



Transit-Oriented Development

Building livable communities

TriMet provides nearly 97 million trips annually, connecting people with their community, while easing traffic congestion and reducing air pollution. These benefits are amplified through transit-oriented development. TriMet works with public, private and community partners to create new developments that maximize density and increase opportunities for transit on properties that are no longer needed for TriMet construction or operations (subject to FTA regulations).

Working with cities, counties and neighborhoods, the goal of TriMet's transit-oriented development program is to transform under-utilized land into vibrant spaces where diverse communities can live, work, shop and gather, served by a variety of transportation options.

The integration of commercial and residential space near transit stations supports neighborhood livability, reduces congestion, creates more affordable housing and increases transit ridership.

New, affordable housing is critical as projections by 2040 are for regional growth of:

- 400,000 new people
- 260,000 new jobs

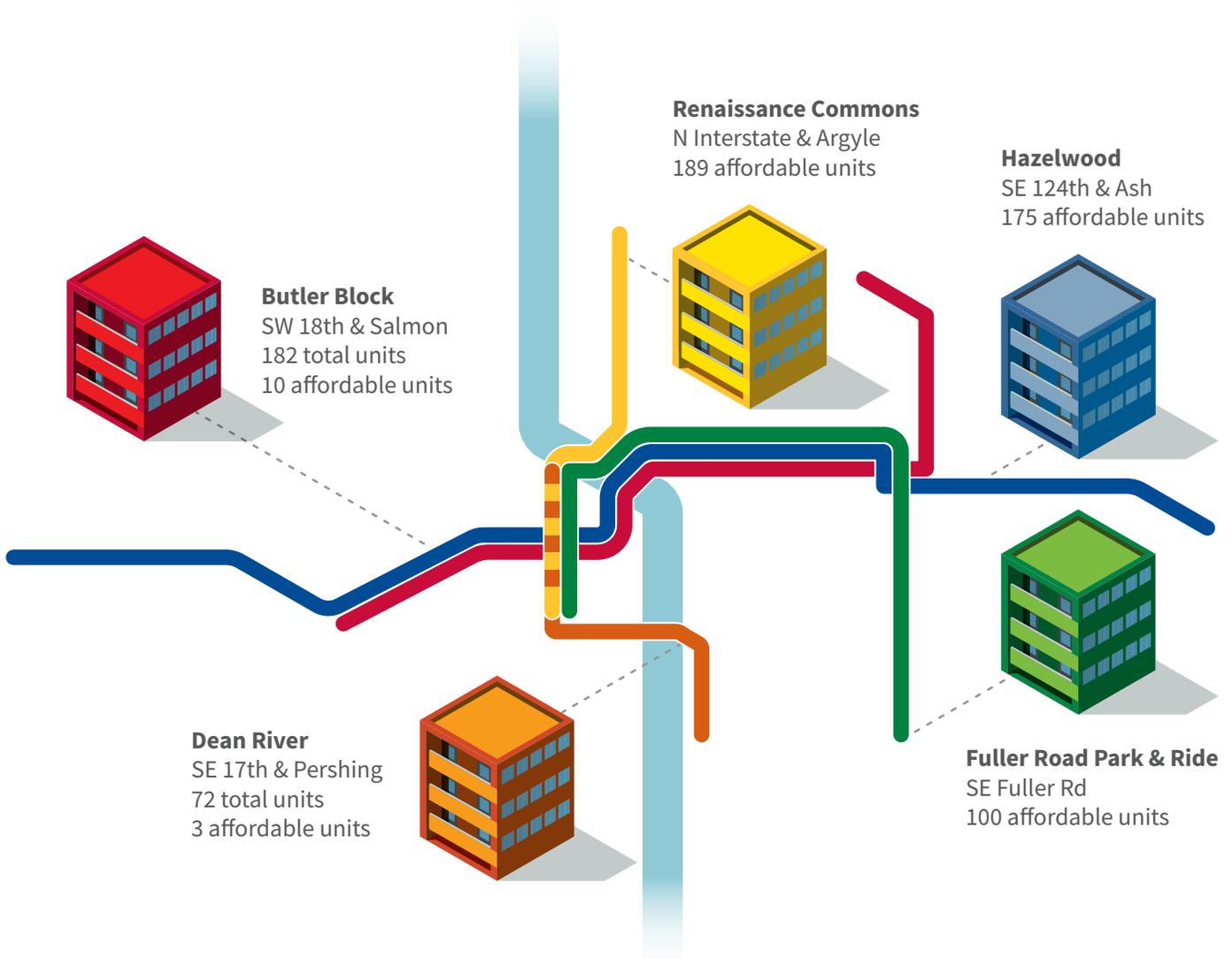
Currently, TriMet is working with Southwest Corridor partners to identify sites for 950 new units of affordable housing along the future light rail line.

