

hollywoodHUB

September 2021
TriMet Board Meeting



TRY EXCELLENCE LLC

Agenda

1. Existing Conditions
2. Project Vision
3. Key Elements
4. Affordable Housing Contracting & Workforce Goals
5. Leading with Equity
6. Ramp/Stair Concepts & Evaluation
7. Engagement & Stakeholder Feedback
8. Joint Development Schedule & Next Steps



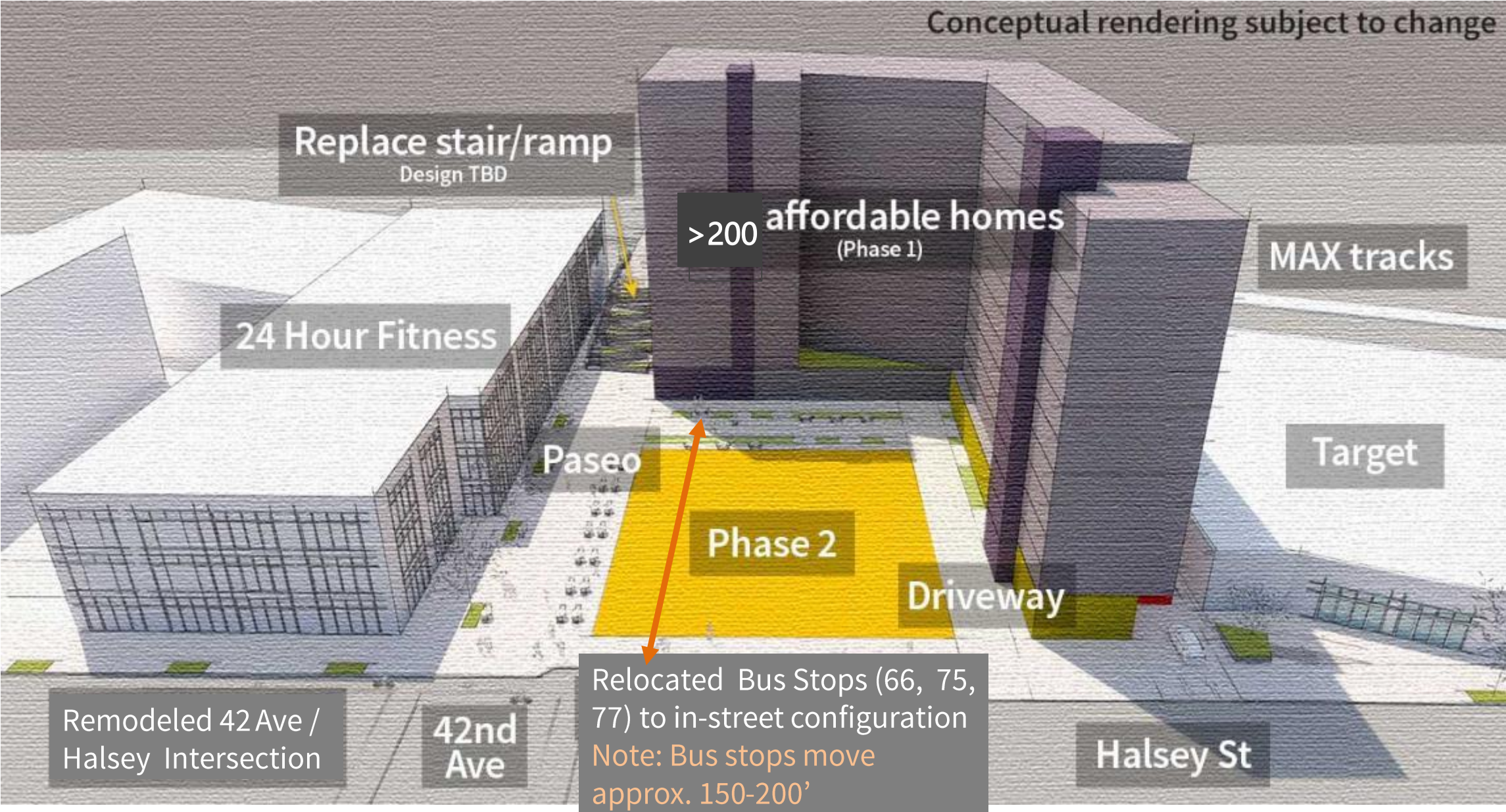
Existing Conditions



- 1. 1986 light rail substation due for upgrade
- 2. Existing stair/ ramp due for upgrade/ accessibility improvements
- 3. PBOT street used primarily for bus circulation
- 4. Opportunity for intersection safety improvements
- 5. No restroom

