



**TOD Steering Committee and Executive Session
June 16, 2016, 10:00 a.m. to 11:30 a.m.
Metro Regional Center, Room 370b**

Committee Members Present

Carlotta Collette
Derek Abe
Dave Unsworth
Alisa Pyszka
Puja Bhutani
Mark Elsworth

Metro Staff and Guests

Megan Gibb
Joel Morton
Jon Williams
Pat McLaughlin
Jessica Martin
Emily Lieb
Nick Sauvie
Gauri Rajbaidya
Elizabeth Heredia

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth called the meeting to order at 10:05 a.m. and welcomed all in attendance.

II. APPROVAL OF MEETING MINUTES FOR MARCH 17, 2016 and APRIL 14, 2016

Chair Ellsworth asked if there were any changes or corrections to the meeting summary. Hearing none, he asked if there was a motion to approve the meeting minutes from March 17, 2016 and April 14, 2016.

Action Taken: Ms. Alisa Pyska moved, seconded by Councilor Carlotta Collette to approve the March 17th minutes. With Mr. Dave Unsworth in abstention, the motion was **approved.**

Action Taken: Councilor Collette moved, seconded by Mr. Derek Abe to approve the April 14th minutes. With Ms. Puja Bhutani and Mr. Dave Unsworth in abstention, the motion was **approved.**

III. FURNITURE STORE DESIGN CONCEPT DEVELOPMENT

Mr. Nick Sauvie and Mr. Gauri Rajbaidya with ROSE community development appeared before the committee and presented information on the project and their firm. As project sponsor, they described their commitment to the outer southeast Portland community and dedication to achieving

the best possible result for the Jade District. They described their commitment to working with community members, stakeholders and funders to design, finance and build a project that turn a vision into reality. They described their outreach to the community on the project to date.

Mr. Rajbaidya overviewed the project proposal, describing their plans for an iconic, neighborhood-oriented, mixed use building that contributes to the pedestrian and transit uses adjacent to the site. The structure would take advantage of the unique footprint to provide a neighborhood landmark and would include a community space that opens into a large public plaza. The new mixed use building would have three residential floors over a single commercial ground floor. Their intent is to activate the ground floor by providing residential and commercial space. Although a very constrained site, the plan still includes parking, bike storage, a community garden and storm water management.

Councilor Collette inquired about the number of parking spots that would be available. Mr. Rajbaidya responded that there were plans for 12 parking spots with a loading zone.

Mr. Rajbaidya described the elevation and design elements. Ms Bhutani commented that the community garden was a good amenity but that it was hidden behind the parking lot. She suggested that it be located so that it is more accessible by pulling it closer to the street and integrating it with the community spaces. Councilor Collette inquired about plans for preserving some elements of the façade. Mr. Rajbaidya responded that it was important to them that some element be kept and that perhaps keeping the signage would be an option. Ms. Megan Gibb added that consideration for the current condition of the building would need to be considered.

The committee members discussed how the commercial space would be used. The plans include approximately 4,000 sf of flexible/office retail space and 2,000 sf shared community space – which APANO would decide how to activate that space.

Councilor Collette inquired as to whether there was any interest in a coffee shop. Mr. Sauvie responded that the APANO board felt more inclined to have the community space. Ms. Gibb inquired about whether a portion of the community space could be retail. Mr. Sauvie responded that with the tax credit it would need to be community space.

Chair Ellsworth thanked Mr. Rajbaidya and Mr. Sauvie for their presentation.

EXECUTIVE SESSION

EXECUTIVE SESSION HELD PURSUANT TO ORS 192.660(1)(e), DELIBERATIONS WITH PERSONS DESIGNATED TO NEGOTIATE REAL PROPERTY TRANSACTIONS.

Chair Ellsworth declared an Executive Session at 10:50 a.m., pursuant to 192.660(1)(e), for the purpose of deliberating with authorized to negotiate real property transactions to discuss the proposed funding of Jarrett Street Condominiums.

Members present: Carlotta Collette, Derek Abe, Dave Unsworth, Alisa Pyszka, Puja Bhutani,

Mark Ellsworth.

Staff present: Megan Gibb, Joel Morton, Jon Williams, Pat McLaughlin, Jessica Martin, Emily Lieb.

Time executive session started: 10:50 a.m.

Time executive session ended: 11:10 a.m.

I. ACTION ITEM: FURNITURE STORE DESIGN CONCEPT PRESENTATIONS – ROSE CDC AND SERA ARCHITECTS

Chair Ellsworth

Recommendation 1) Staff recommends that the TOD Steering Committee authorize Metro’s Chief Operating Officer to enter into an Exclusive Negotiating Agreement with Rose CDC to develop the Furniture Store Property.

Recommendation 2) Staff recommends that the TOD Steering Committee endorse the development concept including approximate unit and parking count and approach as presented and as described in the staff report with the addition of retail space.

Action Taken: Councilor Collette moved, seconded by Mr. Unsworth to approve the recommendations. With all in favor, the motion **passed**.

The committee discussed the desire to have Mr. Sauvie and an APANO representative to attend the next steering committee in July in order to continue discussion about retail and community space.

II. STAFF UPDATES

Ms. Gibb provided updates on the following projects:

- Garret Street Condos : in process
- Concordia Apts: not yet requested draw
- 240 Clay: grand opening in the fall
- 5539 N Interstate: moving forward; not requested 50% payment
- Block 75: making first payment
- Lombard Plaza: just met benchmark and will release funds
- The Signal: pretty far along and should be making payment request shortly

Ms. Gibb mentioned that staff is having discussions with the City of Beaverton on an appraisal for a project that will come back to the committee.

Mr. Jon Williams reviewed the budget.

III. ADJOURN

There being no further business, Chair Collette adjourned the meeting at 11:20a.m.

Respectfully submitted by
Jessica Martin

Attachments to the Record:

Item	Topic	Document Date	Description	Document Number
1	Meeting Minutes	3/17/16	March 17, 2016 meeting minutes	061616tsc_01
2	Meeting Minutes	4/14/16	April 14, 2016 meeting minutes	061616tsc_02
3	Furniture Store Design Concept Presentation	N/A	Presentation information	061616tsc_03
4	Staff updates	N/A	Budget report for the period ending May 30, 2016	061616tsc_04