

Meeting minutes



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting: TOD Steering Committee
Date/time: January 9, 2019, 1:00 – 3:00 p.m.
Place: Metro, room 301

Members

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

Staff

Megan Gibb, Jon Williams, Ashley McCarron, Pat McLaughlin, Laura Dawson Bodner

Guests

Joshua Williams, David Stephenson, Gauri Rajbaidya, Molly Culbertson, Joshua Luprin, Robert Gibson, Jilian Saurage, Melissa Soots

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

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

II. APPROVAL OF MEETING SUMMARY: OCTOBER 31, 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 October 31, 2018 meeting summary.

Action taken: Mr. Lance Erz moved to approve the October 31, 2018 meeting summary. Mr. Casey Baumann seconded the motion. The meeting summary was **approved** unanimously.

III. PRESENTATION: GRESHAM CIVIC SOUTHWEST PARCEL SCHEMATIC DRAWINGS

Mr. Jon Williams invited Mr. Gauri Rajbaidya of SERA Architects to present. Mr. Rajbaidya shared several slides describing the project. There is an easement that cuts through the site from east to west. There will be below grade parking. He shared information on site analysis. They hope to activate Civic Drive, activate the inner courts, provide pedestrian and vehicular connectivity, provide separation of different realms (commercial, private amenity/plaza, semi-private opening to larger plaza) and include ample play areas. He explained that there would be 400 units. There will be a pedestrian friendly drive aisle and plantings; these will be constrained by below grade parking that will provide 400 parking spots. Buildings will be three, four and five stories.

Discussion among the Committee members and presenters included:

- The woonerf will be a shared space for pedestrian and vehicles.
- What is the estimated width of the woonerf? Fire lane code requires at least 26 feet.
- Bike parking will be in the parking garage and within the building.
- Are planters multi-use – can people sit on them?
- There will be a brewery, a brewery academy, and a Mercado or Pine St. style of market.
- Building materials will include a cladding of metal panels and a striated cementitious panel that is similar to hardy plank but lighter and denser.
- There will be public access to the private plaza.
- Discussion occurred about the existing pedestrian trail and the fence and hedge between the MAX platform and the building and whether the fence and hedge, on TriMet property, need to remain.

- There is concern about the heat sink effect of so much hardscape and a suggestion to try to incorporate more landscaping.
- The development team will be meeting today to discuss lighting.

Chair Stacey thanked the guests.

Mr. Williams asked if Mr. Josh Williams from the City of Gresham could attend the executive session.

Ms. Ashley McCarron concurred.

IV. EXECUTIVE SESSION

Acting Chair 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 parcel schematic design drawings.

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

Staff present: Megan Gibb, Jon Williams, Pat McLaughlin, Ashley McCarron, Laura Dawson Bodner

Guest: Joshua Williams, City of Gresham

Time executive session started: 1:47 p.m.

Time executive session ended: 2:05 p.m.

V. ACTION ITEMS

Acting Chair Stacey asked if there was a motion to recommend an endorsement of the Schematic Design Concept for the Gresham Civic Southwest parcel as presented below and including additional recommendations:

1. Four buildings of three to five stories
2. Approximately 239 and 160 affordable units regulated at 60% median income
3. Approximately 12,000 square feet of retail space
4. Approximately 400 below grade parking spaces and approximately 24 surface parking spaces.

Action taken: Ms. Alisa Pyszka moved, Mr. Derek Abe seconded the motion to endorse schematic design drawings for the Gresham Civic SW Parcel and to include additional recommendations to the team. These comments included:

- Increase landscaping/greenery on woonerf and consider narrowing the total paved area by incorporating the sidewalk space into the existing planned road right of way, distinguished by different pavement
- Address the building recess on north (MAX facing) façade and consider adding a building entrance at that location to activate the station, and adding upper level community rooms for transparency
- Work with Tri-Met to address issues of barriers and divide between project space, MAX path, and MAX platform
- Consider relation of north façade patio space to MAX path

The motion was **approved** unanimously.

Mr. Jon Williams clarified that today provided a preliminary look at the concept and that the Committee would be able to review refined Design Development Drawing later in the process.

VI. PRESENTATION: COMMUNITY PARTNERS FOR AFFORDABLE HOUSING - RED ROCK CREEK COMMONS

Mr. Pat McLaughlin introduced Red Rock Creek Commons and invited guests from CPAH to describe the project. Ms. Melissa Soots and Ms. Jilian Saurage shared that the project will be located in the Tigard Triangle, an area that has historically not been densely developed. They shared some of the history of CPAH, noting that the organization owns and manages 372 units, all affordable at 60% AMI and below and that they have studios to five bedroom apartments as well as resident services. Their focus is in SW Portland and Washington County. Partners on this project include Carlton Hart Architecture and LMC Construction.

Red Rock Creek Commons will consist of 48 units at 60% AMI or below and include housing vouchers. Eight units are earmarked for persons with severe persistent mental illness. The site is sloped and borders on Red Rock Creek where there is a vegetative corridor and path. Plans include some surface parking on north side, a strong streetscape and a more urban looking building. There will be 48 one bedroom units in a four story building with an elevator. Amenities will include a solar-ready roof, common areas, bike storage, sunshades on the upper floor windows, laundry rooms, a community room with a full kitchen, office and a deck facing the creek. The developer is targeting Earth Advantage Gold. The one bedroom units are in response to the site and location.

Discussion among the Committee members and presenters included:

- Is there coordination with TriMet on its alignment along SW 70th?
- Funding sources: LIFT, 4% LIHTC, Washington County home funds maximum awards, project based vouchers plus others including the county and the opportunity fund. Chase will provide hard deck funds. Luke Dorf is supporting the eight units. PCC is offering scholarships and training to residents.
- This is the first project in the Tigard renewal district.
- The presenters anticipate a fair number of seniors, but say the project will provide work force housing. Integrating across boundaries has proved successful at other CPAH buildings.
- There will be 24 Washington County voucher-based units; the eight apartments are part of this and applicants will have preference on the wait list.
- The project was able to take advantage of the Tigard LEAN code. The team did not have to do a full design review process, just make smaller adjustments. LEAN makes it easier for the developer. The City of Tigard is waiving all SDCs for affordable housing in addition to piloting the LEAN code.
- There is no requirement for parking; however, it will be provided as there is no on-street parking.

Mr. McLaughlin noted that there will be an action item for this project at next month's TOD Steering Committee meeting. Acting Chair Stacey thanked the guests.

VII. SECOND EXECUTIVE SESSION

Acting Chair 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 TOD program property acquisitions.

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

Staff present: Megan Gibb, Jon Williams, Pat McLaughlin, Ashley McCarron, Laura Dawson Bodner

Guest: Joshua Williams, City of Gresham

Time executive session started: 2:35 p.m.

Time executive session ended: 2:59 p.m.

VIII. ADJOURN

Acting Chair Stacey thanked the committee and adjourned the meeting at 3:00 p.m.

Respectfully submitted by-
Laura Dawson Bodner