Project Vision

Conceptual rendering subject to change



Key Elements

- 201-unit family-oriented affordable units in a flagship 13-story building
- Essential infrastructure, including:
 - New light rail substation
 - New in-street bus facilities
 - New pedestrian/bike ramp and stairs
 - TriMet BikeHub and operator restroom
 - New courtyard and paseo for community events
- Permanent memorial to May 2017 events
- Unencumbered quarter-block 'Phase 2' parcel with ±100,000 gross SF of development rights



Contracting and Workforce Goals

Commitment to local DBE/MBE/WBE Businesses on Bridge Affordable Housing Project

Design Goals

- Min. of 50% DBE/M/W/ESB/SDV

Construction Goals

- Supporting living wages through **prevailing wage jobs**
- Min. of 30% DBE/M/W/ESB/SDV
- Min. % of DBE/MBE (under negotiation)
- **Apprentice & Journey** Level Goals
 - Min. of 20% apprenticeship hours by trade
 - Min. of 25% total hours by trade (each level) by **minority workers**
 - Min. of 14% total hours by trade (each level) by **women**

Reporting Requirements

- Will report **disaggregated data** & certified payroll to TriMet



Leading with Equity

Resident Equity

- Creation of **100% permanent affordable housing** for families and individuals
- Housing marketed to **BIPOC communities who have been disproportionately priced out** of Portland & Hollywood area
- Opportunities for Affordable/Public Housing residents to **work on project wherever possible** (Section 3 Workers)
- Responding to **Environmental Justice**:
 - **Fully air-conditioned** units to address air-pollution and respond to climate change resiliency
 - Access to public transit and **open space**
- Neighborhood proximity to **employment opportunities, grocery stores, public schools and medical care**

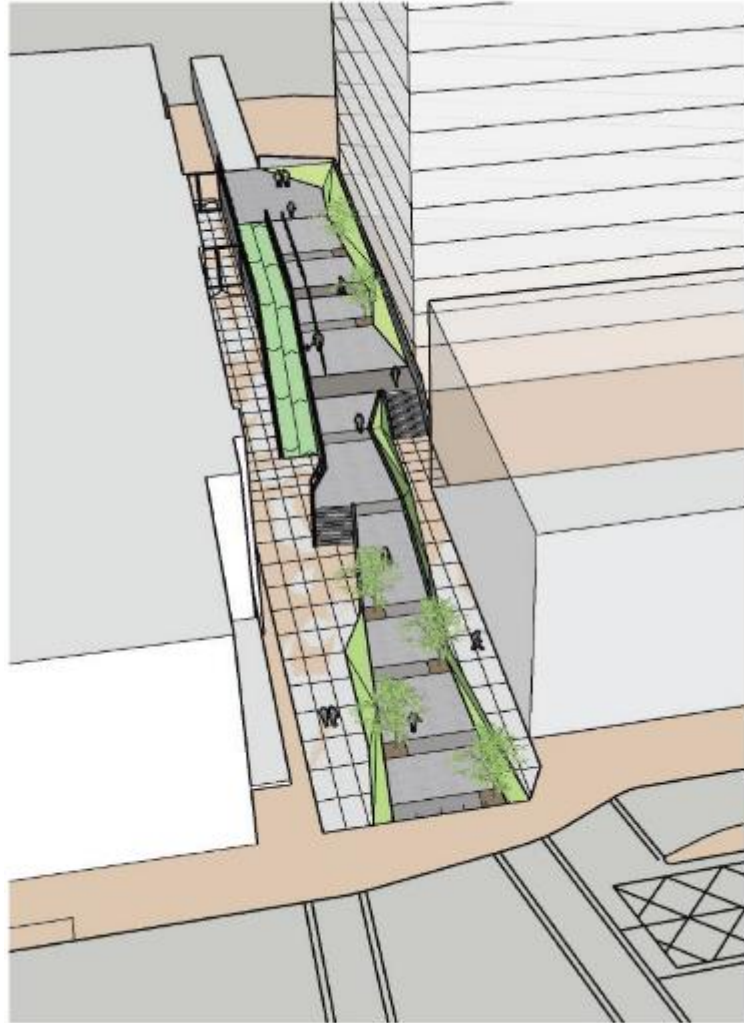
Community Equity

- Paseo/ public **gathering space**
- Prioritize **BIPOC-owned businesses** for commercial & paseo opportunities
- Improved access to **multi-modal transportation options**
- Permanent **Memorial**

