



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: TOD Steering Committee  
Date: April 22, 2020  
Time: 2:00 – 4:00 p.m.  
Place: Virtual meeting

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## **Members**

Mark Ellsworth, John Southgate, Derek Abe, Lance Erz, Councilor Bob Stacey, Puja Bhutani, Madeline Baron, Tai Dunson-Strane

## **Staff**

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

## **Guests:**

Leila Aman, Dr. Farid Bolouri, Alan Jones, Casey Baumann, Guy Benn

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

Mark Ellsworth called the meeting to order at 2:05 p.m.

## **II. APPROVAL OF MEETING SUMMARIES**

### **i. February 26**

Mr. Ellsworth asked if there were any changes to the meeting summary for February 26, 2020. Motion to approve made by John Southgate. The motion was seconded by Derek Abe. The motion was **approved** unanimously.

## **III. COMMITTEE MEMBER UPDATES**

## **IV. INFORMATION ITEM: CoHo Point**

Leila Aman, City of Milwaukie, Community Development Director provided a brief introduction of the project. The site is complicated and Leila believes that the team has done a great job working with the project. The City has invested a significant amount to improve infrastructure in the south downtown Milwaukie area near this project.

Dr. Farid Bolouri, Black Rock Real Estate and Development, CEO, introduces himself. Architect, Alan Jones, and Dr. Bolouri have worked on a few projects together since 2013/2014. He was one of the first developers to bring mixed-use development to Sellwood.

Alan Jones, Jones Architecture, Principal Architecture, introduces himself and showed an early rendering of the site. The building and site are complex due to multiple factors. It's a corner site and adjacent to two streets with retail spaces that wraparound each side of the building. The other sides open up to Dogwood Park and Kellogg Creek. The building and site serve as a gateway to Milwaukie from McLoughlin Boulevard in both directions.

The building is six stories tall and the basement is accessible from the street for parking and includes 86 parking stalls. The parking serves both residents and the retail spaces, and will include 40 shared use stalls with the City of Milwaukie. There would be a small public elevator from the basement and a small public lobby. The parking ratio is 0.43:1 for residents, and the

developer is asking for a variance for the parking stalls given the proximity to mass transit. There are 201 units total, of which 91 units are studios, 75 one-bedrooms, 33 two-bedroom units, and 1 three-bedroom unit. The developer is committed to 10% of the units being affordable or an equivalent amount of bedrooms but the details of that are still being worked out.

Through community engagement with the neighborhood and city council the design has shifted. Community feedback guided the decision for a stepped appearance by having a portion of the fifth floor moved on top of half of the building, creating a sixth floor that would provide more of a view of the river. The developer is working to get this to happen but it's not secured yet. The six-story side along the street is an urban design with brick façade and punched openings. As you go down the hill there is a transition to a façade that is more integrated with the natural environment. The FAR is 4.76:1 and the building is 200,000 square feet. Retail space is at the ground floor level and wraps from Main Street to the Dogwood park side.

For five-story buildings you need to provide green building elements as well as mixed-use. For six-story buildings, even more so. This building will be Path to Net Zero, with PV panels, storm water management systems, and native habitat restoration.

John Southgate complimented the project and asked about how the current crisis impacts their schedule. Dr. Bolouri says they are moving forward and they first need to go through additional land use review because of the floodplain. They think the project start date will be early to mid-2021. Puja Bhutani complimented the project and asked about the garage entrance on Washington. She wondered if they had looked at a fast moving garage opening with clear panels. Alan Jones responded that the garage will not look like the black hole on the renderings, there will be a garage door with art or a different mitigation feature over the openings like green features. The garage can't be on Main Street because of pedestrian and festival use, it can't be on McLaughlin because ODOT is opposed to it, and they can't do it on the park side. They will take any steps they can to make it a pleasing experience. Councilor Bob Stacey congratulated them for extending downtown Milwaukie to be closer to the MAX station and added that the Metro Council is very focused on affordability, if there is any opportunity for TOD to help with affordability of units, he would like that.

## **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 Las Adelitas and Susan Emmons projects.

**Members present:** Mark Ellsworth, Councilor Bob Stacey, Lance Erz, Derek Abe, Madeline Baron, Puja Bhutani, John Southgate, Tai Dunson-Strane

**Staff present:** Megan Gibb, Jon Williams, Pat McLaughlin, Joel Morton, Yessenia Amador, Ash Elverfeld, Patrick Dennis

**Time executive session started: 3:17 p.m.**

**Time executive session ended: 3:54 p.m.**

## **VI. ACTION ITEM: Las Adelitas**

Chair Ellsworth asked if there was a motion to authorize 500,000 in TOD funding for Las Adelitas to support the following eligible costs:

- Four-story elevator served building

- 142 residential units restricted at 30% to 60% of Area Median Income (with allowance for one manager's unit)
- Not-to-exceed 59 parking spaces

Puja Bhutani recommended mitigation off of Cully, green landscaping, mural or paint color because it's a long blank edge. John Williams responded and said that he would ask Hacienda about the material on the side of the building along Cully, in addition to asking if the development team is planning on re-bidding some of their construction estimates given declines in the market.

**Action taken:** Bob Stacey moved to recommend authorization of \$500,000 in TOD ULI funding for Las Adelitas. Derek Abe seconded the motion. The motion was **approved** unanimously.

#### **VII. ACTION ITEM: Susan Emmons**

Chair Ellsworth asked if there was a motion to authorize \$500,000 in TOD funding for Susan Emmons to support the following eligible costs:

- One five-story building and one four-story building
- At least 128 units, all of which will be restricted to households with incomes at or below 60 percent AMI.
- Zero dedicated parking spaces.

**Action taken:** John Southgate moved to recommend authorization of \$500,000 in TOD ULI funding for Susan Emmons. Puja Bhutani seconded the motion. The motion was **approved** unanimously. Madeline Baron disclosed that she is on board at NW Pilot Project and that her ability to vote on this has been approved by Joel Morton.

#### **VIII. ADJOURN**

Chair Ellsworth adjourned the meeting at 4:00 p.m.

Respectfully submitted by-  
Ash Elverfeld