

 **Metro** | *Meeting Summary*

TOD Steering Committee
Wednesday, November 3, 2010
2 to 4 p.m.
Metro Regional Center, Room 401

Attendees:

COMMITTEE MEMBERS

Councilor Robert Liberty – Acting Chair	Metro
Vince Chiotti	Oregon Housing & Community Services
Jillian Detweiler	TriMet
Byron Estes	PDC
Dave Kunz	DEQ
Lainie Smith	ODOT

STEERING COMMITTEE MEMBERS NOT IN ATTENDANCE

Mark Ellsworth, Acting Chair	Oregon Governor's Office
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COMMITTEE STAFF

Pamela Blackhorse	Metro
Matt Craigie	Metro
Megan Gibb	Metro
Lisa Miles	Metro
Joel Morton	Metro
Meganne Steele	Metro
Nikolai Ursin	Metro
Chris Yake	Metro

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS, APPROVAL OF MEETING SUMMARY FROM NOVEMBER 3, 2010

Acting Chair Robert Liberty called the meeting to order at 2:09 p.m. and declared a quorum. He asked for approval of the meeting summary from February, 2010.

Action Taken: Acting Chair Liberty asked the Committee if there were any changes to the TOD steering committee meeting summary from the February 11, 2010. As no changes were requested, Acting Chair Liberty asked if there were a motion to approve the meeting summary. Mr. Estes motioned to approve the meeting summary, Ms. Detweiler seconded the motion. As there were no abstentions or opposition the meeting summary from February 11, 2010 was unanimously approved.

Members present: Acting Chair Robert Liberty, Vince Chiotti, Jillian Detweiler, Byron Estes, Dave Kunz, and Lainie Smith.

Staff present: Pamela Blackhorse, Matt Craigie Megan Gibb, Lisa Miles, and Meganne Steele, Joel Morton, Nikolai Ursin and Chris Yake.

Acting Chair Liberty of Metro declared an Executive Session pursuant to RS192.660(2)(e), for the purpose of deliberating with persons authorized to negotiate real property transactions to discuss The Prescott and Miss n Cook projects and cancellation of the Steed Creek project.

Time session began: 2:15 p.m.

Time session ended: 3:24 p.m.

Please note: only committee members and staff may review the separate, confidential Executive Session meeting summary.

II. ACTION ITEM: THE PRESCOTT

Acting Chair Liberty asked the Committee for a motion to approve TOD easement funding for The Prescott of up to \$400,000 with the following conditions:

- 1. Five and six story mixed-use with residential over retail;*
- 2. 155 housing units;*
- 3. 9,900 square feet of retail;*
- 4. Underground parking; and*
- 5. Building exterior substantially as depicted.*

Action Taken: Mr. Chiotti motioned to approve the recommendation with the conditions presented. Mr. Estes seconded the motion. The motion passed unanimously.

III. ACTION ITEM: MISS 'N COOK

Acting Chair Liberty asked the Committee for a motion to authorize TOD easement funding of up to \$200,000 for Miss 'n Cook, subject to the following conditions:

- 1. Four-story building height;*
- 2. 20,000 sq ft of creative office space and retail;*
- 3. Secure bicycle parking;*

4. *No off-street automobile parking spaces; and*
5. *Pedestrian oriented design features at the ground level*

Action Taken: Ms. Smith motioned to approve the recommendation with the conditions as presented. Mr. Chiotti seconded the motion. The motion passed unanimously.

IV. ACTION ITEM: PROJECT CANCELLATION – STEED CREEK

Acting Chair Liberty asked the Committee for a motion to authorize project cancellation of program funding in the amount of \$300,000 for the Steed Creek project.

Action Taken: Mr. Kunz motioned to cancel program funding for the project. Mr. Estes seconded the motion. The motion passed unanimously.

