



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: Transit Oriented Development Steering Committee
Date/time: Wednesday, March 28, 2018, 2:00 – 4:00 p.m.
Location: Metro Regional Center, room 301

Members

Mark Ellsworth, Chair
Councilor Bob Stacey
Puja Bhutani
Dave Unsworth
Derek Abe
John Southgate

Absent

Alisa Pyszka
Casey Baumann

Staff

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

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth welcomed those present and called the meeting to order at 2:07 p.m.

II. APPROVAL OF MEETING SUMMARY: FEBRUARY 28, 2018

Chair Ellsworth asked if there were changes or corrections to the meeting summary. Hearing none, he asked if there was a motion to approve the February 28, 2018 meeting summary.

Action taken: Councilor Bob Stacey moved to approve the February 28, 2018 meeting summary. Mr. John Southgate seconded the motion. The meeting summary was **approved** unanimously.

III. EXECUTIVE SESSION

Chair Mark Ellsworth 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 Transition Projects – LISAH, Canterbury Group – Hyatt House, 1935 N Killingsworth and 9745 NE Glisan projects.

Members present: Chair Mark Ellsworth, Councilor Bob Stacey, Puja Bhutani, Dave Unsworth, Derek Abe, John Southgate

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

Time executive session started: 2:10 p.m.

Time executive session ended: 4:50 p.m.

IV. ACTION ITEM: 9745 NE GLISAN

Chair Ellsworth asked if there was a motion to approve \$175,000 in TOD Program funding for 9745 NE Glisan Street with the following conditions:

1. Four-story elevator served building
2. Approximately 159 residential units restricted at 60% of Area Median Income (with allowance for one manager's unit)
3. Not to exceed 10 parking spaces

Action taken: Councilor Bob Stacey moved, Mr. Dave Unsworth seconded a motion to approve the 9745 NE Glisan Project with a strong recommendation to the applicant and the design review authority to improve streetscape walkability and transit orientation on the Irving Street façade in order to meet the criteria of TOD program policies. The motion was **approved** unanimously.

V. ACTION ITEM: TRANSITION PROJECTS – LISAH

Chair Ellsworth asked if there was a motion to approve \$340,000 in TOD program funding for Low Income Single Adult Housing (LISAH) with the following conditions:

1. Three two-story buildings and One three-story building
2. 71 income restricted housing units earning below 50% AMI
3. Approximately 15 automobile parking spaces

Action taken: Mr. Dave Unsworth moved, Mr. Derek Abe seconded a motion to approve the Transition Projects – LISAH project, with a request that the developer provide additional information on the cladding; and a recommendation that it be a material that will be weatherproof, sustainable and that will take into consideration future maintenance needs. The motion was **approved** unanimously.

VI. ACTION ITEM: CANTERBURY GROUP – HYATT HOUSE

The committee tabled a decision until the next meeting. Members offered general approval of the design but asked for a rendering of the back side of the building showing more details of the treatment of the pedestrian and transit way.

VII. ACTION ITEM: 1935 N KILLINGSWORTH

Chair Ellsworth asked if there was a motion to approve \$275,000 in TOD program funding with the following conditions:

1. Four-story building
2. 36 residential units, including one two-bedroom unit regulated at 60% AMI for a period of 99 years and one studio unit regulated at 60% AMI for a period of 99 years
3. Approximately 2,156 square feet of retail space
4. 9 parking spaces

Action taken: Ms. Puja Bhutani moved, Mr. Dave Unsworth seconded a motion to approve the 1935 N Killingworth project with a strong recommendation to the applicant that the Denver Street pedestrian oriented design and amenities be improved. The motion was **approved** unanimously.

Mr. Unsworth and Ms. Bhutani suggested that staff learn what bonuses the City of Portland is offering developers to counter costs that result from inclusionary zoning policies.

VIII. ACTION ITEM: ELMONICA STATION SITE ACQUISITION

As there was not sufficient time to cover this agenda item, staff will email an update to the committee.

IX. ADJOURN

Chair Ellsworth thanked the committee for their work and adjourned the meeting at 4:10 p.m.

Respectfully submitted by-
Laura Dawson Bodner

Attachments to the record:

Items	Topic	Document Date	Description	Document Number
1	Cost per induced Rider Report	03/28/2018	Document	0382018tsc-01
2	TOD Financial Report	02/28/2018	Document	03282018tsc-02