

# Meeting minutes



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

Meeting: TOD Steering Committee  
Date/time: Thursday, November 9, 2017, 9:00 – 10:30 a.m.  
Place: Room 301, Metro Regional Center

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## **Committee members present:**

Derek Abe  
Casey Bauman  
Carlotta Collette  
Alisa Pyszka  
John Southgate (by phone: 9:00 – 9:30 a.m.)

## **Staff:**

Megan Gibb  
Patrick McLaughlin  
Joel Morton  
Jon Williams  
Laura Dawson Bodner  
Jodi Wacenske (arrived at 9:30 a.m.)

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

Carlotta Collette, Acting Chair, called the meeting to order at 9:00 a.m. and welcomed committee members and staff. She asked that staff begin with updates as not all had arrived.

## **II. STAFF UPDATES**

Jon Williams reported that the Furniture Store and Central City Concern project ground breakings were successful.

Pat McLaughlin confirmed that the Harrison and Main project in Milwaukie would be proceeding. Megan Gibb said Puja Bhutani and Mark Ellsworth's positions were renewed. She said that the December steering committee meeting may be canceled. She asked if committee members would consider moving the date/time of the meetings in 2018. Those present suggested a start time of 9:00 a.m. or earlier.

Carlotta Collette shared that she is moving out of the region and leaving her position at Metro. Her last day will be January 3. She expressed that she has enjoyed her work on this committee.

## **III. EXECUTIVE SESSION**

Carlotta Collette 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 Rockwood Rising – Building B project.

**Members present:** Acting Chair Carlotta Collette, Derek Abe, Casey Bauman, Alisa Pyszka and John Southgate.

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

**Time executive session started: 9:06 a.m.**

**Time executive session ended: 9:23 a.m.**

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#### **IV. ACTION ITEM: ROCKWOOD RISING BUILDING B**

Acting Chair Collette asked if there was a motion to approve \$500,000 in TOD program funding for Rockwood Rising Building B with the following conditions:

1. One five-story building
2. 108 residential units
3. Not to exceed 109 on-site parking spaces

**Action taken:** John Southgate moved, Casey Bauman seconded to funding for the Rockwood Rising Building B project. The motion was approved unanimously.

#### **V. APPROVAL OF MEETING SUMMARIES: SEPTEMBER 6, SEPTEMBER 27 AND OCTOBER 4**

Acting Chair Collette asked if there were any changes or corrections to the meeting summaries. Hearing none, she asked if there was a motion to approve the September 6, September 27 and October 4 meeting summaries.

**Action taken:** Mr. John Southgate moved to approve the September 6, September 27 and October 4 meeting summaries. Derek Abe seconded the motion. The three meeting summaries were approved unanimously.

#### **VI. PRESENTATION: PETERKORT STATION**

Jon Williams gave a brief overview of the Peterkort project.

Guests Lois Ditmarr, Jeff Jorgans, VP Development, and Jim Draud, attorney, gave a short presentation. The size of the property, located on highway 26 at the terminus of highway 217, consists of 250 acres. Portions have been developed and sold over the years. The Peterkorts contributed half of the property for the transit station. They are planning to develop 22-23 developable acres next to Sunset Transit Station. The project will include residential, retail and a hotel. Project partners include Cairn Pacific, SERA, Ankrom Moisan, WH Pacific Engineering and David Evans. The plans will include four story buildings and structured parking. Construction would begin in 2019.

Reduced parking ratios, optimization of shared parking, phased parking demand, trails and connectivity, the possibility of affordable housing, cost premiums and Barnes Road were discussed. Committee members thanked the guests for their presentation.

#### **VII. ADJOURN**

The committee and staff thanked Carlotta Collette for her service and wished her well.

Acting Chair Collette adjourned the meeting at 10:20 a.m.

Respectfully submitted by  
*Laura Dawson Bodner*

Attachments to the record:

Items	Topic	Document Date	Description	Document Number
1	Agenda (revised)	11/9/17	Document	110917tsc-01
2	TOD budget report	No date	Chart	110917tsc-02
3	Cost per induced rider report	11/8/17	Chart	110917tsc-03