

TOD Program Update

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TriMet Board Retreat
November 12, 2025



Agenda

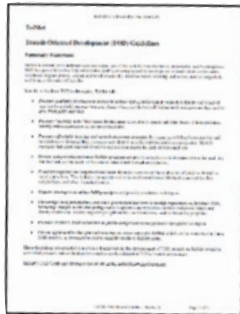
- Program Overview (Refresher)
- Project Updates
- Planning Work
- Near Term Activation & Interim Uses
- Preview of East County Library Tour

Program Overview

May 2020: [TOD Guidelines](#) adopted by the Board (*Overarching Principles*)

April 2023: [Regional TOD Plan](#) published (*Business Plan to Deliver TOD*)

Ongoing: Plan implementation



TriMet's Seven TOD Goals



Integrated and Multi-Modal



User-Friendly to Promote Transit Use



Financially Viable



Safe, Vibrant, and Accessible



Balanced Mixed-Use

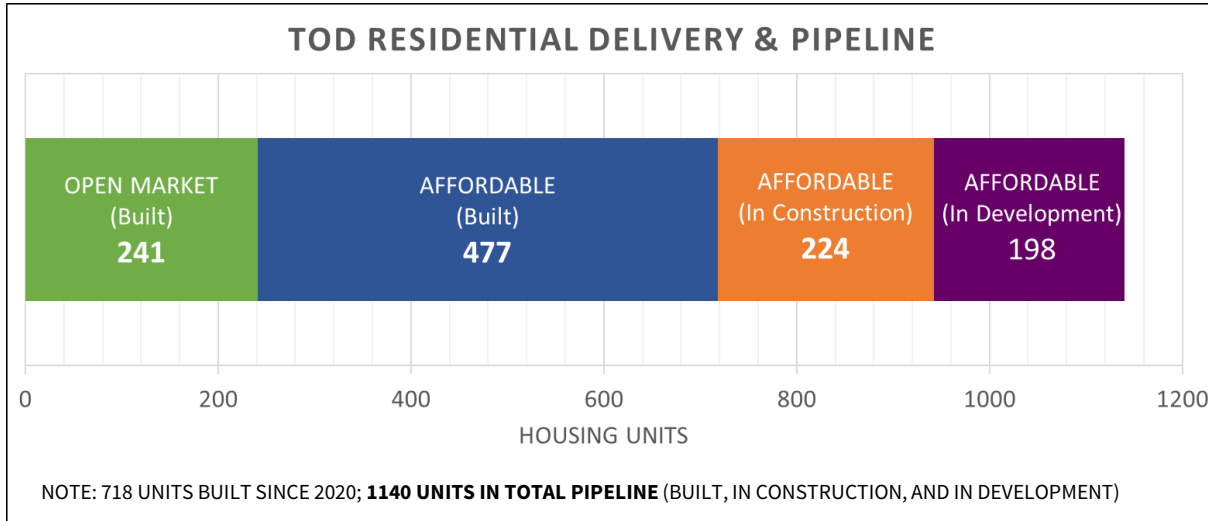


Deliver Density



Provide Housing

Progress & Pipeline

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Full visibility on the website (trimet.org/TOD):

Program Overview (TOD Guidelines, Regional TOD Plan), Portfolio/ Projects (Site Inventory/Pipeline, Past and Current Projects), Community Engagement, Library (Latest News, Public Notices, Planning Studies, etc.)

HollywoodHUB

- TriMet Phase 1 Infrastructure (Substation and stair/ramp): complete
- Affordable Housing Building by BRIDGE Housing
 - Groundbreaking Winter '24/ '25
 - Construction underway – currently placing Deck 6
 - Target opening: Spring '27
- TriMet Phase 2 Infrastructure (Paseo and street improvements): construction resumes Fall 2026
- Overall project completion Summer 2027

