

Meeting minutes



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting: TOD Steering Committee
Date/time: Wednesday, September 6, 2017, 3:00 – 4:00 p.m.
Place: Room 301, Metro Regional Center

Committee members present:

Derek Abe
Casey Bauman
Puja Bhutani
Alisa Pyszka
John Southgate
Dave Unsworth

Staff:

Megan Gibb
Patrick McLaughlin
Joel Morton
Jon Williams
Laura Dawson Bodner
Jodi Wacenske

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

John Southgate, Acting Chair, called the meeting to order at 3:00 p.m. and welcomed committee members and staff.

II. APPROVAL OF JUNE 28, 2017 MEETING SUMMARY

John Southgate asked if there were any changes or corrections to the meeting summary. Hearing none, he asked if there was a motion to approve the June 28, 2017 meeting summary.

Action: Puja Bhutani moved to approve the meeting summary. Alisa Pyszka seconded the motion. The June 28, 2017 meeting record was **approved** unanimously.

III. PRESENTATION: ROSEWOOD TERRACE

Jon Williams requested the opportunity to present in executive session.

IV. EXECUTIVE SESSION

John Southgate declared an Executive Session pursuant to 192.660(1)(e), for the purpose of deliberating with persons authorized to negotiate real property transactions to discuss the Rosewood Terrace project.

Members present: Acting Chair Southgate, Derek Abe, Casey Bauman, Puja Bhutani, Alisa Pyszka and Dave Unsworth.

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

Time executive session started: 3:03 p.m.

Time executive session ended: 3:36 p.m.

V. ACTION ITEM: ROSEWOOD TERRACE

Staff recommends that the TOD Steering Committee approve \$500,000 in TOD Program funding for Rosewood Terrace with the following conditions:

- Six four-story buildings
- 212 residential units restricted to 50% to 60% of Area Median Income
- Not to exceed 215 on-site parking spaces

Action: Dave Unsworth moved, seconded by Derek Abe to approve staff's recommendation on the Rosewood Terrace project. The motion was **approved**. Casey Bauman abstained.

Committee discussion:

- It is a difficult site between a freeway, a big box store and a mobile home park.
- Building nearer the edge on the west side of the property and using the parking lot as a buffer between the buildings and the freeway would be an improvement but is not a feasible change at this time
- Capitalize on the central area. Could the amenities, including the fitness center and the community room, be shifted to the center of the property?
- The architecture and site plan are uninspiring.
- This is reasonable density for a reasonable amount of money.
- The apartments are relatively large, are suitable for families and include a washer and dryer in each unit.
- Where is pedestrian access, including sidewalks? New sidewalks will be built on Otty road and there is provision for internal circulation.

Jon Williams stated that the developer's goal is to be under construction by November.

The committee requested that the developer consider the following suggestions:

- Move towards a further reduction in parking as allowed by the county; bring it to a .71 parking ratio. Use the extra space for amenities, such as a larger playground.
- To improve the use of space, move the amenities in building 1 to the building 3 area, near the playground.

VI. STAFF UPDATES

Jon Williams noted that the Gresham Civic RFQ will go out next week. There are 4 parcels. Metro will offer land value write-down for affordable projects; one parcel will require a minimum of 20% at 60% MFI with options for affordable projects on the other sites.

Megan Gibb added that the southeast parcel has been used for parking by CAL Center for a number of years and CAL leadership is sorry they are going to lose it. She added that Gresham has vertical housing tax credits but no urban renewal.

Pat McLaughlin shared several updates. He noted that the committee-approved changes to TOD work plan will have a positive impact on tax credit projects. Staff can now work with developers using a grant agreement. 72 Foster is the first project of this type. He shared that the affordable housing community is grateful for this change. The Guardian project in Milwaukie is in design review. Milwaukie zoning requires a step back above 3 stories. They are applying for a variance because the step back would add \$1 million to the cost, which includes \$500,000 to step back and \$500,000 in income lost, according to the developer. A decision will be made on September 12. He concluded by saying that staff are starting negotiations with the City of Milwaukie on Harrison and Main RFQ.

Megan Gibb said a memo regarding a regional conversation about affordable housing will go to Metro Council. Metro staff have had conversations with local jurisdiction staff but not their elected officials. There is increasing interest in and urgency about this issue within MPAC, Council and around the region.

VII. ADJOURN

Acting Chair Southgate adjourned the meeting at 3:58 p.m.

Respectfully submitted by
Laura Dawson Bodner

Attachments to the record:

Items	Topic	Document Date	Description	Document Number
1	Rosewood Terrace location	No date	Corrected map	090617tsc-01
2	TOD budget report	No date	Chart	090617tsc-02
3	Cost per induced rider report	9/5/17	Chart	090617tsc-03