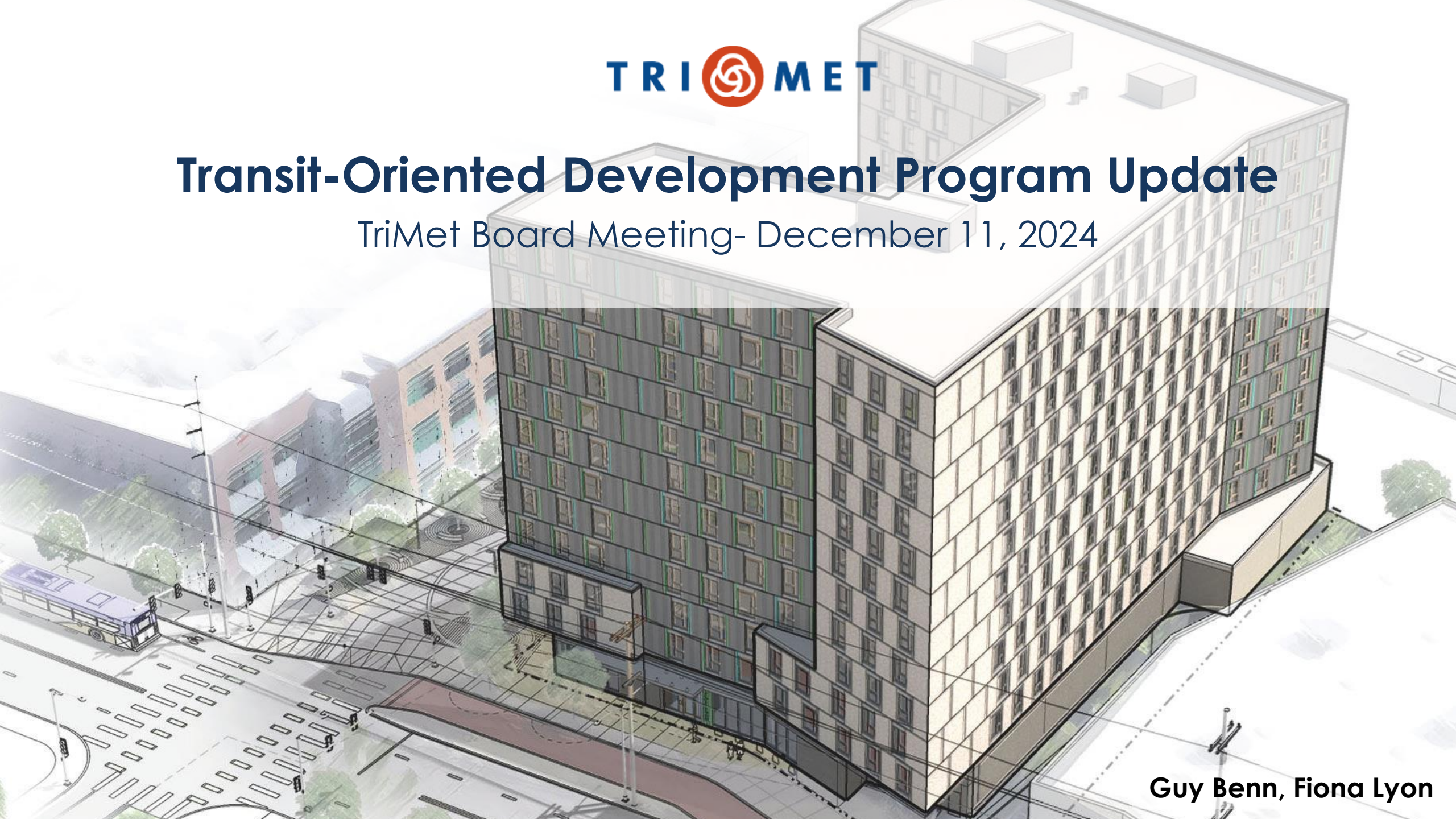




Transit-Oriented Development Program Update

TriMet Board Meeting- December 11, 2024



Guy Benn, Fiona Lyon

Transit-Oriented Development Program Overview

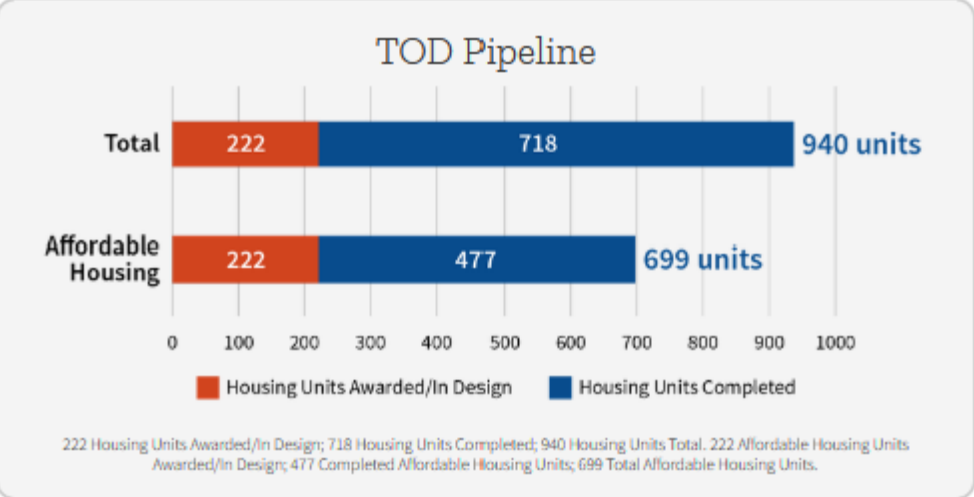


Key Resources



- TOD Guidelines (2020)
- Regional TOD Plan (2023)

Progress to Date

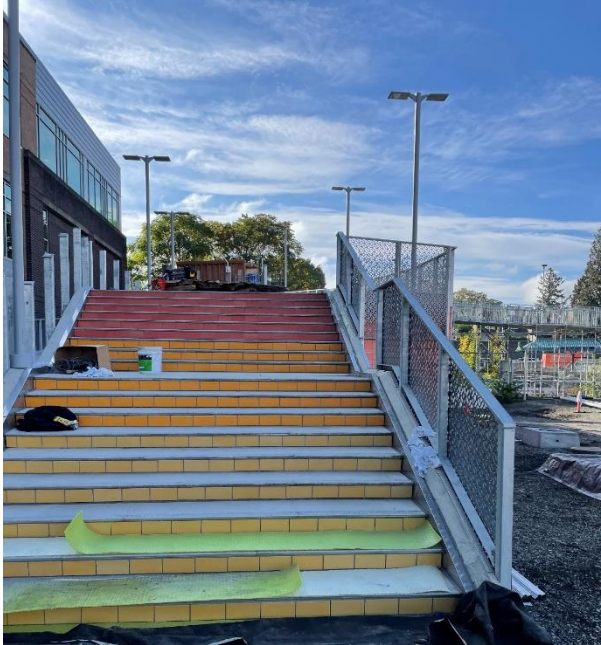


TOD Goals

- User-Friendly to Promote Transit Use
- Integrated and Multi-Modal
- Provide Housing
- Financially Viable
- Safe, Vibrant and Accessible
- Balanced Mixed-Use
- Delivery Density



Site Infrastructure & Project Turnover



“Hooray for Hollywood!”
...I was really happy to see the new ramp. The details are really nice. It’s much more open. It’s a big improvement over the old ramp.”
 -Jonathan Maus, Bike Portland Publisher/Editor



- TriMet Phase 1 Infrastructure Project is nearing completion, with main right of way improvements and **public access to the ramp open**
- In Mid-November, the **site construction was turned over** to Bridge Housing and contractor O’Neil Walsh Community Builders
- TriMet Phase 2 Infrastructure Project expected to resume in Spring 2026 to complete Site Infrastructure & Public Realm Elements

Affordable Housing Project Update

Project Update:

- Transaction closed November 14, **initiating the start of housing project construction**
- Summary of Ground Lease/ Transaction Structure:
 - 99-year ground lease to BRIDGE Housing
 - TriMet facility space & retail unit for **ground floor activation** with tenant improvements
 - **\$1.5m ground lease payment to TriMet**
 - \$150,000 towards **tribute elements**
 - significant fare box revenue and ridership generation expected by project
- **Groundbreaking Event** scheduled Jan 17, 2025



Above: 224 units of **affordable housing** for families and individuals in a flagship 12-story building

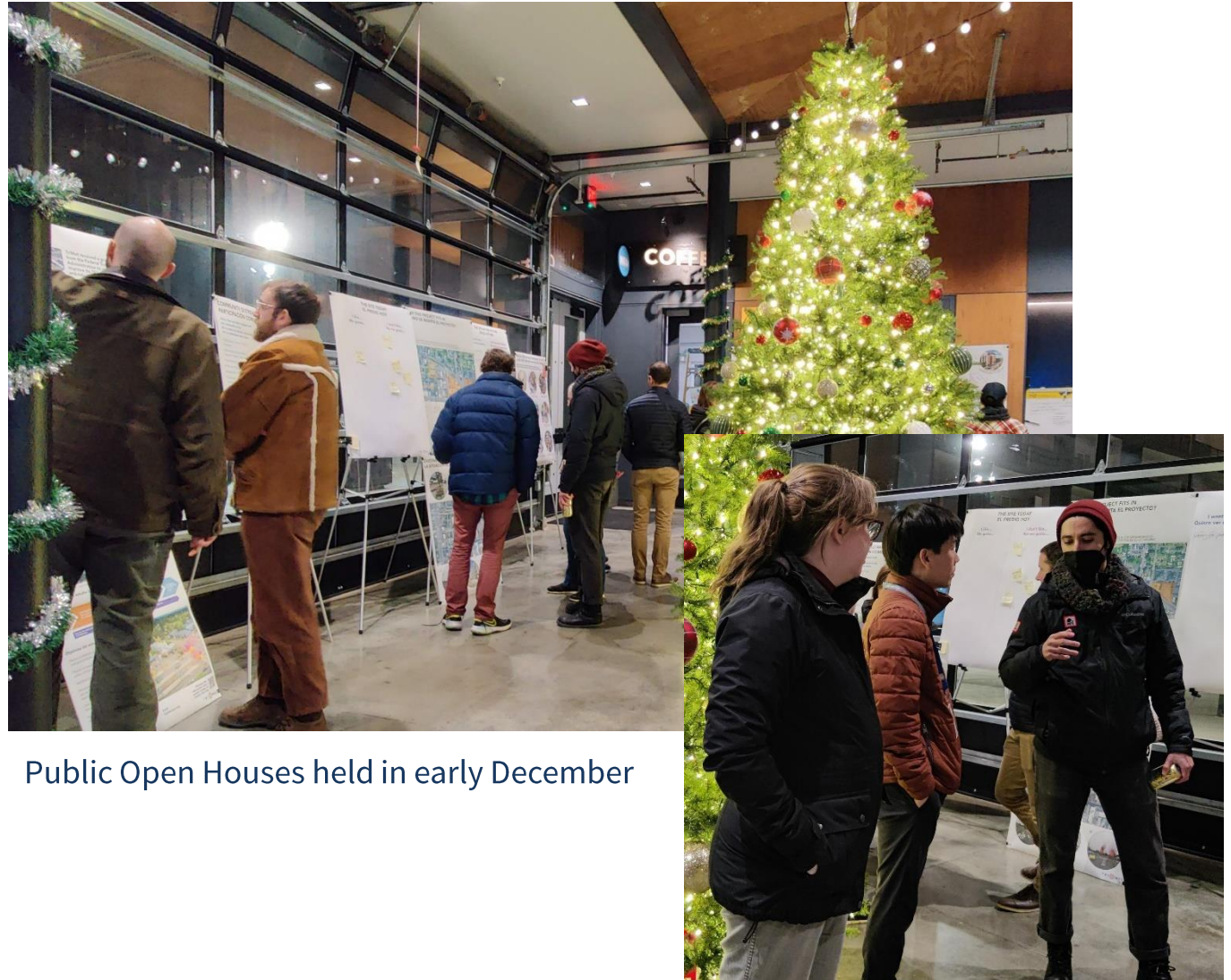
Eastside Station Area Planning

TriMet, jurisdictional partners, and a consultant team began work on an Federal Transit Administration grant in 2024 for TOD studies at two eastside station areas