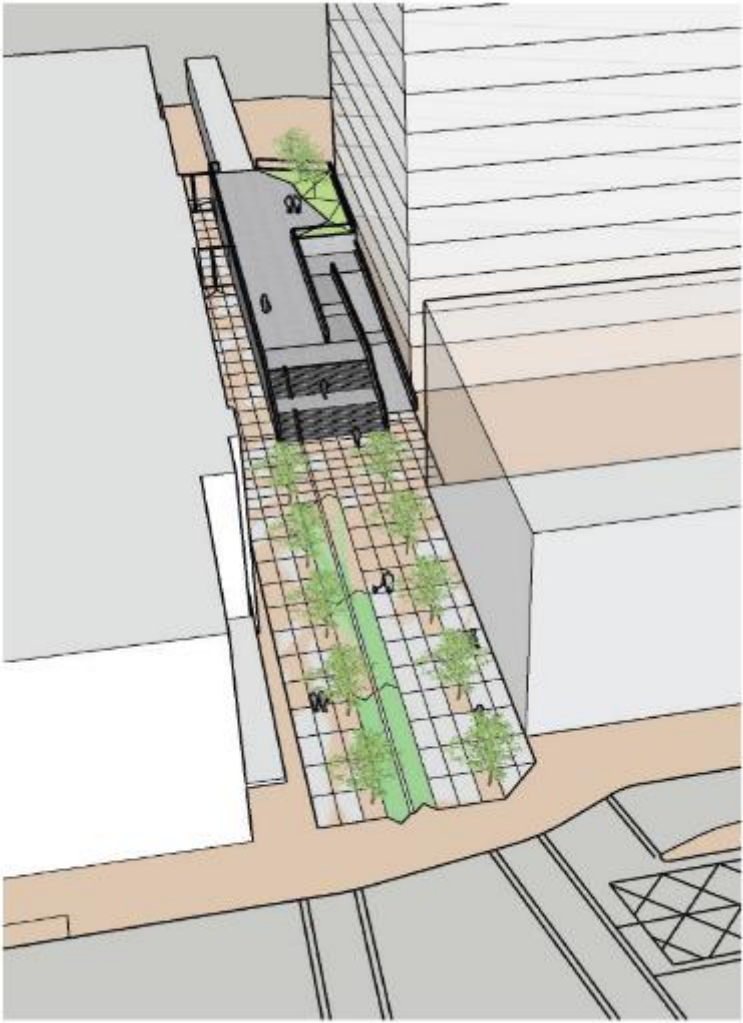


Ramp/Stair Concepts

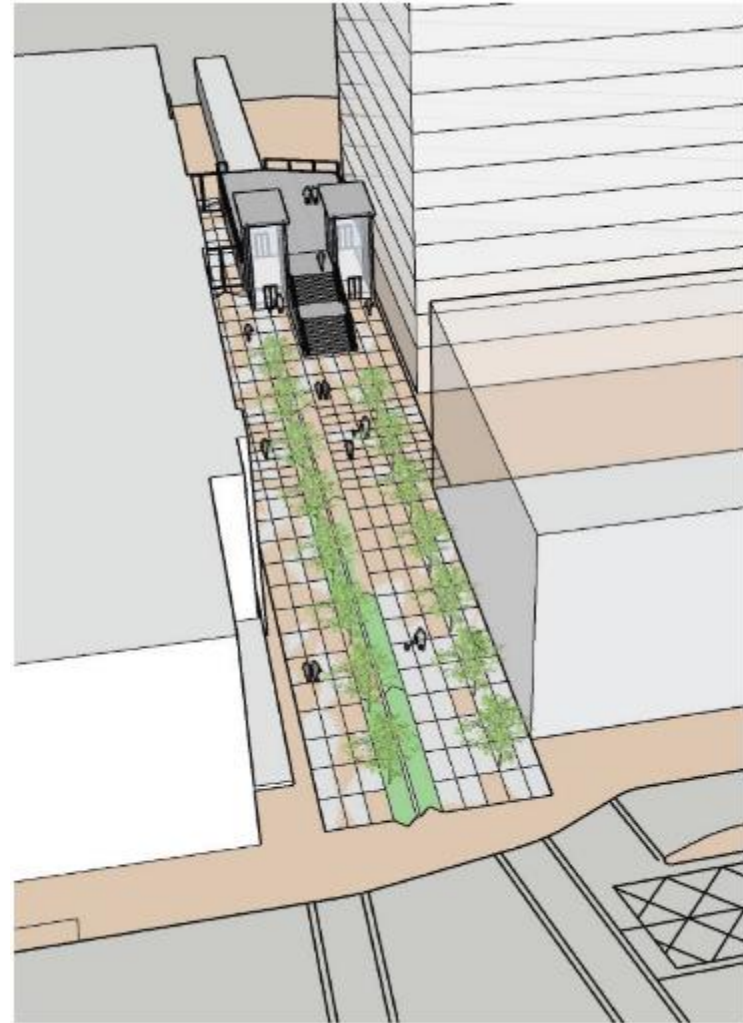
Concept 1
Fully Inclined Ramp & Stairs



Concept 2
Compact Ramp & Stairs



Concept 3
Elevators & Stairs

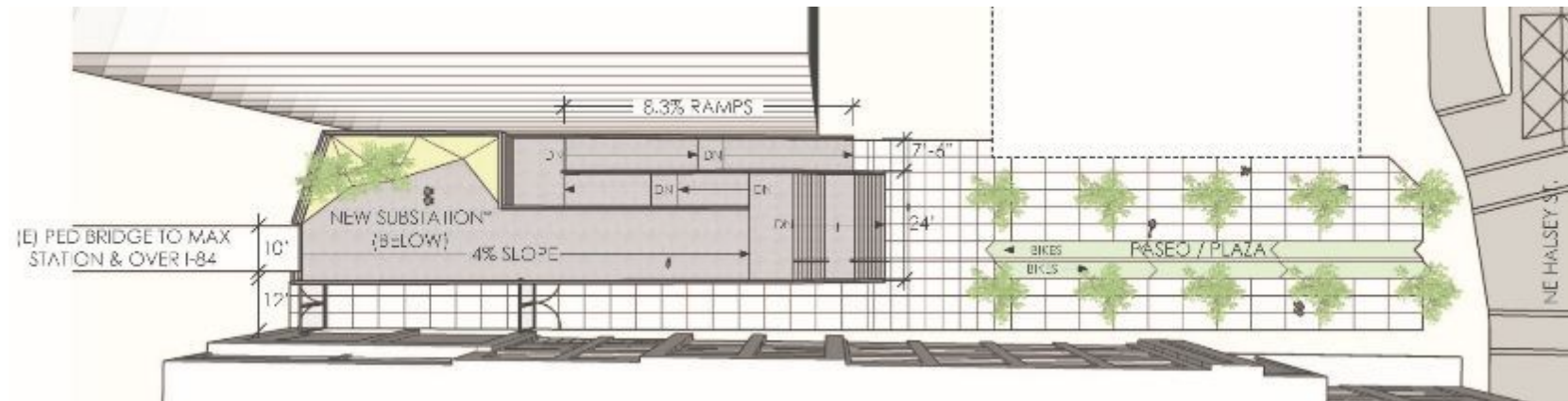


Over 30 meetings with stakeholders and community groups. Regular updates to local neighborhood associations and committees, including Hollywood, Grant Park, and Laurelhurst NA's; TEAC, BAC, PAC, and CAT committees

- Generally good support for the project, especially the provision of new family-focused affordable housing in Hollywood
- Strong support for a community-oriented public space in place of NE 42nd Avenue
- Some have voiced concerns about relocation of the bus stops to the north side of the site (eastbound buses) and to Halsey Street (westbound buses). Adds 150-200' of walking distance from MAX station (but shortens walking distance from bus stops to neighborhood)
- Some have voiced concerns regarding safety/access improvements between ODOT pedestrian bridge and Hollywood MAX platform. Continuing discussions and design refinements to maximize safety.
- Air pollution concerns from I-84 on transit center users and residents. New building will be fully air-conditioned
- Concerns about traffic impact on Halsey St and the surrounding neighborhood. Transportation analysis for Phase 1 housing is complete, with no major mitigations required. Neighborhood traffic & transit operations study is in progress

Criteria & considerations: safety, access/mobility, context, environment, operations, budget/schedule, development project, experience/program

- **Feedback** from community outreach and user groups
- Staff recommendation for **best type & fit** (in progress)
- Follow-up engagement with stakeholders to **discuss potential refinements** during detailed design (in progress)
- **Refinements & detailed design elements:** optimize site circulation for all user groups, plaza design development, programming opportunities, real-time transit signage, wayfinding, materials, site furnishings



Schedule & Next Steps

Joint Development

Today	Update TriMet Board on Project
October 2021	Complete Lease Negotiations with Bridge
October 2021	PHB Announces Funded Projects
Winter 2021	TriMet Board Approval of JD/Project Sought
Winter 2021	FTA Approval of HTC Joint Development

Next Steps

- \$28 million BRIDGE Housing application for Metro Affordable Housing Bond subsidy submitted, awaiting announcement of funded projects
- Street vacation process ongoing
- Design refinements and cost estimating efforts
- Infrastructure Project - Design & Engineering RFP to be released in the Fall
- Ongoing outreach to communicate this opportunity to small diverse businesses in the Portland metro area

