

Meeting minutes

Meeting: Transit Oriented Development Steering Committee
Date/time: Wednesday, August 8, 2018, 1:00 – 3:00 p.m.
Location: Metro Regional Center, room 270

Members

Derek Abe, Casey Baumann, Lance Erz, Alisa Pyszka, Councilor Bob Stacey

Absent

Puja Bhutani, Mark Ellsworth, John Southgate

Staff

Megan Gibb, Ashley McCarron, Pat McLaughlin, Joel Morton, Fadi Opgenorth, Jodi Wacenske, Laura Dawson Bodner

Guests

Dave Ott, Jill Sherman, Sara Schubert, Michael Nagy, Alex Yale, Robert Gibson, Gauri Rajbaidya, Molly Culbertson, Josh Lupkin, Aaron West

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Acting Chair Councilor Bob Stacey called the meeting to order at 1:03 p.m. and welcomed committee members and guests.

II. PRESENTATION: HALSEY 106 PREVIEW - GERDING EDLEN & HUMAN SOLUTIONS

Acting Chair Stacy invited Dave Otte, Jill Sherman and Sara Schubert to present on Halsey 106. Planned for the Gateway neighborhood, Halsey 106 will be comprised of 40 affordable units, 35 market rate units, an office space and service center for Human Solutions and 10,000 square feet of retail. Unit configuration will be 2-bedrooms, 1-bedroom and studio with a target of 60% AMI. There will be a few units at 30% AMI and the market rate units are projected at 80-90% MFI.

The property is owned by Prosper Portland. Transit is nearby on Halsey. The project will be built adjacent to a new park on 106th Avenue. The retail space will be in two stories facing Halsey Street while the housing will be in five stories over podium fronting the park. There will be 54 parking spaces to be shared by residents, commercial leases and the Human Solutions staff. The plan attempts to maximize active use and push parking to the back.

Access to bike parking will be via the south entrance through a vestibule in addition to through the main lobby or a side hallway. The exterior cladding will include anodized metal and locally made brick. Unit amenities will be the same for affordable and market rate units.

Design review approval is expected today. This project is part of a City of Portland pilot program to expedite affordable housing projects. Construction is expected to start in December.

Funding will include 4% tax credits, Portland Housing Bureau gap funding, Prosper Portland gap funding for market rate units, a retail master lease, a capital campaign for office space, some debt and new market tax credit allocation for office and retail. The market rate units will be condominiums.

Prosper Portland determined the amount of retail, but there is flexibility for use of the space. The master lease would be seven plus years with an option to own. Part of the space could be used for a small social enterprise center or an employment center.

III. PRESENTATION: GRESHAM CIVIC SOUTHWEST PARCEL – PALINDROME & SERA ARCHITECTS

Chair Stacey invited Mr. Robert Gibson of Palindrome and Mr. Gauri Rajbaidya of SERA Architects to present on the Gresham Civic Southwest parcel. Mr. Gibson said that Palindrome transitioned in 2013 from developing exclusively affordable housing to focusing on mixed use and mixed income projects in areas served by transit or walking amenities. This company has since 2009 also developed four breweries and is proposing a brewery on the Southwest Parcel in partnership with Mount Hood Community College.

Mr. Rajbaidya gave examples of past SERA projects including The Jade, a current Metro TOD project. He noted that on the SW Parcel site there is a utility easement running east/west through the middle of the property. Elevation changes inspired use of underground parking in the design. Goals for the project design include shielding from easterly winds, maximizing solar access, providing retail and active space, providing a connection to the MAX station and economic vibrancy. There will be two plazas, the larger of which will be a flexible space. Market rate buildings will be on the south side of the property.

Committee questions included the location of pedestrian paths, neighborhood access from the west side, location of the utility easement, number of allocated parking spots (400) and the biking facilities. There will be 240 units in Buildings A and B and 160 units in Building C. Regulated affordable units will be at 60% AMI. There will be 10,000 -12,000 square feet of commercial space, 2000 square feet of which will be retail. 35,000 square feet will be devoted to outdoor space including a beer garden. Other amenities include community gardens, a soaking pool and community rooms. The dedicated outdoor space for the brewery will be on the south corner. Mr. Rajbaidya explained they are stepping back building mass to accommodate outdoor space and views.

Discussion included how to break down the outdoor space to smaller scales – for example, into community gardens, a breezeway, a play area and other ideas. Committee members indicated a desire to see more of a connection with the MAX station.

Mr. Jon Williams explained that the team will return to the Committee with a revised schematic concept. There will be opportunity for the committee to provide additional feedback.