V. OTHER BUSINESS

Project updates:

- Ms. Gibb announced that the Request for Qualifications (RFQ) for the Hillsboro project on Fourth and Main received seven responses, with proposals coming primarily from designers with some development partners. Ms. Gibb will keep the Committee up to date as the project progresses.
- Mr. Yake announced that the Gresham Civic Station was set to open December 1, 2010, and that TOD funding for the Killingsworth Station project, which was approved by the steering Committee two years ago, would close on November 11, 2010. Jim Winkler will be the developer for the site.
- Mr. Yake updated the Committee on College Station, stating that all buildings were cleared and that the developer planned to commence vertical construction in December, 2010.
- Ms. Steele announced that Project X, located to the southeast of Mississippi and Fremont was currently on hold, but that the design remained unchanged. She stated that the developers owned the land, but that they did not have an immediate financing source. Acting Chair Liberty encouraged staff to address the issue of how long projects should remain on hold pending financing.
- Ms. Gibb stated that there would be new projects coming in and that staff were currently discussing a project with the Housing Authority of Portland. Acting Chair Liberty encouraged staff to think about timing and location of projects for the future.
- Ms. Detweiler stated that (REACH) had started development in the Orenco area and encouraged development staff and the Committee to support projects for that area.

Budget update - Acting Chair Liberty thanked Development staff for being consistent in updating the Committee on the Program budget. Ms. Steele provided an overview of the budget report provided in the meeting packet.

Strategic Plan presentation - Mr. Yake presented the Metro staff report on the TOD Program Strategic Plan. (See attached PowerPoint presentation.)

Committee members discussed the presentation. Acting Chair Liberty questioned whether communities would still be able to receive funding if this typology were adopted. Mr. Yake explained that while plan and partner areas are not appropriate for TOD project funding, other Metro investments would be appropriate.

The Committee pointed out that staff would likely find more need than resources and should therefore plan ahead to identify resources and leverage them through local support. It was suggested staff present this information to partners because TriMet, DLCD and ODOT have a common vision for

identifying and leveraging resources. Acting Chair Liberty suggested this approach more be used more broadly. The Committee agreed and further suggested that staff not lock its self into a single approach. Finally, Mr. Chiotti stated that 75% of his program funds at OHCS would be invested in TOD projects and that would provide more opportunities to partner with Metro.

Finally, the Committee asked how developers learn about TOD funding. Ms. Gibb stated that developers find out about funding through the website and referrals from cities and architects. . Acting Chair Liberty stated that using this typology would require staff to be more selective about project funding. He suggested that staff flesh out how to develop a strong screening process.

Other items:

- Mr. Yake commented that RailVolution had 1,200 people attend this year and that Congressman Blumenauer had personally congratulated Metro on its efforts. The 2011 RailVolution will be in Washington DC in early December.
- Acting Chair Liberty stated that he attended the EcoDistrict Summit event and had the opportunity to review new projects. He encouraged staff to highlight the TOD role in new projects, stating that it would raise additional support for the Development Center. Finally, he suggested that staff create a news feed and program event for developers, partners and press when The Prescott and other projects are clearly moving forward.

Next meeting and future agenda items - The next TOD Steering Committee meeting will be held on December 9, 2010. Ms. Gibb stated that in terms of agenda items, the Strategic Plan would not ready until January 2011. Future Steering Committee meetings will be held on the second Thursday of each month. A reoccurring meeting notice will be sent out to the Committee. Finally, Acting Chair Liberty suggested adding an MTIP amendment discussion to the January agenda and asked Mr. Chiotti to provide more information on DLCDC and funding.

VI. ADJOURN

There being no further business, Acting Chair Liberty adjourned the meeting at 3:55 p.m.

Meeting documents:

Doc. Nbr.	Topic	Document Date	Description	Document Number
1	Agenda	110310	November 3, 2010 Meeting Agenda	tsc110310_01
2	Document	110310	Meeting summary, February, 11, 2010	tsc110310_02
3	Summary	110310	TOD projects staff report	tsc110310_03
4	Document	110310	TOD budget status, November, 2010	tsc110310_04
5	Presentation	110310	TOD projects presentation	tsc110310_05

Meeting summary respectfully submitted by,



Pamela Blackhorse

November 3, 2010