



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: October 27, 2021
Time: 2:00 – 3:30 p.m.
Place: Virtual meeting

Members

Mark Ellsworth, John Southgate, Guy Benn, Councilor Gerritt Rosenthal, Derek Abe, Casey Baumann, Tai Dunson-Strane

Staff

Joel Morton, Patrick McLaughlin, Andrea Pastor, Jon Williams, Anne Buzzini, Laura Dawson Bodner, Yessenia Amador

Guests

Jessy Ledesma, Jennifer Dillan, Gillian Stonebeck, Sherry Grau, Aruna Doddapaneni

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Chair Mark Ellsworth called the meeting to order at 2:04 p.m. and welcomed committee members and guests.

II. APPROVAL OF MEETING SUMMARY: SEPTEMBER 22, 2021

Chair Ellsworth asked if there were any changes to the meeting summary for September 22, 2021. Hearing none, he asked for a motion to approve. John Southgate moved to approve the September 22 meeting summary. The motion was seconded by Councilor Gerritt Rosenthal. The motion was **approved** with one abstention.

III. PRESENTATION: 2026 SW WASHINGTON STREET

Jon Williams introduced Jennifer Dillan and Jessy Ledesma of HomeWork Development. Dogwood Station workforce housing will be located in the City of Milwaukie and is a collaboration between the property owner and the developer. The team includes Works Progress Architecture, Kari Strickland and DCI. This female-led team has experience in multifamily and mass timber buildings. The project will be six stories and 55 units with a mix of one- and two-bedroom units limited to 80% AMI. The property is adjacent to the MAX orange line and near bus routes in downtown Milwaukie. It is adjacent to Milwaukie High School and close to the Springwater Corridor.

The design includes a courtyard orientation and an open air exterior walkway. On the second through fifth floors, the corridor has exterior daylight on two sides providing ventilation. Amenities include bike parking, ground floor shared laundry, a small courtyard and PTHP (confirm acronym) heat pumps for heating and cooling. There is an emphasis on open air exterior air circulation. There is a roof deck on the sixth floor. The facade will be box rib metal panel with hardy or wood on interior courtyard faces. There is no parking.

Discussion included:

- One bedroom units average 420 square feet and two bedroom units average 740 square feet in size.
- There are 23 parking spaces across the street and there is an MOU to use that parking.
- No car parking will be a benefit to this project; bike parking will be provided in excess of city requirements.

Chair Ellsworth thanked the guests.

IV. PRESENTATION: 3575 SW 174TH AVENUE

Sherry Grau of Bridge Housing and Gillian Stonebeck of Scott Edwards Architecture presented on Aloha Family Housing. The project will be located in unincorporated Washington County in Aloha in an area prioritized by Washington County as a future town center. It is adjacent to Tualatin Hills Nature Park, is one mile from a MAX station and is near Intel, Nike, Costco and schools. The site is one acre. The project will feature 82 units in four stories and will have 45 parking stalls plus 3 parking stalls on the street and bike storage in every unit. Amenities include a courtyard with raised garden beds, barbeque grills, play area and a community room with shared kitchen and onsite laundry. Resident services will be offered by Hacienda CDC. A three office suite is located at the front entrance.

40% of units (33 out of 82 units) will be at 30% AMI. Funding includes Metro housing bond and LIFT 4% OHCS and tax credits. Two bedroom units will be at 55% AMI and three bedroom units will be at 60% AMI. Target population for the project is Latinx and Asian-American/Pacific-Islander families at or below 30%-60% AMI.

The location is SW Alexander and SW Tualatin Valley Highway, 1.75 miles west of SW Murray. The front of the building and more of the units are oriented to the quieter street. The design goes above the required parking requirement as parking is a major concern to neighbors.

The project will be a C-shaped double loaded corridor building with a courtyard which is private and secure. The upper floor units are stacking, there are elevators, there is natural light in the corridors and the play area is visible from the community areas and the laundry room. The façade has a masonry look with metal panels above and below the windows to hide the heat pumps that will be used for heating and cooling.

Discussion included:

- There is an air transfer system so the bedrooms will be cooled. Bedrooms also have fans. Common areas will also be cooled.
- LMC Construction is hiring COBID-certified firms (30% COBID certified) and firms will be 20-25% COBID for soft costs.
- Alexander will be made a main street in future planning of the area.
- Of the three windows, the taller, thinner window will be operable.

Chair Ellsworth 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 Plaza Los Amigos project.

Members present: Mark Ellsworth, John Southgate, Guy Benn, Councilor Gerritt Rosenthal, Derek Abe, Tai Dunson-Strane, Casey Baumann. John Southgate left the meeting at 3:00 p.m.

Staff present: Joel Morton, Patrick McLaughlin, Andrea Pastor, Jon Williams, Anne Buzzini, Laura Dawson Bodner, Yessenia Amador

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

Time executive session ended: 3:24 p.m.

VI. ACTION ITEM: PLAZA LOS AMIGOS

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

1. Four-story building
2. 113 residential units including 112 regulated at 30% to 60% of Area Median Income or less
3. Not to exceed 146 parking spaces
4. Funding award subject to confirmation of continued financial need following Final Approval of Regional Housing Bond allocation

Action: Casey Baumann moved that the TOD Steering Committee recommend \$ 500,000 in TOD program funding for Plaza los Amigos. Councilor Gerritt Rosenthal seconded the motion. The motion was **approved** unanimously.

VII. STAFF UPDATES

Pat thanked all for feedback on projects. Staff will take discussion on parking under consideration for establishing clearer parking standards for TOD projects. He gave a brief update on the Elmonica property saying that Rembold secured the property surrounding Elmonica and all are working out access to the property. The 74th and Glisan property solicitation was completed and Related NW was selected. Two people have been invited to join the TOD Steering Committee and confirmation will occur soon.

VIII. ADJOURN

Chair Ellsworth adjourned the meeting at 3:32 p.m.

Respectfully submitted by
Laura Dawson Bodner