

TOD STEERING COMMITTEE MEETING MINUTES

Monday, March 13, 2006 from 2:00 to 3:30

Metro (600 NE Grand Ave) Room 370A

Members present: Mark Ellsworth, Chair (Governor's Office), Vince Chiotti (Oregon Housing & Community Services), Tamira Clark (ODOT), Jillian Detweiler (TriMet), Betty Dominguez (Oregon Housing & Community Services), Meg Fernekees (Oregon DLCD), Robert Liberty (Metro Council, District 6), Cheryl Twete (PDC).

Staff present: Phil Whitmore, Andy Cotugno, Christina Deffebach, Joel Morton, Meganne Steele, and Lisa Hrenko.

CALL TO ORDER/APPROVAL OF MINUTES

Chair Mark Ellsworth called the meeting to order at 2:05 p.m. and asked for any discussion items on the minutes of the January 31, 2006 meeting.

Action Taken: Chair Ellsworth moved to accept the minutes from the January 31, 2006 meeting. The minutes were approved unanimously.

BERTHA STATION – POTENTIAL PROJECT

Mr. Phil Whitmore presented the history and information on Bertha Station, a potential new TOD/Centers project. Bertha Station (now The Watershed) is a 4-story mixed-use with 50 units of senior housing (40 of which are low income) and 2700 S.F. of commercial condo space/orthodontist office in Hillsdale. Mr. Whitmore noted that this project has had more citizen participation than most projects. Committee members discussed the site and the benefits of the project. There was also discussion of the bus lines in the area and ridership numbers. Mr. Whitmore pointed out that this is also a center.

This item was meant as a "heads-up" briefing. The potential future Steering Committee action on this item would be to authorize \$230,000 to acquire an easement. The funding would be for the mixed-use portion of the project.

Committee members discussed the layers of financing and the importance of a small amount of money on a big project and what the Committee will get for the investment.

Staff will look into the issue of whether the boundary for the Town Center includes this property and the location of the bus stops along Bertha before bringing this item back for action.

REPORT ON RFP FOR CONSULTING SERVICES – URBAN LIVING INFRASTRUCTURE AND NEW SOURCES OF REVENUE FOR TOD/CENTERS

Mr. Whitmore gave background information on the need for a study of urban living infrastructure and one for potential new sources of revenue for TOD/Centers. Mr. Whitmore stated that Ms. Meganne Steele has been working with the 2040 Update (New Look) to pull together some consulting studies.

Ms. Steele provided information on the proposed RFP related to increasing funding tools and reducing barriers to higher density and mixed-use development. The scope of services for the project is being done in coordination with Ms. Chris Deffebach who is looking at strategies for investing in our communities as part of the New Look. Ms. Steele explained the purposes and objectives of the urban living infrastructure RFP. Ms. Steele then covered some potential items for the new sources of revenue RFP.

Ms. Steele will be sending out a draft version of the RFP to the Committee members and hopes to get comments back as soon as possible. (*Note: Subsequently, a decision was made to not go forward with these studies, so the draft documents were not sent.*)

REPORTS

Mr. Whitmore gave reports on the projects currently being worked on.

North Flint: The building is almost complete. Cycle Oregon is already in and the apartments are ready or almost ready.

Congressional Earmark: An attempt is underway to try to get \$5 million from the Congressional delegation.

Pacific University: Senator Smith attended an event at the new building.

Burnside Rocket: Pacific Continental Bank has increased their funding from \$1.9 million to \$2.47 million and the loan has been closed. The project is moving ahead.

Beranger: A pre-determination request was submitted to BOLI on the loan. Washer/dryer placement and the use of spiral staircases were discussed as follow-up to a Steering Committee request that staff review the plans.

Salvation Army: The Salvation Army site is now under a third developer. The program is still interested in the site but at this point it is too expensive and no one has been able to make it work.

The Crossings: There are 16 firm deposits on units and 10 inquiries a day. A bank is the probable tenant for the retail/commercial space nearest to "Gresham Station".

Gresham Civic Neighborhood: There is potential for an unsolicited proposal process on the remaining parcels in the future.

Overlook: Overlook is still tied up in court. Steering Committee action had not been requested on this item because of the legal issues.

Partnership for Art: The TOD/Centers Program is trying to find a way to have a partnership for art in order to find a way to have at least small art as part of the projects. More ideas on this issue will be coming in future meetings.

Ms. Jillian Detweiler announced that TriMet had released a Request For Qualifications and Project Approach for the Crown Motel property.

ACTION ITEM – ORENCO – NEXUS – AUTHORIZATION OF TOD FUNDING

Mr. Whitmore reminded everyone of the description and details of the proposed Orenco Nexus project including size, location, and importance to the surrounding area. Mr. Whitmore addressed issues raised at the previous meeting including parking ratios and density. Mr. Whitmore provided information on Orenco Station and apartments and condos in the area.

Committee members discussed concerns about potential BOLI issues, retail visibility and design, park or playground areas, and issues of connectivity.

Action Taken: Councilor Robert Liberty motioned for approval. The motion passed unanimously that \$300,000 be approved for the Nexus with the following conditions:

- 1) 420 units minimum
- 2) 7,000 S.F. of retail on the ground floor
- 3) 100 parking spaces to be "tuck-under"
- 4) Qualify that this approval is for the entire project, not just Phase I
- 5) A pre-determination from BOLI
- 6) Metro staff will revisit with the developer over the issue of the visibility of the retail due to the design of the arcade and to make sure that the doors along Orenco Parkway are front entrances
- 7) Metro legal counsel will work with the developer to draft language stating the developer will make a best effort for a reservation or future easement for street connectivity in the development

ADJOURNMENT

There being no further business, Chair Ellsworth adjourned the meeting at 4:05 p.m.