



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: TOD Steering Committee  
Date: July 28, 2021  
Time: 2:00 – 3:30 p.m.  
Place: Virtual meeting

## **Members**

Mark Ellsworth, John Southgate, Guy Benn, Councilor Bob Stacey, Tai Dunson-Strane

## **Staff**

Joel Morton, Patrick McLaughlin, Megan Gibb, Laura Dawson Bodner

## **Guests**

Councilor Gerritt Rosenthal, Erik Pattison, Erica Calderon, Sophia Burmudez-Eredia, Ryan Hood

## **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: JUNE 23, 2021**

Chair Ellsworth asked if there were any changes to the meeting summary for June 23, 2021.

Hearing none, he asked for a motion to approve. John Southgate moved to approve the June 23 meeting summary. The motion was seconded by Councilor Bob Stacey. The motion was **approved unanimously**.

## **III. PROJECT PREVIEW: PLAZA DE LOS AMIGOS**

Pat McLaughlin introduced Erik Pattison of REACH and Erica Calderon of Bienestar and invited them to present on Plaza De Los Amigos.

Erik explained that the project will be located in Cornelius at the corner of NW 19<sup>th</sup> and NW Davis and is part of a mixed use master plan that will include large scale residential and commercial development. The project will be four stories with 114 one, two and three-bedroom units. The location is in a walkable area close to a bus stop on Adair Street and near the future ODOT Council Creek Regional Trail and a district park. The project will include the addition of a new roundabout to increase safety at the intersection. Partners include Ankrom Moisan and LMC Construction.

Erica Calderon added that service partners are Sequoia Mental Health Services, Bienestar, Adelantes Mujeres, Virginia Garcia Memorial Health Center and Community Action. 16 units will be permanent supportive housing and all will be supported by cultural and language competent staff from partner agencies. The project will use a 'promotores connectors' model where resident ambassadors will give insight to providers of needed resources. There will be information available on home ownership, financial and credit counseling, business training and gardening. Community events will be organized. Property management and resident services offices will be onsite.

Erik said amenities will include a futsal court in the back that will be a multiuse space for events and other activities. There will be a street facing plaza, a play area, garden beds and trail around the edge of property. Additional amenities will include a community room and adjacent kitchen and Juliette balconies. The three bedroom units will have washer/dryer hook-ups. Some units will have a second bathroom. Erik showed images of the unit layouts and the building exterior. REACH is hoping to close in March and opening is projected for June 2024.

Project partners are working through the final design of the HVAC. All units will be tempered, there will be a high quality envelope and there will be ports in each unit for portable air conditioning units. The community rooms and the downstairs lobby will be on mini-split systems.

Committee members complimented the project.

#### **IV. PROJECT PREVIEW: TERRACE GLEN**

Pat introduced Ryan Hood of Related NW to present on Terrace Glen, an affordable housing development. The project will be built at SW 96<sup>th</sup> and SW Greenburg Road in Tigard across from Washington Square near bus lines on a vacant site purchased last year through the Metro Affordable Housing Bond. Related is scheduled to close November 2021. The project team includes C2K Architects, Walsh Construction, Quantum Residential and the Housing Authority of Washington County.

The project will be 144 affordable units. More than one third will be at 30% of AMI and the rest will be 60% of AMI and there will be three voucher permanent supportive housing units. The project will employ a multigenerational model with thirteen three- and one four-bedroom units. There will be two structures on approximately 2.88 acres as well as a playground and outdoor gathering spaces.

Wraparound services will be provided by EnGage NW. There will be a multipurpose room including an art space and a common area programmed by Engage. Homeplate Youth Services and Immigrant and Refugee Community Organization (IRCO) will refer potential residents to the project and provide services to youth. There will be a community kitchen for events and classes and a food pantry. Property management will be onsite.

Additional amenities will include an integrated study/work space with desks, wi-fi, laptops on loan and a printer, as well as a playground, common laundry and bike parking. Three- and four-bedroom units will have washers and dryers. Previous plans included window ports for air conditioners but instead mini-splits will be installed in the units. The central outdoor common area will have a garden and a play area composed of natural materials.

To accommodate mini-splits, three to four hundred thousand dollars was moved by trimming elsewhere, for example on window frame color and on simplifying some features.

Parking code is 1.1 and the parking ratio for the project is under 1 spot per unit for a total of 130 parking spots. A crosswalk will be added on SW Greenberg Road creating safe access to the transit stop across the street. There will be some public works improvements from the city and the county. There will be bollards at the two entrances to the building; one entrance will have removable bollards.

A November 2021 start is expected with completion projected in late 2023. Committee members complimented the project and Pat thanked the guests.

#### **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 Tiller Terrace project in Goose Hollow.

**Members present:** Chair Mark Ellsworth, John Southgate, Guy Benn, Councilor Bob Stacey, Tai Dunson-Strane

**Staff present:**

Joel Morton, Patrick McLaughlin, Megan Gibb, Laura Dawson Bodner. Councilor Gerritt Rosenthal was also present.

**Time executive session started: 2:52 p.m.**

**Time executive session ended: 3:07 p.m.**

## **VI. ACTION ITEM: TILLER TERRACE**

Chair Ellsworth asked if there was a motion to recommend \$ 500,000 in TOD program funding for Tiller Terrace with the following conditions:

1. One seven-story building
2. At least 214 units, all of which will be restricted to households with incomes at or below 60 percent AMI
3. 15 parking spaces leased at market rate to public or commercial tenants

**Action:** Guy Benn moved that the TOD Steering Committee recommend \$ 500,000 in TOD program funding for Tiller Terrace. Councilor Bob Stacey seconded the motion. The motion was **approved** unanimously.

## **VII. UPDATE: REGIONAL TOD**

Chair Ellsworth invited Guy Benn to give an update on TriMet regional transit oriented development. His update included:

- Guardian is building 100 affordable units near the Fuller Road Park and Ride and includes a new street which will unlock all parcels to the south.
- BRIDGE Housing is building a 13 story project with 200 units near the Hollywood Transit Center. Stakeholder engagement revealed comments on relocation of bus facilities, air pollution from I-84, an interest in air conditioning and suggestions for ramp design. An RFP for design will go out in the fall.
- TriMet TOD planning work includes Better Red Station Area Planning (FTA grant). The goal is actionable station area plans to catalyze development.
- TriMet is creating a Regional TOD program funded by an ODOT TGM grant. Stakeholder interviews are part of engagement will lead to site prioritization matrix and a TOD plan. FTA work is scheduled to be completed by end of 2022.
- Other projects include Sawbuck, Wy' East Plaza, Dean River Apartments and planning around the 82<sup>nd</sup> and Division area.
- TriMet owns 25-30 Park and Ride sites plus 3-4 legacy sites.

## **VIII. STAFF UPDATES**

Pat McLaughlin gave an update on the TOD Program Annual Report that included projects approved and opened in 2019 and 2020.

Megan Gibb gave an update, including:

- Reporting will move from a fiscal to the calendar year period.
- Andrea Pastor has accepted the position of Senior TOD Project Manager.
- Metro management are discussing the issue of more frequent heat events to ensure that developers include plans to prevent loss of life.
- The August steering committee meeting will be canceled.

## **IX. ADJOURN**

Chair Ellsworth adjourned the meeting at 3:35 p.m.

Respectfully submitted by-  
Laura Dawson Bodner