



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: January 22, 2020
Time: 2:00 – 3:00 p.m.
Place: Metro, room 301

Members

John Southgate, Derek Abe, Lance Erz, Councilor Bob Stacey, Puja Bhutani

Staff

Ash Elverfeld, Yessenia Amador, Joel Morton, Patrick McLaughlin, Megan Gibb, Jonathan Williams

Guests:

Get list of presenters from Jon.

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

John Southgate called the meeting to order at 2:01 p.m.

II. PRESENTATION: 304 NE DEKUM

Shane Boland of Owen Gabbert LLC introduced himself and Owen Gabbert.

304 NE Dekum sits at the corner of NE Dekum and NE Garfield. It's a 7,200 sf. site, zoned as Commercial Mixed-Use 2. They're proposing 19,297 sf. of multi-family housing which entails 39 units, both studios and one bedrooms. 34 of the 39 units are at 60% AMI.

The site will have 50 bike parking spaces, a ground floor courtyard, and a nine foot landscape buffer. They'll create a vegetated walking experience from Garfield to MLK. The design is a modern building, but respectful of the residential neighborhood that surrounds it, according to Mr. Boland. They aim to maximize site density and are focused on creating a project on a small scale. They hope other developers will use this model.

The architect is Brett Schultz, Owen Gabbert is the developer, TEAM Construction is their construction team and Cascade Management will be the property manager.

They have various funding resources and tools. They'll use the MULTI program, and SDC exemptions for the 34 affordable units. The triplex already onsite enables them to get credits back and will help to support the five market rate units. They're also working with two investors and have a small amount of equity of their own. The partners have been super excited about the model and see the potential to replicate it.

The market rate units are floating so that people can stay in their apartment if they reach the income limit. They're currently at a 5.1 million dollar total project cost. The studios are 330-400 sf., one bedrooms are 400-450 sf. Of the 34 affordable and 5 market-rate apartments, eleven are one bedrooms and 28 are studios. Nine units are on the top floor. Most but not all of the units have balconies.

Jon will forward elevation plans to Puja.

They're still figuring out whether a kitchen will be built into the community space. The community room will be furnished. The community room purpose is to have a gathering space for the people living in the smaller units to host their visitors.

III. PRESENTATION: RiverPlace Phase 2

Nicole Peterson, Senior Project Manager for BRIDGE Housing, introduces herself and shares a brief history of the company.

The project team consists of Hoffman Construction, Ankrom Moisan Architects, and Williams/Dame Advisors as a development consultant.

The site is 86,000 sf., surrounded by the Portland Streetcar, MAX, a bike and pedestrian path, plus five different bus stops including three that stop in front of the site. Phase 1 just arrived at substantial completion in September 2019. Phase 2 is in the last legs of financing as they wait on GAP funding approval through OHCS.

There is a private access way between Phase 1 and Phase 2 buildings that provides access to the underground parking garage. It has 570 secure bike parking spaces amongst them. Phase 2 contains 4,600 sf. of commercial space, a large community room, and an office space. They've had various ideas for the commercial space, including a grocery store or an office.

They're striving for 30% DMWESB on hard construction costs and 20% on professional services. With a workforce equity goal of 20% apprenticeship and workforce diversity. In addition, their section 3 goals are 10% of construction dollars and 3% of non-construction dollars awarded to section 3 businesses. As well as 30% section 3 resident participation.

61 studios of which 12 are 30% AMI, 49 at 50% AMI, and the rest are all 60% AMI. They're going to try and get more vouchers as well. The building will hold 67 one-bedrooms, 32 two-bedrooms, 18 three-bedrooms, plus two staff units, 67 parking spaces, and 267 bike parking spaces.

For resident services, Impact Northwest will offer them onsite—they're already providing them at RiverPlace Phase 1- and they hope that it will become a campus approach, offering round the clock services. They'll offer various programs including financial literacy, homework clubs, parenting education, health and wellness program, and RentWell.

There's a 74 million dollar total cost goal for the residential portion at this time. Nicole says that this site was contaminated and it weighed into the cost, it also came with a LEED Gold requirement. Because they received federal vouchers on site, they were required to pay Davis-Bacon wages in addition to prevailing wages.

IV. APPROVAL OF MEETING SUMMARIES

i. December 18

John Southgate asked if there were any changes to the meeting summary for December 18, 2019. Hearing none, he asked if there was a motion. Lance Erz moved to adopt the meeting summary. Councilor Bob Stacey seconded the motion. The motion was **approved** unanimously.

V. STAFF UPDATES

Jon Williams, said there's a lot of housing bond work happening with acquisition.

Members briefly discussed T2020.

VI. ADJOURN

Acting Chair Southgate adjourned the meeting at 3:03 p.m.

Respectfully submitted by-
Ash Elverfeld