

# Meeting minutes



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

Meeting: TOD Steering Committee  
Date: September 25, 2019  
Time: 2:00 – 4:00 p.m.  
Place: Metro, room 301

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## **Members**

Mark Ellsworth, Casey Baumann, Councilor Bob Stacey, Lance Erz, Derek Abe

## **Staff**

Megan Gibb, Jon Williams, Pat McLaughlin, Laura Dawson Bodner, Joel Morton, Yessenia Amador

## **Guests:**

Craig Monaghan, Stef Kondor

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

Chair Mark Ellsworth called the meeting to order at 2:05 p.m. and welcomed committee members and guests.

## **II. APPROVAL OF MEETING SUMMARY: JULY 24**

Chair Ellsworth asked if there were any changes to the meeting summary for July 24. Hearing none, he asked if there was a motion. Mr. Casey Bauman moved to adopt the meeting summary. Mr. Derek Abe seconded the motion. The motion was **approved** unanimously.

## **III. PRESENTATION: THE LIZZIE WEEKS**

Mr. Pat McLaughlin introduced Craig Monahan, architect, of Works Progress Architecture. Mr. Monahan said the project will be named for Lizzy Weeks, an African American who was a women's voting rights advocate in North Portland. He included her bio in a handout shared with the committee.

He referred to the Master Plan for Central Gateway and noted that properties are owned by Livable Gateways LLC, Gordon Jones and Joe Westemann. The Lizzie Weeks project will anchor the southwest corner, near The Rose, a Gordon Jones development. Mr. Monahan pointed out surface pedestrian traffic use areas and the ODOT multiuse path that will provide access to the 102<sup>nd</sup> MAX stop and 99<sup>th</sup> Street bus stop.

Mr. Monahan showed renderings with details of the PV and green roofs, which will top all of the buildings in this part of the neighborhood. He said FAR measures at 5:1. The project will include playground equipment, artwork, seating, daycare, plantings and a basketball court along the linear parkway through the larger development area. The building will have entries on all sides and will be five stories above one story of commercial/residential mix. Wall panels will be large polymer cement board shingles. Windows will be triple glazed and the building will be super insulated for energy savings and to help as a sound barrier. He showed floor plans for several of the floors. The vacated Couch Plaza will be owned by the non-profit. State funding has been secured for energy improvements; Energy Trust provides a 10 year tax abatement. 100% of units will be at 80% AMI for 99 years. There will be no parking provided for cars. There will be electric scooters, electric bikes and charging stations provided for the tenants.

Mr. McLaughlin said this project will be discussed at next month's TOD Steering Committee meeting. Chair Ellsworth thanked the guest for presenting. The presentation and handout will be emailed to committee members.

#### **IV. PRESENTATION: RELATED – 115<sup>TH</sup> AND DIVISION**

Mr. Jon Williams introduced Ms. Stef Kondor from Related. She said she worked for Central City Concern on Blackburn Center. She said Related is a national private development company whose portfolio includes affordable, long term hold, developer-operator, owner and high end housing. Related will help non-profits with capacity to help them stay in the deal as the owner but in this case, Central City Concern will be the owner. Central City Concern has 1,400 SRO units plus supportive services.

This project will be one mile from Blackburn Center and close to transit and a grocery store. The project will consist of 40 units of housing with supportive services including case management. It is part of the hub and spoke model with access to nearby services such as NARA, Puentes, Blackburn Center and CODA.

Ms. Kondor said that funding for this permanent supportive housing program pilot project has been secured from Portland Housing Bureau's CET funds. Related seeks to create a replicable model. The project will be three stories with wood construction. The property is one acre. The remainder of the land will be developed but for now will be used as a community garden and therapeutic garden space. The building will be secure with services are on ground floor. The SRO rooms will have a private lavatory and sink with space for a hot plate and microwave if desired. There will be communal kitchen, lounge areas and laundry as well as private shower rooms. Partners include Walsh Construction and Ankrom Moisan Architects. The project's aspirational goals include 1:10 FTE and 1:15 FTE for case management.

When asked if this model is unique, Ms. Kondor responded that this type of project is hard to fund. There is no permanent debt in this project. There will be PHB capital and operational funding to fill the gap. There is no Portland housing bond money in this project. The project has strong partners, is a long term business, is located in a qualified census tract, is close to services, does not trigger BOLI and will be a proven low cost model.

When asked why the project will not have four stories, Ms. Kondor explained that they could not get density on R1. Not in design overlay with all, will deliver in 12 months. The project will have 99 year affordability, green amenities, will be the first project under PHB Green Standards and will be solar ready. The intent is to gain a PGE grant to have a full solar array.

Ms. Kondor reviewed the project financials, including uses and sources and showed a video presentation of the building.

Mark Ellsworth thanked Ms. Kondor for their presentation.

#### **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 the Rockwood Rising Market Hall project.

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

**Staff present:** Megan Gibb, Jon Williams, Pat McLaughlin, Joel Morton, Yessenia Amador, Laura Dawson Bodner

**Time executive session started: 3:02 p.m.**

**Time executive session ended: 3:16 p.m.**

**VI. ACTION ITEM: ROCKWOOD RISING MARKET HALL**

Chair Ellsworth asked if there was a motion to authorize \$300,000 in TOD ULI funding for Rockwood Rising Market Hall to support the following eligible costs:

- Grease Waste Plumbing to tenant spaces
- Plumbing to individual tenant spaces
- Central kitchen plumbing for water and gas
- Smaller kitchen plumbing for water and gas
- Central grease trap interceptor
- Grease exhaust for pod spaces
- Grease exhaust for small kitchen

**Action taken:** Mr. Casey Bauman moved to recommend authorization of \$300,000 in TOD ULI funding for Rockwood Rising Market Hall. Mr. Derek Abe seconded the motion.

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

**VII. STAFF UPDATES**

Mr. Pat McLaughlin shared that negotiations on the TBN site are closing today. Ms. Megan Gibb asked that talking points on the TBN site be provided to Councilor Stacey to update the Council. Mr. McLaughlin said the site has been cleaned up. Details with Verizon are to be determined. Staff are seeking a property manager for the site. Costs to maintain the building include HVAC and security. Brokers are providing tours to prospective tenants for the interim use of the site.

**VIII. ADJOURN**

Chair Ellsworth adjourned the meeting at 3:30 p.m.

Respectfully submitted by-  
Laura Dawson Bodner

Attachments to the record:

Item	Topic	Document Date	Description	Document Number
1	Lizzie Weeks concept plan and redevelopment strategy	n/a	Text, photos, conceptual drawings	092519tsc-01