



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: TOD Steering Committee  
Date: Wednesday, July 24, 2:00 - 4:00 p.m.  
Place: Metro Regional Center, room 301

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## **Members**

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

## **Staff**

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

**Guests:** Robert Gibson, Molly Culbertson, David Stephenson, Gauri Rajbaidya

## **I. CALL TO ORDER, WELCOME AND INTRODUCTIONS**

Chair Mark Ellsworth called the meeting to order at 2:01 p.m. and welcomed committee members and guests.

## **II. APPROVAL OF MEETING SUMMARIES: MARCH 27 AND MAY 29**

Chair Ellsworth asked if there were any changes to the meeting summaries for March 27 and May 29.

Hearing none, he asked if there was a motion. Chair Bob Stacey moved to adopt the meeting summaries from the March 27 and May 29 meetings. Ms. Alisa Pyszka seconded the motion. The motion was **approved** unanimously.

## **III. PRESENTATION: GRESHAM CIVIC SW PARCEL DESIGN DEVELOPMENT DRAWINGS**

Mr. Jon Williams reminded the committee that the original RFQ concept drawings, schematic drawings and later, the design development drawings for the Gresham Civic SW Parcel were presented at previous meetings. Minor adjustments were made to the design and the team now seeks endorsement from the committee before proceeding with construction drawings. Once approved and with funding in place, a DDA will be drafted with Palindrome. Mr. Williams introduced Mr. Gauri Rajbaidya.

Mr. Rajbaidya said Gresham should be getting back to them this week with comments on the design. He reviewed the location of the site, the micro-plaza facing the MAX platform, the layout of the site including plaza areas, emergency access, parking, a brewery, frontage, facades, play areas, a barbecue area and a pool. He talked about units facing onto the woonerf and pointed out visual cues showing the way towards the pedestrian pathway leading to the MAX station platform. He shared an image of plantings, a gate, paving samples, benches, seating areas and sculptures.

Committee comments and questions included:

- The pedestrian pathway appears to end at the corner of a building; could visual cues be added?
- Is there a way to connect the play areas or provide a soft surface that links them and provides more coherence?
- How much of the space directly outside the units is usable? It is at the same level as the street; could the team provide examples of ways to create barriers for the privacy of the units?
- What is the material on the slopes and how would it impact ease of maintenance?
- Are there flexible seating options around the woonerf?

Mr. Rajbaidya said that the minimum width of the woonerf meets the City of Gresham's requirements. He concluded, saying that they expect comments from the City of Gresham this week and that the planning commission hearing would take place in late August or early September.

Chair Ellsworth thanked the guests.

**IV. ACTION ITEM: ENDORSEMENT OF GRESHAM CIVIC SW PARCEL DESIGN DEVELOPMENT DRAWINGS**

Chair Ellsworth asked if there was a motion to endorse the Gresham Civic SW Parcel Design Development Drawings.

**Action taken:** Ms. Alisa Pyszka moved to endorse the Gresham Civic SW Parcel Design Development Drawings as presented. Mr. Derek Abe seconded the motion.

The motion was **approved** unanimously.

Mr. Williams will forward comments from staff to the design team Ms. Bhutani will forward comments to design review staff at the City of Gresham.

**V. 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 Cedar Grove and the NE Portland property.

**Members present:** Mark Ellsworth, Derek Abe, Puja Bhutani, Alisa Pyszka, Casey Baumann, Councilor Bob Stacey, Lance Erz

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

**Time executive session started: 2:50 p.m.**

**Time executive session ended: 4:05 p.m.**

**VI. ACTION ITEM: CEDAR GROVE**

Chair Ellsworth asked if there was a motion to recommend authorization of \$100,000 in TOD funding for Cedar Grove with the following conditions:

1. Four story building
2. 44 total housing units, including 43 units income restricted to households earning 60 percent AMI and below
3. Approximately 31 dedicated parking spaces on site

**Action taken:** Chair Ellsworth moved to recommend authorization of \$100,000 in TOD funding for the Cedar Grove project. Ms. Alisa Pyszka seconded the motion.

The motion was **approved** with one abstention.

**VII. ACTION ITEM: NE PORTLAND PROPERTY**

Chair Ellsworth asked if there was a motion to recommend the authorization of up to \$2,760,000 or up to 10% higher than the value established by Metro's review proposal, whichever is lower, for acquisition of the NE Portland property.

**Action taken:** Councilor Bob Stacey moved and Mr. Casey Baumann seconded the motion. The motion was **approved** unanimously.

**VIII. STAFF UPDATES**

The TOD program transferred the Gresham Civic NW Parcel to Wood Partners which has started construction on the project.

There are two pending TOD events: the ground breaking for Kaya Camilla in Portland, taking place Thursday, July 25, and the ground breaking for Alta Civic Station in Gresham, on Tuesday, August 13.

**IX. ADJOURN**

Chair Ellsworth adjourned the meeting at 4:07 p.m.