Study Goals:

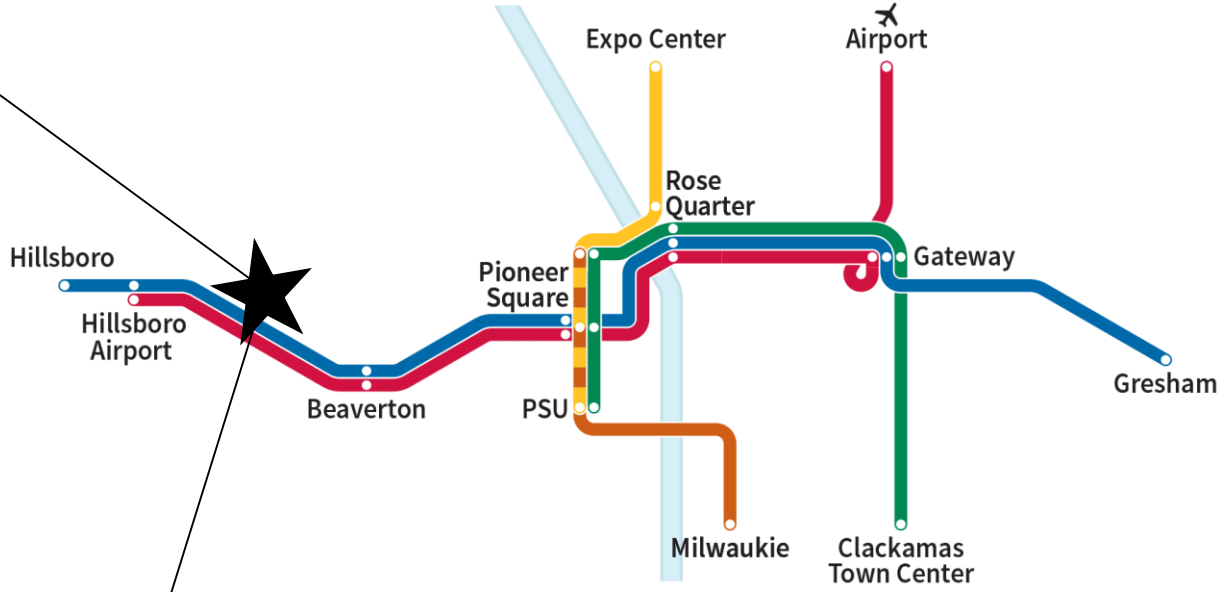
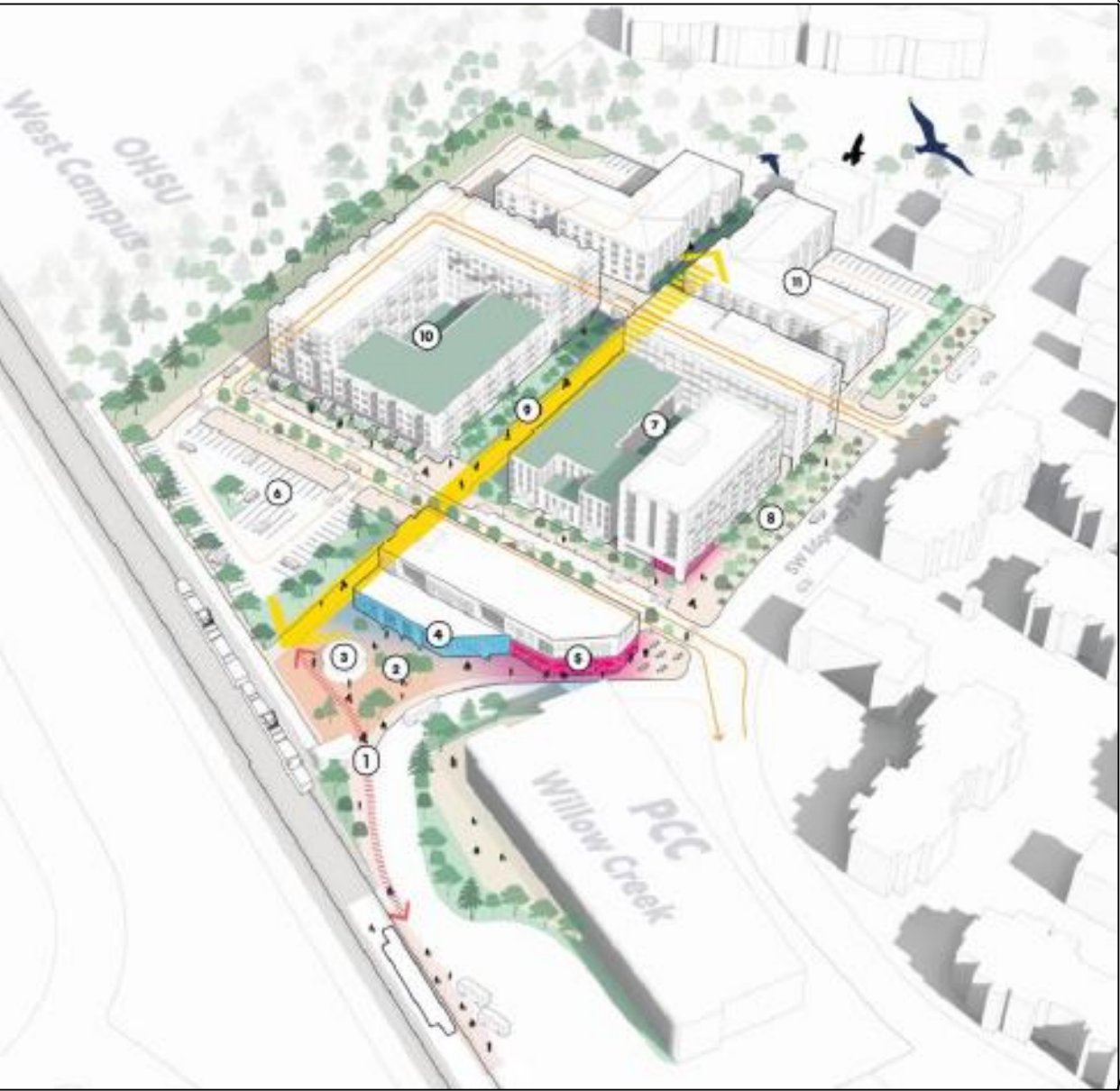
- **Engage meaningfully with community stakeholders** to best serve the planning and development effort
- Identify contextual and transit-accessible **community-supporting program** for future development phases
- Promote **equity, sustainability, and economic growth** outcomes and **leverage funding opportunities**
- Establish a **flexible framework and realistic timeline** for phase development

