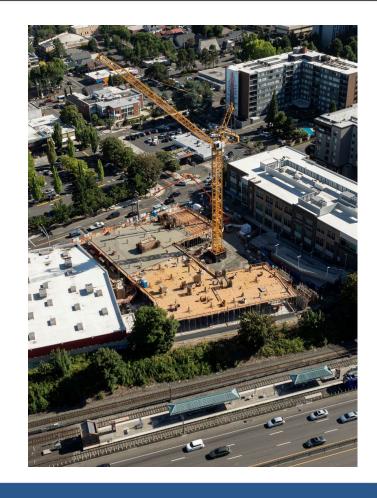
TOD Program Update

Lance Erz, Guy Benn, Fiona Lyon, Keith Alnwick

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



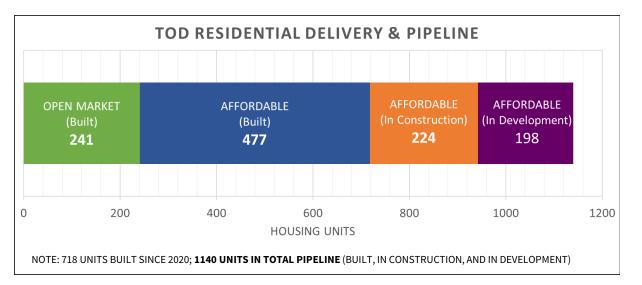
Deliver Density



Provide Housing



Progress & Pipeline



Updated: 05/02/2025	WOING		
	Tier	Aviicipated Timeline	1
	19 Progress	(varies by project)	
	Tier 1 Tier 2 Tier 3 Offer	0.5 years 6-10 years 10-years N/A	
TRIMET-OWNED DEVELOPMENT PIPELINE	Region	1 Addust	Site Site (sel)
Hollywood/HUS - In progress	Portland	4110 NE Halsey St. Portland, OR 97232	0.8
	Portland		2.0
Willow Creek/Ser (45th Transit Center (Phase 1)	Hillybore	180 SE Edgeway Dr. Hillsborn, CR 92006	2.9
56 17th & Holgate / 56 17th & Rhane (2 ctor) Gresham City Half (700 site)	Portland Greshern	2717 & 4621 to 17th Ave, Portland, OR 97022 1155 NW Sestman Perkess, Greshery, OR 97030	0.6
	Bewerton	SW 153rd Dr. Beyverton, OR 97005	0.6
MARKAGE Way Fork & Ride (North Lot)	Beaverton	SW Millian Way, Basyertan, CR 97995	3.1
Quetame Park & Ride	Bewerton	NE Ocusioma 51, Hillsbern, OR 97000	3.4
William Cross, See 185th Franct Center (Phose 2) E 122nd; Microlin Park B. Rick (Phase 1)	Hillsborp	180 SE Edgeway Dr., Helisbara, CR 97006	5.4
E 122nd/Mento Park Park & Ride (Phase 1) 6 181ct Ave Fork & Ride (Phase 1)	Portland Grechain	12202 E Burmide St, Porfland, OR 97253 18424 S Burnodo St, Grocham, OR 97268	1.2 0.8
Nisomille Park & Ride (Phace 1)	Whomile	9099 SW Barber St, Wilsonville, OR 97073	
Regretion Crock East (Fack & Ridg)			3.2
Hagan Yard	Greekern	335 NE Hogan Dr., Greekam, CR 97930	4.2
Tigand Park S. Ride 5. 122ng/http://op. S. Ride (Phase 2)	Tigard	5W 74th Ave, Tigard, OR 97223	2.0
E 13/hoj finanto Park Park & Ride (Phase 2) C 15(ot Ave Fark & Ride (Phase 2)	Oreshern	12202 S Burnode St, Portland, OR 97222 18324 F Burnoide St, Grenham, OR 97283	1.1
Mohawa Para & Hido	Telefoton		1.0
	Desverton	5W 170th Aue, Beaverton, OR 97000 9000 SF Main St, Milleraine, OR 97222	1.0
Milwaykin Furk & Fich	Messie	5000 SE Main St, Millerance, CR 57722	3.8
SE Fullor Rd Flork & Rde (Phoso 2) Closefand Ave Rerk & Ride	Greshem	9608 St. Fuller Rd, Portland, OR 97201 1228 NE 8th St. Greshern, OR 97030	3.2
Elitanica/SW 170th Fark & Hide Offices 21	Beaverton	SW 1709 //w. Baserson, CR 97006	6.8
