



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Meeting minutes

Meeting: TOD Steering Committee  
Date: November 17, 2021  
Time: 1:00 – 4:00 p.m.  
Place: Virtual meeting

## **Members**

Mark Ellsworth, Guy Benn, Councilor Gerritt Rosenthal, Derek Abe, Tai Dunson-Strane, Madeline Baron

## **Staff**

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

## **Guests**

Stef Kondor, Daniela Chancy, Jenny Bremner, Travis Phillips, Nikolai Ursin, Joanne ?, David ?

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

Chair Mark Ellsworth called the meeting to order at 1:03 p.m. and welcomed committee members and guests. He indicated he hoped to complete today's business within two hours.

## **II. PRESENTATION: 74<sup>TH</sup> AND GLISAN**

Jon Williams introduced Stef Kondor of Related NW, who introduced team members Daniela Chancy, Travis Phillips and Jenny Bremner.

Stef said they had a lot of stakeholder feedback and community engagement. Neighbors commented on parking, open space and other items. She showed a slide of the project location.

The site has split zoning. With CM2 zoning there is no need to go to land use review. Building B will house permanent supportive housing and will ultimately be owned by Catholic Charities. The four story residential affordable housing building will have studios, 1, 2 3 and 4 bedrooms. This will be IRCO's first ownership opportunity and they will co-own with Related. The priority will be families, people of color, refugees and immigrants. Building B will be 0-30% AMI and there will be 30% - 60% AMI units in Building A. Building A will have tuck under construction with 67 parking stalls and 137 units of housing. Community members requested gardening and open space and parking. There is a multicultural preschool, a pilot program of Washington County, on back of the site. There is a space for fiber arts projects, a fitness room, computer lab and programming space for IRCO, plus a children's book bank for residents and community members.

Jenny added that housing is a huge need especially for newly arrived people and IRCO is focusing more on housing. The combination of amenities and services including the multicultural preschool is exciting. They are working with Catholic Charities. The residential and commercial entrances will be separate. A culinary and barista training program will be administered through Humble Pie. Mercy Corps NW will provide small business training. Travis added that they have a partnership with Providence, a short ride away on the #19 bus.

## Discussion included:

- The structures are solar ready. Downspouts will be used for the external drain system.
- The project is receiving permanent supportive housing funds from the bond and tax funds.
- Target for closing is December 2022.
- There is a capital campaign to fund the preschool.
- The developers were asked to expand on the need for parking relative to code. There are 137 units, 96 of these in the family building, and 63 are family units. There will be 62 onsite

tuck under spaces. They said they have tried to create a good balance between competing needs.

Chair Ellsworth thanked the guests.

### **III. PRESENTATION: POWELLHURST**

Nicolai Ursin, senior housing developer with NW Housing alternatives gave background on the organization. They are partnering with LMC construction, who own the land. They have been working with DAO Architects on this project and on Shore Pines.

The location of this project is near community amenities including schools, parks and stores and is near bus line #73. The project will serve families and will have 46 two bedroom units including one manager unit plus 19 one bedroom units. Financing will include LIHTC, PHB Metro bonds, PHB and loans. 75% of costs will be construction and 25% will be for development, design, and acquisition costs. DAO Architecture showed photos of previous projects, many located throughout the Willamette Valley.

David showed project site location and said the building will be a four story, compact C shaped building around a central courtyard. The main entry will be off of 122<sup>nd</sup> Avenue with a gathering area on that side that also includes laundry, resident services and property management. On the west side there will be a small parking lot including large long term bike parking. There will be plantings around the perimeters. They will keep existing trees on the south side for shade. The courtyard is a focus with a play area for kids, seating and trees. South of the courtyard there will be a dog run area. The upper floors will have access by elevator and also connecting stairs. There will be air conditioning. There will be space reserved for photovoltaics.

Joanne showed pictures of the street level view and elevations, the courtyard and the common room opening onto the play area.

Discussion included:

- Timing on due diligence of funding. They are tracking the environmental review and anticipate closing in mid-June. Permits are due mid-December.
- The look and feel of 122nd will change drastically in next few years. Anything to do to activate the street front is very important.
- Focus on the quality rather than the quantity of bike parking to ensure that it is used and functional.
- There are two parking spaces for large cargo bikes.
- Parking is on 121<sup>st</sup> on the SW corner and is technically tuck-under beneath the second floor.

### **IV. 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 74<sup>th</sup> and Glisan ENA, Aloha Family Housing and Dogwood Station.

**Members present:** Mark Ellsworth, Guy Benn, Councilor Gerritt Rosenthal, Derek Abe, Tai Dunson-Strane, Madeline Baron. Guy Benn left the meeting at 3:00 p.m.

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

**Time executive session started: 1:58 p.m.**

**Time executive session ended: 2:40 p.m.**

**V. ACTION ITEM: 74TH AND GLISAN ENA**

Chair Ellsworth asked if there was a motion to recommend that Metro's Chief Operating Officer enter into an Exclusive Negotiating Agreement with Related NW to develop 432 NE 74th Avenue.

**Action:** Councilor Gerritt Rosenthal moved that the TOD Steering Committee recommend that Metro's Chief Operating Officer enter into an Exclusive Negotiating Agreement with Related NW to develop 432 NE 74th Avenue. Guy Benn seconded the motion. The motion was **approved** unanimously.

**VI. ACTION ITEM: DOGWOOD STATION - 2026 SE WASHINGTON STREET**

Chair Ellsworth asked if there was a motion to recommend \$ 350,000 in TOD funding for Dogwood Station with the following conditions:

1. One six-story building
2. 55 residential units regulated at 80% of Area Median Income
3. Zero onsite vehicle parking spaces

**Action:** Madeline Baron moved that the TOD Steering Committee recommend \$ 350,000 in TOD program funding for Dogwood Station. Tai Dunson-Strain seconded the motion. The motion was **approved** with Guy Benn abstaining.

**VII. ACTION ITEM: ALOHA FAMILY HOUSING - 3575 SW 174TH AVENUE**

Chair Ellsworth asked if there was a motion to recommend \$ 450,000 in TOD funding for Aloha Family Housing with the following conditions:

1. Four - story building
2. 82 regulated affordable housing units, all at 60% AMI or less
3. Approximately 45 parking spaces

**Action:** Derek Abe moved that the TOD Steering Committee recommend \$ 450,000 in TOD program funding for Aloha Family Housing. Councilor Rosenthal seconded the motion. The motion was **approved** unanimously.

**VIII. APPROVAL OF MEETING SUMMARY: OCTOBER 27, 2021**

Chair Ellsworth asked if there were any changes to the meeting summary for October 27, 2021. Hearing none, he asked for a motion to approve. Guy Benn moved to approve the October 27 meeting summary. The motion was seconded by Derek Abe. The motion was **approved** with Madeline Baron abstaining.

**IX. STAFF UPDATES**

Pat announced that Christine Velasquez and Bob Hastings will join the Steering Committee in January.

**X. ADJOURN**

Chair Ellsworth thanked the committee for their hard work and adjourned the meeting at 3:03 p.m.

Respectfully submitted by  
Laura Dawson Bodner