



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee and Executive Session
Date/time: August 11, 2016, 10:00 a.m. - noon
Place: Room 270, Metro Regional Center

Committee Members

Mark Ellsworth
Carlotta Collette
Derek Abe
Dave Unsworth
John Southgate
Julie Cody (by phone)

Metro Staff and Guests

Megan Gibb
Joel Morton
Jon Williams
Pat McLaughlin
Laura Dawson Bodner
Jodi Wacenske
Heather Coston
Kali Bader – Rembold Properties
Gauri Rajbaidya – SERA Architects
Anita Punja - Housing Development Center
Joseph Santos-Lyons – APANO
Erik Pattison - REACH

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth called the meeting to order at 10:07 a.m. and welcomed all in attendance.

II. APPROVAL OF MEETING MINUTES FOR JULY 21, 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 July 21, 2016.

Action Taken: John Southgate made a motion to approve the meeting summary; Carlotta Collette seconded the motion. The motion was unanimously **approved**, with one abstention.

III. WESTGATE PROJECT DESIGN REVIEW

Pat McLaughlin introduced Kali Bader of Rembold Properties. Her company is working to develop the Westgate property located in downtown Beaverton. This family-owned business has been involved in previous Metro TOD projects prior to working on Westgate. Rembold's focus is on market rate and senior housing. Ms Bader explained that Westgate is located in central Beaverton in what is considered the new downtown. It is a walkable location located 1.5 miles from the Nike campus, 7 miles from Intel, close to the Beaverton MAX station and one stop by MAX from the WES train.

Ms. Bader described the development proposal. Negotiations have resulted in two separate routes. Rembold has a DDA with the city, and a regulatory agreement for part of the former Westgate theater site. The City hopes to attract a hotel developer to the other portion of the property. Rembold's west building will have 115 units with some ground floor stoops, three live/work units, and 15 affordable units at 80 % MFI as requested by the Beaverton City Council. In addition, there will be 1000 square feet of office space and 76 parking stalls. This does not meet parking code (.66), but code was just changed in this district. The buildings are combined together for 166 spaces or a 0.72 parking ratio. Amenities will include bike hub storage, a bike repair space, a bike wash, a dog wash, storage rooms and an urban style lobby. A second story outdoor area will be larger, sunnier and quieter than the one located in the east building.

The east building will be a six-story podium structure consisting of 115 units. Eight of the units will be ground floor stoops, of which 7 have two stories. Ms Bader stated that their goal is to offer opportunities to a diversity of people and age groups. All of the units are rentals. There will be 5,200 square feet of retail in this building. Parking will be partially underground with a second structured level. This building will have dedicated storage, a dog wash and a 6th floor community room fitness center available to tenants of both buildings. The FAR score is 3.3. Rembold has received a call regarding a potential tenant for the retail space along Cedar Hills Boulevard.

Ms Bader summarized her presentation, stating that their development vision consists of connecting to transit, land use efficiency, increasing transit ridership, creating a new market comparable, building community for urban style projects, improving availability of urban living infrastructure, retail and amenities, contributing to place making and local identity, removing barriers to compact and mixed-use development, attracting investment and creating jobs. Grey Star will manage the buildings. They hope to offer TriMet passes when people move in to encourage transit use.

John Southgate asked about the parking: would they go to a lower ratio if they could? Ms Bader responded that they could not go lower in this location and investment environment.

The DDA negotiation with Beaverton is in progress.

Chair Ellsworth thanked Ms. Bader for her presentation. He welcomed guests Gauri Rajbaidya, Anita Punja, Joseph Santos-Lyons and Erik Pattison.

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 10:30 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: Mark Ellsworth, Derek Abe, John Southgate, Carlotta Collette, Dave Unsworth, Julie Cody (by phone)

Staff present: Megan Gibb, Joel Morton, Jon Williams, Pat McLaughlin, Laura Dawson Bodner, Jodi Wacenske, Heather Coston

Guests present: Gauri Rajbaidya , Anita Punja , Joseph Santos-Lyons, Erik Pattison

Time executive session started: 10:30 a.m.

Time executive session ended: 11:00 a.m.

The committee reviewed the recommendation for the Furniture Store.

IV. ACTION ITEM: FURNITURE STORE PROPERTY DESIGN CONCEPT

Chair Ellsworth asked if there were a motion to endorse CDC's Furniture Store site development concept for the purposes of its tax credit application as described below:

- 4-story building
- Approximately 47 affordable units at 30% to 60% of AMI plus one manager's unit
- Approximately 5,070 square feet of non-residential space including non-profit office space, community space, and potential retail space
- Approximately 15 parking spaces
- Future configuration of ground floor space to support a vibrant pedestrian environment

Action Taken: Carlotta Collette moved, seconded by Derek Abe to approve the recommendation. With one abstention, the motion **passed** unanimously.

V. STAFF UPDATES

Megan Gibb said that the IGA with the City of Milwaukie has been signed. They will move forward with an RFQ to develop the Milwaukie Texaco property. The City of Beaverton is buying out Metro's interest in the Westgate property.

Jon Williams gave several project updates. An MOU has been drafted with the City of Gresham for a RFQ for the Gresham properties. The City of Gresham is evaluating incentives and working with their electeds. There is an opening and dedication event on September 9 for Concordia University K-Street Commons Apartments. The developer and the Portland Housing Bureau have closed on a loan for Jarrett Street Condominiums, allowing for down payment assistance. The shell has been completed on The Rise, formerly called The Signal. Project completion is expected this winter. La Scala is close to completion. Block 75 has received its first payment.

Ms Gibb mentioned that RailVolution has a scholarship program.

Dave Unsworth mentioned inclusionary zoning; there an opportunity to think about different ways of doing things. He gave an update on TriMet properties. Some are for sale. There is an RFP for Argyll and Interstate (Kenton) for a development of more than 200 units. TriMet has been receiving unsolicited proposals for park and ride properties. They are selling property near the MAC club in northwest Portland; it will have inclusionary zoning. Regarding the Division Street properties, TriMet is moving forward with procurement to get the highest ridership and density. A second property will come back to the market (industrially zoned) soon. The Holgate property will not be developed anytime soon. The Boise Mall property development is not moving forward.

VI. ADJOURN

There being no further business, Chair Ellsworth adjourned the meeting at 11:10 a.m.

Respectfully submitted by
Laura Dawson Bodner

Attachments to the Record:

Item	Topic	Document Date	Description	Document Number
1	Furniture Store	8/5/16	Conceptual drawing	081116sc_01
2	TOD Budget	6/30/16	Budget report FY15-16	081116sc_02
3	TOD Strategic Plan	6/1/16	TOD Strategic Plan June 2016	081116sc_03