Elifeanica/Siles 170th Fark & Hide (Phace 2) Gideon Siles Percel	Portland	SW 17058 Ave. Beaverton, CR 97006 1421 A SE Circles St. Postford, OR 97202	0.2
Grecham Transit Center (Land)	GHIDAN	400 No Eth M, GHAPUAN, CR 97940	0.2
Hilbboro Airport / Fairgrounds Park & Ride	Hillsboro	601 NC 34th Ave, HThbors, OR 97124	7.4
STRATEGIC TOO HOLD SITES		Address	
Sike	Region	242h SK RITI-Noo, Fortsonik CR 97214	Site Size (ec)
SE 601 & crustoon SE Ceard due & Carothers	Portland	2320 St. Grand Ave. Portland, OR 97214	1.0
SW Moody-hire	Portand	2997 S Moodly Ree, Portland, CR 97225	2.8
11th & Yamhill	Portland	737 SW 13th Ave. Portland. OR 97205	0.5
CORE PARK & REDE SITES			
Ge.	Region	Address	She She let 3
Sunset Transit Center Park & Ride (Garage)	Desverton	10470 SW Barnes Rd, Fortland, OR 97225	4.0
M Fork tive Forling Garage	COST GROWN	13952 SF 2715 Eve, MEWaktin, CR 97222	2.5
SE Tacomationnon Creek Park & Ride Clackwass Town Center Furking Garage	Portland Happy Valley	"\$400 SE MicLoughlin Blud, Portland, OR 97222 9225 SE Summoide Rd, Clinitarmas, OR 97065	3.1
	Portland		3.1
Gresham Central Parking Campe	Greshern	1421 NR WITH AND, POYTERNO, GM 972AD 567 NE Bith St. Gresham, CR 97030	1.4
H Botoro Parking garage/hurflest sovernment center	HBJ3079	231 S 3s2 date, HESBerra, CR 97125	1.2
OTHER PUBLICLY OWNED/ CONTROLLED SITES			
NEW PUBLICLY DWINESU CONTROCCED SITES	Region	Address	tite time (ac.)
Barbor Transit Contar/ Ports & Rido	Portand	9712 SW Barbar Ried, Portfand, OR 97719	4.7
	Portland		1.7
SE Holgare Blod Park & Robe M. Powell Blod Park & Kidle	Portand	9669 SE Hospite Red, Partiand, ON 97266 8828 SE 92nd Ave, Partiand, ON 97288	1.4 EX
SE Main St Park & Ride	Portland Portland	1119 SE 96th Ave, Fortland, OR 97216	3.6
	Portand	9441 NR Sandy Bhd, Parland, CR 97770	8.6
	Tuelstin		1.1
	Trafatin		1.0
Tualatin South Park & Ride		8515 SW Tuelstin-Sherwood Rd, Tuelstin, OR 97062	

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

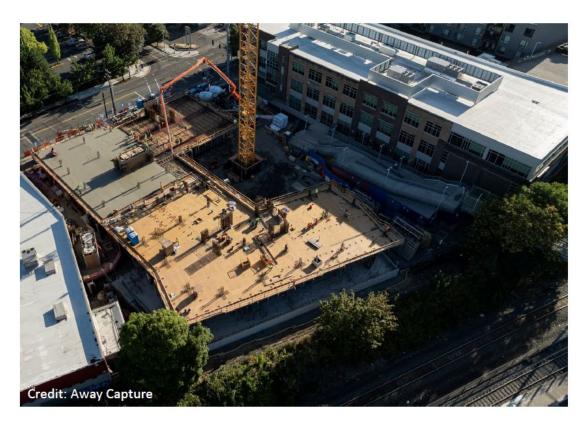
- TriMet Phase 1 Infrastructure (Substation and stair/ramp): complete
- Affordable Housing Building by BRIDGE Housing
 - Groundbreaking Winter '24/ '25
 - Construction underway currently placing Deck 6
 - > Target opening: Spring '27
- TriMet Phase 2 Infrastructure (Paseo and street improvements): construction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