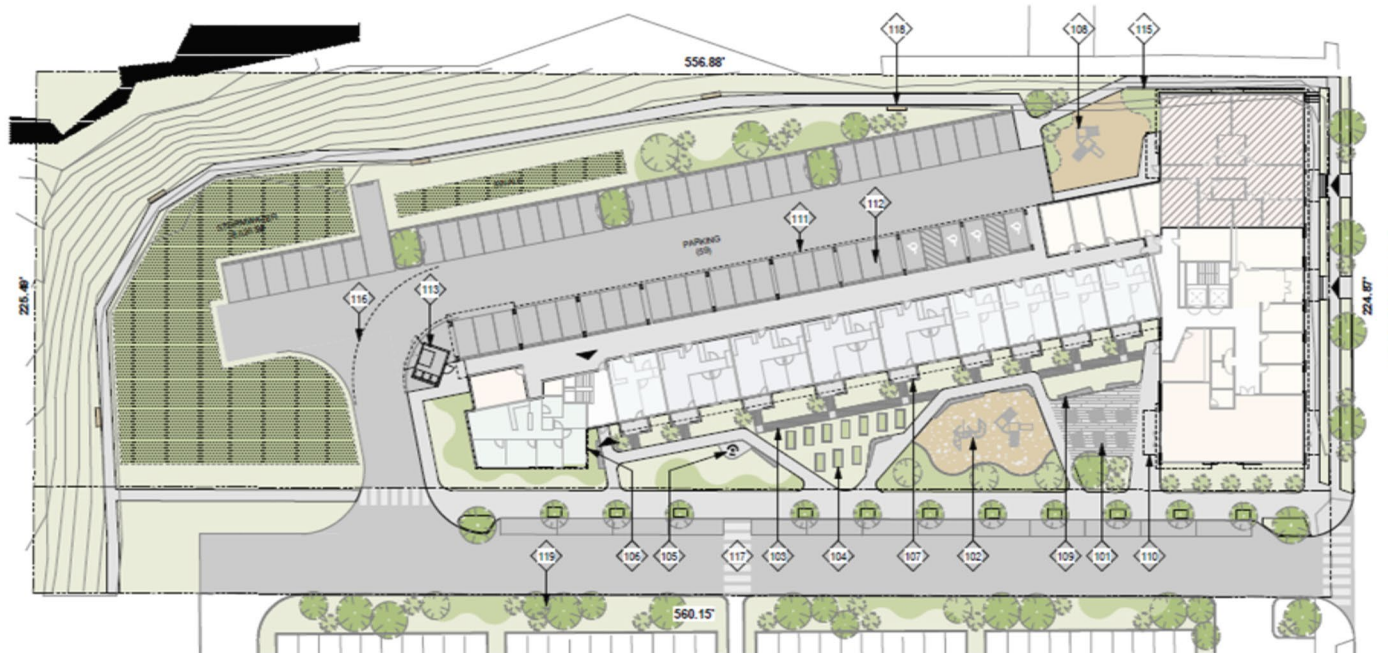




Willow Creek, Hillsboro

- Phase 1 of larger site redevelopment underway-
Joint partnership with City of Hillsboro (\$15.5M allocation of Metro affordable housing bonds)
- Mercy Housing NW/IRCO Partnership chosen by a panel of community members to develop the site
- 118 affordable units, including 41 very low income ($\leq 30\%$ AMI) and 18 supportive housing (PSH) units
- Early childhood education center, community facilities, outdoor spaces, and site infrastructure
- Predevelopment work is underway, targeting a late 2026 construction start





1 SITE PLAN

SCALE: 1" = 40'-0"

KEYNOTES:

- 101 PICNIC AREA
- 102 PLAYGROUND (5 TO 12 YEARS RANGE)
- 103 SOFT PATH
- 104 COMMUNITY GARDEN
- 105 SCULPTURE
- 106 MURAL
- 107 PORCH, TYPICAL

- 108 PLAYGROUND (2 TO 5 YEARS RANGE)
- 109 BUILT-IN BENCHES
- 110 CANOPY PROJECTION LINE
- 111 BUILDING ABOVE
- 112 COVERED PARKING STRUCTURE
- 113 TRASH ENCLOSURE
- 114 TRAIL PATH

- 115 RETAINING WALL
- 116 FIRE ACCESS TURN AROUND
- 117 RAISED CROSSING
- 118 BENCHES ALONG PATH
- 119 NEW BUFFER LANDSCAPE AREA

PARKING COUNT:

STANDARD	54
LOADING	1
ACCESSIBLE	4
TOTAL	59

LEGEND:

- PROPERTY LINE
- TOPO LINES
- MAIN ENTRIES
- ADA PARKING

- PLAYGROUND
- STORMWATER MANAGEMENT
- EXISTING CREEK
- LANDSCAPE
- ACCESS ROAD
- SIDEWALK
- EARLY LEARNING CENTER AREA

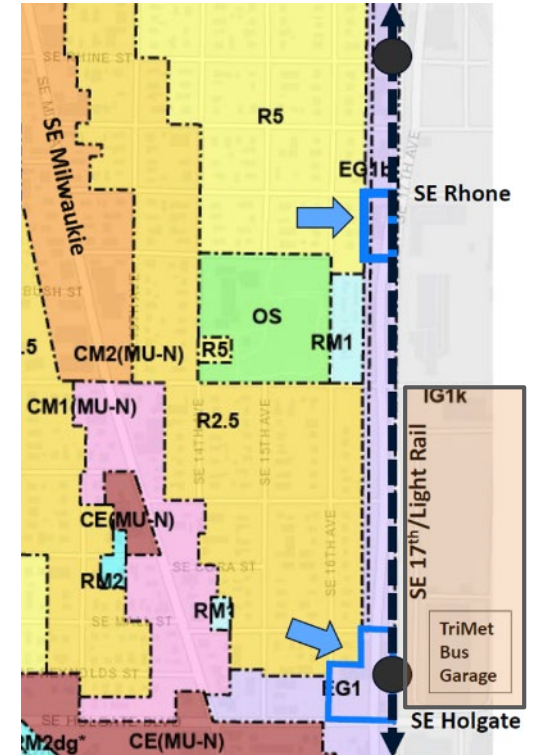


0 10' 20' 40' 80'
GRAPHIC SCALE

SITE PLAN

SE 17th Ave Sites, Portland

- LOI signed with Shortstack Development for two affordable/workforce housing buildings on these vacant sites
- Complex zoning designation that prohibits market-rate residential development
- Shortstack is a local, women-owned firm focused on affordable/workforce housing projects on small, infill, transit-oriented sites
- Proprietary modular mass-timber construction model
- Goal of delivering ~80 units of high-quality affordable/workforce housing contextual to the neighborhood and community between two sites



Shortstack Sample Projects



Shortstack Mississippi

36 affordable units in N Boise/Eliot Neighborhood,
Completed Spring 2025



Shortstack Belmont

35 affordable units in SE Buckman Neighborhood,
Expected Completion Spring 2026

Gateway Connector Project

- TOD Group secured a \$6.0 million Oregon Community Paths grant award from ODOT
- Partnership with PacTrust, the owner of the Gateway Shopping Center
- Design development is anticipated to begin Fall 2026
- Grant funds the design and construction of this new Gateway Transit Center connection



Eastside TOD Planning Study



Effort included site access, economic feasibility, massing studies, and community engagement to define community-centered development program

East 122nd Ave Park & Ride

- 4.23 acres in the Hazelwood/Menlo Park neighborhood
- Temporarily used as a Safe Rest Village



East 181st Ave Park & Ride

- 2.08 acres in the Rockwood neighborhood
- Adjacent parcels owned by the City of Gresham

Strategic Delivery Report with development plan/vision published in Summer 2025

Award winning: Recognized by Oregon APA with the 2025 Excellence in Planning – Large Jurisdiction Award



Funded by 2022 FTA TOD Pilot Grant

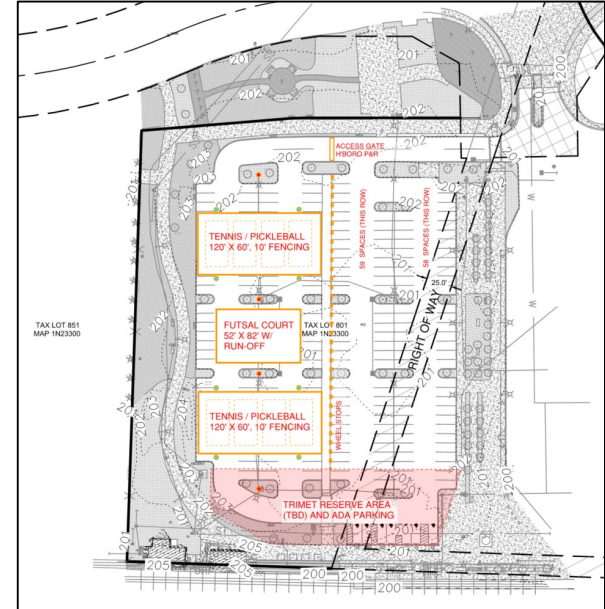
Vibrant, mixed-use TOD communities



The [Eastside Park & Ride Study](#) provides an important baseline when engaging with potential development partners

Near Term Activation & Interim Uses

Hillsboro Airport/Fairgrounds MAX Sports Complex



Lasting Community Investments

East County Library at Gresham City Hall MAX



THANK YOU!

Questions/Comments?

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