



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: May 27, 2020
Time: 2:30 – 3:30 p.m.
Place: Virtual meeting

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

Guests:

Anna Geller, Mariana Crawford, Karen Lange, Bob Beauchemin, Stephen Lapp

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Mark Ellsworth called the meeting to order at 2:35 p.m.

II. INFORMATION ITEM: Fuller Station

Anna Geller introduced Bob Beauchemin, president of BC Group, and Stephen Lapp, architect at Waterleaf. Anna is president of Geller Silvis and Associates. Fuller Station is an affordable housing project with 100 units and is adjacent to the light rail park and ride at Fuller Station. They are partnering with JOIN as their service provider. Of the housing on the site, 25% will be reserved for homeless families, and of that 25%, 10% will be reserved for youth transitioning out of foster care. The youth will be supported with services by DevNW.

Stephen Lapp, project architect, spoke to the design, saying that, they packed as much as they could into this site to maximize density. The building is L-shaped and features a playground, bike parking, wash station in bike parking area, laundry, community rooms, and a lobby. Most of those spaces are organized to face the outdoor areas. For the façade, brick will be used on the ground level, the upper cladding of fiber cement, and they've added extra visual interest with a couple of different siding patterns in different colors. The courtyard has a natural play area and residential garden beds. Each unit will have PTHP's providing both heating and cooling.

Jon Williams asked how 1.75 bathrooms is defined. Anna explained that one bathroom includes a shower and bathtub and the second bathroom has a shower but doesn't have a bathtub.

John Southgate asked about the funding source for pre-paid rent. Anna called it early rental income. They will be receiving rent as the building leases up, yet they still don't have their permanent mortgage, just a construction loan. There will be 3-6 months where early residents are paying rent, they receive it, then the early rental income is sourced to be used as equity to fill gaps.

Jon Williams asked about the natural playground. Anna said that residents complain about the colorful pre-manufactured play areas, so they've switched to natural play areas including wood and other natural features.

Puja Bhutani asked about what the intentions are for the space between the garden beds and community room. Anna said that there will be games and a general play area around there as well as benches for parents. Stephen Lapp added that the area is also used for additional space for folks to mingle who are accessing the food program in the Community Room.

Puja also asked about what the plans are for the sites surrounding the project. Anna and Stephen explained that the Trimet park and ride (north of the site) may be developed by Trimet to increase density. Also, Clackamas County is looking at developing the southern area. New streets are being built going east/west and north/south along the site with development to happen in each of the blocks.

III. APPROVAL OF MEETING SUMMARIES

i. April 22

Mr. Ellsworth asked if there were any changes to the meeting summary for April 22, 2020. With one correction made, the motion to approve was made by Puja Bhutani. The motion was seconded by Derek Abe. The motion was **approved** unanimously.

IV. STAFF UPDATES

Pat and Jon have talked to PHB about developer fees and based on their understanding we may not have a firm standard but have clear direction on how to present it to you for the updates. Moving forward with land swap at Elmonica.

V. ADJOURN

Chair Ellsworth adjourned the meeting at 3:28 p.m.

Respectfully submitted by-
Ash Elverfeld