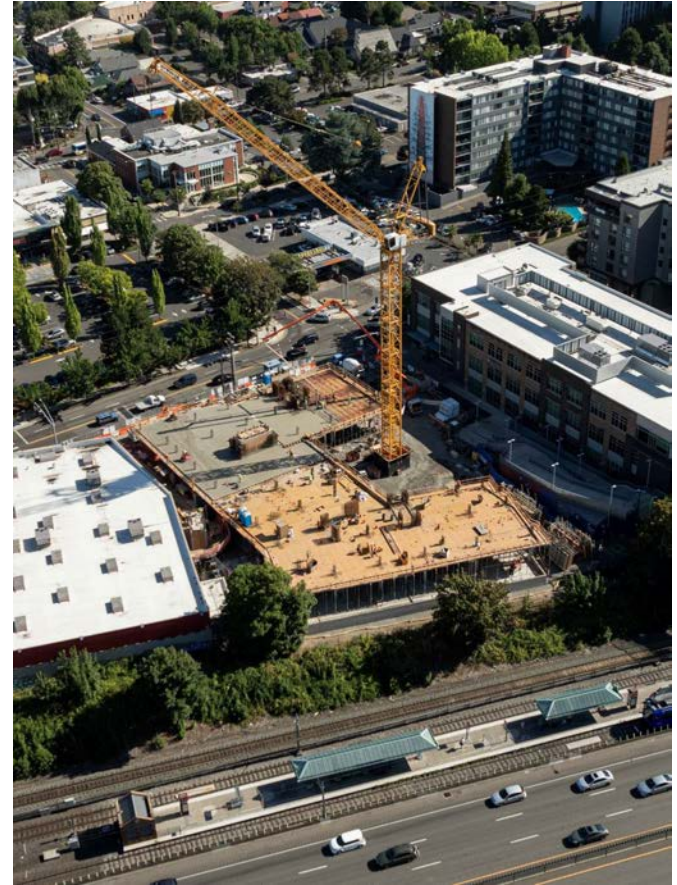


# TOD Program Update

Lance Erz, Guy Benn, Fiona Lyon, Keith Alnwick

TriMet Board Retreat  
November 12, 2025



# Agenda

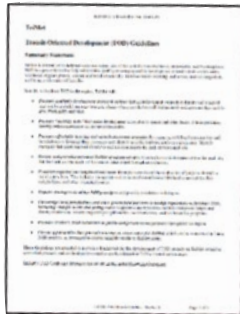
- Program Overview (Refresher)
- Project Updates
- Planning Work
- Near Term Activation & Interim Uses
- Preview of East County Library Tour

# 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



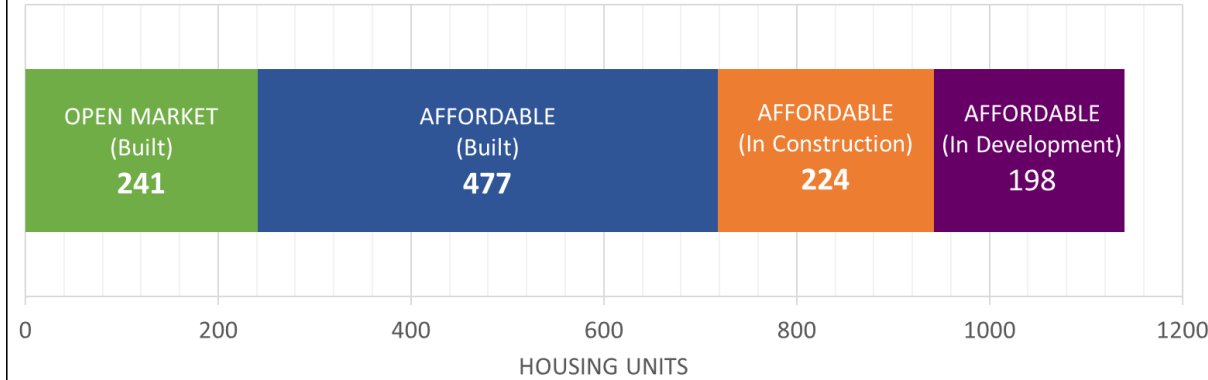
Deliver Density



Provide Housing

# Progress & Pipeline

## TOD RESIDENTIAL DELIVERY & PIPELINE



NOTE: 718 UNITS BUILT SINCE 2020; **1140 UNITS IN TOTAL PIPELINE** (BUILT, IN CONSTRUCTION, AND IN DEVELOPMENT)

