

# 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

Grey = Completed

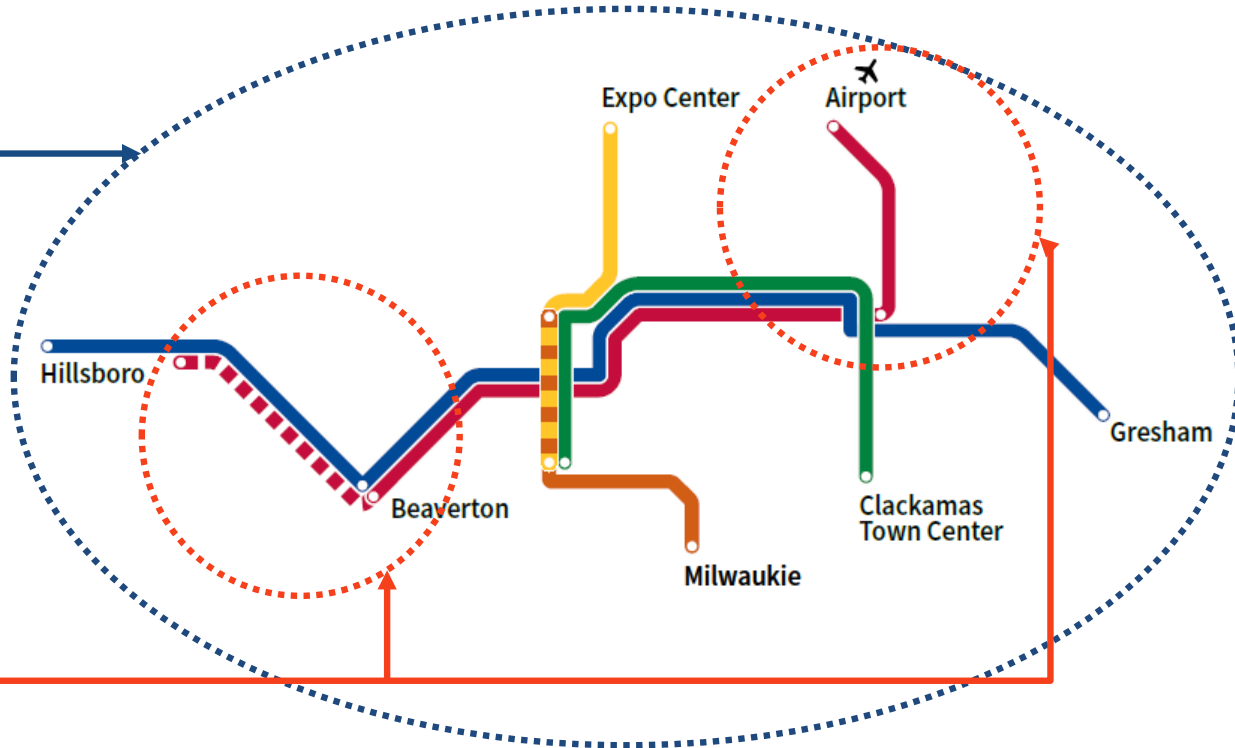
Board Approval of TriMet TOD Guidelines – 04/20	
<b>System-wide TOD Planning Work funded by \$250,000 ODOT Grant</b>	<b>Project-linked Station Area Planning Work funded by \$700,000 FTA Grant</b>
<ul style="list-style-type: none"><li>• Consultant RFP issued – 05/20</li><li>• RFP submissions received – 06/20</li></ul>	<ul style="list-style-type: none"><li>• MAX Red Line Extension FTA TOD Planning Grant Awarded – 06/20</li></ul>
<ul style="list-style-type: none"><li>• Contract awarded – 08/20</li><li>• Final report and recommendations – 12/21 (est.)</li></ul>	<ul style="list-style-type: none"><li>• RFP preparation – In Process</li><li>• Consultant RFP issued – 09/20 (est.)</li><li>• RFP submissions received – 11/20 (est.)</li><li>• Contract awarded – 12/20 (est.)</li><li>• Plans complete – 12/22 (est.)</li></ul>