IV. PRESENTATION: GRESHAM CIVIC NORTHWEST PARCEL – SCHEMATIC DESIGN REVIEW, WOOD PARTNERS & YBA ARCHITECTS

Chair Stacey invited Wood Partners and team to present on the Gresham Civic Northwest parcel. Mr. Michael Nagy said his team are at the 90% schematic design level and have received feedback from the City of Gresham. He reviewed the design themes presented to the Steering Committee at a previous meeting. To deal with topography, they will bench the site. Based on feedback, his team moved the interior play area so that it connects with the corner plaza, which will have a water feature, and added more foliage to the parking area and the pedestrian walkways. Building heights will be five, four and three stories. A small dog park will be tucked into south edge. The foliage along the sloped edge next to MAX station will remain.

Mr. Nagy shared several schematics explaining the Village Square concept and architectural design that will be applied to the project design. Cladding will be four inch hardy-type siding with a white brick veneer on the first floor walls. There will be bolt-on balconies. The plaza will be roughly 160

by 145 feet. There will be some live work units. There will be one parking space per unit plus an additional 25 parking spots for the commercial space.

Feedback from committee members and staff included discomfort with the visual impact of parking to be located in the middle of the site and questioning if the parking area will be amenable to pedestrians including benches located at strategic locations. Mr. Nagy responded that they are planning for a double row of trees in strips in the parking lot and that the use of different surface materials will make portions of the parking lot feel like a walkway. There may be a channel added for storm water runoff. In response to a question regarding ADA access, he said it will be through the west parking entrance. In addition, there will be an elevator in Building A to ensure ADA access via the building to the plaza.

V. EXECUTIVE SESSION

Action Chair Bob Stacey 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 Southwest and Northwest projects.

Members present: Acting Chair Councilor Bob Stacey, Derek Abe, Alisa Pyszka, Lance Erz, Casey Baumann

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

Time executive session started: 2:42 p.m.

Time executive session ended: 2:47 p.m.

VI. ACTION ITEMS

Acting Chair Stacey asked if there was a motion to authorize staff and Metro Chief Operating Officer to negotiate and enter into an Exclusive Negotiating Agreement with Palindrome Communities to develop the Gresham Civic Neighborhood Southwest Parcel.

Action taken: Ms. Alisa Pyszka moved, Mr. Derek Abe seconded the motion to authorize negotiations and signing of an Exclusive Negotiating Agreement with Palindrome Communities. The motion was **approved** unanimously.

Mr. Jon Williams will share committee feedback on the schematic with Palindrome and SERA, including Ms. Alisa Pyszka's suggestion to activate the station area.

Acting Chair Stacey asked if there was a motion to endorse the 90% Schematic Design as presented by Wood Partners and described below:

1. Seven buildings of three to five stories
2. Approximately 314 market rate units
3. Approximately 10,031 square feet of retail space
4. Public plaza of approximately 20,600 square feet with water feature
5. Approximately 335 parking spaces, including 100 underground parking spaces.

Action taken: Ms. Alisa Pyszka moved, Mr. Casey Baumann seconded the motion to endorse the 90% schematic design as presented. The motion was **approved** unanimously.

Mr. Joel Morton commented that other than the easement for the bike path in the south, there is no space reserved or available on the site for the public. Mr. Jon Williams responded that the City of Gresham is requesting easements for access which will be recorded in the DDA.

Acting Chair Stacey asked if there was a motion to authorize termination of the June 29, 2017 funding authorization for Framework. Mr. Pat McLaughlin explained that Home Forward would not be moving forward with this project as rising costs are too large for the developer to bridge.

Action taken: Mr. Casey Baumann moved, Mr. Lance Erz seconded the motion to authorize termination of the funding authorization for Framework. The motion was **approved** unanimously.

VII. APPROVAL OF MEETING SUMMARY: MAY 23, 2018

Acting Chair Stacey asked if there were changes or corrections to the meeting summary. Hearing none, he asked if there was a motion to approve the May 23, 2018 meeting summary.

Action taken: Ms. Alisa Pyszka moved to approve the May 23, 2018 meeting summary. Mr. Derek Abe seconded the motion. The meeting summary was **approved** unanimously.

VIII. STAFF UPDATES

Megan Gibb said that the property directly west of the Elmonica acquisition has become available and the TOD program will make an offer. Ownership of this property would improve access to the Elmonica property.

IX. ADJOURN

Chair Stacey thanked the committee and adjourned the meeting at 2:57 p.m.

Respectfully submitted by-
Laura Dawson Bodner

Attachments to the record:

| Items | Topic | Document Date | Description | Document Number |
|-------|---|---------------|-------------|-----------------|
| 1 | Feedback on concept for the Gresham Civic SW Parcel | 08/07/18 | email | 08082018tsc-01 |