

# Meeting minutes



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

Meeting: TOD Steering Committee  
Date/time: Wednesday, January 18, 2017, 10:00 a.m. - noon  
Place: Room 401, Metro Regional Center

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## **Committee members present**

Mark Ellsworth  
Derek Abe  
Councilor Carlotta Collette  
Dave Unsworth  
John Southgate

## **Staff and guests**

Megan Gibb  
Jon Williams  
Pat McLaughlin  
Joel Morton  
Jodi Wacenske  
Pamela Blackhorse  
Ed Heissler  
Ron Dean  
Brad Ketch

## **I. CALL TO ORDER, WELCOME AND INTRODUCTIONS**

Chair Mark Ellsworth called the meeting to order at 10:20 a.m. and welcomed committee members and guests.

## **II. APPROVAL OF NOVEMBER 10, 2016 AND JANUARY 5, 2017 MEETING SUMMARIES**

Chair Ellsworth asked if there were any changes or corrections to the meeting summaries. He requested Councilor Colette to request a motion to approve the November 10 and January 5 minutes, as she chaired both meetings.

Councilor Colette moved to approve the November 10, 2016 and January 5, 2017 meeting minutes. The motion was seconded by Mr. John Southgate and unanimously **approved**.

### **III. ITEM FOR DISCUSSION: ROCKWOOD SUNRISE DEVELOPMENT**

Mr. Jon Williams introduced Ron Dean with DLR Group, and Ed Heissler and Brad Ketch with Sunrise Development. They introduced the Rockwood Sunrise Development project and thanked Councilor Craddick for putting them in contact with TOD Development team.

Mr. Ketch stated that the City of Gresham had not issued multi-family housing permits in 35 years. He stated that the Rockwood area was multi-ethnic and that they were seeking to transform the community through this project by providing quality housing with commercial and community space.

The site is located at 192<sup>nd</sup> and Stark near a frequent bus line and the Rockwood Max Station. The site supports density and will provide housing and work force opportunities. They plan to open The Rockwood in fall, 2017. Mr. Heissler stated that the first phase had been carried over from last year and that there were no tenants as of yet. At this time they are working on phase two. Initially, they had planned to have a charter school on the ground floor. However, the school district would not sign off on the proposal.

The project is a four-story building with 44 market rate units, 45 parking spaces, bike lockers with 44 spaces and a 10,444 sq ft Head Start facility on the ground floor. The developers stated that the upper four floors of the Rockwood will be residential, with floors three through five mirroring the second floor. A recent market study shows that many large families live in the area. Developers are accommodating large families by providing three bedroom, two bath, and two bedroom one bath units. Three bedroom units are 1100 sq ft, with 850 sq ft allotted for a two bedroom units. Each unit includes full appliances and washer/dryer hook ups and storage space. The developers feel that the project will fill up quickly and stated that 20% of current residents could potentially afford a market rate three bedroom apartment. They remarked that there was a thriving Latino community in the area.

Additionally, they stated that the Head Start program has signed a 30 year lease for the ground floor, which includes a secure single entrance on northwest side of building. Residents of the building will also have use of a section of the area leased by Head Start for community use. The Head Start will support 120 students.

Further, the developers stated that the Rockwood campus would support different venues and outdoor amenities, such as a basket ball court, concerts, or a Saturday market in the park; and would include a covered play area. Use of these amenities would be available to all residents. Mr. Williams asked how venues and events would be handled. Mr. Heissler stated that there would be onsite 24-hour management, but that actual property management would be considered at a later date. Mr. Williams asked about the Head Start outdoor play area. The developers stated that the Head Start play lot would not be accessible for residents and was also age appropriate for younger children. Additionally, they pointed out that the site's south side would include a covered area for play structures, outdoor community activities or meetings.

The committee suggested purchasing the Rockwood chiropractic office located next to the project, stating that it would add more value to the location. Mr. Heissler responded that they would like to make that location more visual and that there could be an opportunity to approach the chiropractic office again.

Chair Ellsworth asked the developers if they felt there were any issues with the project and the committee asked if the project was in design review. The developers expressed concerns over poor

weather conditions, as they are seeking to break ground end of March, 2017. Additionally, they stated that they City of Gresham had scheduled the design review and the developers would be drafting construction documents simultaneously in an attempt to speed it up. The design review hearing will be held in February, 2017, with building permits available within three weeks. The building permit for the Head Start first floor will be ready by September, 2017.

The committee asked about parking ownership, the potential for complimentary use by the Head Start program, overall liberalization of parking and if there was a way to lower the current parking ratio of 1:1. Mr. Heissler stated that the parking ratio per housing unit was a city code requirement. The developers agreed that it may be a constraint issue and would like the ratio to be less, since the site is near mass transit and includes bike amenities. Further, they pointed out that the city would not allow separate parking parcels, as potential sale of parcels could create problems in the future. Additionally, Mr. Heissler pointed out that one of the objectives of the project was that people living in the Rockwood area could work nearby, thus avoiding a one-hour commute and the potential need for more vehicle parking in the area.

