



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: TOD Steering Committee
Date: October 20, 2022
Time: 9:00 – 11:00 a.m.
Place: Virtual meeting

Members

John Southgate, Tai Dunson-Strane, Guy Benn, Madeline Baron
Derek Abe (arrived at 10:25 a.m.)
Bob Hastings (left at 10:29 a.m.)

Staff

Jon Williams, Andrea Pastor, Pat McLaughlin, Laura Dawson Bodner, Eva Goldberg, Eryn Kehe
Joel Morton (arrived prior to Executive Session)
Guests: Amy Saberian, Christine Kwiecienski, Alex Aleman

I. CALL TO ORDER, WELCOME AND INTRODUCTIONS

Acting Chair John Southgate called the meeting to order at 9:05 a.m. and welcomed committee members.

II. APPROVAL OF MEETING SUMMARY: AUGUST 9, 2022 AND SEPTEMBER 13, 2022

Acting Chair Southgate asked if there were any changes to the meeting summaries for August 9 and September 13, 2022.

Madeline Baron requested a correction to the August 9 meeting summary to state that low income service industry workers are more likely to work outside the home. With this correction, Acting Chair Southgate asked for a motion to approve the August 9 meeting summary. Acting Chair Southgate made the motion. The motion was seconded by Madeline Baron. The motion was **approved** with one abstention, Guy Benn.

Acting Chair Southgate asked if there was a motion to approve the September 13 meeting summary. Guy Benn moved to approve the September 13 meeting summary. The motion was seconded by Tai Dunson-Strane. The motion was **approved** with one abstention, Madeline Baron.

PRESENTATION: TIGARD AVA ROASTERIA

Pat McLaughlin introduced Amy Saberian to talk about the Ava Roasteria project. Staff from City of Tigard was unable to attend. Amy explained that this is brownfield revitalization project in the Main Street/Fanno Creek area. She led a similar project for the City of Beaverton 16 years ago that started revitalization of downtown Beaverton.

Tigard was awarded a \$400,000 EPA Brownfield Cleanup Grant for this 16,400 square foot site. Cleanup was completed, a DDA was signed in 2018 and the property was sold in January 2021. This will be the first mixed use project in downtown Tigard with a coffeeshop, bakery, and coffee roastery on the first floor and 22 one bedroom apartments on the second and third floors. There will be 11 units on each floor, each unit at 500-800 square feet. It will have the lowest parking ratio in Tigard with 12-13 parking spaces. Challenges to development include contamination from the dry cleaner on the neighboring property, Fanno Creek directly west and Highway 99 to the north. In addition, the site is on a 100 year flood zone so they will raise 5 feet above the current grade. There is a main easement passing through the property that will restrict the footprint of the building. Financing challenges caused the redesign of building. The City's purchase of the property is making it possible.

Amy showed maps that detailed the challenges including flood zone and main easement, as well as slides showing sales summaries, estimated increase in foot traffic and public transportation. WES and TriMet bus routes are nearby. She said this project offers many opportunities including creating community space, jobs, supporting youth and providing a safe space for youth. She said her company has 55 employees.

Comments and questions included:

- Is there a staff training program? Amy said this is the first job for 90% of their employees and they are learning a skill.
- Amy said she was the first recipient of a loan of \$120,000 from Business Oregon for the coffee shop in Beaverton.

Acting Chair Southgate thanked the speaker. Pat noted that this project may be coming back to this committee in December.

PRESENTATION: ELMONICA STATION DESIGN UPDATE

Pat McLaughlin introduced Christina Kwiecienski and Alex Aleman who are working on Elmonica Station in Beaverton on a property purchased by the TOD program.

Alex introduced the project and gave a brief progress update. Christina said the project will be 4 stories. Access will be shared with the neighboring property owned by Rembold. There will be 181 units. There will be outdoor space for community events and general use that will include a BBQ area, seating, community gardens, plaza, play area and space for food trucks. Focus groups gave a lot of feedback. The first floor will have spaces for community and staff. The second to fourth floors will have apartments configured to host multi generations by locating a studio next to a three bedroom unit. They received feedback on in-unit amenities and on community spaces from different community groups, including youth transitioning from homelessness, Bienestar for families and the Somali Empowerment Circle. Christina and Alex showed slides on the design elements.

