Transit-Oriented Development (TOD) Program Update

TriMet Board Presentation - July 22, 2020
Lance Erz | Director of Real Estate
Bob Hastings | Agency Architect
Guy Benn | TOD Program Manager
Agenda

1. TOD Program Update (10 minutes)
   • Recap and Key Workflows
   • Strategic TOD Planning and Station Area Planning Work

2. Project Spotlight (10 minutes)
   • Hollywood Transit Center Redevelopment / hollywoodHUB

3. Questions (5 minutes)
## Recap and Update

<table>
<thead>
<tr>
<th>Board Approval of TriMet TOD Guidelines – 04/20</th>
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<tr>
<td><strong>System-wide TOD Planning Work funded by $250,000 ODOT Grant</strong></td>
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<td>• Consultant RFP issued – 05/20</td>
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<td>• RFP submissions received – 06/20</td>
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<td>• Contract awarded – 08/20</td>
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<td>• Final report and recommendations – 12/21 (est.)</td>
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TOD Strategic Planning Locations

- ODOT System-wide TOD Planning Work

FTA Project-linked Station Area Plan Study. East and west focus areas as follows:

- East segment: **NE 60th Ave to Parkrose/Summer**
- West segment: **NE Millikan Way to Fair Complex**
## Progress on Deliverables

<table>
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<tr>
<th>TOD GUIDELINE TASK / INCLUDED WITHIN GRANT SCOPE</th>
<th>ODOT Grant</th>
<th>FTA Grant</th>
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<tr>
<td>Review and prioritize potential TriMet development sites</td>
<td>✔️</td>
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<td>Develop station and transit center area plans</td>
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<td>Create strategies, master plans, market analyses, and development typologies for prioritized sites</td>
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<td>Define a public engagement strategy</td>
<td>✔️ Region Wide</td>
<td>✔️ Site Specific</td>
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<td>Conduct public engagement on strategy and planning work</td>
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<td>Produce a property evaluation framework</td>
<td>✔️ Region Wide</td>
<td>✔️ Site Specific</td>
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Spotlight Project - Hollywood HUB

- A hub for **transit, equity, and the community**
- A mixed-use, mixed-income TOD
- Honor the site’s recent history
- Embraces the Hollywood District
- Delivers essential housing (affordable & market rate)
- Improves transit accessibility and area safety
- Creates new public spaces and community amenities
- Replaces outdated TriMet infrastructure
hollywoodHUB Summary

Phase 1:
• 110-120 affordable homes (30-60% AMI)
• Amenity and community space
• Infrastructure and access improvements

Phase 2:
• Construction staging area → public space
• Additional community-supportive development
• Potential for 60-100 homes or ± 80,000 SF of commercial/office space
Public Benefits (Phase 1)

• 110-120 affordable homes (30-60% AMI)
• New pedestrian paseo, courtyard, and amenities
• Improved ADA and bike access to MAX platforms
• New public bike room and active transportation hub
• New TriMet infrastructure:
  • Operator bathroom
  • New substation
  • New bus stops and pullout area
• Place for a permanent memorial to May 2017 events
• Safety improvements to Halsey / 42 Ave junction.
• Unencumbered Phase 2 parcel
Project Partners

Phase 1 Development – **BRIDGE Housing**
- Non-profit founded in 1983
- Affordable housing developer, owner, manager, service provider
- Participated in development of 18,000+ homes on the West Coast
- 1,100+ homes in operation and construction in Oregon
- Portland team led by Kurt Creager

**Architect & Urban Design – Holst**
- 40-person Portland-based women owned architecture firm

**Community Engagement Consultant & Facilitator – Try Excellence LLC**
- PDX-based MBE with deep experience working with local communities, local government and private institutions
Community Engagement and Pre-Development Plan

- June 2020: Outreach Begins
- Summer - Fall 2020: Project Refinement & Pre-Development Community Meetings
- Fall 2020 - Summer 2021: Apply for City & State funding Community Meetings
- Fall 2022: Construction Starts for Phase 1

Methods of Stakeholder Engagement:
- Website (hollywoodHUBpdx.com)
- Direct mailing postcard
- Email lists and notifications
- On site and local media notices
- Open Houses: Virtual and In-Person*

High Priority Stakeholders:
- Communities of color and key organizations
- Family members and other parties impacted by the May 2017 tragedy
- Neighborhood & business associations, coalitions, and area residents
- Elected officials and City staff
Comments/Questions