

Meeting minutes



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting: Transit Oriented Development Steering Committee
Date/time: Wednesday, April 25, 2018, 2:00 – 4:00 p.m.
Location: Metro Regional Center, room 301

Members

Mark Ellsworth, Chair
Councilor Bob Stacey
Puja Bhutani
Lance Erz
John Southgate
Casey Baumann

Absent

Alisa Pyszka
Derek Abe

Staff

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

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth welcomed committee members and called the meeting to order at 2:04 p.m.

II. APPROVAL OF MEETING SUMMARY: MARCH 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 March 28, 2018 meeting summary.

Action taken: John Southgate moved to approve the March 28, 2018 meeting summary.

Puja Bhutani seconded the motion. The meeting summary was **approved** unanimously.

III. PRESENTATION: GRESHAM CIVIC

Jon Williams introduced guests Matt Brown, Alex Yale and Michael Nagy who attended to present on behalf of Wood Partners on the Gresham Civic NW Project. Mr. Williams said the TOD team had received three solicitations. He said the Gresham Civic NW parcel will be market rate and the Gresham Civic SW parcel will be mixed income. There will be a presentation on the latter at the May Steering Committee meeting.

Matt Brown began by sharing first principles, design criteria and the process to date with the City. He said the primary concern at a recent community engagement meeting was parking. He said Wood Partners is the third largest apartment builder in the county. The company developed Block 17, is currently building Rockwood Rising and is working with Artist's Repertory Theater on their property. The design for Gresham Civic NW is inspired by Orenco Station.

Mr. Brown said incentives will include bike parking, green energy and enhanced pathways. He said the team is considering shared parking and that they will do a parking and traffic impact analysis. He said they will ensure parking areas are screened and that a play area and enhanced green space will be included in the development. The team has requested a geotechnical report to determine

bearing capacity of different zones of the property. Seven buildings of 3-5 stories will be built around the periphery of the property. There will be a small plaza. Units on the ground floor will have a small porch space. There will be live/work units and small convenience retail. There will be 311 parking spaces in the center of the property with some structured sub grade parking. In response to information for the City and Metro, they may decrease retail space and increase the number of residential units to 315-320 units.

Councilor Stacey asked about development review processes. Mr. Williams said he has endorsement from the City on the development concept. There will be a second check in with the development team at the schematic design phase. Following that, the project will come before the TOD Steering Committee. Councilor Stacey noted Metro Council's commitment to building affordable housing. Megan Gibb said there is excitement about developing these parcels; Metro and the City of Gresham have similar goals. Ms. Puja Bhutani observed that the parking is in the center and playgrounds and gardens are on the edge. She affirmed the importance of creating quality open space to benefit residents and suggested integrated open spaces that flow through the site.

IV. EXECUTIVE SESSION

Chair 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 Gresham Civic NW ENA, Westgate Hyatt House and the Elmonica Site Acquisition projects.

Members present: Chair Mark Ellsworth, Councilor Bob Stacey, Puja Bhutani, Lance Erz, John Southgate, Casey Bauman

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

Time executive session started: 2:55 p.m.

Time executive session ended: 3:25 p.m.

V. ACTION ITEMS

ACTION ITEM: GRESHAM NW PARCEL EXCLUSIVE NEGOTIATING AGREEMENT

Chair Ellsworth asked if there was a motion to authorize staff to enter into an Exclusive Negotiating Agreement with Wood Partners to develop the Gresham Civic Neighborhood Northwest Parcel.

Action taken: Mr. John Southgate moved, Mr. Casey Bauman seconded a motion to approve the authorization of staff to enter into an Exclusive Negotiating Agreement with Wood Partners to develop the Gresham Civic Neighborhood Northwest Parcel. The motion was **approved** unanimously.

ACTION ITEM: CANTERBURY GROUP – HYATT HOUSE

Chair Ellsworth asked if there was a motion to authorize \$500,000 in TOD funding for the Westgate Hyatt House with the following conditions:

1. Five-story building
2. Approximately 122 hotel rooms
3. Approximately 2,600 square feet of ground floor restaurant space
4. No more than 39 dedicated parking spaces on site.

Action taken: Mr. Casey Bauman moved, Councilor Bob Stacey seconded a motion to approve \$500,000 in TOD funding for the Westgate Hyatt House. The motion was **approved** unanimously.

In discussion, Mr. Southgate and Ms. Bhutani suggested that the project could benefit from additional landscaping along the pedestrian way between the parking lot and the MAX tracks. Pat responded that the developer wants us in to secure the agreement with the City and said he would relay committee members' feedback.

ACTION ITEM: ELMONICA STATION SITE ACQUISITION

Chair Ellsworth asked if there was a motion to authorize \$800,000 in TOD funding for the acquisition of the Elmonica Station Site located at 17030 SW Baseline Road, Beaverton.

Action taken: Councilor Bob Stacey moved, Mr. John Southgate seconded a motion to authorize the acquisition of the Elmonica Station Site. The motion was **approved** unanimously.

VI. PRESENTATION: ARGYLE - TRIMET PROPERTY

Jon Williams introduced Jess Woodruff and Lucy Corbett of REACH Community Development. Ms. Woodruff shared background on REACH, which builds and operates affordable housing and completes home repairs for low income seniors. The Argyle TriMet project will be their sixth project. REACH was selected by TriMet to develop this property. Financials include TIFF money. The project will be 100% affordable and will adhere to the City's preference policy that addresses historically displacement due to development activities in North and Northeast Portland. The site is located north of Kenton Park, adjacent to downtown Kenton and near MAX.

Ms. Corbett said the project would include 189 units, one third of which will be family sized (2-3 bedrooms). There will be three courtyards, two community rooms, 60 parking spaces and resident services. REACH has service partnerships with African American Health, primary care providers, and work placement services in addition to their own services. Parking will be shared. The project will be built under prevailing wage specifications.

The plan includes two buildings connected by a bridge, three courtyards and parking to the north. MWA was chosen as the architect. The land is being discounted 20% by TriMet based on their appraisal. Mr. Erz shared that this purchase is part of the Interstate Max project and TriMet will reallocate the FTA share to other federally eligible expenses. Ms. Corbett continued. The developer fee will get tax credit equity and will be deferred, earning back over 12 years. Sources include \$500,000 from a private foundation grant. REACH anticipates \$500,000 from another grant and has applied for lift application for LIFT from OHCS. The latter has a per unit cap, not a project cap. The tax credit is non-competitive; once other funds are in place, REACH will be able to access it. Lastly, there is an application for new construction funding. Construction is anticipated to start in September. Ms. Corbett said that Portland Housing Bureau is opening the waitlist.

Ms. Woodruff added that some community members expressed dissatisfaction upon the removal of the commercial component. REACH has asked Prosper Portland to finance a commercial space. Nearby businesses are struggling to stay afloat. She concluded, saying that REACH has a good relationship with the neighborhood association and will be meeting with them again.

Ms. Bhutani commended the good use of public outdoor spaces with parking on the outside edge of the property.

VII. STAFF UPDATES

Mr. Williams said Palindrome will present on the Gresham Civic SW parcel at the May meeting.

VIII. ADJOURN

Chair Ellsworth thanked the committee for their work and 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	TOD Financial Report	March 31, 2018	Document	04252018tsc-01