does your community need to create good jobs now and in the future?**

# Collaboration creates jobs



## How Troutdale Reynolds Industrial Park is an example of promoting economic development and good jobs

The 350-acre former EPA Superfund site is transforming into a thriving industrial area.

### Public investments

- \$17 million from Port of Portland to purchase 700 acres of the site
- \$24 million from ODOT for improvements at the Interstate 84 interchange
- \$11 million loan from state for public infrastructure
- \$100,000 grant from state for construction of Reynolds Trail, part of the 40-Mile Loop
- \$4 million in tax abatements through the Troutdale Enterprise Zone
- \$1 million for a five-year cleanup of groundwater contamination
- \$14 million for local street improvements
- \$1 million in wetland mitigation

### Private investments

- FedEx Ground purchased a site for \$16.9 million to build a 425,000-square-foot regional distribution center
- Reynolds/Alcoa invested \$50 million for the site cleanup

### Return on investments

- Transformation of polluted land into valuable industrial land
- Attraction of major employer to the region
- Creation of 700 jobs with up to 1,000 at full build-out
- Improvements to transportation and trail facilities on site and to the surrounding area
- Generation of significant state and local revenue, personal income and local purchases

# Protect our natural areas



We value our nearby natural areas and the outdoor recreation opportunities and natural beauty they provide. To protect our quality of life, we must build on collaborative efforts to promote and build The Intertwine (our region's parks and trails system) and adequately care for our parks, trails and natural areas and maintain the public's investment.

## **We can achieve this by:**

- taking care of existing parks, trails and natural areas and planning for new ones
- creating a regional conservation strategy and active (cycling, walking and transit) transportation system
- preparing for climate change and extreme weather events
- continuing partnerships with a focus on environmental protection
- ensuring that access to nature is easy and equitable.

**What are the most important investments needed to preserve our parks and natural areas for future generations?**

# Access to nature and outdoor recreation opportunities



## Graham Oaks Nature Park is an example of protecting our natural areas

Culminating years of planning and restoration work, construction and volunteer effort, Graham Oaks Nature Park will open to the public on Sept. 18, 2010.

### **Public investments**

After purchasing the “Wilsonville tract” with voter-approved natural areas investments in 2001, Metro, the City of Wilsonville and the West Linn-Wilsonville School District collaborated to restore oak woodland habitat to the area, planting more than 150,000 trees and shrubs. They also talked extensively with the community to see how the public wanted to see this park developed. Metro, Wilsonville and State of Oregon Parks funds were used to build the park.

### **Return on investments**

- Access to nature for families, including those from the adjacent Villebois housing development and adjoining schools
- Opportunity to develop Villebois at a higher density in part because of its proximity to Graham Oaks Nature Park
- Visitor facilities that include three miles of trails traversing 250 acres, interpretive plazas, scenic overlooks and a picnic area along with the newest section of the regional Tonquin Trail, which will one day connect Wilsonville, Tualatin and Sherwood
- Re-creation of historic habitats, including Oregon white oak woodlands, and the preservation and restoration of a conifer forest, wetlands and five creeks
- Sustainable design featuring a recycled bridge, solar energy, a green roof on the picnic shelter and porous pavement in the parking area

# Reduce inefficiency, foster innovation and demand accountability



We must be accountable stewards of public money. We must prioritize investments that protect our quality of life and help people in need.

## **We can lead the way by:**

- ensuring investment decisions use an outcomes-based approach
- making decisions and allocating resources based on documented performance measures and independent audits
- simplifying bureaucracy by including flexibility in zoning requirements and streamlining regulations for business
- ensuring equitable public investments and the participation of communities of color and under-represented groups in decision-making
- reducing government waste by collaborating across jurisdictional boundaries.

## How do we measure success?

# Innovative approach to transportation investments



In June of this year, local elected leaders adopted an outcome-based **Regional Transportation Plan** – an innovative, action-oriented approach to support jobs and enhance communities by providing safe and efficient transportation options for the residents and businesses of our region during the next 25 years.

## The RTP is an example of efficiency, innovation and accountability

---

### Collaboration

Development of the RTP was guided by working teams from community groups, businesses, transit providers, cities, counties and state agencies. It was a national model for collaboration with federal agencies.

---

### Integration

The plan strategically invests resources and coordinates the actions of many partners, combining investments from every level of government based on a unified approach.

---

### Making the most of what we have

For the first time, the plan includes a regional management and operations strategy that implements money-saving solutions designed to get more out of our existing system.

---

### Accountability

The plan shifted focus to desired outcomes and includes the tools to measure our progress toward creating jobs, reducing pollution, protecting the urban growth boundary and increasing travel options for everyone.

---

### Innovation

New modeling tools enabled the development of cost-effective, cutting-edge strategies ranging from “green streets” to reduce stormwater runoff to “intelligent” transportation signals to monitor and speed the flow of traffic.

---

### Flexibility

Rejecting the one-size-fits-all approach like rigid engineering formulas, the plan encourages more flexible, locally-appropriate solutions.

---

### Equity

Members of traditionally under-represented communities helped shape the goals and investment priorities in the plan.

---

# Where do we draw the line?



## Urban growth boundary

Metro is responsible for ensuring there is enough land within the urban growth boundary to accommodate housing and employment for the next 20 years.

### Here's what you should know

- The current review will be complete this December.
- Depending on how efficiently we use land inside the existing boundary, there may be a need for expansions.
- Possible expansion areas were thoroughly analyzed (see map).
- The Metro Council may consider an expansion in one or more areas.

### Next steps

**Mid-October** Metro Council finalizes study areas for potential urban growth boundary expansion

**Nov. 29 to Dec. 9** Public hearings on potential urban growth boundary expansion

**Dec. 16** Final decision by Metro Council

### How to stay involved

- Subscribe to Metro newsfeeds for updates and public comment opportunities.  
[www.oregonmetro.gov/news](http://www.oregonmetro.gov/news)
- To learn more about the process, visit [www.oregonmetro.gov/ugb](http://www.oregonmetro.gov/ugb)

# Next steps



Below are the key dates in the decision-making process for the choices relating to the urban growth boundary and other policy proposals.

## **Aug. 10 to Oct. 1**

Public comment period on Community Investment Strategy

## **Sept. 13 to 22**

Open houses around the region

## **Early October**

Metro Policy Advisory Committee and Metro Council review public comment

## **Mid-October**

Metro Council finalizes study areas for potential urban growth boundary expansion

## **Nov. 29 to Dec. 9**

Public hearings on growth management decision including potential urban growth boundary expansion

## **December 16**

Final growth management decisions by the Metro Council

Subscribe to Metro newsfeeds and stay current with the actions, events and activities that support vibrant neighborhoods, thriving local economies and treasured farms and forestland.

To subscribe, visit

**[www.oregonmetro.gov/news](http://www.oregonmetro.gov/news)**

## UGB Alternatives Analysis Areas