TRIMET TRANSIT-ORIENTED DEVELOPMENT (TOD) SITE INVENTORY  
LATEST RELEASE

TYPE	ADDRESS	TOD SITE(S)
TYPE 1	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 2	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 3	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 4	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 5	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 6	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 7	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 8	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 9	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 10	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 11	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 12	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 13	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 14	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 15	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 16	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 17	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 18	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 19	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 20	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 21	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 22	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 23	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 24	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 25	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 26	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 27	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 28	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 29	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 30	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 31	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 32	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 33	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 34	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 35	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 36	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 37	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 38	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 39	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 40	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 41	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 42	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 43	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 44	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 45	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 46	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 47	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 48	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 49	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 50	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 51	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 52	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 53	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 54	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 55	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 56	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 57	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 58	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 59	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 60	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 61	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 62	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 63	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 64	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 65	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 66	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 67	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 68	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 69	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 70	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 71	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 72	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 73	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 74	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 75	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 76	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 77	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 78	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 79	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 80	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 81	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 82	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 83	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 84	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 85	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 86	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 87	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 88	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 89	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 90	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 91	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 92	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 93	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 94	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 95	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 96	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 97	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 98	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 99	10000 N. 10th Ave., Portland, OR 97228	1.0
TYPE 100	10000 N. 10th Ave., Portland, OR 97228	1.0

Full visibility on the website ([trimet.org/TOD](https://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 RANGED)
- 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
<b>TOTAL</b>	<b>59</b>

## LEGEND:

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

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



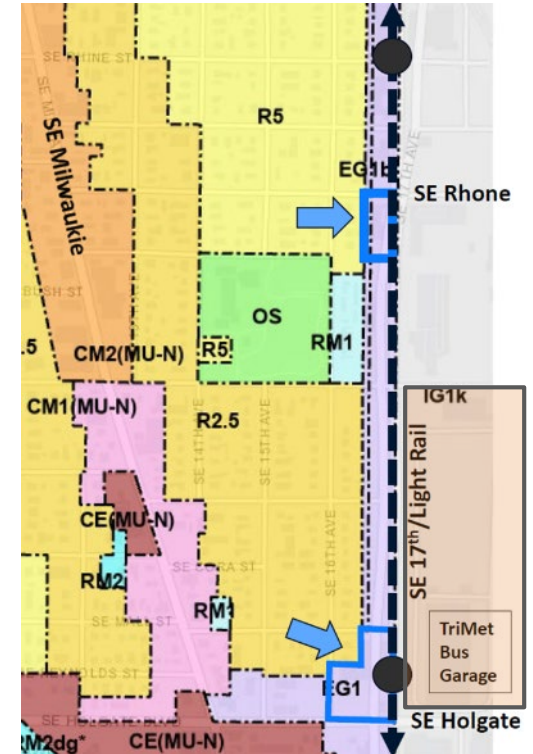
0 10 20 40 80  
GRAPHIC SCALE

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 122<sup>nd</sup> 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



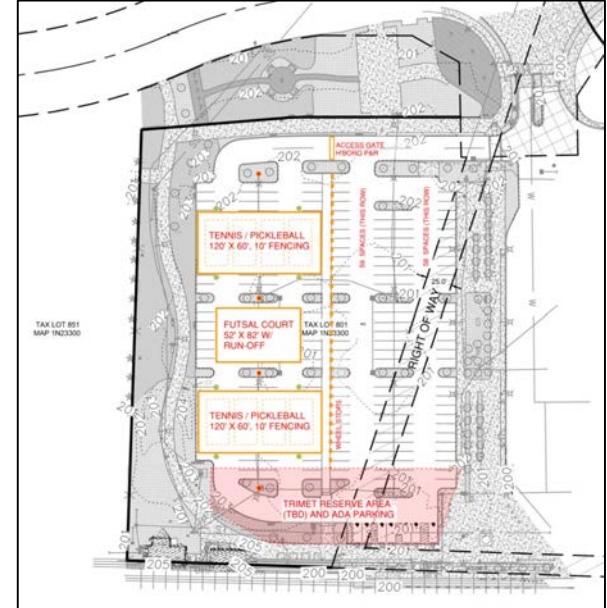
Funded by 2022 FTA TOD Pilot Grant





# 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?**

**TOD@trimet.org**