# 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 60<sup>th</sup> Ave to Parkrose/Summer**
- West segment: **NE Millikan Way to Fair Complex**



# Progress on Deliverables

TOD GUIDELINE TASK / INCLUDED WITHIN GRANT SCOPE	ODOT Grant	FTA Grant
Review and prioritize potential TriMet development sites	☑	☑
Develop station and transit center area plans	☑	☑
Create strategies, master plans, market analyses, and development typologies for prioritized sites	☑	☑
Define a public engagement strategy	☑ Region Wide	☑ Site Specific
Conduct public engagement on strategy and planning work	☑	☑
Produce a property evaluation framework	☑ Region Wide	☑ Site Specific

# Spotlight Project - hollywoodHUB

- 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



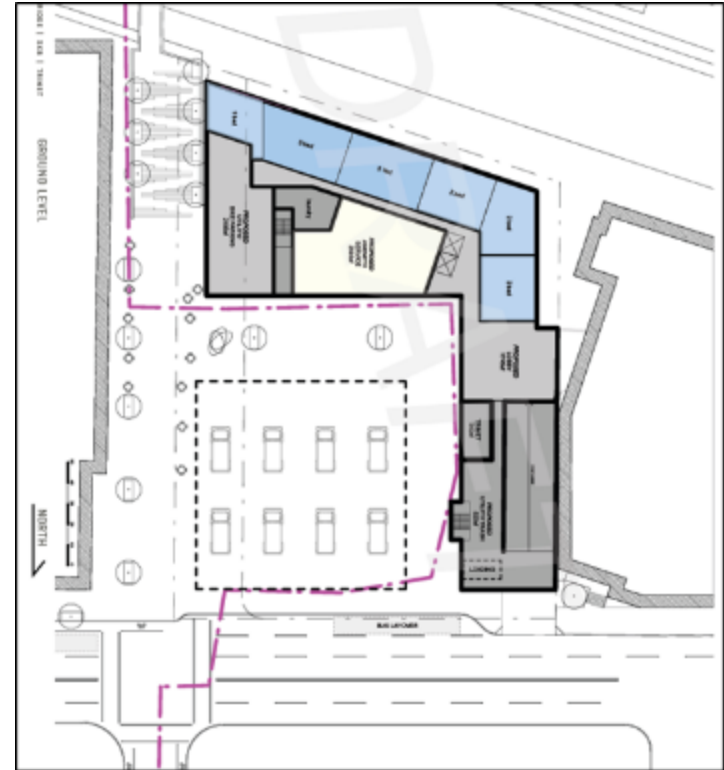
# hollywoodHUB Summary

## Phase 1:

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

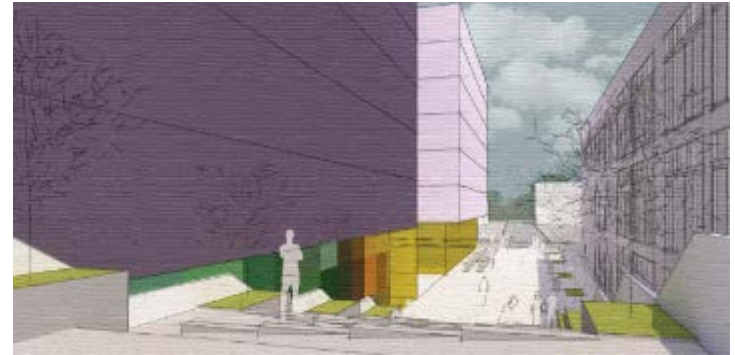
## Phase 2:

- 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



H O L S T

TRY EXCELLENCE LLC

## 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



## Methods of Stakeholder Engagement:

- Website ([hollywoodHUBpdx.com](http://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

