



Meeting minutes

Meeting: TOD Steering Committee
Date/time: Thursday, March 9, 2017, 10:00 a.m. - noon
Place: Room 270, Metro Regional Center

Committee members

Mark Ellsworth
Alisa Pyszka (arrived at 10:15 a.m.)
Derek Abe
Dave Unsworth (arrived at 10:25 a.m.)
Puja Bhutani
John Southgate (arrived at 10:10 a.m.)
Councilor Carlotta Collette (arrived at 10:10 a.m.)

Staff and guests

Megan Gibb
Jon Williams
Jodi Wacenske
Joel Morton
Laura Dawson Bodner
Travis Dang SERA Architects
Gauri Rajbaidya SERA Architects
Stef Kondor Central City Concern
Cindy Casama-Gerber APANO
Joseph Santos-Lyons APANO
Nick Sauvie ROSE CDC

I. Call to order, welcome and introductions

Chair Mark Ellsworth called the meeting to order at 10:04 a.m. and welcomed committee members and guests. Given that some committee members had indicated they would be late, approval of the meeting summary was delayed until later in the meeting. Staff and guests introduced themselves.

II. Update: Furniture Store – SERA and developers

Mr. Jon Williams gave an update on the Furniture Store project. A public meeting held two days ago attracted 50 -75 people. Items for discussion included the public facing aspects of the development including the plaza and the layout of the APANO space. He then introduced Nick Sauvie of Rose CDC.

Mr. Sauvie indicated that in general, the reaction at the recent meeting to the design was positive. He shared details on how the outdoor plaza space could be used. Concerns expressed were consistent with those from previous meetings and included parking, privacy and details of the public facing elements. APANO's work in and with the community has helped to give clear direction to design team. Design aspects being addressed include incorporating a neon sign and an art deco feature, and the size and placement of windows and use of shutters to mitigate privacy concerns. In addition, designers are working with PBOT to determine the feasibility of on-street parking or a drop off areas on Division Street.

Mr. Gauri Rajbaidya introduced the project designer, Travis Dang. Referring to the site plan, he indicated that the project footprint and parking, at 12 stalls, have remained the same. He shared

details of what they would like to see on along Division Street and that they will continue to work with PBOT.

Mr. Dang spoke of the success of the night market and that the plaza and building will contribute to that event. He indicated there will be a private outdoor space for use of the building tenants and APANO space users. He spoke about landscaping and how it will contribute to privacy. He next reviewed a sketch showing the new floor plan for APANO.

Joseph Santos-Lyons reviewed the need for a community center and that demand has increased. The APANO space, which will be ADA accessible, include meeting and event space and nonprofit offices for APANO which may be shared with other non-profits. There will be no commercial kitchen on the main floor. He continued, saying that small business owners in the neighborhood want people to view the area as a destination. He indicated concern about the flow of auto traffic and how people will get in and out of the building site.

Mr. Sauvie added that 5 of the parking spots are for APANO and 7 are for residents. City parking zoning is .25 residential, 0 for commercial. With the update of comprehensive plan, parking is not required.

Mr. Santos-Lyons continued, saying that staff envision that the space will be programmed 7 days a week, 365 days per year. He is meeting with PCC senior staff on Monday to discuss how they might utilize the space and perhaps come up with an agreement to use PCC parking during special events. He then reviewed the floor plan, noting that it includes a kitchen, a variety of office space, restrooms (including one with a shower) and a bike area. Natural light is a priority. Exterior finishes are being discussed.

Ms. Puja Bhutani suggested that private offices be moved to an internal location so that the common office space is oriented towards the outside; she referred specifically to the corner. Ms. Megan Gibb added that there is value keeping the space open near the windows in case it is converted to commercial space in the future.

The guests and committee discussed the exterior siding and where the neon sign might be situated. Chair Ellsworth thanked the presenters.

