



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: October 28, 2020
Time: 2:00 – 3:30 p.m.
Place: Virtual meeting

Members

Mark Ellsworth, Tai Dunson-Strane, John Southgate, Derek Abe, Alisa Pyszka, Madeline Baron, Councilor Bob Stacey, Guy Benn, Puja Bhutani

Staff

Joel Morton, Patrick McLaughlin, Megan Gibb, Jonathan Williams, Laura Dawson Bodner, Jennifer Villarreal

Guests: Ryan Winterberg-Lipp, Josiah Henly Carlie Harrison, Dan Eddy, Sarah Schubert

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

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

Ms. Megan Gibb introduced new committee members Mr. Tai Dunson Strane. Mr. Dunson Strane previously worked at OHCS and has moved to a position with Related NW where he is doing project management on affordable housing in Oregon and Washington. She introduced Ms. Amy Cole who is the Development Resources Manager at OHCS and Mr. Casey Bauman's alternate.

II. PRESENTATION: STARK STREET

Mr. Jon Williams welcomed the Human Solutions team and invited them to speak about the Stark Street project. Ms. Ryan Winterberg-Lipp said that Human Solutions, as a non-profit developer and owner of affordable housing, has been in business over 30 years. Their work includes shelter and family services, affordable housing and community development.

Colas NW is a Black-owned construction firm employing BIPOC and student workers. Holst Architecture is the largest women owned architecture firm in the Pacific NW specializing in innovative housing and trauma informed design. Other partners are Edlen and Company, (formerly Gerdlin Edlen) and Lifeworks NW, who will provide onsite services. Portland Housing Bureau granted their first housing bond award to the project and OHCS is a funding partner as well. The project will be in the northeast community of Rosewood, which is rich in diversity, services and amenities. While there is a high concentration of multifamily housing, there has not been a lot of new development in recent years.

The site was purchased in 2015. Human Solutions is a member of the Rosewood Initiative which focusses on interconnected housing and community support. Prior to design, the Rosewood Initiative held culturally specific visioning sessions with community members. The project will be 93 units at 30-60% AMI. 16 units will be permanent supportive housing for people transitioning from homelessness. There will be one, two and three bedroom units; half will be 2 or 3 bedrooms. There will be 26 parking places. The ground floor will house community spaces and services, including a community room and kitchen space. In addition, there will be indoor and outdoor play spaces and bike parking.

Mr. Josiah Henley of Holst shared information on the site and design. Located at 160th and Stark, the site is 1.5 blocks from MAX and near several bus lines. The ground floor plan does not have commercial space. The community space will be located on the Stark side of the building. There is a 25 foot right of way along Stark which will be used to create a pedestrian friendly zone similar to a public plaza. The exterior of the building will feature high quality and durable materials with dark

and light tones. The building will have classical proportions. The interior play area incorporate trauma informed design principles and will mirror the outdoor play area, which will be fenced.

Questions and comments included:

-In answer to a question about the material for the low metal wall, Mr. Josiah Henley explained that it will be composed of weathered steel edge single panels spaced apart at a height of three to six inches above the edge of the walkway. The material will weather naturally and provide warm tones. He added that there will be more tree plantings than are shown in the images.

-Responding to a question on the AMI breakdown, the team responded that 50% of the units are 0-30% AMI. The balance will be at 50-60% AMI.

-In response to a question about determining 27 parking spaces when the requirement is zero, Ms. Sarah Schubert said they strove for efficient stacking and maximized density; the space left over was used for parking spaces. Families will want cars and will have cars. The capacity of bike parking rooms was determined under the new bike parking code. There are 105 long term bike parking spaces. Access for bikes is from back of building and also from main lobby.

- There are two elevators in the building. The bike parking is located right next to the elevators on each floor.

-In buildings with a parking lot, the parking area starts to function as a play space - in other projects, the parking area was designed as multi-purpose space. View the parking space as an amenity.

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 5733 MLK and Burnside Boardwalk projects.

Members present:

Staff present:

Joel Morton, Patrick McLaughlin, Megan Gibb, Jonathan Williams, Laura Dawson Bodner, Jennifer Villarreal

Time executive session started: 2:25 p.m.

Time executive session ended: 2:45 p.m.

III. ACTION ITEM: 5733 MLK

Chair Ellsworth asked if there was a motion to authorize \$ 450,000 in TOD funding for the 5733 MLK project with the following conditions:

1. One five-story building
2. At least 93 units, all of which will be restricted to households with incomes at or below 60 percent AMI
3. Nine dedicated parking spaces.

Action taken: X moved to recommend authorization of \$ 450,000 in TOD funding for the 5733 MLK project. X seconded the motion. The motion was **approved** unanimously.

IV. ACTION ITEM: BURNSIDE BOARDWALK

Chair Ellsworth asked if there was a motion to authorize \$ 80,000 in TOD funding for the Burnside Boardwalk project with the following conditions:

1. Three-story building
2. 31 residential units

3. Approximately 2,260 square feet of commercial space (including both office and retail)
4. Not to exceed 16 parking spaces
5. Funding to be made in one installment at achievement of Temporary Certificate of Occupancy.

Action taken: X moved to recommend authorization of \$ 80,000 in TOD funding for Burnside Boardwalk. X seconded the motion. The motion was **approved** unanimously.

V. APPROVAL OF MEETING SUMMARY: JULY 22

Mr. Ellsworth asked if there were any changes to the meeting summary for July 22, 2020. Hearing none, he asked for a motion to approve. X moved to approve the July 22th meeting summary. The motion was seconded by X. The motion was **approved**.

VI. STAFF UPDATES

Mr. Pat McLaughlin said that next week they will release an RFQ for development of the Elmonica site. The RFQ will allow the chosen developer to negotiate with the owner of the surrounding land for a potential land swap. This project is in conjunction with the City of Beaverton. This is a TOD project but will be housing bond financed. He said that the TOD team is in discussion with a community partner that may temporarily rent the TBN space. He will share more once an agreement is reached.

Ms. Megan Gibb reminded all that the next meeting is December 2. The January meeting may be canceled. The Steering Committee might move to meeting every two months.

VII. ADJOURN

Chair Ellsworth confirmed that the next meeting is December 2, 2:00-4:00 p.m. He expressed his gratitude to committee members for their community service and participation. He adjourned the meeting at 3:25 p.m.

Respectfully submitted by-
Laura Dawson Bodner