Comments and questions included:

- Does code require that the lobby is located on the NE corner? That corner has a hostile environment with traffic. Has the team considered putting it on the south side, oriented to the MAX station, where it is visible? The team said the decision was dictated by a zoning requirement to be located on 170th and that it could be on the south side of the building.
- The team responded that the office space at the corner will look out onto these spaces and there will be a buffer of trees. The city encouraged them to make sure the plaza faces the entrance.
- This is not best location regarding transit stops.
- A person on a bicycle would have to go through the hallway or cut through. The long hallway would not be convenient. It is ½ to ¾ mile to a transit station – not convenient in that long hallway.
- In earlier diagrams there was western access, a walkway from festival street to Baseline Road.
- Will there be screening between parking and the children's play area, all the way from ground level up? Suggest full screening.
- The team said they heard bike room safety concerns from residents at REACH and so had it facing south to exit to festival street. A lot were quoting safety concerns so it was indoors, with a camera.
- Will festival street be for parking, except about twice a year?

Acting Chair Southgate asked the committee if they were requesting design modifications.

- Members said they would like to see the location of the leasing office and the main entrance flipped. Flip the common area off the plaza. Be wary of desires of one person versus the rest of residents in the building. Alex said they could initiate that with Beaverton. Chair Southgate said Metro staff could provide support.
- Request full screening of the parking garage to provide separation from outdoor spaces. Without screening the dark parking area, the enclosure and safety of the play spaces will be lacking.
- The bike room: advise against locating bike rooms in center of property for access and security. Location in center of building causes people with bikes to walk through 3 sets of doors, so people may be more inclined to park bikes outside because of inconvenience. Feedback from the community is important. High capacity bike double decker bike parking is good but in addition provide some bike parking on the ground so people don't have to lift bikes. This is the #1 request for people who request longer term parking. Please reconsider the rack types.
- Plywood paneled walls is a trendy cool look but am concerned about off gassing of adhesives and resulting air quality in enclosed spaces.

Alex said he would route outcomes to these questions to Pat. Acting Chair Southgate thanked the guests.

Bob Hastings left just prior to executive session.

III. EXECUTIVE SESSION

Acting Chair Southgate 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 74th and Glisan Preschool Parcel DDA and The 74th and Glisan PS Parcel DDA.

Members present: John Southgate, Tai Dunson-Strane, Guy Benn, Madeline Baron, Derek Abe

Staff present: Jon Williams, Andrea Pastor, Pat McLaughlin, Laura Dawson Bodner, Eva Goldberg, Joel Morton, Eryn Kehe

Time executive session started: 10:29 a.m.

Time executive session ended: 11:00 a.m.

III. ACTION: 74TH AND GLISAN PRESCHOOL PARCEL DDA

Acting Chair Southgate asked if there was a motion to recommend Metro enter into a Development and Disposition Agreement authorizing transfer of the 74th and Glisan Preschool Parcel to IRCO for as low as one dollar with the following conditions:

1. Preschool building (approximately 3,000 gross square feet), community garden (approximately 1,000 square feet) and permanent telecommunications space for Verizon Wireless
2. Reversion clause in the agreement allowing for reconveyance to Metro after five years if no preschool is constructed

Action: Guy Benn moved that the TOD Steering Committee recommend that Metro enter into a Development and Disposition Agreement authorizing transfer of the 74th and Glisan Preschool Parcel to IRCO for as low as one dollar. Tai Dunson-Strane seconded the motion. The motion was **approved** unanimously.

IV. ACTION: 74TH AND GLISAN PSH PARCEL DDA

Acting Chair Southgate asked if there was a motion for the TOD Steering Committee to approve staff to enter into a Development and Disposition Agreement authorizing transfer of the 74th and Glisan PSH Building Parcel to Related NW for as low as one dollar, \$500,000 in TOD Program funding, and \$250,000 in Urban Living Infrastructure funding with the following conditions:

1. One four story building
2. At least 41 affordable housing units restricted to households earning below 60 percent AMI
3. Zero dedicated parking spaces

Action: Derek Abe moved that the TOD Steering Committee approve staff to enter into a Development and Disposition Agreement authorizing transfer of the 74th and Glisan PSH Building Parcel to Related NW for as low as one dollar, plus provide \$500,000 in TOD Program funding and \$250,000 in Urban Living Infrastructure funding. Madeline Baron seconded the motion. The motion was **approved** unanimously.

Pat McLaughlin clarified that residents would be making under 30% AMI. John Southgate asked about the developer fee. Pat said that of \$2.5 million they are deferring \$1.7 million, then splitting it between Catholic Charities (15%) and Related (85%). Metro has its own fee restrictions - bond has a paid cash fee requirement of \$3 million. This is the maximum that an individual affordable project can charge regardless of project size. They cannot take cash during lease up. The rest has to be deferred. Jon Williams said the maximum deferral is 15 years.

Pat shared appreciation of the Steering Committee. Thank you!

V. ADJOURN

Acting Chair Southgate thanked the committee and adjourned the meeting at 11:07 a.m.

Respectfully submitted by
Laura Dawson Bodner