III. Presentation: Central City Concern East Side Campus

Stef Kondor, real estate director for Central City Concern (CCC), began by indicating they want to ask for funding for the CCC East Side Health Center to be located at SE 122nd and Burnside next to the MAX station. The first two stories will have 36,000 sq ft of clinical space to provide health care to vulnerable populations, a lab, urgent care, acupuncture and a 'living room' learning space. The third floor will consist of 51 beds for respite crisis housing for homeless clients prevent them from cycling back to hospital emergency wards. The top three floors will consist of substance abuse housing. There will be 124 units of single room occupancy with private toilets, shared kitchen space, shared bathrooms, and 175 units of transitional housing with programming aimed at stabilization of clients before they move to permanent housing. This will be CCC's second hub, located about 10 miles from Old Town recovery clinic. CCC is concurrently developing a permanent housing project.

CCC offers housing and health care with wraparound services including employment and living skills health care. 46% of staff have gone through the organization's recovery program.

This location was chosen because many clients are in this area and it is difficult for them to get to downtown services. There will be commercial storefront, possibly housing a coffee shop at the corner of the building. The pitched roof is intended to symbolize a feeling of home. Ms. Kondor estimates that 45,000 clients will be served at this site annually. There will be a 24/7 staffing presence including security.

CCC is a federally qualified health care center. A consortium of health care providers are investing \$20 million into the project. Low income housing and new market tax credits will be utilized. CCC uses money from developer fees to support their projects. CCC's development model is receiving national attention and has been featured in articles in the New York Times and the Washington Post.

Ms. Kondor continued, saying that Metro funding is critical and will help to bring down permanent debt to free up funds for programming and to reduce rental costs. They plan to break ground in mid-September or October 2017. There is no parking requirement for this location and they are looking for an alternative parking solution. There will be 80 staff and CCC would like to elicit increased transit use. Clients will be delivered from hospital by private, scheduled drop-off.

The committee thanked the speaker.

Committee members briefly discussed aspects of the project. Comments included a question of guidelines on the concentration of poverty, transit use and the use of the pitched roof to anchor solar panels. Mr. Williams indicated that the project qualifies for TOD funding because of density and transit ridership.

Ms. Bhutani requested that staff prepare a map showing all projects in each corridor so that new projects could be considered against the map. She thanked staff for bringing project presentations to the committee early to allow for some influence on design.

IV. Approval of February 9, 2017 meeting summary

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 February 9, 2017.

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

V. Action Item: Cancellation of Jarrett Street Condominiums

Mr. Williams reviewed project process to date. The developer has been unable to find potential buyers who can meet the requirements of the preference policy for purchase of the condominiums. The developer was interested in having further discussions with PHB regarding waiving the preference policy, but this was not successful. Based on this outcome, staff recommend cancellation of the project.

Chair Ellsworth asked if there was a motion to authorize cancellation of the Jarrett project as staff had determined that the development program is significantly different from what was approved for funding.

Action Taken: Dave Unsworth moved, seconded by Derek Abe to approve the recommendation. The motion was **approved** unanimously.

VI. Executive Session

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 11:31 a.m., pursuant to 192.660(1)(e), for the purpose of deliberating with authorized to negotiate real property transactions to discuss the proposed Central City Concern project.

Members present: Mark Ellsworth, Derek Abe, Carlotta Collette, Dave Unsworth, Alisa Pyszka, John Southgate, Puja Bhutani

Staff present: Joel Morton, Jon Williams, Laura Dawson Bodner, Jodi Wacenske, Megan Gibb

Time executive session started: 11:31 a.m.

Time executive session ended: 11:41 a.m.

VII. Staff Updates

Ms. Gibb confirmed the change of the steering committee meeting time to the fourth Wednesday of the month, 2:00 – 4:00 p.m. She said that the team had initiated research on land acquisition. Lastly, she announced the March 17, 2017 Snapshot speaker event featuring speaker Tony Pickett.

VIII. Adjourn

Chair Ellsworth adjourned the meeting at 11:44 a.m.

Respectfully submitted by
Laura Dawson Bodner

Attachments to the Record:

Item	Topic	Document Date	Description	Document Number
1	TOD budget report	02/28/17	report	030917tsc-01