The developers stated that they referred to the project as “inclusionary housing,” as they are aware that “affordable housing” was considered a negative by the city. They stated that inclusionary housing meant they would not turn down anyone and may set aside units for rent reduction at some point. Additionally, the developers stated that they had looked into market tax credits to figure out how to build in price supports but were not successful. Currently, they are at 80% AMI with market rate housing. The developers will continue to work on affordability for the area with this project.

Finally, The Committee and developers compared the Rockwood project to the Triangle, stating that the City of Gresham has unique building codes for development within the city limits. Structures in this area should be glass, metal and/or have a stone exterior. They stated that, while the Triangle doesn’t fit those requirements and would be more expensive to build, the Rockwood project would be primarily metal with some brick veneer, making it more efficient to maintain.

Mr. Williams will bring the Rockwood project to the next steering committee meeting for further discussion and committee action.

#### **IV. EXECUTIVE SESSION**

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##### **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 10:25 a.m., pursuant to 192.660(1)(e), for the purpose of deliberating with authorized to negotiate real property transactions to discuss the investment of funds into the Woody Guthrie and 72 Foster TOD projects.

**Members present:** Mark Ellsworth, Derek Abe, Carlotta Collette, Dave Unsworth, John Southgate,  
**Staff present:** Megan Gibb, Joel Morton, Jon Williams, Pat McLaughlin, Jodi Wacenske, Pamela Blackhorse.

**Time executive session started: 10:27 a.m.**

**Time executive session ended: 10:55 a.m.**

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## **V. ACTION ITEMS**

Chair Ellsworth called for motions on the following two projects:

### **WOODY GUTHRIE PLACE**

Mr. Derek Abe moved to approve \$350,000 in TOD Program funding for Woody Guthrie Place with the following conditions:

1. Four story building
2. 64 residential units, 21 of which are income restricted to households earning 80 percent of area median income, and 16 of which are income restricted to households earning 30% of area median income
3. 28 residential parking spaces including 2 ADA accessible spaces
4. Transit tracker display in lobby, Outdoor play area and furnished plaza, in-unit bike racks
5. One annual transit pass per unit issued during initial lease up or substitute transit incentive acceptable to Metro

The motion was seconded by Councilor Collette and **passed** unanimously.

### **72 FOSTER**

Mr. John Southgate moved to approve \$400,000 in TOD Program funding for 72 Foster with the following conditions:

1. Four story building
2. 101 residential units available to households earning 60 percent AMI or lower  
Approximately twenty of these units will be reserved for households earning 30 percent AMI or lower
3. Approximately 35 residential parking spaces
4. Approximately 8,300 square feet of commercial space

The motion was seconded by Councilor Collette and **passed** unanimously.

## **VI. STAFF UPDATES**

- Staff and Project updates:
  - Mr. Williams discussed the Jared Street Condominiums, stating that the agreement with the Portland Housing Bureau to provide financial support for the project if developers could find funding for qualified buyers of affordable ownership had fallen through. Portland housing bureau has walked away from the project, which is now set for market rate housing. Metro has not provided any funding for this project. Additionally he stated that The Rise, a Rembold project located in Old Town Beaverton was expected to have a grand opening sometime in February, 2017. Further, 5135 North Interstate had finally reached shell completion. Finally, the Oliver Station ground breaking was rained out but has been rescheduled, and the Jesse Quinn had its ground breaking in Forest Grove, November, 2016.

- Mr. McLaughlin stated that he would be bringing a project to the steering committee from Cornelius for senior living and library, but would not be bringing in the developer as part of the discussion. Councilor Collette mentioned that the project had also received a capital grant from Metro Nature in Neighborhoods for exterior landscaping. Mr. McLaughlin also stated that the Rise at Westgate in Beaverton has been replatted.
- Ms. Gibb stated that staff are seeking to change the steering committee meeting date to a Wednesday, but have run into scheduling conflicts. Staff will continue to find a time for everyone to attend. Additionally, staff is working on recruiting new committee members. Ms. Gibb pointed out that there are some set and some open seats. Set seats being TriMet, OHCS and Metro Councilor held. Councilor Collette stated that a Councilor interested in affordable housing with the City of Lake Oswego may be interested in being part of the steering committee.

## **VII. ADJOURN**

Chair Ellsworth adjourned the meeting at 11:45 a.m.

Respectfully submitted by  
*Pamela Blackhorse*

Attachments to the record:

Items	Topic	Document Date	Description	Document Number
1	TOD Budget Report	12/31/2016	report	011817tsc-01
2	Cost Per Induced Ridership Report	1/17/2017	report	011817tsc-02