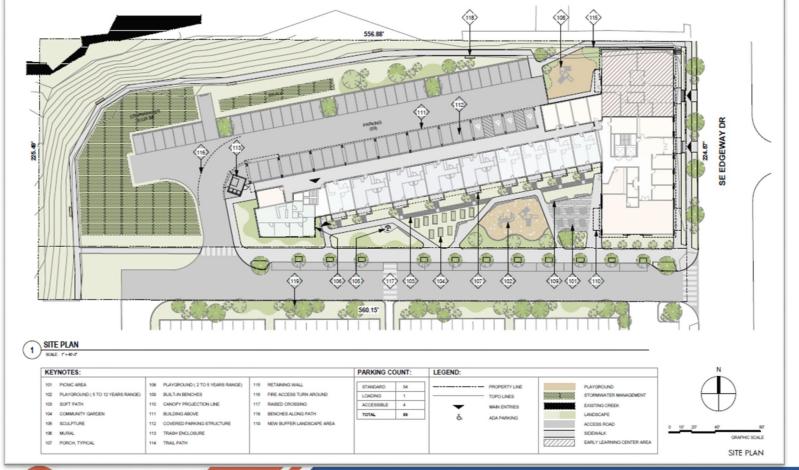
Willow Creek, Hillsboro

- 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 (≤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





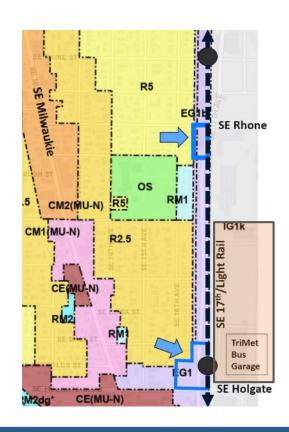






SE 17th Ave Sites, Portland

- 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

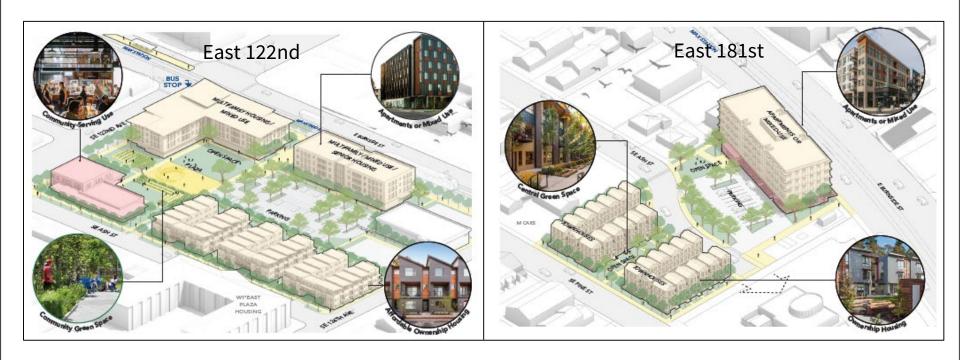
Award winning: Recognized by Oregon APA with the 2025 Excellence in Planning – Large Jurisdiction Award



Funded by 2022 FTA TOD Pilot Grant



Vibrant, mixed-use TOD communities



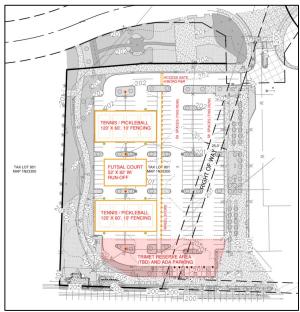
The Eastside Park & Ride Study provides an important baseline when engaging with potential development partners



Near Term Activation & Interim Uses

Hillsboro Airport/Fairgrounds MAX Sports Complex







Lasting Community Investments

East County Library at Gresham City Hall MAX