TriMet's transit-oriented development program will prioritize equitable outcomes through robust planning and outreach, and ensure long-term, sustainable and diverse communities.

TriMet's transit-oriented development program provides community benefits

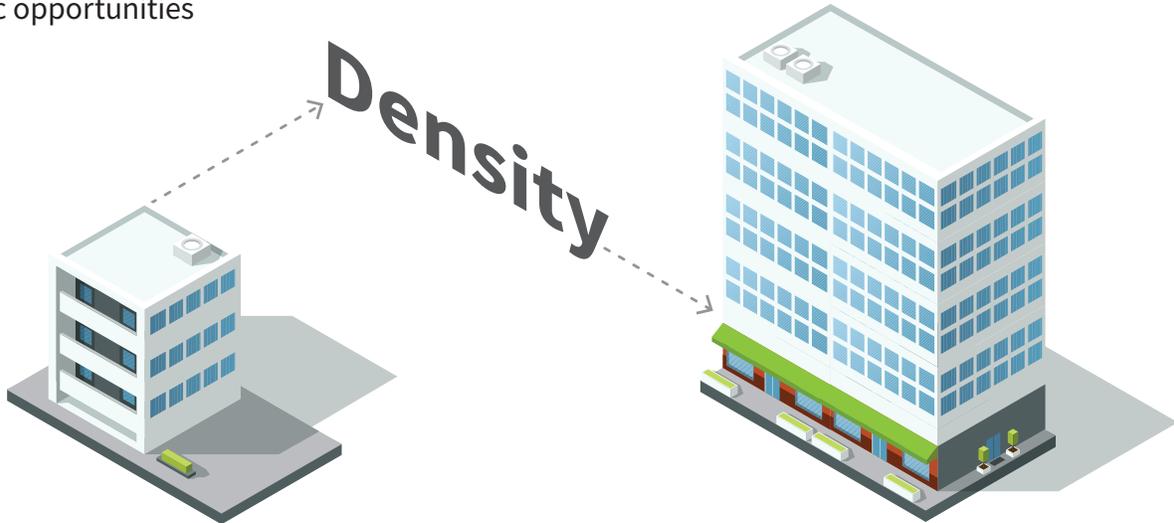
- Maximizes density, increasing the supply of mixed-income and affordable housing for transit-dependent riders.
- Optimizes development to create a mix of commercial and residential uses, leading to vibrant communities.
- Brings new opportunities for family-wage jobs utilizing women- and minority-owned companies and disadvantaged small businesses.
- Creates more revenue to make transit system improvements and increases tax revenue to allow for more public investments.

From 2015–2020, TriMet and partners are developing more than 700 housing units, including more than 475 affordable units (more than sixty-five percent of total units).



Density leads to more affordable housing units

Density diversifies communities and creates new economic opportunities



SINGLE-USE

95 Residential Units

MIXED-USE

130 Market-Rate Units

105 Affordable Units

6 Commercial Units

Community engagement strategies

Community engagement is an essential part of transit-oriented development. When TriMet proposes a project, we commit to:

- 1 Early neighborhood and community engagement to ensure diversity and inclusion is integrated from project inception through completion.
- 2 Report on the impact of site improvements.
- 3 A site-specific analysis to maximize housing options.
- 4 Equitable contracting and procurement.
- 5 Documenting and reporting our processes and outcomes transparently.

Project development outcomes will be presented to the TriMet Board of Directors on an annual basis and made available online for review. Reporting will detail each transit-oriented development project, including the community involvement approach, and the total number of affordable and market-rate housing units at each site.

TriMet is committed to helping manage the region's growth. We believe transit-oriented development promotes community engagement and equitable planning to create dense, walkable neighborhoods and future housing opportunities for everyone.

For more information, please call 503-962-2128 or email tod@trimet.org.

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