



Meeting minutes

Meeting: TOD Steering Committee
Date/time: Wednesday, October 31, 2018
Place: Room 301

Members

Derek Abe, Casey Baumann, Lance Erz, Alisa Pyszka, Councilor Bob Stacey, Puja Bhutani, Mark Ellsworth, John Southgate

Staff

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

Guests

Matthew Brown, Steve Shapiro, Mike Nagy, Doug Ticheros

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth called the meeting to order at 1:04 p.m. and welcomed committee members and guests.

II. APPROVAL OF MEETING SUMMARY: SEPTEMBER 26, 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 September 26, 2018 meeting summary.

Action taken: Puja Bhutani moved to approve the September 26, 2018 meeting summary. Derek Abe seconded the motion. The meeting summary was approved unanimously.

III. PRESENTATION: WOOD PARTNERS AND YBA ARCHITECTS

Mr. Jon Williams introduced guests Mike Nagy and Doug Ticheros of Wood Partners, Matt Brown of YBA Architects, and Steve Shapiro of Shapiro Didway. Mr. Williams explained that the committee has an opportunity to review and provide comments on the third iteration drawings of the Gresham Civic Northwest parcel. This iteration will go to the City of Gresham for design review.

Mr. Ticheros presented drawings on elevation changes, architecture lines, building types, parking, parking plantings, public access, pedestrian circulation and vehicle access, open space areas, live work units, plaza size and layout and use, the southeast approach to the plaza, access to the plaza from the MAX station and external cladding materials.

Committee comments included:

- Consider coherence and a more streamlined expression; it could be helpful to simplify the elements.
- The 14 foot canopies are too high and so do not provide weather protection.

Mr. Ticheros said the play area has been moved to the plaza to make it more public. He said there are 75 two- and three- bedroom units; 75% of the units are studio and one bedroom units.

Other committee questions included:

- What is the façade on the retail building facing Civic Drive?
- Where are the stoops? Provide more focus on the pedestrian and public realm. Use landscaping to soften views.
- Why was the retail building not designed to have transparency from the street?
- Is there a way to include less parking? John Southgate noted that Mr. Dwight Unti, whose development is in Hillsboro, said less parking would have worked at his building.
- What are plans for the pathway paralleling the Max line?

Mr. Nagy responded that the parking ratio is 1:1 for residential plus some parking for commercial use. If it turns out that all the parking is not needed, it could be repurposed. The pathway will be rebuilt with the addition of benches and light poles. The City of Gresham public hearing on design process is scheduled for January 17.

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 Northwest project.

Members present: Mark Ellsworth, Derek Abe, Alisa Pyszka, Lance Erz, Casey Baumann, Puja Bhutani, Mark Ellsworth, John Southgate

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

Time executive session started: 2:15 p.m.

Time executive session ended: 2:25 p.m.

IV. ACTION ITEMS

Chair Ellsworth asked if there was a motion to endorse design drawings for the Gresham Civic NW parcel as presented and described below:

- Seven mixed use buildings of three to five stories and one single story retail building;
- Approximately 318 market rate units;
- Approximately 8,691 square feet of retail space;
- Public plaza of approximately 21,154 square feet;
- 4,300 square foot outdoor resident amenity space; and
- Approximately 324 parking spaces, including approximately 71 underground parking spaces.

Action taken: Mr. John Southgate moved, Ms. Alisa Pyszka seconded the motion to endorse design drawings for the Gresham Civic NW parcel. The motion was **approved** unanimously.

V. STAFF UPDATES

Mr. Williams provided a construction update consisting of photos of Central City Concern, 5239 N Interstate, Rosewood Terrace, Sunrise Rockwood, and Woody Guthrie.

Mr. McLaughlin said that the City of Milwaukie and Metro have negotiated mutual goals and a space is located for the relocation of the farmer's market. Staff expects that the project will move forward with an RFQ shortly.

VI. ADJOURN

Chair Ellsworth thanked the committee and adjourned the meeting at 2:30 p.m.

Respectfully submitted by-
Laura Dawson Bodner

Attachments to the record:

Items	Topic	Document Date	Description	Document Number
1	TOD budget report	October 2018	chart	10312018tsc-01

MEETING TOPIC

FROM

DATE

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