Learn more: <https://trimet.org/tod/>



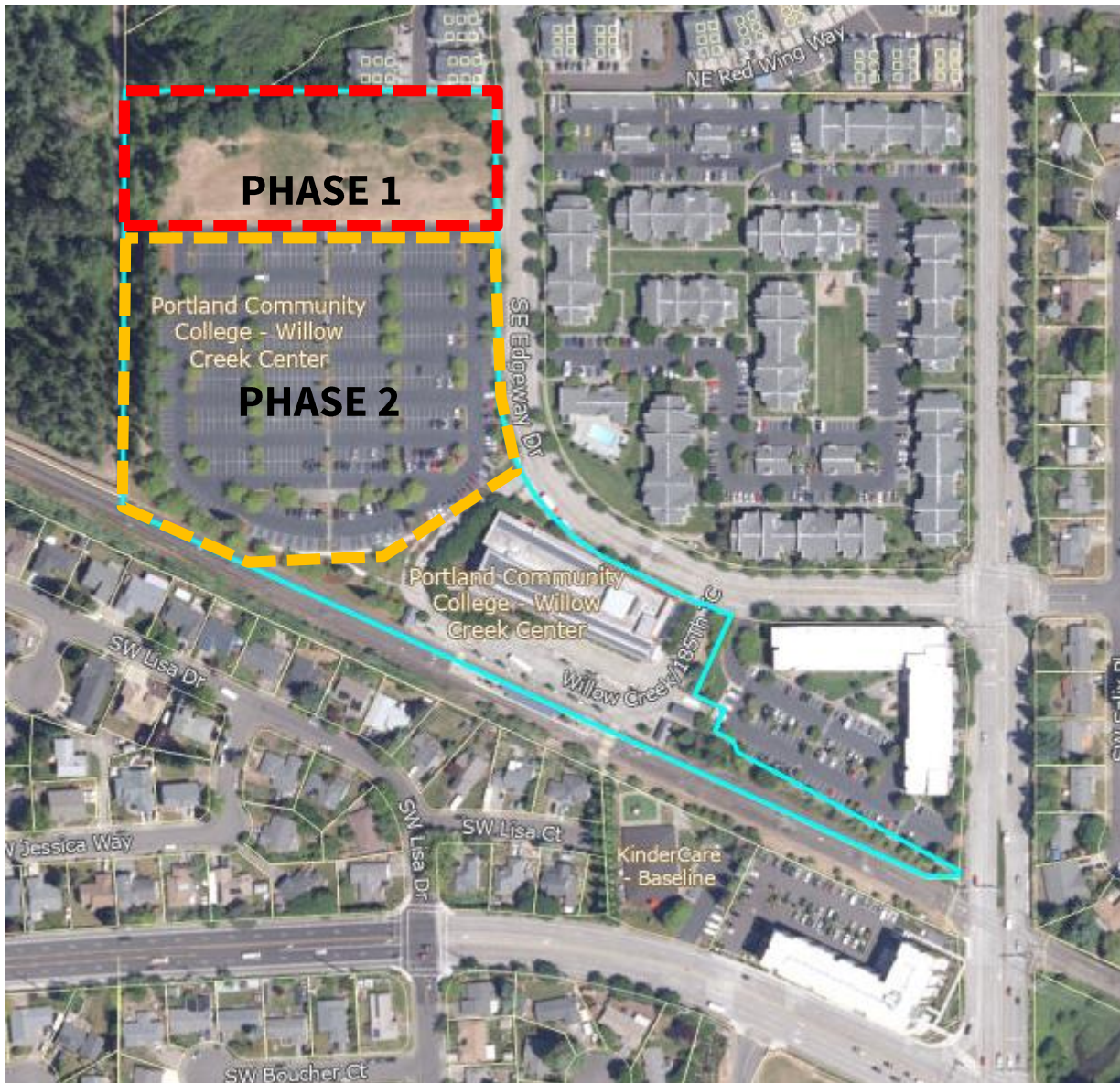
Public Open Houses held in early December

Willow Creek Transit Center Joint Solicitation Opportunity



- In 2023, TriMet **completed visioning** for Willow Creek Station under a \$705,000 FTA Grant
- The planning work defined a **phased delivery plan** for Joint Development
- Currently pursuing Public Partnership with City of Hillsboro to **jointly offer TriMet's Phase 1 TOD Site** with the City's **\$15.5m allocation** of Metro Affordable Housing Bond Funds

Willow Creek Transit Center Joint Solicitation Opportunity



- Site Due Diligence Completed for **2.9 acre** Phase 1 Site in Summer 2024
- **Phase 1 Scope:**
 - **Up to 118 units** of affordable housing (30-60% AMI) per bond requirements
 - Construction of **shared stormwater infrastructure** and **new street connection** (per master plan)
- **Catalytic** investment towards a future Phase 2 mixed-use, mixed-income TOD

Next Steps:

- Intergovernmental Agreement – Winter 2024
- Land Use Review – Winter 2024
- RFP Solicitation for Affordable Housing Developer – Early 2025

East County Library Gresham City Hall MAX Station



Construction is underway! The new East County Library is scheduled to be **complete in Spring 2026!**

